

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

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



**AGENDA FOR NOVEMBER 14, 2022 AT 7:00 PM**

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**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. October 10 and October 24, 2022

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

**Tabled Items**

**Special Ceremonies And Presentations**

2. Citizen Academy Graduate Acknowledgment
3. South Martin Luther King Jr. Boulevard Corridor Improvement Authority Development and Finance Plan
4. Brownfield Plan #83, Moneyball Brownfield Redevelopment Project, 923 & 927 W. Saginaw St.
5. Obsolete Property Rehabilitation Act (OPRA) District, Michigan Certified Development Corporation, 1703, 1717, & 1723 E. Michigan Ave.

**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**

6. Show Cause Hearing; Orders to Make Safe or Demolish to the owners of property located at 304 Regent St. (PEND-3065)

**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**

7. Obsolete Property Rehabilitation Act (OPRA) District; Michigan Certified Development Corporation for property located at 1703, 1717, and 1723 E. Michigan Ave.
8. Brownfield Plan #83; Moneyball Brownfield Redevelopment Project, 923 and 927 W. Saginaw St.
9. South Martin Luther King Jr. Boulevard Corridor Improvement Authority Development and Finance Plan
10. Substantial Amendment, FY 2020-2021 Annual Action Plan to include HOME-ARP Allocation Plan
11. Ordinance to repeal the permitting requirements for solicitors of charitable and religious donations
12. Ordinance amending Chapter 1300, Marihuana Operations

**Council Consideration Of Legislative Matters**

**Referral Of Public Hearings**

**Consent Agenda**

13. Appointment; Tirstan Walters as an At-Large member of the Park Board for a term to expire June 30, 2024 (PEND-3077)
14. Grant Acceptance: Office of Highway Safety Planning Grant for impaired driving, speed, and seatbelt enforcement (PEND-3082)
15. Grant Acceptance: Office of Highway Safety Planning Grant for bicycle and pedestrian safety (PEND-3081)
16. Grant Acceptance; Election Security Grant (PEND-3088)
17. Fireworks Display License; ACE Pyro, LLC for the City of Lansing's Silver Bells Celebration (PEND-3083)
18. City Council Meeting Schedule for 2023 (PEND-3087)
19. Setting a Public Hearing; South Martin Luther King Jr. Boulevard Corridor Improvement Authority Development and Finance Plan. (PEND-3097)
20. Claim Appeal; Claim #1909, Abdoulaye Noiaye for \$150 in red tag fees at 4630 Christiansen Rd. (PEND-3060)
21. Claim Appeal; Claim #1911, Kings Property LLC for \$1057 in trash fees at 2306 E Michigan Ave (PEND-3062)



22. Act-6-2022; Purchase of Property Parcels #33-01-01-09-430-021 and #33-01-01-09-430-031 on North Cedar St. to facilitate long-term storm drain maintenance (PEND-3079)

### **Resolutions For Action**

23. Grant Acceptance; Michigan Enhancement Grant for Ovation Performing Arts Center (PEND-3071)
24. Act 31; Incorporation of the Lansing Public Media Authority (PEND-3075)
25. Issuance and Sale of Limited Tax General Obligation Bonds for Capital Improvements for Ovation Performing Arts Center (PEND-3072)
26. Setting a Public Hearing; Public Act 425 Agreement; Windsor Township (PEND-3085)
27. Orders to Make Safe or Demolish to the owners of property located at 2026 West Jolly Rd. (PEND-3029)

### **Reports From Council Committees**

#### **Ordinances For Introduction And Setting Of Public Hearings**

28. Setting a Public Hearing; Ordinance adding Chapter 291 to establish the HUD conflict of interest policy (PEND-3054)

#### **Ordinances For Passage**

29. Ordinance to repeal licensing requirements for massage therapists (PEND-3045)

### **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:**

30. Minutes of Boards and Commissions placed on file in the Clerk's Office
31. FY 2022-2023 First Quarter Budget and Vacancy Report

#### **Item(s) from the Mayor re:**

32. Z-1-2022; 109 E. Randolph, Rezoning from "R-6A" Urban Detached Residential to "R-AR" Residential Adaptive Reuse (PEND-3101)
33. Setting a Public Hearing; Z-1-2022; 109 E. Randolph, Rezoning from "R-6A" Urban Detached Residential to "R-AR" Residential Adaptive Reuse (PEND-3100)
34. SLU-1-2022; Special Land Use Permit, 109 E. Randolph Street for a 20-bed, state-licensed adult foster care, large group home for the aged (PEND-3098)
35. Setting a Public Hearing; SLU-1-2022; Special Land Use Permit, 109 E. Randolph Street for a 20-bed, state-licensed adult foster care, large group home for the aged (PEND-3099)

36. Voter Approved Sale of City Property; portion of North Cemetery (PEND-3089)
37. Orders to Make Safe or Demolish to the owners of property located at 4580 Seaway (PEND-3092)
38. Setting a Show Cause Hearing; Orders to Make Safe or Demolish to the owners of property located at 4580 Seaway (PEND-3092)
39. Appointment; Dr. Thomas Woods as an At-Large member of the Human Relations and Community Services Board for a term to expire June 30, 2025 (PEND-3094)
40. Appointment; Mary Ellen Jeffries as a Lansing Resident Non-Retiree member of the Employees' Retirement System Board of Trustees for a term to expire June 30, 2024 (PEND-3096)
41. Obsolete Property Rehabilitation Act (OPRA) Certificate Transfer; M3 Group LLC for property located at 221 W. Saginaw St. (PEND-3107)
42. Reappointment; Shirley Carter-Powell as an At-Large member of the Arts and Culture Commission for a term to expire June 30, 2026 (PEND-3104)
43. Appointment; Karl Dorshimer as an At-Large member of the Next Michigan Development Corporation Board for a term to expire April 15, 2024.
44. Reappointment; Jennie Gies as a City of Lansing member of the Capital Area Transportation Authority Board for a term to expire September 30, 2025 (PEND-3106)
45. Issuance and Sale of voter approved Unlimited Tax General Obligation Bonds for Public Safety Facilities (PEND-3108)

#### **Communications and Petitions**

46. Affidavit of Disclosure; Cedric H. Ford, Lansing Police Department
47. Affidavit of Affidavit of Disclosure; Peter Scaccia, Lansing Police Department
48. Claim Appeal; Claim #1922, AAA Michigan Homes LLC for \$8,978 in trash removal fees at 1119 Bement St. (PEND-3102)

#### **Motion Of Excused Absence**

#### **Remarks By Council Members**

#### **Remarks By The Mayor Or Executive Assistant**

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

#### **Adjournment**



**CHRIS SWOPE, CITY CLERK**

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: 11/14/2022-7:00 PM

Starting Time 7:48

REGULAR MEETING: X

SPECIAL MEETING:

## ATTENDANCE

| COUNCIL MEMBER | PRESENT                             | ABSENT                              | ARRIVED     |
|----------------|-------------------------------------|-------------------------------------|-------------|
| BROWN          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <u>7:49</u> |
| DANIELS        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | _____       |
| GARZA          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | _____       |
| HUSSAIN        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | _____       |
| JACKSON        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | _____       |
| SPADAFORÉ      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | _____       |
| SPITZLEY       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | _____       |
| WOOD           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | _____       |

MEDITATION IN MEMORY OF: \_\_\_\_\_

AS - Veterans Day  
CM Daniels

aw  
Erin Ferguson

Jo Flaherty

PLEDGE LED BY: \_\_\_\_\_

aw

Adjournment Time 9:23

**CHRIS SWOPE**

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**Official Proceedings of the City Council  
City of Lansing  
October 10, 2022**

Tony Benavides Lansing City Council Chambers  
Lansing, Michigan

The City Council of the City of Lansing met in regular session and was called to order at 7:00 p.m. by President Hussain

PRESENT: Council Members Brown, Daniels, Garza, Hussain, Jackson, Spadafore, Spitzley, Wood

ABSENT: None

A quorum was present.

The Council observed a moment of Meditation followed by the Pledge of Allegiance led by President Hussain

**Approval of Printed Council Proceedings**

By Vice President Wood

To approve the printed Council Proceedings of September 26, 2022

Motion Carried

**Comments by Council Members and the City Clerk**

City Clerk Swope spoke about the upcoming election, the issuing of absentee ballots, and the Fall Jamboree at Woodcreek Park.

**Community Event Announcements**

Loretta Stanaway spoke about the annual 5k at Mt Hope Cemetery.

Don Dean spoke about the Friends of Bancroft Park meeting.

Erica Lynn spoke about the Sugar Skull Decorating Workshop at The Village of Lansing, and the annual Trunk or Treat event.

**Speaker Registration for Public Comment on Legislative Matters**

City Clerk Swope announced that the public comment registration form(s) for those intending to address Council on legislative matters will be collected and that only those persons who have fully completed the form(s) will be permitted to speak.

**Mayor's Comments**

Chief of Staff Jane Bais DiSessa spoke about the response to the Hispanic Heritage Event.

**Public Comment on Legislative Matters**

Public Comment on Legislative Matters:

Norma Bauer spoke about various legislative matters.

Kyle Richard spoke against the PILOT ordinances.

Don Dean spoke about Council Rule 47.

Loretta Stanaway spoke against the PILOT ordinances.

**Legislative Matters**

**Consent Agenda**

**Consent Agenda**

By Vice President Wood

To approve items on the Consent Agenda.

Council Member Jackson asked that item 4 be removed from the Consent Agenda.

The question being adoption of the remainder of the Consent Agenda.

Motion Carried with Council Member Spitzley voting nay

**Resolution #2022-247**

By Council Members Brown, Daniels, Garza, Hussain, Jackson, Spadafore, Spitzley, Wood  
Resolved by the City Council of the City of Lansing

WHEREAS, the Lansing Branch of the National Association for the Advancement of Colored People (NAACP) is celebrating its 56<sup>th</sup> Annual Freedom Fund Celebration; Venture Out To Equity: When we vote we win!"; and

WHEREAS, in 1919, the Lansing branch of the NAACP was chartered under the leadership of Mr. C. A. Campbell who fought diligently to enforce civil rights laws for the community, and for over 100 years, the NAACP has led the movement on social rights and equality; and

WHEREAS, The *National Association for the Advancement of Colored People* (NAACP) works at the local, state, and national levels to ensure political, educational, social, and economic equality of all citizens and to eliminate and remove all barriers of racial discrimination; and

WHEREAS, the 2022 Keynote speaker is Hill Harper, an American Actor and Author, Special Guest speaker Tybre Faw, a 14 year old passionate civil rights activist, and remarks by National NAACP President Derrick Johnson, an American Lawyer and Humanitarian; and

WHEREAS, the NAACP 56<sup>th</sup> Annual Freedom Fund Celebration and Virtual Event offers an opportunity for the community to come together in support of the NAACP Lansing Branch and share in the celebration! The effort put forth through the Lansing Branch has made vast strides in integrating the Lansing community.

BE IT RESOLVED, the Lansing City Council, hereby, acknowledges the Lansing Branch of the National Association for the Advancement of Colored People on its 56<sup>th</sup> Annual Freedom Fund Celebration on October 22, 2022 and expresses our admiration and gratitude to its members for their achievements and commitment to the City of Lansing and its residents. We applaud the NAACP Lansing Branch for many years of success and diligence in the fight for equality and anticipate many more to come.

Adopted as part of the Consent Agenda

**Resolution #2022-248**

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

WHEREAS, Lansing Police Department has submitted application for an annual grant to the Michigan State Police, Grants and Community Services Division for an Automobile Theft Prevention Authority (ATPA) grant; and

WHEREAS, the Lansing Police Department was informed on September 9, 2022, that it has been selected to receive grant funding in the amount of \$176,393; and

WHEREAS, the Lansing Police Department has a required local match of \$88,196 (50% of the grant); and

WHEREAS, the Michigan State Police's share is \$88,197 (50%); and

WHEREAS, the grant funds will be utilized solely for the benefit of motor vehicle theft prevention programs and initiatives; and

WHEREAS, the grant period is October 1, 2022 to September 30, 2023.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the Automobile Theft Prevention Authority grant in the amount of \$176,393 for the program period October 1, 2022 through September 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 grant funds.

Adopted as part of the Consent Agenda

**Resolution #2022-249**

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

Resolution To Set Public Hearing To Adopt Substantial Amendment to  
FY 2021 Annual Action Plan to include  
HOME-ARP Allocation Plan

Resolved by the City Council of the City of Lansing that a public hearing be set for November 14, 2022, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of receiving comments on the proposed HOME-ARP Allocation Plan submission to HUD for FY 2021.

Adopted as part of the Consent Agenda

**Resolution #2022-250**

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

WHEREAS, pursuant to Rule 41 of the Lansing City Council Rules, a proposed rule revision shall be placed on the Council Agenda for Council receipt and review, but "shall not be considered for adoption sooner than the next council meeting;"

THEREFORE BE IT RESOLVED, that the City Council hereby amends the City Council Rules to add a Rule 47 as fully set forth below

LANSING CITY COUNCIL RULES

**Rule 47. Verification of Qualifications for Elective Office. Upon first taking office and annually not later than May 1 each year, each member of City Council must submit an affidavit to the City Clerk that the provisions of Lansing City Charter 2-102 continue to be met. In addition, the affidavit must also include a statement that each member of Council has no circumstance which would render that member ineligible for elective office pursuant to Lansing City Charter 2-103. The City Clerk shall notify Council leadership (Council President and Vice President) if any member of City Council fails to submit the required affidavit by the deadline, or if a member of Council is ineligible for office pursuant to Lansing City Charter provision 2-103.**

Adopted as part of the Consent Agenda

**Resolutions**

**Resolution #2022-251**

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

WHEREAS, on July 26, 2022, the Bureau of Justice Assistance (BJA) informed the Lansing Police Department (LPD) that the LPD had received a Byrne JAG grant in the amount of \$1,342,000; and

WHEREAS, the BJA Byrne JAG award of \$1,342,000 requires no local match; and

WHEREAS, on May 28, 2022, the LPD submitted a 100% Federally funded application to the BJA and Office of Justice Programs (OJP) in order to claim the grant award amount; and

WHEREAS, the grant period is June 1, 2022 through May 31, 2025; and

WHEREAS, the LPD will utilize the JAG grant to create the Lansing Crisis Assessment Team (LCAT)

WHEREAS, the LCAT will incorporate mental health and social welfare response from social workers and police in a rapid deployment model to assess needs and services: and

WHEREAS, the funding will be used to hire one(1) contract social worker to supplement existing staff (\$301,354), three(3) additional police officers (\$821,442), training in de-escalation, trauma and crisis intervention (\$17,340), three (3) passenger vehicles (\$180,024), computers (\$12,240) and a data system software (\$9,600) during the grant period.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the Discretionary 2022 Justice Assistance Grant (JAG) in the total amount of \$1,342,000 (requiring no local match) for the grant period beginning June 1, 2022 and ending May 31, 2025.

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.

By Council Member Spadafore

Motion Carried

**Resolutions**

**Resolution #2022-252**

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 Jennifer Hinze as a Business Owner member of the Downtown Lansing Inc. Board for a term to expire June 30, 2025; and

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

WHEREAS, the Committee on Development and Planning met on September 28, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Jennifer Hinze as a Business Owner member of the Downtown Lansing Inc. Board for a term to expire June 30, 2025.

By Council Member Garza

Motion Carried

**Resolution #2022-253**

By the Committee on Diversity Equity and Inclusion  
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the appointment of Randy Watkins as the 4<sup>th</sup> Ward member of the Diversity, Equity, & Inclusion Advisory Board for a term to expire June 30, 2024; and

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

WHEREAS, the Committee on Equity Diversity and Inclusion met on September 28, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Randy Watkins as a 4<sup>th</sup> Ward member of the Diversity, Equity, & Inclusion Advisory Board for a term to expire June 30, 2024.

By Council Member Jackson

Motion Carried

City Clerk Chris Swope swore Randy Watkins as the 4<sup>th</sup> Ward member of the Diversity, Equity, & Inclusion Advisory Board

**Resolution #2022-254**

By the Committee on Diversity Equity and Inclusion  
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the appointment of Kendall O'Connor as the 1<sup>st</sup> Ward member of the Diversity, Equity, & Inclusion Advisory Board for a term to expire June 30, 2025; and

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

WHEREAS, the Committee on Equity Diversity and Inclusion met on September 28, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Kendall O'Connor as the 1<sup>st</sup> Ward member of the Diversity, Equity, & Inclusion Advisory Board for a term to expire June 30, 2025.

By Council Member Jackson

Motion Carried

**Resolution #2022-255**

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 2026 W. JOLLY RD. Parcel # 33-01-01-32-352-221, legally described as: LOT 132 PLEASANT GROVE 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 September 14, 2021 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 August 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, October 24, 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 2026 W. Jolly Road., 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.

By Council Member Wood

Motion Carried

**Resolution #2022-256**

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 September 26, 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, October 10, 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.

By Council Member Wood

Motion Carried

**Resolution #2022-257**

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

WHEREAS, as part of the deployment of multi-space parking pay stations throughout the City and long standing issues with a lack of parity in parking in Lansing's Old Town, a parking study was performed by the Parking Services Office of the Planning and Neighborhood Development Department in this area of the City; and

WHEREAS, this study and related findings are detailed in Engineering Report #21-09; and

WHEREAS, based on the results of the study, the Parking Services Office recommends parking changes along the following streets: Clinton Street, 1200 block of Turner Street, 100, 200, 300 and 400 blocks of East Cesar E. Chavez Avenue, 1000, 1100 and 1200 blocks of North Washington Avenue, 100 block of West Maple Street and 100 block of East Maple Street; and

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's office; and

WHEREAS, the Mayor concurs with the recommendation of the Public Service Board; and

WHEREAS, the Committee on City Operations met on September 20, 2022, and October 4, 2022, and reviewed the report and concurs with the recommendation of the Public Service Board.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order Nos. 21-07, 21-08, 21-09, 21-10, 21-11, 21-12, 21-13, 21-14, 22-03 and 22-04 thereby authorizing the Transportation Engineer to regulate parking along Clinton Street, 1200 block of Turner Street, 100, 200, 300 and 400 blocks of East Cesar E. Chavez Avenue, 1000, 1100 and 1200 blocks of North Washington Avenue, 100 block of West Maple Street and 100 block of East Maple Street;

BE IT FINALLY RESOLVED that Traffic Control Order Nos. 21-07, 21-08, 21-09, 21-10, 21-11, 21-12, 21-13, 21-14, 22-03 and 22-04 shall become effective when signed by the Transportation Engineer and filed with the City Clerk and the appropriate signs are installed.

By Council Member Daniels

Motion Carried

### **Ordinances for Introduction**

#### **Introduction of Ordinance**

The Committee of the Whole introduced:

An Ordinance to amend Chapter 1300 of the City of Lansing codified ordinances, Sections 1300.02, 1300.04, 1300.09, and 1300.11 to update the Ordinance to reflect changes in laws and rules by the Cannabis Regulatory Agency, formerly known as the Marijuana Regulatory Agency, and adding Section 1300.17 to codify the process for temporary marihuana events.

The Ordinance is referred to the Committee of the Whole

#### **Resolution #2022-258**

By the Committee of the Whole  
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, November 14, 2022, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving or opposing:

An Ordinance to amend Chapter 1300 of the City of Lansing codified ordinances, Sections 1300.02, 1300.04, 1300.09, and 1300.11 to update the Ordinance to reflect changes in laws and rules by the Cannabis Regulatory Agency, formerly known as the Marijuana Regulatory Agency, and adding Section 1300.17 to codify the process for temporary marihuana events.

By Vice President Wood

Motion Carried

#### **Introduction of Ordinance**

The Committee on City Operations introduced:

An Ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances by amending Chapter 822, Sections 822.01 through 822.05, 822.11, 822.18, and 822.19, and repealing Chapter 822, Sections 822.16, 822.17, and 822.20, to eliminate City licensing requirements for massage therapists.

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

#### **Resolution #2022-259**

By the Committee on City Operations  
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, October 24, 2022, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of:

An Ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances by amending Chapter 822, Sections 822.01 through 822.05, 822.11, 822.18, and 822.19, and repealing Chapter 822, Sections 822.16, 822.17, and 822.20, to eliminate City licensing requirements for massage therapists.

By Council Member Daniels

Motion Carried

#### Introduction of Ordinance

The Committee on City Operations introduced:

An Ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances by amending Chapter 872, Section 872.01, and repealing Chapter 872, Sections 872.10 through 872.23, to eliminate City licensing, regulating, and operating requirements for wreckers.

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

#### Resolution #2022-260

By the Committee on City Operations  
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, October 24, 2022, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of:

An Ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances by amending Chapter 872, Section 872.01, and repealing Chapter 872, Sections 872.10 through 872.23, to eliminate City licensing, regulating, and operating requirements for wreckers.

By Council Member Daniels

Motion Carried

#### Ordinances for Passage

##### 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. \_\_\_\_\_ 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").

Was read a second time by its title and adopted by the following roll call vote:

Yeas: Council Members Brown, Daniels, Jackson, Spadafore, Spitzley

Nays: Council Members Hussain, Garza, Wood

Motion Carried

#### Ordinance #1305

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 30<sup>th</sup> day after enactment unless given immediate effect by the City Council.

#### 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 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").

Was read a second time by its title and adopted by the following roll call vote:

Yeas: Council Members Brown, Daniels, Jackson, Spadafore, Spitzley

Nays: Council Members Hussain, Garza, Wood

Motion Carried

#### Ordinance #1306

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 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 Assessor's 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 Liber 1 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 30<sup>th</sup> day after enactment unless given immediate effect by the City Council.

#### **ORDINANCE FAILED**

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").

Was read a second time by its title and failed by the following roll call vote:

Yeas: Council Members Jackson

Nays: Council Members Hussain, Garza, Wood, Brown, Daniels, Spadafore, Spitzley

### **Speaker Registration for Public Comment on City Government Related Matters**

City Clerk Swope announced that the public comment registration form(s) for those intending to address Council on City government matters will be collected and that only those persons who have fully completed the form(s) will be permitted to speak.

### **Reports From City Officers, Boards, and Commissions; Communications and Petitions; and Other City Related Matters**

By Vice President Wood that all items be considered as being read in full and that President Hussain make the appropriate referrals



Motion Carried

- Reports from City Officers, Boards and Commissions:

Letter(s) from the City Clerk re:

Minutes of Boards and Commissions placed on file in the Clerk's Office

Placed on File

Board of Water and Light Financial Report and additional Information for Fiscal Year 2021 and 2022

Referred to the Committee of the Whole

Letter(s) from the Mayor re:

South Martin Luther King Jr. Boulevard Corridor Improvement Authority Development and Finance Plan

Referred to the Committee on Development and Planning

Setting a Public Hearing in consideration of South Martin Luther King Jr. Boulevard Corridor Improvement Authority Development and Finance Plan

Referred to the Committee on Development and Planning

Brownfield Plan #83; Moneyball Brownfield Redevelopment Project, 923 and 927 West Saginaw Street

Referred to the Committee on Development and Planning

Setting a Public Hearing in consideration of Brownfield Plan #83; Moneyball Brownfield Redevelopment Project, 923 and 927 West Saginaw Street

Referred to the Committee on Development and Planning

Obsolete Property Rehabilitation Act (OPRA) District filed by the Michigan Certified Development Corporation for property located at 1703, 1717, and 1723 E. Michigan Avenue

Referred to the Committee on Development and Planning

Setting a Public Hearing in consideration of Obsolete Property Rehabilitation Act (OPRA) District filed by the Michigan Certified Development Corporation for property located at 1703, 1717, and 1723 E. Michigan Avenue

Referred to the Committee on Development and Planning

Orders to Make Safe or Demolish to the owners of property located at 304 Regent Street

Referred to the Committee on Public Safety

Setting a Show Cause in consideration of Orders to Make Safe or Demolish to the owners of property located at 304 Regent Street

Referred to the Committee on Public Safety

Grant Acceptance; Domestic Violence Services, Capital Area Response Effort (DVS-CARE) FY 2022-2023 Grant

Referred to the Committee on Ways and Means and to the Internal Auditor

Grant Acceptance; Justice Assistance Grant (JAG) for Capital Area Response Effort (CARE) Unit

Referred to the Committee on Ways and Means and to the Internal Auditor

Grant Acceptance; Byrne Memorial Justice Assistance Grant (JAG) 2022

Referred to the Committee on Ways and Means and to the Internal Auditor

Donation Acceptance; Lansing Police Department's Special Tactics and Rescue Team (START) Unit

Referred to the Committee on Ways and Means and to the Internal Auditor

Grant Acceptance; STOP Violence Against Women FY 2022-2023 Grant

Referred to the Committee on Ways and Means and to the Internal Auditor

Grant Acceptance; League of American Bicyclists' Community Spark Grant

Referred to the Committee on Ways and Means and to the Internal Auditor

Grant Acceptance; Michigan Enhancement Grant for Ovation Performing Arts Center

Referred to the Committee of the Whole

Issuance and Sale of Limited Tax General Obligation Bonds for Capital Improvements for Ovation Performing Arts Center

Referred to the Committee of the Whole

Act 31; Incorporation of the Lansing Public Media Authority

Referred to the Committee of the Whole

- Communications and Petitions, and Other City Related Matters:



Communication from Robert Engel about Civil Rights Claim  
Placed on File

Notice from the Michigan Liquor Control Commission; RYKY, LLC request for Transfer Ownership 2022 Class C & SDM License With Sunday Sales Permit (PM) And Outdoor Service (1 Area), New Entertainment Permit; at 2525 E Jolly Rd (RID # RQ-2209-10378)  
Referred to the Committee on City Operations

Notice from the Michigan Liquor Control Commission; Padsinab LLC request for Conditional License; Transfer Ownership Escrowed 2022 Class C & SDM License With Dance-Entertainment Permit And Extended Hours Permit (Dance-Entertainment) to 221 S. Washington Square (RID # RQ-2208-08666)  
Referred to the Committee on City Operations

Claim Appeal; Claim #1907, Eduardo Mora-Zavala for \$1413 in trash fees at 301 South Foster Ave. (PEND-3059)  
Referred to the Committee on City Operations

Claim Appeal; Claim #1909, Abdoulaye Noiaye for \$150 in trash fees at 4630 Christiansen Road.  
Referred to the Committee on City Operations

Claim Appeal; Claim #1875, Sharon and Surin Bonnysaith for \$150 in red tag fees at 218 S Hayford Ave.  
Referred to the Committee on City Operations

Claim Appeal; Claim #1911, Kings Property LLC for \$1057 in trash fees at 2306 E Michigan Ave.  
Referred to the Committee on City Operations

Claim Appeal; Claim #1913, Luisa Franjul for \$455 in grass violation fees at 1802 Stirling Ave  
Referred to the Committee on City Operations

### Remarks by Council Members

Council Member Spadafore asked that item 36 be discharged from Ways and Means and referred to the Committee of the Whole.

### Public Comment on City Government Related Matters

Kyle Richard spoke about Terrance Robinson and Lansing First Responders.

Nicklas Zande spoke about Lansing's Wards.

Jessica Verlinde spoke about homeless fraud and doctoring of documents.

Loretta Stanaway spoke about various City Matters.

Norma Bauer spoke about affordable housing and CIT Training.

Claretta Duckett-Freeman spoke about the PILOTs.

Ryan J Smith spoke about the PILOTs.

Jody Washington spoke about the PILOTs.

Linda Appling spoke about various City Matters

John Morin spoke about his experience with the LPD.

David Ellis spoke about the accessibility of Frandor Shopping Center

**Adjourned Time 8:29 P.M.**



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**Chris Swope, City Clerk**



**Official Proceedings of the City Council  
City of Lansing  
October 24, 2022**

Tony Benavides Lansing City Council Chambers  
Lansing, Michigan

The City Council of the City of Lansing met in regular session and was called to order at 7:00 p.m. by President Hussain

PRESENT: Council Members Brown, Daniels, Garza, Hussain, Jackson, Spitzley

ABSENT: Spadafore, Wood

A quorum was present.

Council Member Garza asked people to remember Frank Eirosius Sr, who recently passed away. Council Member Spitzley asked people to remember her Aunt Dortha Gant, whose sister recently passed away. Mayor Schor asked people to remember Michael McFadden, who recently passed away, during the moment of Meditation. The Council observed a moment of Meditation followed by the Pledge of Allegiance led by President Hussain

**Comments by Council Members and the City Clerk**

Council Member Spitzley spoke about the Evergreen Cemetery Wreaths Across America event, and the upcoming Fabulation play.

Council President Hussain spoke about his upcoming Constituent Contact Meeting and thanked those who attended the Inaugural Southwest Action Group Barbeque.

City Clerk Swope spoke about the upcoming election on November 8th, some important absentee ballot thresholds, new polling locations, absentee ballot and voter registration deadlines, the Foster Community Center "Pop-Up" Office, and the Souls to the Polls and Trunk or Treat Event.

**Community Event Announcements**

Nicklas Zande spoke about the James Clyde Junior Varsity Cross Country Invitational.

Erica Lynn spoke about the Trunk or Treat event and Kid's Mock Election on October 31st at the Village of Lansing.

**Speaker Registration for Public Comment on Legislative Matters**

City Clerk Swope announced that the public comment registration form(s) for those intending to address Council on legislative matters will be collected and that only those persons who have fully completed the form(s) will be permitted to speak.

**Mayor's Comments**

Mayor Schor congratulated the District Court on their Driver license restoration event, Shaheen Cadillac on their ribbon cutting of their new facility, and the Friends of Durant Park on their new performance stage. He also spoke about new Avelo Airlines flights from Lansing to Orlando, the Francis Park Trick or Treating Event, the Citizens Police Academy Graduation, the Starbucks Grand Opening, the City's Participatory Budget Meeting, and National Lead Poisoning Prevention Week.

**Show Cause Hearings**

In consideration of Orders to Make Safe or Demolish to the owners of property located at 2026 West Jolly Road

- Comment on Scheduled Show Cause Hearings:

No one from the public spoke on the Show Cause hearing.

**Referral of Show Cause Hearings**

In consideration of Orders to Make Safe or Demolish to the owners of property located at 2026 West Jolly Road  
Referred to the Committee on Public Safety

**Public Comment on Legislative Matters**

Legislative Matters included the following public hearings:

An Ordinance to repeal licensing requirements for massage therapists

An Ordinance to repeal licensing requirements for wreckers

Council Member Daniels gave an overview of the public hearings.

Public Comment on Legislative Matters:

Clerk Swope read through received written correspondence.

Heather Patler-Holguin spoke in support of the Participation and Transparency in City Council Meetings and Committee Meetings resolution.

Erica Lynn spoke in support of the Participation and Transparency in City Council Meetings and Committee Meetings resolution.

Kelsey Hudson spoke in support of the Participation and Transparency in City Council Meetings and Committee Meetings resolution.

Kyle Richard spoke in support the Participation and Transparency in City Council Meetings and Committee Meetings resolution.

Michael Lynn spoke in support of the Participation and Transparency in City Council Meetings and Committee Meetings resolution.

Rachel Diskin spoke in support of the Participation and Transparency in City Council Meetings and Committee Meetings resolution.

Carter Brown spoke in support of the Participation and Transparency in City Council Meetings and Committee Meetings resolution.

Loretta Stanaway spoke about various City matters.

**Legislative Matters**

**Referral of Public Hearings**

An Ordinance to repeal licensing requirements for massage therapists  
Referred to the Committee on City Operations

An Ordinance to repeal licensing requirements for wreckers  
Referred to the Committee on City Operations

**Consent Agenda**

By Council Member Spitzley

To approve all items on the Consent Agenda.

Motion Carried

**Resolution #2022-261**

By Council Members Brown, Daniels, Garza, Hussain, Jackson, Spadafore, Spitzley, Wood  
Resolved by the City Council of the City of Lansing

WHEREAS, Marion Owen dedicated her entire professional career of 48 plus years towards the mission of the Tri-County Office on Aging (TCOA) promoting and preserving the independence and dignity of the aging population; and

WHEREAS, Marion Owen started her professional career with TCOA on August 5, 1974, and serving as its Executive Director over 21 years since 2001. Tirelessly serving the aging population of citizens in the counties of Clinton, Eaton, and Ingham, and the Cities of Lansing and East Lansing; and

WHEREAS, Marion Owen provided executive direction of services and supports to empower older adults and people with disabilities through such programs as Meals on Wheels, Michigan Medicare/Medicaid Assistance Program (MMAP), MI Choice Waiver Program, Evidence-based health and wellness workshops, Caregiver resources, in-home and community-based care services and general information and assistance; and

WHEREAS, Marion Owen leaves TCOA having built a solid foundation for the success and future of this organization, she was the ultimate advocate leading TCOA through her vision and values of respect, fairness, inclusion, teamwork, integrity, and innovation.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby, wishes to express its congratulations to Marion Owen on her retirement. We thank Marion for her service with the Tri-County Office on Aging and wish her well on the next chapter in her life!

Adopted as part of the Consent Agenda

**Resolution #2022-262**

By Council Member Hussain  
Resolved by the City Council of the City of Lansing

WHEREAS, on October 25, 2021 City Council adopted Resolution 2021-219 to establish at least 26 City Council meeting dates for 2022 per Charter 3-201; and

WHEREAS, November 28, 2022 is a regularly scheduled Committee of the Whole and City Council meeting on Resolution 2021-219.

NOW THEREFORE BE IT RESOLVED, the Lansing City Council amends Resolution 2021-219 to remove the previously scheduled November 28, 2022 Committee of the Whole and City Council Meeting.

Adopted as part of the Consent Agenda

**Resolution #2022-263**

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

WHEREAS, in July of 2022, the City of Lansing applied for the League of American Bicyclists' Community Spark Grant to fund the installation of a bike repair station; and

WHEREAS, on August 18, 2022, the City of Lansing received notification that it was awarded the grant in the amount of \$1,500 with no local match required; and

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

WHEREAS, the funds will be used to increase the number of bicyclists who utilize the Lansing River Trail and enhance transportation options for South Lansing; and

WHEREAS, the City of Lansing has partnered with the Ingham County Land Bank and Greater Lansing Food Bank Garden Project as the land owners and community garden administrators; and

WHEREAS, the Administration and City Council recognize the Lansing River Trail as an important link in the city to connect residents, renters, and visitors to area amenities and make biking more accessible; and

WHEREAS, the Public Service Department is requesting acceptance of the League of American Bicyclists' Community Spark Grant; and

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves acceptance of the League of American Bicyclists' Community Spark Grant for the purposes of funding installation of bike repair station.

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

Adopted as part of the Consent Agenda

**Resolution #2022-264**

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

WHEREAS, deceased Retired Detective Ronald Seyka serviced on the Lansing Police Department's Special Tactics and Rescue Team (START) from 1996 through 2010; and

WHEREAS, Detective Seyka's position in the department included a volunteer assignment that required hours of additional training per month as well as call backs in the middle of the night; and

WHEREAS, Detective Seyka participated in the safe resolution of 107 high risk incidents; and

WHEREAS, on March 5, 2020, Detective Seyka lost his battle with cancer; and

WHEREAS, this year, for the third consecutive year, the family of deceased Detective Ronald Seyka, along with Mr. Chaz King, a family friend, hosted the Annual Ron Seyka Memorial Golf Outing in Mason, Michigan in honor of Detective Seyka; and

WHEREAS, last year, Mr. King donated \$10,614 of the funds from the golf outing to LPD's START Unit; and

WHEREAS, this year, Mr. King/Modern Woodmen of America Chapter 330 is donating \$8,174.01 on 9/1/22 to LPD's START Unit as a result of the June 17<sup>th</sup>, 2022 Third Annual Ron Seyka Memorial Golf Outing ;and

WHEREAS, the START Unit also received a donation of \$2,500 on August 16, 2022, from Modern Woodmen of America; and

WHEREAS, START intends to use the combined \$10,674.01 donation amounts for Outside Tactical Training and Protective Equipment.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the two donations to the START Unit totaling \$10,674.01; 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 grant funds.

Adopted as part of the Consent Agenda

**Resolution #2022-265**

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

WHEREAS, for the past twenty-five years, the Capital Area Response Effort (CARE) Programs has served the City of Lansing in ending intimate partner violence in Ingham County; and

WHEREAS, the CARE Program provides empathic listening to the victims; assesses a victim's risk of further injury or homicide; provides education on power and control dynamics; assists with personal safety planning; helps to arrange safe shelter; provides advocacy with legal and civil court proceedings; assists with Victims' Rights Compensation medical forms; provide free 911 phones; provides transportation to local community agencies; accesses other community resources available to victims; dispenses emergency personal need items; and

WHEREAS, drawing as necessary on community referrals, the CARE program acts as a post-arrest response team responding to victims of intimate partner violence in Lansing, East Lansing, Lansing and Meridian Townships and Michigan State University; and

WHEREAS, the CARE Program utilizes 3 full-time staff, one intern per semester (Summer, Fall, Spring) and approximately 30 volunteers (on-call 7-days a week from 0800 – 0100 hours) via Tri-county dispatch center; and

WHEREAS, the CARE Program also responds to victims of non-arrest intimate partner violence via phone contracts and/or of dispatched by local hospitals; and

WHEREAS, in partnership with Ending Violent Encounters (EVE, Inc.) and MSU Safe Place shelters, the CARE Program provides twenty hours volunteer training sessions, three times a year and 60 days probation period for CARE staff as well as volunteers. Volunteer training is geared specifically to domestic violence laws, victim's rights, community resources, empathic listening, crisis intervention and safety planning; and

WHEREAS, via numerous agencies and organizations, the CARE Program also promotes better community awareness of intimate partner violence by providing community education and training; and

WHEREAS, the CARE Program is funded for 10/01/2022 – 09/30/2023 by a renewable pass through federal Domestic Violence Services (DVS) Grant of \$164,897; and

WHEREAS, there is no local match requirement.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City council approves acceptance of the DVS-CARE grant from the Michigan Department of Human Services in the amount of \$164,897 for the period October 1, 2022, through September 30, 2023.

Adopted as part of the Consent Agenda

**Resolution #2022-266**

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

WHEREAS, Lansing Police Department's, Capital Area Response Effort (CARE) Unit provides advocacy to victims of intimate partner violence in Ingham County; and

WHEREAS, in July 2022, CARE submitted an application to the Michigan State Police (MSP) for a Byrne Justice Assistance Grant (JAG) which enhances the current \$164,897 Michigan Department of Health and Human Services grant recently approved by Council; and

WHEREAS, on September 28, 2022, MSP informed the CARE Unit that its grant application was selected to receive grant funding; and

WHEREAS, the grant amount approved is \$107,642; and

WHEREAS, there is no local match requirement; and

WHEREAS, the grant period is October 1, 2022 through September 30, 2023; and

WHEREAS, CARE plans to utilize the grant funds to 1) provide extensive victim assistance in the form of short-term hotel lodging (\$42,195), prepaid cell phones for victims without phone access (\$5,000), gas and grocery gift cards for victims (\$2,000), home security items (\$5,000), relocation assistance and housing application assistance for fleeing victims (\$1,000) and process serving (\$3,000) and 2) hire a new contract employee (\$37,720 plus \$7,677 in health insurance stipends) to oversee these new assistance services.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City council approves acceptance of the JAG grant from the Michigan State Police in the amount of \$107,642 for the period October 1, 2022, through September 30, 2023.

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 grant funds.

Adopted as part of the Consent Agenda

**Resolution #2022-267**

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

2022 JAG Grant

WHEREAS, the Lansing Police Department (LPD) submitted a 100% Federally-funded multi-jurisdiction grant application to the Office of Justice Programs, U.S. Bureau of Justice Assistance for a four-year Justice Assistance Grant (JAG); and

WHEREAS, the LPD JAG application was endorsed by Ingham County, and was accepted by the Bureau of Justice Assistance (award #13689502); and

WHEREAS, the JAG grant is a cooperative plan with Ingham County; and

WHEREAS, the Bureau of Justice Assistance will award \$137,639.00 to be split \$122,184.00 to the City of Lansing and \$15,455.00 to the County of Ingham; and

WHEREAS, the federal award of \$137,639.00 requires no local match from either of the local agencies; and

WHEREAS, the LPD will utilize its share of the JAG grant to fund purchasing a new dive boat (\$80,000), mental health training (\$10,000) and hiring an additional police cadet (\$32,184); and

WHEREAS, Ingham County Sheriffs' Office is committed to using their portion of the funds to purchase secure storage devices for patrol vehicles.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the multi-agency 2022 Justice Assistance Grant in the total amount of \$137,639.00 (requiring no local match) for the grant period beginning October 1, 2021 and ending September 30, 2025; and

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

Adopted as part of the Consent Agenda

**Resolution #2022-268**

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

WHEREAS, in July, Lansing Police Department (LPD) submitted an application to the State of Michigan Department of Health and Human Services (MDHHS) for a Services-Training-Officers-Prosecutors (STOP) Violence Against Women grant; and

WHEREAS, LPD was informed on September 15, 2022, that it's has been approved to receive grant funding reimbursement of salaries and fringes; and

WHEREAS, the total grant compensation is \$192,972, of which \$144,731 is grant reimbursement funding, while \$48,241 is local match amount; and

WHEREAS, the local match amount is 25% of the total grant amount; and

WHEREAS, LPD plans to utilize the grant funds to fund two (2) positions – 1) a detective dedicated to investigating crimes related to domestic violence and stalking, and 2) a contracted crime analyst to support the investigations conducted by the grant detective; and

WHEREAS, the grant period is October 1, 2022 through September 30, 2023.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the \$144,731 grant from of Michigan Department of Health and Human Services; 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 grant funds.

Adopted as part of the Consent Agenda

**Resolution #2022-269**

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 304 REGENT ST., Parcel # 33-01-01-15-429-401, legally described as: N 34 FT LOT 19 BLOCK 2 HUDSONS ADD, 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 January 10, 2018 and again on August 14, 2021 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on August 25, 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 September 24, 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, November 14, 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 304 Regent Street, 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.

Adopted as part of the Consent Agenda

**Resolution #2022-270**

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 October 18, 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.

Adopted as part of the Consent Agenda

**Resolutions**

**Resolution #2022-271**

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

WHEREAS, Luisa Franjul sought to eliminate a special assessment of \$455 for grass violation fees, associated penalties, and interest, on the property tax bill for 1802 Stirling Avenue (33-01-01-20-486-241); and

WHEREAS, upon filing a claim to the Committee on City Operations, the Committee met on October 18, 2022, and denied the claim in the amount of \$455.

THEREFORE, BE IT RESOLVED, the City Council, hereby denies the claim in the amount of \$455 for grass violation fees, associated penalties, and interest on the property tax bill for 1802 Stirling Avenue (33-01-01-20-486-241).

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

By Council Member Spitzley

Motion Carried

**Resolution #2022-272**

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

WHEREAS, Eduardo Mora-Zavala sought to eliminate a special assessment of \$1,413 for trash removal fees, associated penalties, and interest, on the property tax bill for 301 S Foster Avenue (33-01-01-14-328-001); and

WHEREAS, upon filing a claim to the Committee on City Operations, the Committee met on October 18, 2022, and granted the claim in the amount of



\$1,413.

THEREFORE, BE IT RESOLVED, the City Council, hereby grants the claim in the amount of \$1,413 for trash removal fees, associated penalties, and interest on the property tax bill for 301 S Foster Avenue (33-01-01-14-328-001).

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

By Council Member Spitzley

Motion Carried

**Resolution #2022-273**

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

WHEREAS, Sharon and Surin Boonyasith sought to eliminate a special assessment of \$150 for red tag monitoring fees, associated penalties, and interest, on the property tax bill for 218 S Hayford Avenue (33-01-01-14-304-251); and

WHEREAS, upon filing a claim to the Committee on City Operations, the Committee met on October 18, 2022, and granted the claim in the amount of \$150.

THEREFORE, BE IT RESOLVED, the City Council, hereby grants the claim in the amount of \$150 for red tag monitoring fees, associated penalties, and interest on the property tax bill for 218 S Hayford Avenue (33-01-01-14-304-251).

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

By Council Member Spitzley

Motion Carried

**Resolution #2022-274**

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

**A RESOLUTION TO SET A PUBLIC HEARING ON THE DEVELOPMENT AND TAX INCREMENT FINANCE PLAN OF THE SOUTH MARTIN LUTHER KING JR. BOULEVARD CORRIDOR IMPROVEMENT AUTHORITY OF THE CITY OF LANSING**

WHEREAS, the City Council of the City of Lansing, MI, by Resolution 2019-334, passed on December 16, 2019, authorized the creation of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority (the "Authority") by the provisions of the State of Michigan's Corridor Improvement Authority Act, previously Act 280 of 2005 (MCL 125.2871, et seq.), recently reorganized as Part 6 of Act 57 of 2018 (125.4602, et seq.), as amended (the "Act"); and

WHEREAS, the Board of Directors of the Authority met and approved a joint Development and Tax Increment Finance Plan (together, the "Plan") on September 22<sup>nd</sup>, 2022 at a duly noticed public hearing of the Authority; and

WHEREAS, the Board of Directors for the Authority have transmitted the Plan to the City Council of the City of Lansing for review and approval after public hearing; and

WHEREAS, prior to the adoption of a resolution approving the Plan, the City Council of the City of Lansing must hold a public hearing and receive written and spoken comments from members of the public on all aspects of the Plan, in compliance with Section 622 of the Act; and

WHEREAS, prior to the adoption of a resolution approving the Plan, the City Council of the City of Lansing must also provide reasonable opportunity to the taxing jurisdictions levying taxes subject to capture to meet with the governing body and allow those taxing jurisdictions to present their recommendations at the public hearing on the Plan, in compliance with Section 618 of the Act.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be set for November 14<sup>th</sup>, 2022, at 7:00 P.M. in the Tony Benavides Lansing City Council Chambers, 10<sup>th</sup> Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of receiving comment from all members of the public and taxing jurisdictions specified herein, on all aspects of the Plan.

BE IT FURTHER RESOLVED that the Lansing City Clerk shall ensure that:

- notice of the time and place of the hearing to be given by publication twice in a newspaper of general circulation, the first of which shall be not less than 20 days before the date set for the hearing; and
- notice of the hearing to be posted in at least 20 conspicuous and public places in the development area not less than 20 days before the hearing; and
- notice to also be mailed to all property taxpayers of record in the development area not less than 20 days before the hearing; and
- notice to also be mailed by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the tax increment financing plan is approved.

BE IT FURTHER RESOLVED that the notice of hearing shall contain all the following:



- a description of the proposed development area in relation to highways, streets, streams, or otherwise; and
- a statement that maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at the Lansing City Clerk's Office, and online at the City of Lansing's website; and
- a statement that all aspects of the development plan will be open for discussion at the public hearing.

BE IT FINALLY RESOLVED that the City Council of the City of Lansing will make and preserve a record of the public hearing, including all data presented at the hearing.

By Council Member Garza

Motion Carried

**Resolution #2022-275**

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

**RESOLUTION TO SET A PUBLIC HEARING FOR  
BROWNFIELD PLAN #83  
MONEYBALL BROWNFIELD REDEVELOPMENT PROJECT**

WHEREAS, the Lansing Brownfield Redevelopment Authority has prepared and forwarded an approved Brownfield Plan pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for properties commonly referred to as 923 and 927 West Saginaw Street located in the City of Lansing; and

WHEREAS, prior to Council's action on this request, it is necessary to hold a public hearing on the Plan, to allow for any resident, taxpayer or ad valorem taxing unit the right to appear and be heard;

WHEREAS, the brownfield plan is available for public inspection at the Lansing Economic Development Corporation, 230 N. Washington Sq., Suite 212, Lansing, MI 48933, and that all aspects of the brownfield plan are open for discussion at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be held in the Tony Benavides Lansing City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, November 14, 2022 at 7:00 p.m. on Brownfield Plan #83 – Moneyball Brownfield Redevelopment Project under the Brownfield Redevelopment Financing Act, for property more particularly described as:

923 W SAGINAW ST (Tax Parcel No. 33-01-01-17-226-262):  
LOT 5 WHITES SUB W OF BUTLER REC L 1 P 15

927 W SAGINAW ST (Tax Parcel No. 33-01-01-17-226-271):  
LOT 7 WHITES SUB W OF BUTLER REC L 1 P 15

and that the City Clerk cause notice of such hearing to be published twice in a publication of general circulation, no less than 10 days or more than 40 days prior to the date of the public hearing, and that the City Clerk also cause the legislative body of each taxing unit levying ad valorem taxes on this property, to be notified of Brownfield Plan #83 – Moneyball Brownfield Redevelopment Project and the scheduled public hearing.

By Council Member Garza

Motion Carried

**Resolution #2022-276**

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 Establishment of an Obsolete Property Rehabilitation Act District at 1703, 1717, and 1723 E. Michigan Avenue, Lansing, MI**

WHEREAS, Michigan Certified Development Corporation owner of the properties located at 1703, 1717, and 1723 E. Michigan Avenue in the City of Lansing, Michigan (the "Properties") has requested, in writing to the City Clerk, that the City of Lansing establish an Obsolete Property Rehabilitation Act District (the "OPRA District"), pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Properties in question of the OPRA District are legally described as:

LOTS 4, 5, 6 & 7, ALSO ENTIRE VAC ALLEY LYING ACROSS THIS BLOCK BLOCK 6 RUMSEYS MICHIGAN AVENUE ADD, 33-01-01-15-280-042;  
LOT 4 ASSESSORS PLAT NO 35, 33-01-01-15-280-071; LOT 3 ASSESSORS PLAT NO 35, 33-01-01-15-280-081

WHEREAS, the Act requires that before granting a District the Lansing City Council hold a public hearing in order to provide an opportunity for the applicant, owners of real property within the proposed OPRA District, 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 District.

NOW THEREFORE BE IT RESOLVED that a public hearing be held in the Tony Benavides Lansing City Council Chambers of the City of Lansing, 10th

Floor, Lansing City Hall, Lansing, Michigan, on Monday, November 14, 2022 at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA District 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.

By Council Member Garza

Motion Carried

**Resolution #2022-277**

By Councilmember Jackson

Resolved by the City Council of the City of Lansing

WHEREAS, the Lansing City Council is dedicated to transparency and participation in 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 participation; and

WHEREAS, City Council welcomes and values civic participation from its residents and seeks to reduce or eliminate barriers for participation; and

WHEREAS, the City Council recognizes that increased access to the meetings could be achieved by recording, televising, and/or streaming all City Council and all Committee meetings and would be a meaningful step in increasing transparency; and

WHEREAS, providing two-way audio via remote access for public comment in City Council and Committee meetings would provide increased transparency and an opportunity for increased participation from the public during public comment.

NOW THEREFORE, BE IT RESOLVED City Council is committed to working towards solutions to increase participation and transparency in local government.

By Council Member Jackson

Motion Carried

**Reports From Council Committees**

**Ordinances for Introduction**

**Introduction of Ordinance**

**INTRODUCTION OF ORDINANCE**

Council Member Spadafore introduced:

An Ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances by repealing Chapter 844, Sections 844.27 through 844.99, to eliminate City permitting requirements for solicitors of charitable and religious donations

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

**Resolution #2022-278**

By the Committee on Ways and Means

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, November 14, 2022, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of:

An Ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances by repealing Chapter 844, Sections 844.27 through 844.99, to eliminate City permitting requirements for solicitors of charitable and religious donations

By Council Member Garza

Motion Carried

**Speaker Registration for Public Comment on City Government Related Matters**

City Clerk Swope announced that the public comment registration form(s) for those intending to address Council on City government matters will be collected and that only those persons who have fully completed the form(s) will be permitted to speak.

**Reports From City Officers, Boards, and Commissions; Communications and Petitions; and Other City Related**

**Matters**

By Council Member Spitzley that all items be considered as being read in full and that President Hussain make the appropriate referrals

Motion Carried

- Reports from City Officers, Boards and Commissions:

Letter(s) from the City Clerk re:

Minutes of Boards and Commissions placed on file in the Clerk's Office

Placed on File

Fireworks Display License; Pyrotecnico Fireworks Inc. for the City of Lansing's Silver Bells Celebration

Referred to the Committee of the Whole

City Council Meeting Schedule for 2023

Referred to the Committee of the Whole

Grant Acceptance; Grant Acceptance; Election Security Grant

Referred to the Committee of Ways and Means

Board of Water and Light Rules of Procedures

Placed on File

Letter(s) from the Mayor re:

Appointment; Tirstan Walters as an At-Large member of the Park Board for a term to expire June 30, 2024

Referred to the Committee on City Operations

Act-6-2022, Purchase of Property Parcels #33-01-01-09-430-021 and #33-01-01-09-430-031 on North Cedar St. to facilitate long-term storm drain maintenance

Referred to the Committee on Development and Planning

Setting a Public Hearing in consideration of an Ordinance adding Chapter 291 to establish HUD conflict of interest policy

Referred to the Committee of the Whole

Ordinance adding Chapter 291 to establish HUD conflict of interest policy

Referred to the Committee of the Whole

Grant Acceptance: Office of High Safety Planning (OWI) Grant for impaired driving, speed and seatbelt enforcement (PEND-3082)

Referred to the Committee of Ways and Means and to the Internal Auditor

Grant Acceptance: Office of High Safety Planning Grant for Bicycle and Pedestrian Safety

Referred to the Committee of Ways and Means and to the Internal Auditor

Public Act 425 Agreement; Windsor Township

Referred to the Committee of the Whole

Setting a Public Hearing; Public Act 425; Windsor Township

Referred to the Committee of the Whole

- Communications and Petitions, and Other City Related Matters:

Communication from Holy Cross Services regarding claims publicly made by a former temporary employee.

Placed on File

**Motion of Excused Absence**

By Council Member Spitzley to excuse Council Members Wood and Spadafore from tonight's proceedings.

Motion Carried

**Public Comment on City Government Related Matters**

David Ellis spoke about the draft sustainability plan.

Rachael Diskin spoke about the Participation and Transparency in City Council Meetings and Committee Meetings resolution.

Mitch Rice spoke about the Fair Chance Housing Ordinance.

Nicklas Zande spoke about City Council reform.

Loretta Stanaway spoke about the Wreaths Across America event.

Nancy Oliver spoke about the Communication from Holy Cross Services.

Carter Brown spoke about the Participation and Transparency in City Council Meetings and Committee Meetings resolution.

Linda Appling spoke about various City Matters.

Michael Lynn spoke about various City Matters.

Kyle Richard spoke about various City Matters

Erica Lynn spoke about various City Matters

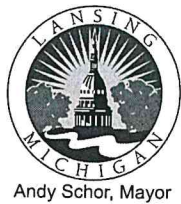
John Morin spoke about experience with the Lansing Police Department.

**Adjourned Time 8:41 P.M.**

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

---

**Chris Swope, City Clerk**



## ECONOMIC PLANNING & DEVELOPMENT CODE ENFORCEMENT SECTION

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

11/10/2022

Certified Number: 7020 1810 0000 0364 4460

ROBERT VANGILDER  
205 S LARCH STREET  
LANSING, MI 48912-1128

DEAR ROBERT VANGILDER

**RE: DANGEROUS BUILDING AT 304 REGENT ST.**

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at 304 REGENT ST., Lansing, Michigan, is scheduled before the City Council of the City of Lansing.

**HEARING TIME: NOVEMBER 14, 2022 @ 7:00 p.m.**  
**HEARING PLACE: COUNCIL CHAMBERS 10<sup>TH</sup> FLOOR CITY HALL**  
**124 W. MICHIGAN Lansing, MI 48933**

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

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

Sincerely,

Scott Sanford  
Manager of Code Enforcement

SS/lmp

Attachment



## Economic Development & Planning Code Enforcement Office

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

Notice Printed: 08/14/2021

### Unsafe and Dangerous Correction Notice

VAN GILDER ROBERT  
205 S LARCH ST  
LANSING, MI 48912-1128

Inspection Type: Safety  
Inspection Date: 08/14/2021  
Compliance Due Date: 09/13/2021

### Warning:

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

|                     |                     |
|---------------------|---------------------|
| Violation Location: | 304 REGENT ST       |
| Parcel No:          | 33-01-01-15-429-401 |

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

*Due to the fire damage and condition of the property, a partial inspection was conducted. A complete inspection of the property must be conducted and all violations must be corrected before this property can be reoccupied. Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.*

INSPECTOR COMMENTS: *Severe fire damage.*

*Property was already red tagged prior to fire.*

INSPECTOR COMMENTS: *No need to red tag this property as it is already tagged for an outstanding housing correction letter.*

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

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

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

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 702 4751 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

**Officer: Amy Castillo amy.castillo@lansingmi.gov**

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

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

**Taxpayer of Record: VAN GILDER ROBERT, 205 S LARCH ST, LANSING, MI 48912-1128**





Mayor Virg Bernero

# Lansing Fire Department

## Fire Marshal's Office

### Code Enforcement Section

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

Notice Printed: May 01, 2017

#### Rental Inspection Sign and Return Notice

VAN GILDER ROBERT  
205 S LARCH ST  
LANSING, MI 48912-1128

Inspection Type: Rental  
Inspection Date: 05/01/2017  
Compliance Due Date: 05/31/2017

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

Violation Location: 304 REGENT ST  
Parcel No: 33-01-01-15-429-401

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

**AREA: Basement**

*Sec 307.1 Guardrail is missing - loose - improper height - has improper spacing of balusters - deteriorated.*

*Sec 506.1 Waste pipe is clogged - not approved material - improperly sloped uphill.*

**INSPECTOR COMMENTS:** *missing cover*

*Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.*

*Sec 603.1 Water heater is missing flame shield - spilling combustion products*

**AREA: First Floor**

*SEC 305.3 Plaster / Gypsum board at ceiling / wall is damaged / loose*

**INSPECTOR COMMENTS:** *missing ceiling tile in kitchen*

*Sec 604.3 Wall switch is loose - missing - damaged - inoperable.*

INSPECTOR COMMENTS:    *in kitchen*

*Sec 403.2 Bathroom vent fan is inoperable. Lack of bathroom vent fan to exterior or lack of openable window.*

*Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars. Note: All required smoke detectors shall have a minimum 5 year battery or be hardwired.*

INSPECTOR COMMENTS:    *all upstairs bedrooms and hall*

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

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

**The Owner or agent must complete, sign and return affidavit.**

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

**Signature:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

\_\_\_\_ **Owner or** \_\_\_\_ **Manager, Date** \_\_\_\_\_

Registered Owner's Copy for property located at - 304 REGENT ST

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

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4052 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

**Officer: Mike Morrison Mike.Morrison@lansingmi.gov**

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

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

**Registered Rental Owner: VAN GILDER ROBERT, 205 S LARCH ST, LANSING, MI 48912-1128**

**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 304 REGENT ST., Parcel # 33-01-01-15-429-401 legally described as N 34 FT LOT 19 BLOCK 2 HUDSONS ADD., 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 January 10, 2018, and again on August 14, 2021; and

WHEREAS, a hearing was held by the Lansing Demolition Board on August 25, 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 September 24, 2022; and

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 304 Regent Street, as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 30 days from the date of this resolution, \_\_\_\_\_ 2022.

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

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

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

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

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



Andy Schor, Mayor

**Lansing Fire Department**  
**120 E. Shiawassee Street**  
**Lansing, MI 48933**  
(517) 483-4200  
Fax (517) 483-4488  
[www.lansingmi.gov/fire](http://www.lansingmi.gov/fire)



Greg Martin, Chief

Mark Burger  
Fire Marshal

## Fire Department Incident Summary

Date: 8/8/2021 Time: 0419 FD Incident #: 2021-0014948

Address: 304 Regent St.

Type of Structure: Residential

Incident Description: Structure Fire with significant damage on all floors of building.

Utilities: Gas: Off Electric: Off

Rental: Yes

Vacant: No

Type of Damage: Structural Electrical Mechanical Smoke

Estimated Percentage of Damage: 100%

Ongoing Scene Investigation: Yes

Cause: Under Investigation

Red Tagged: Yes

Occupant Displaced: Yes

Civilian Injury: Yes

Firefighter Injury: no

Investigator: Kerwin Norwood

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

|                       |                       |
|-----------------------|-----------------------|
| <b>ADDRESS:</b>       | <b>304 Regent St.</b> |
| <b>PARCEL NUMBER:</b> | 33 01 01 15 429 401   |

|                                 |           |
|---------------------------------|-----------|
| <b>SHOW CAUSE HEARING DATE:</b> | D2022-009 |
| <b>DEMOLITION CASE FILE #:</b>  | 8/25/2022 |

|                            |                  |
|----------------------------|------------------|
| <b>LISTED TAXPAYER:</b>    | VANGILDER ROBERT |
| <b>INTERESTED PARTIES:</b> | VANGILDER ROBERT |
| <b>SEV INFORMATION:</b>    | \$36,000.00      |
| <b>LAND VALUE:</b>         | \$5,706.00       |
| <b>BUILDING VALUE:</b>     | \$66,336.00      |
| <b>LOT SIZE:</b>           | 60 X 100.120     |

|                                    |                                  |
|------------------------------------|----------------------------------|
| <b>HOUSING CODE VIOLATION LTR:</b> | 5/01/201 , 1/10/2018, 08/14/2021 |
| <b>ORIGINAL RED TAG DATE:</b>      | 1/10/2018 & 8/14/2021            |
| <b>ZONING:</b>                     | "B" RESIDENTIAL                  |
| <b>ESTIMATE OF REPAIRS:</b>        | \$45,000.00                      |
| <b>PICTURES:</b>                   | YES                              |
| <b>OTHER:</b>                      |                                  |

|                           |                                    |
|---------------------------|------------------------------------|
| <b>LEGAL DESCRIPTION:</b> | N 34 FT LOT 19 BLOCK 2 HUDSONS ADD |
|---------------------------|------------------------------------|

**ORDER OF DEMOLITION BOARD**

|                                       |                               |
|---------------------------------------|-------------------------------|
| <b>DEMOLITION BOARD MEETING DATE:</b> | 8/25/2022                     |
| <b>ORDER:</b>                         | 30 DAYS MAKE SAFE OR DEMOLISH |
| <b>REASON/CONDITIONS:</b>             | FIRE DAMAGED                  |
| <b>HEARING OFFICER:</b>               | DAVE MUYLLE                   |

**CURRENT CITY COUNCIL ACTIVITY**

|                                             |           |
|---------------------------------------------|-----------|
| <b>REQUEST FOR SHOW CAUSE SENT:</b>         | 10/3/2022 |
| <b>SHOW CAUSE HEARING DATE:</b>             |           |
| <b>PUBLIC SAFETY COMMITTEE WILL REVIEW:</b> |           |

**CURRENT PERMIT ACTIVITY**

|                    |                          |
|--------------------|--------------------------|
| <b>BUILDING:</b>   | REQUIRED, NOT YET PULLED |
| <b>ELECTRICAL:</b> | REQUIRED, NOT YET PULLED |
| <b>MECHANICAL:</b> | REQUIRED, NOT YET PULLED |
| <b>PLUMBING:</b>   | REQUIRED, NOT YET PULLED |
| <b>DEMOLITION:</b> | REQUIRED, NOT YET PULLED |



**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) or Description(s) \_\_\_\_\_

Name (print) Loretta Stanaway E-Mail (optional) \_\_\_\_\_

Address (street, city, zip) 546 Armstrong Rd \_\_\_\_\_

Company or organization represented, etc. (if applicable) \_\_\_\_\_

Signature [Handwritten Signature] \_\_\_\_\_

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

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

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

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



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Agenda Item Number(s) or Description(s) 10 ARPA Grant  
Name (print) Rebecca Kase E-Mail (optional) rebecca@womenscenterofgreaterlansing.org  
Address (street, city, zip) 172 E. Michigan Ave Lansing  
Company or organization represented, etc. (if applicable) WOMENSCENTER OF GREATER LANSING  
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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*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) or Description(s) #10 ARPA  
Name (print) Sharon Dade E-Mail (optional) sdade@sdsupportive.com  
Address (street, city, zip) 7435 Shellflower #1 Lansing MI 48917  
Company or organization represented, etc. (if applicable) S & D Consultants  
Signature Sharon Dade

- 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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## Swope, Chris

---

**From:** Boak, Sherrie  
**Sent:** Monday, November 14, 2022 3:11 PM  
**To:** Swope, Chris  
**Subject:** For the public hearing tonight - FW: [EXTERNAL] OPRA On the 1700 Block MI Ave

See email below.

*Sherrie Boak*

City Council Office Manager  
124 W. Michigan Ave. | Lansing, MI 48933  
O: 517-483-7683 | C: 517-290-5592 | [sherrie.boak@lansingmi.gov](mailto:sherrie.boak@lansingmi.gov) | [city.council@lansingmi.gov](mailto:city.council@lansingmi.gov)  
[www.lansingmi.gov/City\\_Council](http://www.lansingmi.gov/City_Council) | [Facebook](#) | [Twitter](#) | [Instagram](#) |



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**From:** Wood, Carol <Carol.Wood@lansingmi.gov>  
**Sent:** Monday, November 14, 2022 3:10 PM  
**To:** Boak, Sherrie <Sherrie.Boak@lansingmi.gov>  
**Subject:** FW: [EXTERNAL] OPRA On the 1700 Block MI Ave

Please make sure we have this as part of public record for the meeting.

Carol

---

**From:** Nmahlow2012 <[nmahlow2012@gmail.com](mailto:nmahlow2012@gmail.com)>  
**Sent:** Monday, November 14, 2022 2:34 PM  
**To:** City Council <[City.Council@lansingmi.gov](mailto:City.Council@lansingmi.gov)>  
**Subject:** [EXTERNAL] OPRA On the 1700 Block MI Ave

I am against the request for an OPRA on this property.

How did projects get constructed before this type of program came along? We continue to give breaks to the developers and we can't afford to. Stop giving away our city with all these tax breaks.

MI Ave use to have beautiful houses lining the street and it would be wonderful to see this again.  
Where is the transparency and community involvement? Your minds are already made but I have to ask that you do not approve this.

Thank you

**Swope, Chris**

---

**From:** Boak, Sherrie  
**Sent:** Monday, November 14, 2022 3:13 PM  
**To:** Swope, Chris  
**Subject:** For Public Hearing Tonight - FW: [EXTERNAL] Support and approve the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Development and Finance Plan

*Sherrie Boak*

City Council Office Manager  
124 W. Michigan Ave. | Lansing, MI 48933  
O: 517-483-7683 | C: 517-290-5592 | [sherrie.boak@lansingmi.gov](mailto:sherrie.boak@lansingmi.gov) | [city.council@lansingmi.gov](mailto:city.council@lansingmi.gov)  
[www.lansingmi.gov/City\\_Council](http://www.lansingmi.gov/City_Council) | [Facebook](#) | [Twitter](#) | [Instagram](#) |



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---

**From:** Elaine M. Womboldt <emwomboldt@comcast.net>  
**Sent:** Monday, November 14, 2022 2:49 PM  
**To:** Hussain, Adam <Adam.Hussain@lansingmi.gov>; City Council <City.Council@lansingmi.gov>  
**Subject:** [EXTERNAL] Support and approve the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Development and Finance Plan

President Hussain and City of Lansing Council Members,

My husband, David and I sincerely support the South Martin Luther King Jr. Blvd Corridor Improvement Plan.

We have lived in our home in the area of this plan for 52 years and believe it is well over time and needed to help the businesses and citizens in this area. We believe this area will improve and grow fast with the help and guidance from the Corridor Improvement Plan.

We hope all members of the City Council will support the S MLK Jr. Corridor Improvement Plan in order to give our area the positive energy necessary for our community.



Please include this email support as part of the public record.

Thank you for your time and consideration.

Elaine and David Womboldt  
4815 Tressa Drive  
Lansing, MI 48910  
(517) 393-0317

## Swope, Chris

---

**From:** Boak, Sherrie  
**Sent:** Monday, November 14, 2022 3:13 PM  
**To:** Swope, Chris  
**Subject:** For Public Hearing Tonight FW: [EXTERNAL] Oppose Ordinance amending Chapter 1300, Marihuana Operations

*Sherrie Boak*

City Council Office Manager

124 W. Michigan Ave. | Lansing, MI 48933

O: 517-483-7683 | C: 517-290-5592 | [sherrie.boak@lansingmi.gov](mailto:sherrie.boak@lansingmi.gov) | [city.council@lansingmi.gov](mailto:city.council@lansingmi.gov)

[www.lansingmi.gov/City\\_Council](http://www.lansingmi.gov/City_Council) | [Facebook](#) | [Twitter](#) | [Instagram](#) |



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**From:** Wood, Carol <Carol.Wood@lansingmi.gov>  
**Sent:** Monday, November 14, 2022 3:12 PM  
**To:** Elaine M. Womboldt <emwomboldt@comcast.net>; Hussain, Adam <Adam.Hussain@lansingmi.gov>; City Council <City.Council@lansingmi.gov>  
**Cc:** Boak, Sherrie <Sherrie.Boak@lansingmi.gov>  
**Subject:** RE: [EXTERNAL] Oppose Ordinance amending Chapter 1300, Marihuana Operations

Thank you Elaine for your letter and we will make sure it is part of the public record.

Carol

Carol Wood  
Councilmember At-Large  
517 483-4188 office

---

**From:** Elaine M. Womboldt <emwomboldt@comcast.net>  
**Sent:** Monday, November 14, 2022 2:38 PM  
**To:** Hussain, Adam <Adam.Hussain@lansingmi.gov>; City Council <City.Council@lansingmi.gov>  
**Subject:** [EXTERNAL] Oppose Ordinance amending Chapter 1300, Marihuana Operations



President Hussain and City Council Members,

My husband, David and I vehemently oppose an ordinance to amend Chapter 1300 of the City of Lansing codified ordinances.

There has been much discussion in the past in which the current Chapter 1300 was approved and activated. In my opinion, the citizens of Lansing are still living with the negative effects Ordinance Chapter 1300 has brought to our city. We don't need to make any changes at this time.

;According to an article in the Lansing State Journal on Sept 16, 22022 "Cannabis industry addresses price drops", "Less then 130 municipalities in Michigan allow marijuana sales, while more that **1,300 do not**, according to the most recent data from the CRA." The City of Lansing is 1. of the 130 that supply marijuana, and that seems the other 1,300 municipalities have reasons not to open up sales in their cities. Lansing has enough marijuana and services.

It is our hope that members of the City Council do not approve of amending Chapter 1300, of the City of Lansing Ordinance.

We are requesting that this opposing statement be part of the public records.

Sincerely,  
Elaine and David Womboldt  
4815 Tressa Drive  
Lansing, MI  
(517) 393-0317

**CITY OF LANSING  
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, November 14, 2022, at 7:00 p.m. in the Tony Benavides Lansing City of Lansing Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave., Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, City Assessor, other interested persons, and ad valorem taxing units to appear and be heard on the approval of an Obsolete Property Rehabilitation District (the "District"), pursuant to and in accordance with the provisions of the Obsolete Property Rehabilitation Act, Public Act 146 of 2000, for the properties located at 1703, 1717, and 1723 E. Michigan Avenue, Lansing, Michigan, 48912 legally described as:

LOTS 4, 5, 6 & 7, ALSO ENTIRE VAC ALLEY LYING ACROSS THIS BLOCK BLOCK 6  
RUMSEYS MICHIGAN AVENUE ADD, 33-01-01-15-280-042;  
LOT 4 ASSESSORS PLAT NO 35, 33-01-01-15-280-071;  
LOT 3 ASSESSORS PLAT NO 35, 33-01-01-15-280-081

Approval of this District will allow the owners of real property within the District to apply for an abatement of certain property taxes for the improvements to their property located within the District. Further information regarding this issue may be obtained from Aurelius Christian, Lansing Economic Development Corporation (LEDC), 230 N. Washington Sq. Ste 212 Lansing, MI 48933, (517) 331-2773.

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](mailto:city.clerk@lansingmi.gov).

**Chris Swope, Lansing City Clerk, MMC/CMMC**  
**[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)**  
**[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)**



October 6, 2022

Lansing City Clerk  
City Hall  
124 West Michigan Ave.  
Lansing, MI 48933

Re: Establishment of an Obsolete Property Rehabilitation Act District for 1703, 1717 and 1723 East Michigan Avenue Lansing, MI 48912

Dear Clerk Swope,

Per the Obsolete Property Rehabilitation Act (OPRA), Act 146 of 2000, the undersigned applicant Michigan Certified Development Corporation (MCDC), having 100% ownership of the properties commonly known as 1703, 1717, and 1723 E. Michigan Avenue Lansing, MI 48912 (the "Properties"), legal description attached, hereby requests the establishment of an OPRA District by the City of Lansing on the Property.

The combined properties total approximately 16,086 square feet of formerly warehouse, retail showroom, and office space. 1717 and 1723 were both originally constructed in the 1940's and contain hazardous material. All properties are currently vacant.

Currently, approximately 65% of the 1717 building is for showroom and very rough warehouse. 1723 was formerly utilized to sell various paraphernalia of a questionable nature. The mechanicals and electrical systems for both properties are antiquated and in need of excessive repair. The plan is to invest heavily in the renovation of the 1717 building for use as the headquarters for the MCDC operation: an office use and demolish the 1723 building to convert into an outside workspace as an extension to the conference/training room that will house up to approximately 50 people for a networking function and up to 30 for training purposes. Together, this will bring added vibrancy to the downtown corridor with 15-20 full time jobs to go along with the 100+ construction jobs created during the 15-month renovation schedule.

1703 E. Michigan Ave. will be leased or sold to another user which will necessitate excessive modernization and upgrading costs to bring this property to a habitable condition.

The establishment of the OPRA District will allow MCDC to begin some of the necessary work on stabilizing the building and preparing it for redevelopment, a 12–15-month endeavor with total investment exceeding \$2 million.

Michigan Certified Development Corporation intends to apply for an OPRA Certificate to the City of Lansing in the coming months. The granting of an OPRA Certificate, with its multi-year property tax abatement benefit, is vital to making the economics of the project work.

Thank you in advance for your assistance and consideration in this matter.

Sincerely,

Michigan Certified Development Corporation

A handwritten signature in black ink, appearing to read 'Mark Williams', with a long horizontal flourish extending to the right.

Mark A. Williams

President

**CITY OF LANSING  
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, November 14, 2022, at 7:00 p.m. in the Tony Benavides City of Lansing Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave. Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Brownfield Plan #83 – Moneyball Brownfield Redevelopment Project pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for properties commonly referred to as 923 and 927 West Saginaw Street located in the City of Lansing, but more particularly described as:

923 W SAGINAW ST (Tax Parcel No. 33-01-01-17-226-262):  
LOT 5 WHITES SUB W OF BUTLER REC L 1 P 15

927 W SAGINAW ST (Tax Parcel No. 33-01-01-17-226-271):  
LOT 7 WHITES SUB W OF BUTLER REC L 1 P 15

Approval of this Brownfield Plan will enable the Lansing Brownfield Redevelopment Authority to capture incremental tax increases which result from the redevelopment of the property to pay for costs associated therewith. Further information regarding this issue, including maps, plats, and a description of the brownfield plan will be available for public inspection and may be obtained from Kris Klein, Vice President, Lansing Economic Development Corporation, 230 N. Washington Sq, Suite. 212, Lansing, MI 48933, (517) 599-1136.

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

**Chris Swope, Lansing City Clerk**  
**[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)**  
**[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)**

# *Lansing Brownfield Redevelopment Authority*



## **Lansing Brownfield Redevelopment Authority Moneyball Brownfield Redevelopment Project**

### ***Brownfield Plan #83***

Moneyball Brownfield Redevelopment Project  
923-927 W. Saginaw Street  
Lansing, Michigan 48915

#### **PREPARED BY:**

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

#### **REVIEWED BY:**

Lansing Brownfield Redevelopment Authority  
230 S. Washington Avenue, Suite 217  
Lansing, Michigan 48933  
Contact Person: Karl Dorshimer  
[karl@lansingcdc.com](mailto:karl@lansingcdc.com)  
Phone: 517-243-3512

October 5, 2022

Approved by the LBRA on \_\_\_\_\_, 2022  
Adopted by the Lansing City Council on \_\_\_\_\_, 2022



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Table 3: Tax Increment Revenue Reimbursement Allocation Table

### ATTACHMENTS

Attachment A: Legal Description of the Property

Attachment B: EGLE BEA Acknowledgement Letter

Attachment C: Letter of Functional Obsolescence

## 1. Project Summary Sheet

The purpose of this Brownfield Plan (the “Plan”) is to identify eligible activities and cost estimates for redevelopment of the property located at 923-927 W. Saginaw Street in the City of Lansing, Michigan. Brownfield tax increment financing is necessary to support redevelopment of the property.

**Project Name:** Moneyball Brownfield  
Redevelopment Project (the “Project”)

**Developer:** Moneyball Sportswear, LLC (the “Developer”)  
603 N. Waverly Road, Suite 3A  
Lansing, MI 48917

**Property Location:** 923-927 W. Saginaw Road, Lansing, Michigan 48915, Parcel IDs 33-01-01-17-226-262 and 33-01-01-17-226-271 (the “Property”).

**Type of Eligible Property:** Facility, Functionally Obsolete, and tax reverted property owned by and under the control of a land bank fast track authority

**Project Description:** The entire 0.436-acre Property will be rehabilitated to include a single-story commercial building comprising 5,300 gross square feet. This project is vital to the W. Saginaw corridor and Moneyball is leading the way as one of the first businesses to reinvest in a deteriorating, underutilized, strip of prime commercial, residential, and mixed-use storefronts.

Brownfield Eligible activities include Michigan Department of Environment, Great Lakes and Energy (EGLE) environmental activities, demolition, site preparation, infrastructure improvements, and preparation of a Brownfield Plan. EGLE pre-approved activities and a portion of department specific activities were conducted by the City of Lansing through the City of Lansing Brownfield Redevelopment Authority (LBRA), therefore, the applicable portion of LBRA costs will be reimbursed back to the LBRA under this Brownfield Plan.

**Total Capital Investment:** Property and Building Improvements and Personnel Property Investment is estimated at \$874,120 (not including acquisition) of which there is \$168,450 in eligible activities associated with the proposed Project.

**Estimated Job**

**Creation/Retention:** The project will create 6-7 full time equivalent (FTE) jobs.

**Duration of Plan:** 30 years (starting in 2023)

| <b>Total New Taxes Generated by Development<br/>for the Duration (30 years) of the Brownfield Plan: \$325,255</b>                                   |                  | <b>% of New<br/>Taxes</b> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------|
| <b>Uses</b>                                                                                                                                         |                  |                           |
| Portion Captured by LBRA to Reimburse Developer, the LBFTA and City                                                                                 | \$168,450        | 51.8%                     |
| Passed Through to Saginaw Street Corridor Improvement Authority (SSCIA), Debt Millage, 10% Local Millage, 100% State School and State Education Tax | \$138,089        | 42.4%                     |
| Portion Captured for LBRA Plan Administration / Local Brownfield Revolving Fund (LBRF) (10% of available Local TIR*)                                | \$18,717         | 5.8%                      |
| <b>TOTAL NEW TAXES GENERATED</b>                                                                                                                    | <b>\$325,255</b> | <b>100%</b>               |

\*TIR = tax increment revenue

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

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

The Plan will allow the LBRA to use tax increment financing to reimburse **Moneyball Sportswear, LLC** (the “Developer”) for the costs of eligible activities required to rehabilitate the eligible property located at 923-927 W. Saginaw Street in the City of Lansing, Michigan, (the “Property”). Any proposed rehabilitation of the Property will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein. The location of the Property is depicted on Figure 1.

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

| Eligible Property     |                     |                                                                                          |
|-----------------------|---------------------|------------------------------------------------------------------------------------------|
| Address               | Tax ID              | Basis of Eligibility                                                                     |
| 927 W. Saginaw Street | 33-01-01-17-226-271 | Facility and Functionally Obsolete                                                       |
| 923 W. Saginaw Street | 33-01-01-17-226-262 | Tax reverted property owned by and under the control of a land bank fast track authority |

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

The Property consists of a total of 0.436-acres and comprised of two adjoining parcels. One vacant single-story commercial building exists on the west portion of the Property. The remainder of the Property is comprised of paved and unpaved parking.

Based on historical information, the parcel located at 923 W. Saginaw Street was used for residential purposes or was vacant until approximately 1951. At this time, two buildings were constructed on the Property. Various tenants and commercial operations were present on the Property including O.W. Rosebrough Co. (1968-1977), Bob’s Fruit Market (1982-1995), and Small World Small Dollars (2005). In 2013 the building was demolished, and the Property has since been

vacant. The parcel is currently owned by the Ingham County Land Bank Fast Track Authority.

The Parcel located at 927 W. Saginaw Street was being used for commercial operations as early as 1913. The building that currently exists on the Property was constructed in 1948. The following businesses were listed for this building: D & C Stores (1982) and Parks Furniture and Jewelry (1987-1995).

Environmental subsurface investigation activities conducted in May and June 2021 included a geophysical survey, the advancement of six (6) soil borings, and collection of two (2) soil gas samples and one groundwater sample on the subject property. The investigation identified no anomalies indicative of an underground storage tank (UST). The soil borings were advanced to depths of 10 to 15 feet below ground surface. The soil boring and sample locations are depicted in Figure 3.

Soil contamination at the Property contains naphthalene, 2-methylnaphthalene, n-butylbenzene, phenanthrene, and tetrachloroethylene (PERC) at various locations with concentrations above Part 201 Residential Generic Cleanup Criteria (GCC). Triterra's soil, groundwater, and soil gas sample locations and results are summarized in Figure 3.

On May 18, 2022, the City of Lansing, Assessors Office formally determined the Property is "functionally obsolete" as the term is defined in Section 2(u), of Act 381. Refer to Attachment B, Letter of Functional Obsolescence.

The Property is considered an "eligible property" as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) it is located within the City of Lansing, a qualified local governmental unit under MCL 125.2782(k); (c) the parcel located at 927 W. Saginaw Street is a "facility" as defined in Part 201 and Section 2(r) of Act 381; (d) , the parcel located at 927 W. Saginaw Street has been determined to be "functionally obsolete" as defined in Section 2(s) of Act 381, and (e) the parcel located at 923 W. Saginaw Street is tax reverted property owned by and under the control of the Ingham County Land Bank Fast Track Authority as defined in Section 2(ee) of Act 381.

### **3. Brownfield Project Description**

Currently residing off Waverly Road, Moneyball Sportswear is the premier athletic-wear supplier in the Lansing area. The subject property will be their new headquarters and main retail store. The result of this project will create more foot traffic and brand awareness for Moneyball while also investing in an underutilized corridor (W. Saginaw).

The entire 0.436-acre Property will be rehabilitated to include the construction of a new one-story retail building comprising 5,300 gross square feet on the eligible property. This project is vital to the continued redevelopment of the West Saginaw corridor.

#### **4. Developer Eligible Activities**

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

The costs of eligible activities included in this Plan can be reimbursed with the new local incremental tax revenues generated by the redeveloped Property and captured by the LBRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”). The total estimated eligible activity costs estimated for Developer reimbursement is \$141,982.



| Summary of Eligible Activities                     |                  |
|----------------------------------------------------|------------------|
| EGLE Eligible Activities                           | Cost             |
| Exempt Activities                                  | \$53,200         |
| <b>Total Environmental Eligible Activities</b>     | <b>\$53,200</b>  |
| MSF Eligible Activities                            | Cost             |
| Demolition                                         | \$57,000         |
| Site Preparation                                   | \$11,000         |
| Infrastructure Improvements                        | \$22,000         |
| LBFTA                                              | 986.00           |
| <b>Total Non-Environmental Eligible Activities</b> | <b>\$79,986</b>  |
| Contingency*                                       | \$7,264          |
| Brownfield Plan Preparation                        | \$12,000         |
| LBRA Brownfield Application Fee                    | \$5,000          |
| <b>Total Eligible Cost for Reimbursement</b>       | <b>\$168,450</b> |

\* EGLE Exempt Activities, Brownfield Plan preparation and implementation are excluded from contingency calculation.

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

## 5. Captured Taxable Value and Tax Increment Revenues

The costs of eligible activities included in, and authorized by, this Plan can be reimbursed with incremental local only tax revenues generated by the Property rehabilitation and captured by the LBRA. The LBRA will not be obligated to reimburse the Developer for Eligible Activities completed after December 31, 2024.

The taxable value of the Property according to the city assessor was \$84,410 which is the initial taxable value for this Plan. The new projected taxable value for 2024 was estimated at \$200,000. Estimated taxable values were based on estimates determined by the Project's development team. The actual taxable value will be determined by the City's Assessor after the Project is completed.

It is estimated that the LBRA will capture tax increment revenues from 2023 through 2052 to

reimburse the Developer and the LBRA for the cost of eligible activities, pay for the LBRA's administration of the Plan and make deposits into the LBRA's Local Brownfield Revolving Fund (LBRF). This Plan will pass through 10% of new local taxes per year for the local taxing jurisdictions. Additionally, 10% of available local TIR will be captured for the duration of the Plan for deposit into the LBRA's Local Brownfield Revolving Fund (LBRF) and/or LBRA Administration costs. The eligible property is within the Saginaw Street Corridor Improvement Authority (SSCIA) Development and Finance Area. Although the SSCIA subordinates capture to LBRA Brownfield Plans, most local pass-through may still be captured by the SSCIA.

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

#### **6. Method of Brownfield Plan Financing**

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

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

#### **7. Amount of Note or Bonded Indebtedness Incurred**

None.

#### **8. Duration of the Brownfield Plan**

The duration of this Plan shall not exceed 30 years total tax capture after the first year of tax capture anticipated as 2023.

#### **9. Estimated Impact on Taxing Jurisdictions**

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

| Projected Impact to Taxing Jurisdictions |                                                                         |                                                                                      |                             |
|------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------|
| Taxing Unit                              | New Taxes Not Captured and passed through to SSCIA and/or Taxing Units* | New Taxes Captured For BRA Administration, LBRF Deposits and Developer Reimbursement | Total New Taxes             |
| School Operating                         | \$74,289                                                                |                                                                                      | \$74,289                    |
| State Education Tax (SET)                | \$25,547                                                                |                                                                                      | \$25,547                    |
| Lansing Oper                             | \$8,277                                                                 | \$74,494                                                                             | \$82,771                    |
| Ingham County Sum                        | \$2,887                                                                 | \$25,984                                                                             | \$28,871                    |
| Ingham County                            | \$2,213                                                                 | \$19,913                                                                             | \$22,126                    |
| Ingham Intermed                          | \$2,102                                                                 | \$18,922                                                                             | \$21,024                    |
| Lansing Comm College                     | \$1,605                                                                 | \$14,444                                                                             | \$16,048                    |
| CATA                                     | \$1,273                                                                 | \$11,456                                                                             | \$12,729                    |
| Lansing Sch Sink                         | \$1,259                                                                 | \$11,333                                                                             | \$12,592                    |
| CADL-Library                             | \$661                                                                   | \$5,950                                                                              | \$6,611                     |
| Airport Auth                             | \$298                                                                   | \$2,679                                                                              | \$2,976                     |
| Montgomery Drain                         | \$221                                                                   | \$1,993                                                                              | \$2,214                     |
| Lansing School Debt                      | \$17,457                                                                |                                                                                      | \$17,457                    |
| <b>Total</b>                             | <b>\$138,089<br/>(42.5%)</b>                                            | <b>\$187,156<br/>(57.5%)</b>                                                         | <b>\$325,255<br/>(100%)</b> |

\* Increased by investment, but not captured by the LBRA

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

## **10. Legal Description & Site Map**

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

LOT 5 WHITES SUB W OF BUTLER REC L 1 P 15  
&  
LOT 7 WHITES SUB W OF BUTLER REC L 1 P 15

## **11. Personal Property**

This Brownfield Plan will capture incremental tax revenues resulting from personal property to the extent they are available.

## **12. Displacement of Persons**

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

## **13. Local Brownfield Revolving Fund**

The LBRA's accelerated reimbursement loan program may be used to finance a portion of the eligible activities under this Plan.

Additionally, the LBRA may capture available tax increment revenues for deposit to the LBRF as permitted by Act 381.

## **14. Other Information**

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

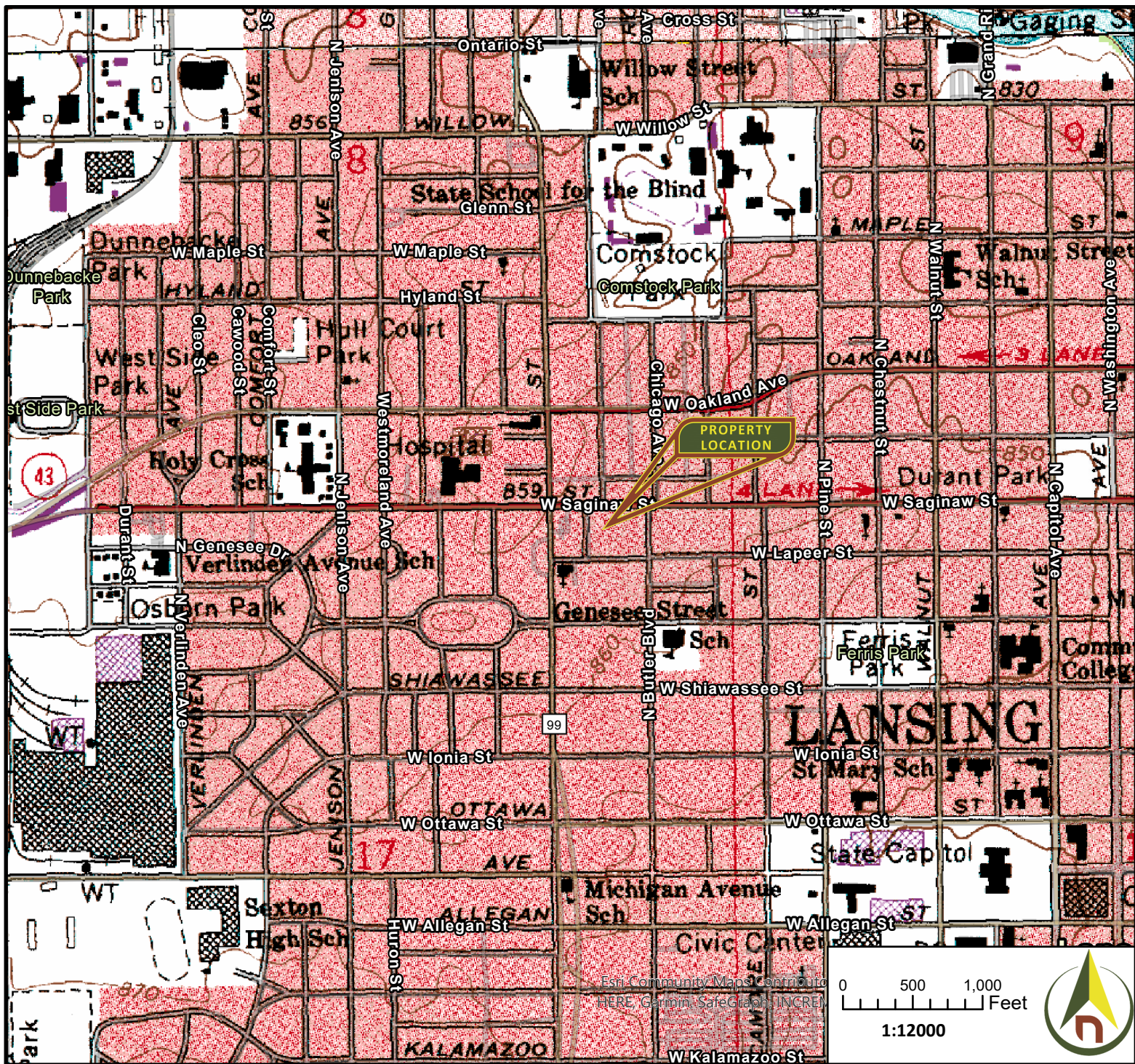
## **FIGURES**

**Figure 1: Property Location Map**

**Figure 2: Eligible Property Map**

**Figure 3: Sample Locations with Analytical Exceedances**





# TRI TERRA

## FIGURE 1 PROPERTY LOCATION

923 & 927 W. SAGINAW STREET  
LANSING, MICHIGAN 48915

INGHAM COUNTY  
T4N, R2W, SECTION 17

PROJECT NUMBER 20-2340-14







**TRI TERRA**

## FIGURE 2

### ELIGIBLE PROPERTY MAP

PROJECT NUMBER: 20-2340-14

**923-927 W. SAGINAW STREET  
LANSING, MICHIGAN 48915**

DIAGRAM CREATED BY: CJZ DATE: 8/22/2022



 Approximate Triterra Boring Location

Approximate BEA Boundary

Approximate Phase I ESA Boundary

| B-205 8' (6/1/2021) |        |
|---------------------|--------|
| Constituent         | g/ kg  |
| Phenanthrene        | 7,400  |
| Naphthalene         | 7,000  |
| 2-Methylnaphthalene | 37,000 |

| B-206 13' (6/1/2021) |        |
|----------------------|--------|
| Constituent          | g/ kg  |
| Tetrachloroethylene  | 12,100 |

B-206  
SG-2

B-205  
SG-1

B-201

B-202

B-203

B-204

Aerial Image 9/2017



**TRITERRA**

**FIGURE 3**

APPROXIMATE BORING LOCATIONS

927 W. SAGINAW STREET  
LANSING, MICHIGAN 48915

PROJECT NUMBER: 20-2340-14

DATE: 7/10/2021

DIAGRAM CREATED BY: CF

## TABLES

**Table 1: Brownfield Eligible Activities**

**Table 2: Tax Increment Revenue Capture Estimates**

**Table 3: Tax Increment Revenue Reimbursement Allocation Table**

**Table 4: Tax Increment Revenue Reimbursement Entity Allocation Table**

**Table 1**  
**Brownfield Eligible Activities**  
**923-927 W. Saginaw Street**  
**Lansing, MI**

|                                                                              |              |           |           |                      | REIMBURSEMENT ALLOCATION |                |                       | REIMBURSEMENT ENTITY |           |                     |  |
|------------------------------------------------------------------------------|--------------|-----------|-----------|----------------------|--------------------------|----------------|-----------------------|----------------------|-----------|---------------------|--|
| ELIGIBLE ACTIVITIES                                                          | NO. OF UNITS | UNIT TYPE | UNIT RATE | ESTIMATED TOTAL COST | EGLE ACTIVITIES          | MSF ACTIVITIES | LOCAL-ONLY ACTIVITIES | Moneyball            | LBRA      | Ingham County LBFTA |  |
| EGLE ELIGIBLE ACTIVITIES                                                     |              |           |           |                      |                          |                |                       |                      |           |                     |  |
| Pre-Approved Activities                                                      |              |           |           |                      |                          |                |                       |                      |           |                     |  |
| Phase I Environmental Site Assessment                                        | 1            | LS        | \$ 2,700  | \$ 2,700             |                          |                | \$ 2,700              | \$ 270               | \$ 2,430  |                     |  |
| Phase II Site Investigations                                                 | 1            | LS        | \$ 9,800  | \$ 9,800             |                          |                | \$ 9,800              |                      | \$ 9,800  |                     |  |
| Baseline Environmental Assessment                                            | 1            | LS        | \$ 4,400  | \$ 4,400             |                          |                | \$ 4,400              |                      | \$ 4,400  |                     |  |
| Environmental Response Activity Plan                                         | 1            | LS        | \$ 4,500  | \$ 4,500             |                          |                | \$ 4,500              | \$ 4,500             |           |                     |  |
| Gas Vapor Mitigation System                                                  | 5,300        | LS        | \$ 6.00   | \$ 31,800            |                          |                | \$ 31,800             | \$ 31,800            |           |                     |  |
| EGLE ELIGIBLE ACTIVITIES TOTAL                                               |              |           |           | \$ 53,200            | \$ -                     | \$ -           | \$ 53,200             | \$ 36,570            | \$ 16,630 | \$ -                |  |
| MSF ELIGIBLE ACTIVITIES                                                      |              |           |           |                      |                          |                |                       |                      |           |                     |  |
| Demolition                                                                   |              |           |           |                      |                          |                |                       |                      |           |                     |  |
| Demolition - Life Safety Bracing, Interior and Select Exterior               | 1            | LS        | \$ 35,000 | \$ 35,000            |                          |                | \$ 35,000             | \$ 35,000            |           |                     |  |
| Demolition - site demolition and backfill                                    | 1            | LS        | \$ 20,000 | \$ 20,000            |                          |                | \$ 20,000             | \$ 20,000            |           |                     |  |
| Demolition - Soft Costs                                                      | 1            | LS        | \$ 2,000  | \$ 2,000             |                          |                | \$ 2,000              | \$ 2,000             |           |                     |  |
| Total Demolition Activities                                                  |              |           |           | \$ 57,000            | \$ -                     | \$ -           | \$ 57,000             | \$ 57,000            | \$ -      | \$ -                |  |
| Site Preparation                                                             |              |           |           |                      |                          |                |                       |                      |           |                     |  |
| Fill - Bracing and Backfill Former Basement Area                             | 1            | LS        | \$ 10,000 | \$ 10,000            |                          |                | \$ 10,000             | \$ 10,000            |           |                     |  |
| Site Preparation - Soft Costs                                                | 1            | LS        | \$ 1,000  | \$ 1,000             |                          |                | \$ 1,000              | \$ 1,000             |           |                     |  |
| Total Site Preparation Activities                                            |              |           |           | \$ 11,000            | \$ -                     | \$ -           | \$ 11,000             | \$ 11,000            | \$ -      | \$ -                |  |
| Infrastructure Improvements                                                  |              |           |           |                      |                          |                |                       |                      |           |                     |  |
| Curbs, sidewalk, entrances in Right of Way                                   | 1            | LS        | \$ 20,000 | \$ 20,000            |                          |                | \$ 20,000             | \$ 20,000            |           |                     |  |
| Infrastructure Improvements - Soft Costs                                     | 1            | LS        | \$ 2,000  | \$ 2,000             |                          |                | \$ 2,000              | \$ 2,000             |           |                     |  |
| Total Infrastructure Improvement Activities                                  |              |           |           | \$ 22,000            | \$ -                     | \$ -           | \$ 22,000             | \$ 22,000            |           |                     |  |
| Land Bank Fast Track Authority (LBFTA) (5/50 Capture)                        |              |           |           |                      |                          |                |                       |                      |           |                     |  |
| Ingham County LBFTA - Eligible Capture of 50% of Available Taxes for 5 years | 1            | LS        | \$ 986    | \$ 986               |                          |                |                       |                      |           |                     |  |
| Total LBFTA Capture                                                          |              |           |           | \$ 986               |                          |                | \$ 986                |                      |           | \$ 986              |  |
| MSF ELIGIBLE ACTIVITIES TOTAL                                                |              |           |           | \$ 90,986            | \$ -                     | \$ -           | \$ 90,986             | \$ 90,000            | \$ -      | \$ 986              |  |
| MSF AND EGLE ELIGIBLE ACTIVITIES TOTAL                                       |              |           |           | \$ 144,186           | \$ -                     | \$ -           | \$ 144,186            | \$ 126,570           | \$ 16,630 | \$ 986              |  |
| Contingency                                                                  |              |           |           | \$ 7,264             | \$ -                     | \$ -           | \$ 7,264              | \$ 7,264             | \$ -      | \$ -                |  |
| Brownfield Plan                                                              | 1            | LS        | \$ 12,000 | \$ 12,000            | \$ -                     | \$ -           | \$ 12,000             | \$ 12,000            | \$ -      | \$ -                |  |
| LBRA Brownfield Application Fee                                              | 1            | LS        | \$ 5,000  | \$ 5,000             | \$ -                     | \$ -           | \$ 5,000              | \$ 5,000             | \$ -      | \$ -                |  |
| Interest (0%, simple)                                                        |              |           |           | \$ -                 | \$ -                     | \$ -           | \$ -                  | \$ -                 | \$ -      | \$ -                |  |
| TOTAL ELIGIBLE COST FOR REIMBURSEMENT                                        |              |           |           | \$ 168,450           | \$ -                     | \$ -           | \$ 168,450            | \$ 150,834           | \$ 16,630 | \$ 986              |  |
| State Brownfield Revolving Fund                                              |              |           |           | \$ -                 |                          |                |                       |                      |           |                     |  |
| SSCIA/BRA Administration/LBRF                                                |              |           |           | \$ 18,717            |                          |                |                       |                      |           |                     |  |
| GRAND TOTAL                                                                  |              |           |           | \$ 187,166           |                          |                |                       |                      |           |                     |  |
|                                                                              |              |           |           |                      | 0.00%                    | 0.00%          | 100.00%               |                      |           |                     |  |

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

Table 2  
Tax Increment Revenue Capture Estimates  
923-927 W. Saginaw Street  
Lansing, MI

| Estimated Taxable Value (TV) Increase Rate:                                       |           | 1% per year |            |            |            |            |            |            |            |            |            |            |            |            |            |            |
|-----------------------------------------------------------------------------------|-----------|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Plan Year                                                                         | 2023<br>1 | 2024<br>2   | 2025<br>3  | 2026<br>4  | 2027<br>5  | 2028<br>6  | 2029<br>7  | 2030<br>8  | 2031<br>9  | 2032<br>10 | 2033<br>11 | 2034<br>12 | 2035<br>13 | 2036<br>14 | 2037<br>15 | 2038<br>16 |
| Base Taxable Value (TV) of Land at 923 W. Saginaw (Ingham County LBFTA)           | \$ -      | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| Base TV of Land at 927 W. Saginaw                                                 | \$ 5,350  | \$ 5,350    | \$ 5,350   | \$ 5,350   | \$ 5,350   | \$ 5,350   | \$ 5,350   | \$ 5,350   | \$ 5,350   | \$ 5,350   | \$ 5,350   | \$ 5,350   | \$ 5,350   | \$ 5,350   | \$ 5,350   | \$ 5,350   |
| Base TV of Building at 927 W. Saginaw                                             | \$ 79,060 | \$ 79,060   | \$ 79,060  | \$ 79,060  | \$ 79,060  | \$ 79,060  | \$ 79,060  | \$ 79,060  | \$ 79,060  | \$ 79,060  | \$ 79,060  | \$ 79,060  | \$ 79,060  | \$ 79,060  | \$ 79,060  | \$ 79,060  |
| Estimated New TV for Land at 923 W. Saginaw (Ingham County LBFTA)                 | \$ 5,350  | \$ 5,404    | \$ 5,458   | \$ 5,512   | \$ 5,567   | \$ 5,623   | \$ 5,679   | \$ 5,736   | \$ 5,793   | \$ 5,851   | \$ 5,910   | \$ 5,969   | \$ 6,029   | \$ 6,089   | \$ 6,150   | \$ 6,211   |
| Estimated New TV for Land at 927 W. Saginaw                                       | \$ 5,350  | \$ 5,404    | \$ 5,458   | \$ 5,512   | \$ 5,567   | \$ 5,623   | \$ 5,679   | \$ 5,736   | \$ 5,793   | \$ 5,851   | \$ 5,910   | \$ 5,969   | \$ 6,029   | \$ 6,089   | \$ 6,150   | \$ 6,211   |
| Estimated New TV for Building at 927 W. Saginaw                                   | \$ 89,300 | \$ 189,193  | \$ 191,085 | \$ 192,996 | \$ 194,926 | \$ 196,875 | \$ 198,844 | \$ 200,832 | \$ 202,841 | \$ 204,869 | \$ 206,918 | \$ 208,987 | \$ 211,077 | \$ 213,187 | \$ 215,319 | \$ 217,472 |
| Incremental Difference for Land at 923 W. Saginaw (Ingham County LBFTA)           | \$ 5,350  | \$ 5,404    | \$ 5,458   | \$ 5,512   | \$ 5,567   | \$ 5,623   | \$ 5,679   | \$ 5,736   | \$ 5,793   | \$ 5,851   | \$ 5,910   | \$ 5,969   | \$ 6,029   | \$ 6,089   | \$ 6,150   | \$ 6,211   |
| Incremental Difference for Land and Building at 927 W. Saginaw (New TV - Base TV) | \$ 10,240 | \$ 110,187  | \$ 112,132 | \$ 114,098 | \$ 116,083 | \$ 118,088 | \$ 120,113 | \$ 122,158 | \$ 124,224 | \$ 126,310 | \$ 128,417 | \$ 130,546 | \$ 132,695 | \$ 134,866 | \$ 137,059 | \$ 139,274 |
| Total Incremental Difference                                                      | \$ 15,590 | \$ 115,590  | \$ 117,590 | \$ 119,610 | \$ 121,650 | \$ 123,711 | \$ 125,792 | \$ 127,894 | \$ 130,017 | \$ 132,161 | \$ 134,327 | \$ 136,514 | \$ 138,724 | \$ 140,955 | \$ 143,209 | \$ 145,485 |

| School Tax Revenue - LBFTA Parcel - Available Capture at 50% for 5 Years* | Millage Rate |
|---------------------------------------------------------------------------|--------------|
| School Operating                                                          | 17.44780     |
| State Education Tax (SET)                                                 | 6.00000      |
| School Total:                                                             | 23.44780     |

| School Tax Revenue - 927 W. Saginaw Parcel - NOT CAPTURED | Millage Rate |
|-----------------------------------------------------------|--------------|
| School Operating                                          | 17.44780     |
| State Education Tax (SET)                                 | 6.00000      |
| School Total:                                             | 23.44780     |

| Local Tax Revenue - LBFTA Parcel - Available Capture at 50% for 5 Years | Millage Rate |
|-------------------------------------------------------------------------|--------------|
| LANSING OPER                                                            | 19.44000     |
| INGHAM CNTY SUM                                                         | 6.78070      |
| INGHAM COUNTY                                                           | 5.19650      |
| INGHAM INTERMED                                                         | 4.93780      |
| LANSING COM COLLEGE                                                     | 3.76920      |
| CATA                                                                    | 2.98950      |
| LANSING SCH SINK                                                        | 2.95750      |
| CADL-LIBRARY                                                            | 1.55280      |
| AIRPORT AUTH                                                            | 0.69900      |
| MONTGOMERY DRAIN                                                        | 0.52000      |
| Local Total:                                                            | 48.84300     |

| Local Tax Revenue - 927 W. Saginaw Parcel - Capturable | Millage Rate |
|--------------------------------------------------------|--------------|
| LANSING OPER                                           | 19.44000     |
| INGHAM CNTY SUM                                        | 6.78070      |
| INGHAM COUNTY                                          | 5.19650      |
| INGHAM INTERMED                                        | 4.93780      |
| LANSING COM COLLEGE                                    | 3.76920      |
| CATA                                                   | 2.98950      |
| LANSING SCH SINK                                       | 2.95750      |
| CADL-LIBRARY                                           | 1.55280      |
| AIRPORT AUTH                                           | 0.69900      |
| MONTGOMERY DRAIN                                       | 0.52000      |
| Local Total:                                           | 48.84300     |

|                                                                                               |        |        |        |        |        |
|-----------------------------------------------------------------------------------------------|--------|--------|--------|--------|--------|
| Available State/Local Taxes for 923 W. Saginaw (LBFTA):                                       | \$ 387 | \$ 391 | \$ 395 | \$ 398 | \$ 402 |
| 50% of Available State/Local Taxes for 923 W. Saginaw (LBFTA); Captured from Local Taxes (A): | \$ 193 | \$ 195 | \$ 197 | \$ 199 | \$ 201 |

|                                                            |        |          |          |          |          |
|------------------------------------------------------------|--------|----------|----------|----------|----------|
| Balance of Local Capturable Taxes from 923 W. Saginaw (B): | \$ 68  | \$ 69    | \$ 69    | \$ 70    | \$ 71    |
| Capturable Local Taxes for 927 W. Saginaw (C):             | \$ 500 | \$ 5,382 | \$ 5,477 | \$ 5,573 | \$ 5,670 |
| Total Captured Taxes (A+B+C):                              | \$ 761 | \$ 5,646 | \$ 5,743 | \$ 5,842 | \$ 5,942 |

| Non-Capturable Millages     | Millage Rate |
|-----------------------------|--------------|
| LANSING SCHOOL DEBT         | 4.10000      |
| Total Non-Capturable Taxes: | 4.10000      |

Notes:  
\* Available state taxes from LBFTA parcel (923 W. Saginaw) are calculated at 50% and captured from local taxes for 5 years.

Table 2  
Tax Increment Revenue Capture Estimates  
923-927 W. Saginaw Street  
Lansing, MI

| Estimated Taxable Value (TV) Increase Rate:                                       |            |            |            |            |            |            |            |            |            |            |            |            |            |            |  |  |  |  |
|-----------------------------------------------------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--|--|--|--|
| Plan Year                                                                         | 2039<br>17 | 2040<br>18 | 2041<br>19 | 2042<br>20 | 2043<br>21 | 2044<br>22 | 2045<br>23 | 2046<br>24 | 2047<br>25 | 2048<br>26 | 2049<br>27 | 2050<br>28 | 2051<br>29 | 2052<br>30 |  |  |  |  |
| Base Taxable Value (TV) of Land at 923 W. Saginaw (Ingham County LBFTA)           | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |  |  |  |  |
| Base TV of Land at 927 W. Saginaw                                                 | \$ 5,350   | \$ 5,350   | \$ 5,350   | \$ 5,350   | \$ 5,350   | \$ 5,350   | \$ 5,350   | \$ 5,350   | \$ 5,350   | \$ 5,350   | \$ 5,350   | \$ 5,350   | \$ 5,350   | \$ 5,350   |  |  |  |  |
| Base TV of Building at 927 W. Saginaw                                             | \$ 79,060  | \$ 79,060  | \$ 79,060  | \$ 79,060  | \$ 79,060  | \$ 79,060  | \$ 79,060  | \$ 79,060  | \$ 79,060  | \$ 79,060  | \$ 79,060  | \$ 79,060  | \$ 79,060  | \$ 79,060  |  |  |  |  |
| Estimated New TV for Land at 923 W. Saginaw (Ingham County LBFTA)                 | \$ 6,273   | \$ 6,336   | \$ 6,399   | \$ 6,463   | \$ 6,528   | \$ 6,593   | \$ 6,659   | \$ 6,726   | \$ 6,793   | \$ 6,861   | \$ 6,930   | \$ 6,999   | \$ 7,069   | \$ 7,140   |  |  |  |  |
| Estimated New TV for Land at 927 W. Saginaw                                       | \$ 6,273   | \$ 6,336   | \$ 6,399   | \$ 6,463   | \$ 6,528   | \$ 6,593   | \$ 6,659   | \$ 6,726   | \$ 6,793   | \$ 6,861   | \$ 6,930   | \$ 6,999   | \$ 7,069   | \$ 7,140   |  |  |  |  |
| Estimated New TV for Building at 927 W. Saginaw                                   | \$ 219,647 | \$ 221,844 | \$ 224,062 | \$ 226,303 | \$ 228,566 | \$ 230,851 | \$ 233,160 | \$ 235,492 | \$ 237,846 | \$ 240,225 | \$ 242,627 | \$ 245,053 | \$ 247,504 | \$ 249,979 |  |  |  |  |
| Incremental Difference for Land at 923 W. Saginaw (Ingham County LBFTA)           | \$ 6,273   | \$ 6,336   | \$ 6,399   | \$ 6,463   | \$ 6,528   | \$ 6,593   | \$ 6,659   | \$ 6,726   | \$ 6,793   | \$ 6,861   | \$ 6,930   | \$ 6,999   | \$ 7,069   | \$ 7,140   |  |  |  |  |
| Incremental Difference for Land and Building at 927 W. Saginaw (New TV - Base TV) | \$ 141,510 | \$ 143,770 | \$ 146,051 | \$ 148,356 | \$ 150,684 | \$ 153,035 | \$ 155,409 | \$ 157,807 | \$ 160,230 | \$ 162,676 | \$ 165,147 | \$ 167,642 | \$ 170,163 | \$ 172,709 |  |  |  |  |
| Total Incremental Difference                                                      | \$ 147,784 | \$ 150,106 | \$ 152,451 | \$ 154,819 | \$ 157,212 | \$ 159,628 | \$ 162,068 | \$ 164,533 | \$ 167,023 | \$ 169,537 | \$ 172,076 | \$ 174,641 | \$ 177,232 | \$ 179,848 |  |  |  |  |

| School Tax Revenue - LBFTA Parcel - Available Capture at 50% for 5 Years* |          | Millage Rate |
|---------------------------------------------------------------------------|----------|--------------|
| School Operating                                                          | 17.44780 | \$ -         |
| State Education Tax (SET)                                                 | 6.00000  | \$ -         |
| School Total:                                                             | 23.44780 | \$ -         |

| School Tax Revenue - 927 W. Saginaw Parcel - NOT CAPTURED |          | Millage Rate |
|-----------------------------------------------------------|----------|--------------|
| School Operating                                          | 17.44780 | \$ 2,579     |
| State Education Tax (SET)                                 | 6.00000  | \$ 887       |
| School Total:                                             | 23.44780 | \$ 3,465     |

| Local Tax Revenue - LBFTA Parcel - Available Capture at 50% for 5 Years |          | Millage Rate |
|-------------------------------------------------------------------------|----------|--------------|
| LANSING OPER                                                            | 19.44000 | \$ -         |
| INGHAM CNTY SUM                                                         | 6.78070  | \$ -         |
| INGHAM COUNTY                                                           | 5.19650  | \$ -         |
| INGHAM INTERMED                                                         | 4.93780  | \$ -         |
| LANSING COM COLLEGE                                                     | 3.76920  | \$ -         |
| CATA                                                                    | 2.98950  | \$ -         |
| LANSING SCH SINK                                                        | 2.95750  | \$ -         |
| CADL-LIBRARY                                                            | 1.55280  | \$ -         |
| AIRPORT AUTH                                                            | 0.69900  | \$ -         |
| MONTGOMERY DRAIN                                                        | 0.52000  | \$ -         |
| Local Total:                                                            | 48.84300 | \$ -         |

| Local Tax Revenue - 927 W. Saginaw Parcel - Capturable |          | Millage Rate |
|--------------------------------------------------------|----------|--------------|
| LANSING OPER                                           | 19.44000 | \$ 2,873     |
| INGHAM CNTY SUM                                        | 6.78070  | \$ 1,002     |
| INGHAM COUNTY                                          | 5.19650  | \$ 768       |
| INGHAM INTERMED                                        | 4.93780  | \$ 730       |
| LANSING COM COLLEGE                                    | 3.76920  | \$ 557       |
| CATA                                                   | 2.98950  | \$ 442       |
| LANSING SCH SINK                                       | 2.95750  | \$ 437       |
| CADL-LIBRARY                                           | 1.55280  | \$ 229       |
| AIRPORT AUTH                                           | 0.69900  | \$ 103       |
| MONTGOMERY DRAIN                                       | 0.52000  | \$ 77        |
| Local Total:                                           | 48.84300 | \$ 7,218     |

|                                                                                               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Available State/Local Taxes for 923 W. Saginaw (LBFTA):                                       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 50% of Available State/Local Taxes for 923 W. Saginaw (LBFTA); Captured from Local Taxes (A): |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

|                                                            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Balance of Local Capturable Taxes from 923 W. Saginaw (B): |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Capturable Local Taxes for 927 W. Saginaw (C):             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Total Captured Taxes (A+B+C):                              |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| Non-Capturable Millages     |         | Millage Rate |
|-----------------------------|---------|--------------|
| LANSING SCHOOL DEBT         | 4.10000 | \$ 606       |
| Total Non-Capturable Taxes: | 4.10000 | \$ 606       |

|            |            |            |
|------------|------------|------------|
| \$ 325,255 | \$ 138,089 | \$ 187,166 |
|------------|------------|------------|

Table 3  
Tax Increment Revenue Reimbursement Allocation Table  
923-927 W. Saginaw Street  
Lansing, MI

| Developer/City<br>Projected<br>Reimbursement | Proportionality | School &<br>Local Taxes | Local-Only<br>Taxes | Total      |
|----------------------------------------------|-----------------|-------------------------|---------------------|------------|
| State                                        | 0.0%            | \$ -                    |                     | \$ -       |
| Local                                        | 100.0%          | \$ -                    | \$ 168,450          | \$ 168,450 |
| TOTAL                                        |                 | \$ -                    | \$ 168,450          | \$ 168,450 |
| EGLE                                         | 0.0%            | \$ -                    |                     |            |
| MSF                                          | 0.0%            | \$ -                    |                     |            |

Estimated Total Years of Plan: 30

| Administrative Fees & Loan Funds* |           |
|-----------------------------------|-----------|
| State Brownfield Revolving Fund   | \$ -      |
| BRA Adminstration / LBRF          | \$ 18,717 |
|                                   |           |

\* During the life of the Plan

|                                                                                     | 2023<br>1 | 2024<br>2 | 2025<br>3 | 2026<br>4 | 2027<br>5 | 2028<br>6 | 2029<br>7 | 2030<br>8 | 2031<br>9 | 2032<br>10 | 2033<br>11 | 2034<br>12 | 2035<br>13 | 2036<br>14 | 2037<br>15 | 2038<br>16 |
|-------------------------------------------------------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|------------|------------|------------|------------|------------|------------|
| Available Tax Increment Revenue (TIR)                                               |           |           |           |           |           |           |           |           |           |            |            |            |            |            |            |            |
| Total State Tax Capture Available                                                   | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)               | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| Capture of Available State Tax Increment for Taxing Units (10%) ("Pass-Through")    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| State TIR Available for Reimbursement to Developer                                  | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
|                                                                                     |           |           |           |           |           |           |           |           |           |            |            |            |            |            |            |            |
| Total Local Tax Capture Available                                                   | \$ 761    | \$ 5,646  | \$ 5,743  | \$ 5,842  | \$ 5,942  | \$ 6,042  | \$ 6,144  | \$ 6,247  | \$ 6,350  | \$ 6,455   | \$ 6,561   | \$ 6,668   | \$ 6,776   | \$ 6,885   | \$ 6,995   | \$ 7,106   |
| Capture of Available Local Tax Increment for Taxing Units (10%) ("Pass-Through")    | \$ 76     | \$ 565    | \$ 574    | \$ 584    | \$ 594    | \$ 604    | \$ 614    | \$ 625    | \$ 635    | \$ 646     | \$ 656     | \$ 667     | \$ 678     | \$ 688     | \$ 699     | \$ 711     |
| Capture for SSCIA, BRA Administrative Fees and/or LBRF (10% of available Local TIR) | \$ 69     | \$ 508    | \$ 517    | \$ 526    | \$ 535    | \$ 544    | \$ 553    | \$ 562    | \$ 572    | \$ 581     | \$ 590     | \$ 600     | \$ 610     | \$ 620     | \$ 630     | \$ 640     |
| Local TIR Available for Reimbursement to Developer and City (LBRF)                  | \$ 617    | \$ 4,573  | \$ 4,652  | \$ 4,732  | \$ 4,813  | \$ 4,894  | \$ 4,977  | \$ 5,060  | \$ 5,144  | \$ 5,229   | \$ 5,314   | \$ 5,401   | \$ 5,488   | \$ 5,577   | \$ 5,666   | \$ 5,756   |
| Total State & Local TIR Available for Reimbursement to Developer and City (LBRA)    | \$ 617    | \$ 4,573  | \$ 4,652  | \$ 4,732  | \$ 4,813  | \$ 4,894  | \$ 4,977  | \$ 5,060  | \$ 5,144  | \$ 5,229   | \$ 5,314   | \$ 5,401   | \$ 5,488   | \$ 5,577   | \$ 5,666   | \$ 5,756   |

| DEVELOPER AND LBRA                            | Beginning<br>Balance |            |            |            |            |            |            |            |            |            |            |            |            |            |            |           |
|-----------------------------------------------|----------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------|
|                                               | \$ 168,450           | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -      |
|                                               |                      |            |            |            |            |            |            |            |            |            |            |            |            |            |            |           |
| MSF Eligible Activities                       | \$ -                 | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -      |
| State Tax Reimbursement                       | \$ -                 | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -      |
| Local Tax Reimbursement                       | \$ -                 | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -      |
|                                               |                      |            |            |            |            |            |            |            |            |            |            |            |            |            |            |           |
| EGLE Eligible Activities                      | \$ -                 | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -      |
| State Tax Reimbursement                       | \$ -                 | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -      |
| Local Tax Reimbursement                       | \$ -                 | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -      |
|                                               |                      |            |            |            |            |            |            |            |            |            |            |            |            |            |            |           |
| LOCAL-ONLY Activities                         | \$ 168,450           | \$ 167,833 | \$ 163,260 | \$ 158,608 | \$ 153,876 | \$ 149,063 | \$ 144,168 | \$ 139,192 | \$ 134,132 | \$ 128,988 | \$ 123,759 | \$ 118,445 | \$ 113,044 | \$ 107,556 | \$ 101,979 | \$ 96,313 |
| Local-Only Tax Reimbursement                  | \$ 168,450           | \$ 617     | \$ 4,573   | \$ 4,652   | \$ 4,732   | \$ 4,813   | \$ 4,894   | \$ 4,977   | \$ 5,060   | \$ 5,144   | \$ 5,229   | \$ 5,314   | \$ 5,401   | \$ 5,488   | \$ 5,577   | \$ 5,666  |
| TOTAL ANNUAL DEVELOPER AND LBRA REIMBURSEMENT |                      | \$ 617     | \$ 4,573   | \$ 4,652   | \$ 4,732   | \$ 4,813   | \$ 4,894   | \$ 4,977   | \$ 5,060   | \$ 5,144   | \$ 5,229   | \$ 5,314   | \$ 5,401   | \$ 5,488   | \$ 5,577   | \$ 5,666  |



Table 3  
Tax Increment Revenue Reimbursement Allocation Table  
923-927 W. Saginaw Street  
Lansing, MI

|                                                                                     | 2039      | 2040      | 2041      | 2042      | 2043      | 2044      | 2045      | 2046      | 2047      | 2048      | 2049      | 2050      | 2051     | 2052     | TOTALS     |
|-------------------------------------------------------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|----------|------------|
|                                                                                     | 17        | 18        | 19        | 20        | 21        | 22        | 23        | 24        | 25        | 26        | 27        | 28        | 29       | 30       |            |
| Available Tax Increment Revenue (TIR)                                               |           |           |           |           |           |           |           |           |           |           |           |           |          |          |            |
| Total State Tax Capture Available                                                   | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     |            |
| Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)               | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | -         |           |           |          |          | \$ -       |
| Capture of Available State Tax Increment for Taxing Units (10%) ("Pass-Through")    | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ -       |
| State TIR Available for Reimbursement to Developer                                  | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     |            |
|                                                                                     |           |           |           |           |           |           |           |           |           |           |           |           |          |          |            |
| Total Local Tax Capture Available                                                   | \$ 7,218  | \$ 7,332  | \$ 7,446  | \$ 7,562  | \$ 7,679  | \$ 7,797  | \$ 7,916  | \$ 8,036  | \$ 8,158  | \$ 8,281  | \$ 8,405  | \$ 8,530  | \$ 8,657 | \$ 8,784 |            |
| Capture of Available Local Tax Increment for Taxing Units (10%) ("Pass-Through")    | \$ 722    | \$ 733    | \$ 745    | \$ 756    | \$ 768    | \$ 780    | \$ 792    | \$ 804    | \$ 816    | \$ 828    | \$ 840    | \$ 853    | \$ 866   | \$ 878   | \$ 20,796  |
| Capture for SSCIA, BRA Administrative Fees and/or LBRF (10% of available Local TIR) | \$ 650    | \$ 660    | \$ 670    | \$ 681    | \$ 691    | \$ 702    | \$ 712    | \$ 723    | \$ 734    | \$ 745    | \$ 756    | \$ 768    | \$ 779   | \$ 791   | \$ 18,717  |
| Local TIR Available for Reimbursement to Developer and City (LBRF)                  | \$ 5,847  | \$ 5,939  | \$ 6,031  | \$ 6,125  | \$ 6,220  | \$ 6,315  | \$ 6,412  | \$ 6,509  | \$ 6,608  | \$ 6,707  | \$ 6,808  | \$ 6,909  | \$ 7,012 | \$ 7,115 |            |
| Total State & Local TIR Available for Reimbursement to Developer and City (LBRA)    | \$ 5,847  | \$ 5,939  | \$ 6,031  | \$ 6,125  | \$ 6,220  | \$ 6,315  | \$ 6,412  | \$ 6,509  | \$ 6,608  | \$ 6,707  | \$ 6,808  | \$ 6,909  | \$ 7,012 | \$ 7,115 |            |
| DEVELOPER AND LBRA                                                                  |           |           |           |           |           |           |           |           |           |           |           |           |          |          |            |
|                                                                                     | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     |            |
|                                                                                     |           |           |           |           |           |           |           |           |           |           |           |           |          |          |            |
| MSF Eligible Activities                                                             | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     |            |
| State Tax Reimbursement                                                             | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ -       |
| Local Tax Reimbursement                                                             | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ -       |
|                                                                                     |           |           |           |           |           |           |           |           |           |           |           |           |          |          |            |
| EGLE Eligible Activities                                                            | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     |            |
| State Tax Reimbursement                                                             | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ -       |
| Local Tax Reimbursement                                                             | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -     | \$ -     | \$ -       |
|                                                                                     |           |           |           |           |           |           |           |           |           |           |           |           |          |          |            |
| LOCAL-ONLY Activities                                                               | \$ 84,711 | \$ 78,772 | \$ 72,741 | \$ 66,616 | \$ 60,396 | \$ 54,081 | \$ 47,669 | \$ 41,159 | \$ 34,552 | \$ 27,844 | \$ 21,036 | \$ 14,127 | \$ 7,115 | \$ 0     |            |
| Local-Only Tax Reimbursement                                                        | \$ 5,847  | \$ 5,939  | \$ 6,031  | \$ 6,125  | \$ 6,220  | \$ 6,315  | \$ 6,412  | \$ 6,509  | \$ 6,608  | \$ 6,707  | \$ 6,808  | \$ 6,909  | \$ 7,012 | \$ 7,115 | \$ 168,450 |
| TOTAL ANNUAL DEVELOPER AND LBRA REIMBURSEMENT                                       | \$ 5,847  | \$ 5,939  | \$ 6,031  | \$ 6,125  | \$ 6,220  | \$ 6,315  | \$ 6,412  | \$ 6,509  | \$ 6,608  | \$ 6,707  | \$ 6,808  | \$ 6,909  | \$ 7,012 | \$ 7,115 |            |
|                                                                                     |           |           |           |           |           |           |           |           |           |           |           |           |          |          | \$ 168,450 |

**Attachment A**

**Legal Description of the Property**

A black and white photograph of a single-story commercial building, identified by a sign as the "Central Bank Community". The building has a light-colored facade with a dark door and a large window. A sign above the door reads "Central Bank Community" and "Serving the Community Since 1911". To the left of the door, there is a large window with some text inside, including "The Central Bank Community". The building is situated on a street corner, with a sidewalk and a road in the foreground. There are utility poles and wires visible in the background, and some trees without leaves. A street sign is visible on the corner.

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Ingham, Michigan

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|                                                                                                                                                                                                                                                    |            |        |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |  |           |            |        |     |                                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|-----------|------------|--------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| Desc. of Bldg/Section: PARK FURNITURE STORE<br>Calculator Occupancy: Stores - Retail                                                                                                                                                               |            |        |     | <div style="text-align: center;">           &lt;&lt;&lt;&lt;&lt;      Calculator Cost Computations      &gt;&gt;&gt;&gt;&gt;         </div> <div style="display: flex; justify-content: space-between;"> <div>           Class: C      Quality: Low Cost<br/>           Stories: 1      Story Height: 13      Perimeter: 288<br/>           Overall Building Height: 13         </div> <div>           Base Rate for Upper Floors = 61.31<br/>           Storage Basement Basement, Base Rate for Basement = 34.39<br/>           (Basement Fireproofing Rate = 0.00)         </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>           (10) Heating system: Package Heating &amp; Cooling      Cost/SqFt: 14.25      100%<br/>           Bsmnt Heating system: No Heating or Cooling      Cost/SqFt: 0.00<br/>           Adjusted Square Foot Cost for Upper Floors = 75.56<br/>           Adjusted Square Foot Cost for Basement = 34.39         </div> <div>           Total Floor Area: 5,120      Base Cost New of Upper Floors = 386,868<br/>           Basement Area: 3,200      Base Cost New of Basement = 110,048         </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>           Eff.Age:52      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 37 /100/100/100/37.0<br/>           Total Depreciated Cost = 183,859         </div> <div>           ECF (R230-WEST DOWNTOWN-RETAIL)      1.230 =&gt; TCV of Bldg: 1 = 226,146<br/>           Replacement Cost/Floor Area= 97.05      Est. TCV/Floor Area= 44.17         </div> </div> |  |  |  |           |            |        |     |                                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |
| Class: C<br>Floor Area: 5,120<br>Gross Bldg Area: 5,120<br>Stories Above Grd: 1<br>Average Sty Hght : 13<br>Bsmnt Wall Hght : 8<br><br>Depr. Table : 2.25%<br>Effective Age : 52<br>Physical %Good: 37<br>Func. %Good : 100<br>Economic %Good: 100 |            |        |     | <div style="text-align: center;">Construction Cost</div> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:15%;">X Ave.</td> <td style="width:15%;">Low</td> </tr> </table> <div style="text-align: center;">** ** Calculator Cost Data ** **</div> Quality: Low Cost<br>Heat#1: Package Heating & Cooling      100<br>Heat#2: Package Heating & Cooling      0%<br>Ave. SqFt/Story: 5120<br>Ave. Perimeter: 288<br>Has Elevators:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |  | High      | Above Ave. | X Ave. | Low | <div style="text-align: center;">*** Basement Info ***</div> Area: 3200<br>Perimeter: 240<br>Type: Storage Basement<br>Heat: No Heating or Cooling<br><br><div style="text-align: center;">* Mezzanine Info *</div> Area #1:<br>Type #1: Open      (No Rates)<br>Area #2:<br>Type #2: Open      (No Rates)<br><br><div style="text-align: center;">* Sprinkler Info *</div> Area:<br>Type: Low |  |  |  |
| High                                                                                                                                                                                                                                               | Above Ave. | X Ave. | Low |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |  |           |            |        |     |                                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |
| 1948 Year Built<br>Remodeled                                                                                                                                                                                                                       |            |        |     | 13 Overall Bldg<br>Height                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |  |  | Comments: |            |        |     |                                                                                                                                                                                                                                                                                                                                                                                                |  |  |  |

|                                                                              |                 |             |                   |                                                                                                                                                                                                                                               |                                     |   |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |         |             |                   |                       |             |             |       |   |                                     |   |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  |  |                 |                 |          |                                                                                                                                                                                             |  |  |  |           |              |
|------------------------------------------------------------------------------|-----------------|-------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------------|-------------------|-----------------------|-------------|-------------|-------|---|-------------------------------------|---|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|-----------------|-----------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|-----------|--------------|
| (1) Excavation/Site Prep:                                                    |                 |             |                   | (7) Interior:<br>X Frame, Retail Store                                                                                                                                                                                                        |                                     |   |                                     | (11) Electric and Lighting:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |         |             |                   | (39) Miscellaneous:   |             |             |       |   |                                     |   |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  |  |                 |                 |          |                                                                                                                                                                                             |  |  |  |           |              |
| (2) Foundation:      X      Footings                                         |                 |             |                   | (8) Plumbing:                                                                                                                                                                                                                                 |                                     |   |                                     | <div style="display: flex; justify-content: space-between;"> <div>Outlets:</div> <div>Fixtures:</div> </div> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">X</td> <td style="width:15%;">Poured Conc</td> <td style="width:15%;">Brick/Stone</td> <td style="width:15%;">Block</td> <td style="width:15%;">X</td> <td style="width:15%;">Few Average Many Unfinished Typical</td> <td style="width:15%;">X</td> <td style="width:15%;">Few Average Many Unfinished Typical</td> </tr> </table> |         |             |                   | X                     | Poured Conc | Brick/Stone | Block | X | Few Average Many Unfinished Typical | X | Few Average Many Unfinished Typical | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Many Above Ave.</td> <td style="width:15%;">Average Typical</td> <td style="width:15%;">Few None</td> </tr> </table> <div style="display: flex; justify-content: space-between;"> <div>           Total Fixtures<br/>           3-Piece Baths<br/>           2-Piece Baths<br/>           Shower Stalls<br/>           Toilets         </div> <div>           Urinals<br/>           Wash Bowls<br/>           Water Heaters<br/>           Wash Fountains<br/>           Water Softeners         </div> </div> |  |  |  | Many Above Ave. | Average Typical | Few None | (40) Exterior Wall:<br><table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Thickness</td> <td style="width:15%;">Bsmnt Insul.</td> </tr> </table> |  |  |  | Thickness | Bsmnt Insul. |
| X                                                                            | Poured Conc     | Brick/Stone | Block             | X                                                                                                                                                                                                                                             | Few Average Many Unfinished Typical | X | Few Average Many Unfinished Typical |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |         |             |                   |                       |             |             |       |   |                                     |   |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  |  |                 |                 |          |                                                                                                                                                                                             |  |  |  |           |              |
| Many Above Ave.                                                              | Average Typical | Few None    |                   |                                                                                                                                                                                                                                               |                                     |   |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |         |             |                   |                       |             |             |       |   |                                     |   |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  |  |                 |                 |          |                                                                                                                                                                                             |  |  |  |           |              |
| Thickness                                                                    | Bsmnt Insul.    |             |                   |                                                                                                                                                                                                                                               |                                     |   |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |         |             |                   |                       |             |             |       |   |                                     |   |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  |  |                 |                 |          |                                                                                                                                                                                             |  |  |  |           |              |
| (3) Frame:                                                                   |                 |             |                   | (9) Sprinklers:                                                                                                                                                                                                                               |                                     |   |                                     | (13) Roof Structure:      Slope=0<br>X Wood Joists, Wood or Composition                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |         |             |                   | X Block, Concrete, 8" |             |             |       |   |                                     |   |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  |  |                 |                 |          |                                                                                                                                                                                             |  |  |  |           |              |
| (4) Floor Structure:<br>X Concrete, On Ground<br>X Wood Joists and Sheathing |                 |             |                   | (10) Heating and Cooling:                                                                                                                                                                                                                     |                                     |   |                                     | (14) Roof Cover:<br>X Built-Up Composite                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |             |                   |                       |             |             |       |   |                                     |   |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  |  |                 |                 |          |                                                                                                                                                                                             |  |  |  |           |              |
| (5) Floor Cover:<br>X Asphalt Tile                                           |                 |             |                   | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">X</td> <td style="width:15%;">Gas Oil</td> <td style="width:15%;">Coal Stoker</td> <td style="width:15%;">Hand Fired Boiler</td> </tr> </table> |                                     |   |                                     | X                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Gas Oil | Coal Stoker | Hand Fired Boiler |                       |             |             |       |   |                                     |   |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  |  |                 |                 |          |                                                                                                                                                                                             |  |  |  |           |              |
| X                                                                            | Gas Oil         | Coal Stoker | Hand Fired Boiler |                                                                                                                                                                                                                                               |                                     |   |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |         |             |                   |                       |             |             |       |   |                                     |   |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  |  |                 |                 |          |                                                                                                                                                                                             |  |  |  |           |              |
| (6) Ceiling:<br>X Acoustical Ceilings, Tile or Panel                         |                 |             |                   | X Package Heating/Cooling, Short Ducts                                                                                                                                                                                                        |                                     |   |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |         |             |                   |                       |             |             |       |   |                                     |   |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  |  |                 |                 |          |                                                                                                                                                                                             |  |  |  |           |              |

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

| Grantor                 | Grantee                  | Sale Price | Sale Date  | Inst. Type | Terms of Sale | Liber & Page | Verified By | Prcnt. Trans. |
|-------------------------|--------------------------|------------|------------|------------|---------------|--------------|-------------|---------------|
| COUNTY OF INGHAM        | INGHAM COUNTY LND BK FST | 0          | 12/31/2012 | QC         | OTHER         | 2013 017266  | M HEDRICK   | 0.0           |
| INGHAM COUNTY TREASURER | COUNTY OF INGHAM         | 0          | 12/30/2012 | QC         | OTHER         | 2013 009704  | M HEDRICK   | 0.0           |
| RANDALL JAMARC R R      | INGHAM COUNTY TREASURER  | 3,828      | 04/13/2012 | ??         | OTHER         | 2012 016954  | M HEDRICK   | 0.0           |
| FALSETTA ROBERT P       | BURNETT PATRICK          | 40,000     | 03/20/2001 | LC         | L C           | UNRECORDED   | D. LEE      | 100.0         |

| Property Address                                                                                                                                                                                                                                                                     | Class: COMMERCIAL - VACA                                                                                                                                                                                                                                                          | Zoning: F COM                                                                                                                                                                                         | Building Permit(s) | Date                                                               | Number    | Status    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------------------------------------------------|-----------|-----------|
| 923 W SAGINAW ST                                                                                                                                                                                                                                                                     | School: LANSING PUBLIC SCHOOL DIST                                                                                                                                                                                                                                                |                                                                                                                                                                                                       | Demolition         | 02/07/2013                                                         | PD13-0004 | COMPLETED |
|                                                                                                                                                                                                                                                                                      | P.R.E. 0%                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                       | ALTERATIONS        | 05/01/2001                                                         | B010462   | COMPLETED |
| Owner's Name/Address                                                                                                                                                                                                                                                                 | MAP #: P -4040 -0067                                                                                                                                                                                                                                                              |                                                                                                                                                                                                       |                    |                                                                    |           |           |
| INGHAM COUNTY LAND BANK<br>FAST TRACK AUTHORITY<br>3024 TURNER ST<br>LANSING MI 48906                                                                                                                                                                                                | 2021 Est TCV 0                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                       |                    |                                                                    |           |           |
|                                                                                                                                                                                                                                                                                      | Improved                                                                                                                                                                                                                                                                          | X                                                                                                                                                                                                     | Vacant             | Land Value Estimates for Land Table R230.R230-WEST DOWNTOWN-RETAIL |           |           |
|                                                                                                                                                                                                                                                                                      | Public Improvements                                                                                                                                                                                                                                                               | * Factors * 63.195X150.32<br>Description Frontage Depth Front Depth Rate %Adj. Reason Value<br>RATE TABLE SF #6: 2.25 9500 SqFt 2.25000 100 21,375<br>0.22 Total Acres Total Est. Land Value = 21,375 |                    |                                                                    |           |           |
| Tax Description                                                                                                                                                                                                                                                                      | Land Improvement Cost Estimates<br>Description Rate Size % Good Cash Value<br>Commercial Local Cost Land Improvements<br>Description Rate Size % Good Arch Mult Cash Value<br>3"ASPHALT / 2" BASE 1.83 4916 10 100 900<br>Total Estimated Land Improvements True Cash Value = 900 |                                                                                                                                                                                                       |                    |                                                                    |           |           |
| LOT 5 WHITES SUB W OF BUTLER REC L 1 P 15                                                                                                                                                                                                                                            | X Dirt Road<br>X Gravel Road<br>X Paved Road<br>X Storm Sewer<br>X Sidewalk<br>X Water<br>X Sewer<br>X Electric<br>X Gas<br>X Curb<br>X Street Lights<br>Standard Utilities<br>Underground Utils.                                                                                 |                                                                                                                                                                                                       |                    |                                                                    |           |           |
| Comments/Influences                                                                                                                                                                                                                                                                  | Topography of Site<br>X Level<br>Rolling<br>Low<br>High<br>Landscaped<br>Swamp<br>Wooded<br>Pond<br>Waterfront<br>Ravine<br>Wetland<br>Flood Plain                                                                                                                                |                                                                                                                                                                                                       |                    |                                                                    |           |           |
| 04/17/2012 RETURNED NOTICE OF ASSESSMENT AS UNDELIVERABLE. RW<br>12/10/2010 REMAILED PROPERTY TAX BILL, PER POST OFFICE FORWARDING TIME EXPIRED.RW<br>09/05/01 - ALTERATIONS COMPLETE, RETAIL STORE. CHANGE OCCUPANCY FROM MARKET CONVENIENCE TO STORE RETAIL. INCREASE EFF. AGE. DC | Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value<br>2021 EXEMPT EXEMPT EXEMPT<br>2020 EXEMPT EXEMPT EXEMPT<br>2019 0 0 0<br>2018 0 0 0                                                                                                  |                                                                                                                                                                                                       |                    |                                                                    |           |           |

| Who | When       | What       |
|-----|------------|------------|
| TRS | 07/01/1997 | INSPECTED  |
| DC  | 09/05/2001 | DATA ENTER |

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

**Attachment B**

**EGL E BEA Acknowledgement Letter**





GRETCHEN WHITMER  
GOVERNOR

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



LIESL EICHLER CLARK  
DIRECTOR

February 1, 2022

**ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL ASSESSMENT**

**BEA ID:** 33010259-BEA-2

**Legal Entity:** Moneyball Sportswear LLC, 603 North Waverly Road, Suite 3A, Lansing, Michigan 48917

**Property Address:** 927 West Saginaw Street, Lansing, Ingham County

On January 26, 2022, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) received a Baseline Environmental Assessment (BEA) dated July 30, 2021, for the above legal entity and property. This letter is your acknowledgement that EGLE has received and recorded the BEA. EGLE maintains an administrative record of each BEA as received.

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

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

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

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

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

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

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

Authorized signature:



---

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

Enclosure  
cc: Triterra

**Attachment C**

**Letter of Functional Obsolescence**





Andy Schor, Mayor

## CITY ASSESSORS OFFICE

**Sharon Frischman, MMAO**  
**City Assessor**

3rd Floor City Hall  
124 West Michigan Avenue  
Lansing, Michigan 48933  
(517) 483-7624

FAX: (517) 483-4101  
[www.lansingmi.gov/City-Assessor](http://www.lansingmi.gov/City-Assessor)

May 18, 2022

Kris Klein  
L.E.A.P.

Re: 927 W Saginaw St. Functional Obsolescence Determination





A site visit was conducted by this office on May 10, 2022.

The land at this site may contain contaminants from neighboring properties. Additionally, the vacant land behind the building previously used for on-site parking and product / inventory delivery cannot be accessed without the acquisition of the adjacent property to the east.



This building was originally constructed in 1948. It is a single story brick frame building that is best suited as a retail building. The front of the building that previously had a glass storefront is now boarded up. There is no heating or cooling system, inadequate electrical and plumbing.

The building is determined to be functionally obsolete due to the lack of access to on-site parking as well as the lack of mechanical, electrical and plumbing.

A handwritten signature in blue ink, appearing to read 'Sharon Frischman', followed by a long horizontal line.

Sharon Frischman, MMAO  
City Assessor



## **CITY OF LANSING NOTICE OF PUBLIC HEARING**

Notice is hereby given that a Public Hearing will be held on Monday, November 14 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI, on the proposed South Martin Luther King Jr. Boulevard Corridor Improvement Authority Development and Finance Plan in accordance with the provisions of Part 6, Corridor Improvement Authorities, of the Recodified Tax Increment Financing Act, Public Act 57 of 2018, as amended (the Act) and as defined by Public Act 57 of 2018 as:

In 2019 the City of Lansing used the adopted State Law (Act 280 of 2005) to create what is known as the South Martin Luther King Jr. Boulevard Corridor Improvement Authority (CIA) and established a District with eligible property within an area encompassing 500 feet of the centerline of South Martin Luther King Jr. Boulevard, from the railroad tracks south of Victor Avenue to I-96.

The purpose of the Corridor Improvement Authority Act is to help communities plan for and fund improvements along a corridor. The overall goal is to help support economic development and redevelopment of this area. The types of improvements could include sidewalks/pathways, streetlights, streetscape enhancements, façade improvements, and other public investments which could support and enhance economic development and the quality of life for business owners and residents within this district. The CIA's first task to be able to fund these improvements is to create a Development and Tax Increment Financing Plan. This plan describes the types of activities that the CIA can participate in as well as how those activities are financed. The plan covers a 15-year period and explains how Tax Increment Financing (TIF) will work, which is the primary means in which new projects would be funded. It is important to note that TIF is not a new tax nor does it raise property owner's taxes.

City Council will hear comments from citizens, taxpayers and property owners, officials from any affected taxing jurisdiction and any other interested persons. All aspects of the Plan will be open for discussion at the public hearing. Maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at the Lansing City Clerk's Office, 124 W Michigan Avenue, 9th Floor of City Hall, Lansing, MI 48933. The Development and Finance Plan can be found on the S. Martin Luther King Jr. Boulevard CIA website: <https://mi-lansing3.civicplus.pro/627/South-MLK-Jr-Blvd-Corridor-Improvement-A>

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](mailto:city.clerk@lansingmi.gov).

**Chris Swope, Lansing City Clerk, MMC/CMMC**  
**[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)**  
**[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)**



Andy Schor, Mayor

**S. Martin Luther King Jr. Boulevard  
Corridor Improvement Authority (S.MLK CIA)**  
Development and Tax Increment Financing Plan

Approved and Recommended by the South Martin Luther King Jr.  
Boulevard Corridor Improvement Authority September 22, 2022

**S. MARTIN LUTHER KING JR. BOULEVARD  
LANSING, MICHIGAN**

**CORRIDOR IMPROVEMENT AUTHORITY DEVELOPMENT AND TAX  
INCREMENT FINANCING PLAN**

**S. Martin Luther King Jr. Corridor Improvement Authority Board Members**

Price Dobernack, Chair

Amanda Defrees, Vice Chair

Nikki Soldan, Recording Secretary

Teresa Stokes, Treasurer

Don “Moose” Sober, Board Member

**Board Facilitators – Lansing Economic Development Corporation**

Aurelius Christian, Corridor and Commercial Development Specialist

Plan prepared with assistance from



## Executive Summary

The South Martin Luther King Jr. Boulevard corridor, a major north-south thoroughfare and once home to a bustling retail scene has seen steady deterioration due to increased retail competition, loss of high wage paying employment opportunities and the decrease in population of South Lansing residents. While there has been investment made, much more investment is needed for this crucial City of Lansing corridor, which needs attention and investment from all parties.

In 2019, Mayor Schor proposed, and the Lansing City Council approved the establishment of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority (S.MLK CIA) with the goals to correct and prevent deterioration in the business districts, redevelop the city's commercial corridors and promote economic growth. For these goals to be realized, there must be a creation and implementation of a strategically crafted action plan in partnership with various stakeholders.

In the effort of revitalizing the South Martin Luther King Jr. corridor, there have been surveys, stakeholder interviews, and previous planning efforts completed soliciting input from residents, property owners, stakeholders, municipal staff, and public officials. Through these community engagement efforts, the Authority identified key challenges and areas of need including concerns with safety due to high traffic speeds, deterioration of the corridor due to neglected and vacant properties, absence of vibrancy due to lack of green spaces, and a lack of diversity in the businesses along the corridor including dining options.

With this input in mind, the Authority created a plan of action to improve the built and social environment of the corridor for all current and future residents and businesses. This plan addresses the identified needs through projects such as traffic calming measures to promote safety and transit-oriented design, addition of greenspace in heavily paved sections of the corridor, elimination of blight through redevelopment of vacant and dilapidated properties, attracting a diverse business mix to the corridor, hosting community events, and promotion of a positive narrative of the corridor through the development of a marketing and branding strategy.

The key areas of need the Authority identified through the community engagement process is in alignment with several key principles that are supported by the City's Master Plan to transform the visually unappealing character of the corridor, to encourage pedestrians and market the quality of the adjacent neighborhoods as attractive, livable, and sustainable community gateways.

These principles are:

- Traditional Neighborhood Design – Encouraging active lifestyles (walking or biking)
- Transit-Oriented Design – Compact, walkable, pedestrian-oriented, mixed-use corridor.
- Complete Streets – Safe transit for all users of streets (pedestrians, bicyclists, public transit users, and automobile drivers)

This Development and Tax Increment Financing Plan arranges projects in the four categories used by the National Main Street Model: Design, Economic Restructuring, Organization, and Promotions/Marketing.

The Authority plans to address the most urgent needs and make strides in each of these categories to:

- Pursue design changes in the corridor through the addition of public art, greenspaces, and improvement of streetscape (wayfinding, receptacles, and benches) to facilitate the use of public transit stations such as bus stops.
- Address the economic restructuring of key commercial properties such as Logan Square Shopping Center, and Metro Bowl and develop plans to attract and retain a variety of businesses.
- Organizationally, pursue grant funding for future development projects and capacity building.
- Promote a positive narrative of the corridor by developing the Authority's marketing and branding strategy.

Through the funding mechanism of Tax Increment Financing, this Authority will allow for the capture and reinvestment of property tax growth back into the corridor, improving public facilities such as streetscape, pedestrian infrastructure, develop plans, invest in capacity to make the Authority self-sustaining, and other activities to accomplish these goals, as enumerated per section 611 of PA 57 2018. The Authority is also able to obtain funding through donations and grants. In 2022, the Mayor proposed, and the Lansing City Council approved \$100,000 in American Rescue Plan dollars for the S.MLK CIA to get these efforts started and to give the S.MLK CIA access to immediate funding until the tax increments are captured.

This plan segments the projects to address the short-term, mid-term and long-term needs of the corridor, with the ultimate vision of the corridor being home to vibrant public infrastructure, multi-model transit-oriented design, revitalized commercial properties, and diverse business mixes to create connectivity amongst neighborhoods and the corridor. The Authority plans to leverage partnerships with neighborhood organizations, Lansing city departments, the Lansing Economic Development Corporation, and other economic development organizations to execute the projects outlined within this plan.

The approval of the S.MLK CIA Development and TIF plan will allow for the Authority to begin its first steps in executing upon the vision set forth by the corridor's residents, businesses, and other stakeholders.

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## Section I: INTRODUCTION

### GENERAL OVERVIEW

In 2005, the Michigan Legislature enacted Public Act 280 (PA 280), the Corridor Improvement Authority Act, allowing cities, villages, and townships to create an authority to:

“correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas in the districts; to promote the economic growth of the districts; to create a board; to prescribe the powers and duties of the board; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing; to prescribe powers and duties of certain state officials; to provide for rule promulgation; and to provide for enforcement of the act.”

With the adoption of PA 280 in 2005, many local governments have utilized a Corridor Improvement Authority (CIA) to spark economic revitalization of business districts in transition within their community. A CIA is created to establish a development plan for a previously established Corridor Improvement District (CID).

This plan outlines improvements to public or private properties that will prevent further deterioration of the South Martin Luther King Jr. Corridor and encourage new investment. These specific plans may be funded by tax increment financing, private or corporate donations, and / or other grants.

The CIA is able to make strategic investments to the district by using tax increment financing (TIF). Through tax increment financing, a portion of the increase in the tax base resulting from the economic growth and development within the corridor, can be reinvested and used for infrastructure improvements and facilities enhancement, thereby reinvigorating the corridor, and facilitating economic growth and development. The justification for capturing the taxes is that no new investment would have been made within the district without the establishment of the CID; therefore, no taxes are lost by the interested taxing jurisdictions.

### POWERS OF THE AUTHORITY

Detailed powers of the Corridor Improvement Authority board are listed in Appendix D per section 611 of Act 57 of 2018.

The Authority will be able to carry out with the execution of the vision created for the South Martin Luther King Jr. Boulevard Corridor as set forth by its residents, businesses, the City’s Master Plan, and other Stakeholders to improve the built and social environment of the corridor, to correct corridor deterioration, encourage transit-oriented development, and conduct analysis and research.

## HISTORY OF SOUTH MARTIN LUTHER KING JR. BOULEVARD COMMERCIAL CORRIDOR

Michigan Legislators made the decision to relocate the state capital from Detroit to the City of Lansing in 1847. The city quickly grew as settlers moved to the new capital, with new settlements growing along the banks of the Grand River. Over a century later, the land that now comprises South Lansing became controlled by the city between 1949 - 1958.

Originally named Logan Center, the 40-acre shopping center opened prior to Christmas on November 29, 1962. Containing over 230,000 square feet and costing \$3,000,000 to build, Logan Center was smack dab in the middle of a fast-growing Southwest Lansing and provided 20 stores and services to become the retail hub for the surrounding neighborhoods. This was a time when there were no malls or big box stores, and online purchasing was not even an idea yet. Logan Center truly was the “Center” of retail activities for south Lansing.



Throughout the 1960s and 1970s Logan Center prospered as South Lansing continued to grow in population and General Motors and other manufacturing employers provided close by employment with middle class wages and benefits. New middle schools and high schools were built as the number of students continued to rise. The commercial corridor of Logan Street (now South Martin Luther King Jr. Boulevard.) prospered too as traffic counts and nearby neighborhood incomes rose.

The year following the opening of Logan Center, construction began on Interstate 496, and was completed eight years later. The expressway would ultimately dead-end 35 streets, create multiple one-way streets needed for on and off ramps, and determine future development. In the path of the expressway were more than 800 homes and businesses that were acquired through eminent domain, ceding the property to the state. This created a major problem of relocating residents to other neighborhoods. Most residents were forced into apartments or small homes on the city's Southside. African Americans quickly moving into mostly all-white neighborhoods often resulted in white flight and discriminatory real estate practices.



In April of 1975, the conversion of Logan Street commenced with the addition of a new trunkline beginning at Alsdorf Street and running northwest to the Grand River then north to the intersection of Birch St. & Olds Ave. This became the southbound side of M-99 (South Martin Luther King Jr. Boulevard). This project also included the creation of a new three-lane bridge spanning the Grand River to the west of the existing Logan Street bridge. The project was completed in December of 1977 costing a total of \$5.9 million. In 1989, the Logan Street name was officially changed to Martin Luther King Jr Boulevard.

In the 1980s and 1990s, signs of trouble started to show for Logan Center. Competition from the suburban malls and big-box stores, the migration of people out of the city to the suburbs, steady losses in high pay manufacturing jobs, and a falling population all reduced demand for the retail and services provided at Logan Center and along the South Martin Luther King Jr. corridor. The result was increasing vacancy rates and the moving of many key anchor stores out of the area to the suburbs and outer fringes of the city of Lansing.

By the beginning of the new millennium, Logan Center now 40 years old was showing signs of deterioration and vacancy rates were extremely high. The main anchor stores were gone and what was left generated very little business. The owners in an attempt to increase revenues began to sell and rent outlots that previously were parking spaces fronting both Holmes Road and South Martin Luther King Jr.

Boulevard. This further isolated the main part of Logan Center and exasperated the functionality and appeal of the original central building.

### *Present Conditions*

Today, the South Martin Luther King Jr. corridor is highly automobile-centric, mostly utilized as a thoroughfare that transports traffic from south Lansing and cities to the south into downtown and the northern part of the city and vice versa. The corridor is wide, high-speed, and with buildings that do not address the street. These problematic features create unwatched, uninteresting, even seemingly dangerous areas. These features also impact the businesses along the corridor as most traffickers drive past at high speeds without stopping to patronize. The South Martin Luther King Jr. corridor has high traffic counts with the South Martin Luther King Jr. and Holmes intersection seeing upwards of 20,000 cars daily.

The South Martin Luther King Jr. corridor consists of a multitude of fast-food chain restaurants from the beginning of the corridor district at Victor Avenue to Holmes Road, and an oversaturation of liquor stores throughout the entirety of the corridor. Many stakeholders have identified a need for diversification of the business mix that exists on the corridor.

The ownership of the Logan Square Shopping Center has changed multiple times over the last 20 years, the most recent being in 2018. It is currently home to a grocery store, auto repair shop, Subway, cash advance business and other retailers, but much of the square footage is vacant. Due to the perception of crime and violence at and near the Logan Square Shopping Center, there has been apprehension from business owners to locate there.

Logan Square has been identified in past plans as a key area of focus for redevelopment and revitalization. The site has also been deemed as a priority site by the Lansing Economic Development Corporation. Currently, the Lansing Economic Development Corporation along with state partners, the property owners, the S.MLK CIA, and economic development and planning consultants are seeking to craft a redevelopment strategy for the site to be a catalyst of transformation for the South Martin Luther King Jr. corridor.

## BACKGROUND AND PLAN NEED

In his State of the City, Mayor Andy Schor proposed creation of a South Martin Luther King Jr. Boulevard Corridor Improvement Authority (S. MLK CIA). On August 12, 2019, the Lansing City Council adopted Resolution Number 2019-226 declaring its intent to create and provide for the operation of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority (S.MLK CIA). Following a formal public hearing on September 23, 2019, the Lansing City Council adopted Resolution Number 2019-334 to establish the boundaries of the Improvement Authority (the railroad tracks south of Victor Avenue to I-96). In the resolution establishing the Authority, it was determined that a CIA was necessary to:

- a) Correct and prevent deterioration in business districts
- b) Redevelop the City's commercial corridors
- c) Promote economic growth

In 2020, Mayor Schor's administration appointed 3 of the current board members. 1 member was appointed in 2021 and 1 member was appointed in 2022.

## PLAN DEVELOPMENT PROCESS

In 2016, The Southwest Lansing Action Plan was developed which was the result of a priority neighborhood planning effort initiated by the State of Michigan, with direct support from Governor Snyder's office and the Michigan Economic Development Corporation (MEDC). The Action Plan documents work completed by a team of dedicated stakeholders, residents, and community leaders to identify and prioritize economic development improvements in the Southwest Lansing community.

As referenced above, in 2019 the Mayor proposed and the Lansing City Council adopted a resolution to establish the South Martin Luther King Jr. Boulevard Corridor Improvement Authority and to designate its development area. In 2020, the City Council appointed members to the S.MLK CIA Board.

In 2021, the City of Lansing was one of ten communities in the state of Michigan selected to host a community development fellow through the Community Economic Development Association of Michigan (CEDAM). The Lansing fellow worked closely with the South Martin Luther King Jr. Boulevard Corridor Improvement Authority, stakeholders, businesses, and residents along the corridor, and the Lansing Economic Development Corporation to assist in the construction of this Development and Tax Increment Financing Plan.

The South Martin Luther King Jr. Boulevard Corridor Improvement Authority administered a community input survey to gather input from the business owners and residents of south Lansing to gain insight into their needs and challenges. The survey garnered over 125 responses from residents, business owners, and community leaders. The insight from the stakeholder interviews, survey responses, findings from the Southwest Lansing Action Plan, and board deliberation aided the construction of this Development and Tax Increment Financing Plan to map out the steps for redevelopment and revitalization of the South Martin Luther King Jr. Corridor.

## Section II: DEVELOPMENT PLAN

### BENEFITS OF THE AUTHORITY

The South Martin Luther King Jr. Boulevard Corridor Improvement Authority recognizes the benefits to the district and to the City of Lansing. This Development Plan is a formal document to outline the priorities and goals of the Authority. The Corridor Improvement District Proposal and request to create a Corridor Improvement Authority state that a CID:

- (a) Utilizes TIF to complete improvement projects according to the approved TIF plan while leveraging other dollars such as earned income and private, state, federal and philanthropic monies for district improvements
- (b) Generates a clear plan to improve the district, implemented by an empowered neighborhood stakeholder-government partner framework – a proven national method for success

- (c) Creates access to additional programs and incentives to businesses such as special approval of liquor licenses within city development districts
- (d) Establishes a cohesive district which fosters business investment from existing entrepreneurs and attracts complementary new business growth
- (e) Encourages job creation, which produces more jobs for neighborhood residents and generates additional income tax revenue
- (f) Encourages surrounding property improvements, increasing values of neighboring properties thus generating more property tax revenue
- (g) Promotes greater interest in mixed-use development, broadening business location and residential housing options and increasing the tax base
- (h) Brings more people into the district to shop for goods and services, thus generating more repeat customers for neighborhood businesses and increasing sales tax revenue
- (i) Stimulates new commercial development in a neighborhood where additional private sector investment opportunity exists
- (j) Improves the climate of community and economic development for residents and businesses alike
- (k) Contributes to a healthy neighborhood which has the potential to decrease crime or the perception of crime, and increase public safety
- (l) Creates an improved commercial core and public space that is appealing to neighborhood residents encouraging “pride in place” and visitor attraction
- (m) Retains and empowers residents who can access jobs, goods and services in a walkable or transit-oriented neighborhood
- (n) Creates an outreach and coordination mechanism at the neighborhood level for City financed projects
- (o) Creates a public-private partnership with the City that enhances community neighborhood input to improve the district

## LEGAL BASIS OF THE PLAN

This Development Plan and Tax Increment Financing Plan is prepared pursuant to requirements of Sections 125.4618 and 125.4621 of the Tax Increment Financing Act, Public Act 57 of 2018, as amended. It addresses the geographic area of the Corridor Improvement District as established by the Lansing City Council. A descriptive map, resolutions establishing the CID and forming the CIA and Ordinance, including the legal description describing the CID are contained in the appendices.



## DEVELOPMENT PLAN REQUIREMENTS

This section of the Development Plan provides specific information required in Section 125.4621 of the Tax Increment Financing Act. It consists of information requested in subsections 2(a) through 2(r):

***(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.***

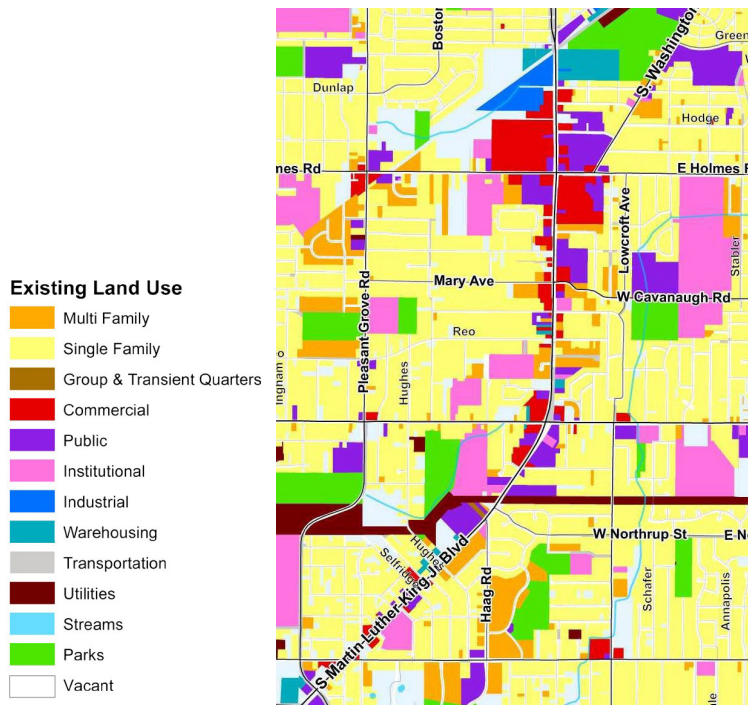


The CIA boundary was established by the Lansing City Council Resolution Number 2019-334 adopted on December 16, 2019, with the proposed area encompassing 500 feet north and 500 feet south of the centerline of South Martin Luther King Jr. Boulevard, from the railroad tracks south of Victor Avenue to I-96. A copy of the boundary map is contained in the Appendix G.

***(b) The location and extent of existing streets and other public facilities within the development area, designating the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and including a legal description of the development area.***

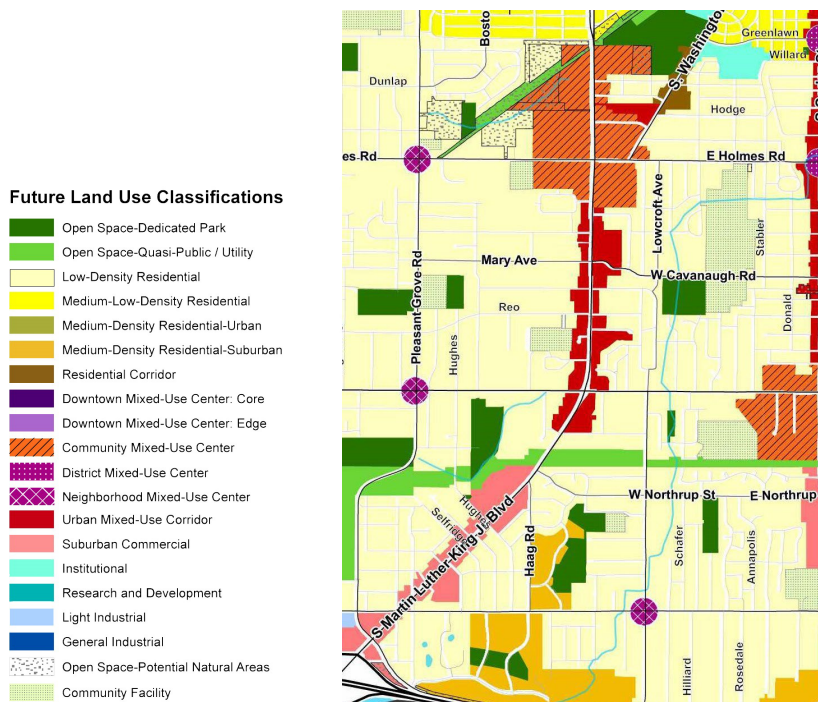
The CIA boundary is the same boundary established by the Lansing City Council Resolution Number 2019-334 adopted on December 16, 2019. Appendix G provides more detailed information about the parcel area, including parcel numbers and classes, property addresses, and legal descriptions.

## Existing Land Use of the South Martin Luther King Jr. Boulevard Corridor



Source: Design Lansing 2012 Comprehensive Plan

## Future Land Use of the South Martin Luther King Jr. Boulevard Corridor



Source: Design Lansing 2012 Comprehensive Plan, currently implemented under the new Form Based Code

***(c) A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.***

A description of specific improvement projects that are contemplated within the development area is contained in the project schedule and budget at the end of this section. The cost and time estimates included in the project schedule and budget are estimates only and may be revised by the Authority board without amending this Plan.

***(d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.***

A description, including cost estimate and schedule of implementation, for each improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section. The cost and time estimates included in the project schedule and budget are estimates only and may be revised by the Authority board without amending this Plan.

***(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.***

A description, including cost estimate and implementation schedule for each specific improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section. The time estimates included in the project schedule are estimates only and may be revised by the Authority board without amending this Plan.

***(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.***

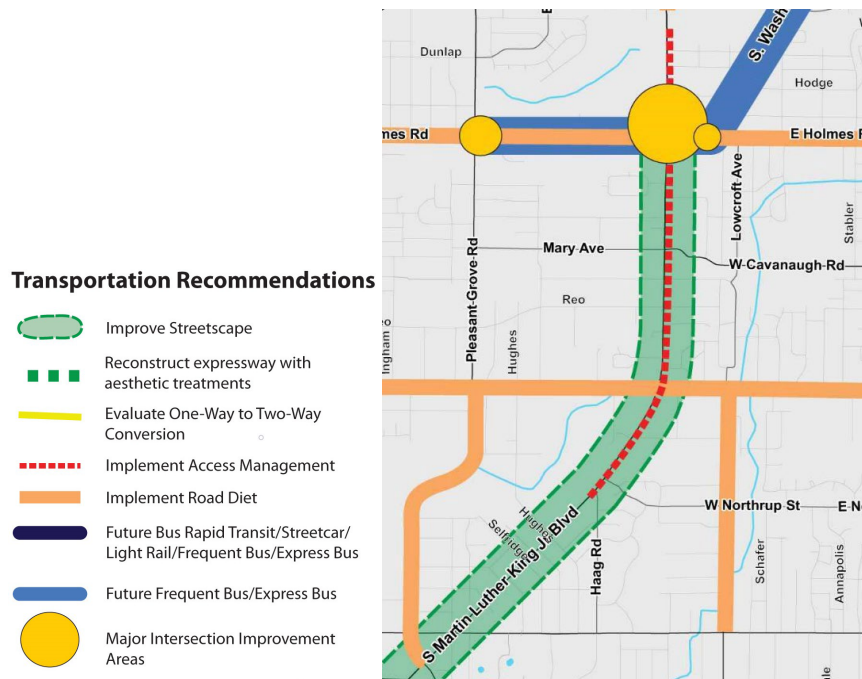
At this time, no specific parts of the development area are planned as open space, though redevelopment projects will be in line with the commercial corridor's overlay district that defines landscaping and open space requirements. The CIA will conduct community engagement and provide input on open space uses on a project-specific and case-by-case basis. However, as of the adoption of this Development Plan, there are no currently open spaces targeted for development of structures or buildings by the Authority; all open space is currently intended to remain open

***(g) A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.***

There is no known or identified property or real estate as of the adoption of this Plan that is necessary to complete the streetscape improvements set forth in this Plan. However, the CIA may wish to sell, donate, exchange, or lease property in the future. The Authority board reserves the right to sell, donate, exchange or lease property in the future to the extent determined necessary by the Authority board without further amendment to this Plan, but in compliance with the requirements of the Act.

***(h) A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities.***

## Transportation Concepts for Change



Source: Design Lansing 2012 Comprehensive Plan

The S.MLK CIA desires to pursue changes to the streets to address the issues outlined in the City's Master Plan. The plan cites the need for improvements to multi-modal transit and implementation of transit-oriented design, and review of the operational efficacy of the intersection at South Martin Luther King Jr. Boulevard and Holmes Road. In addition to changes cited in the plan, the S.MLK desires to pursue changes to implement road diet along the South Martin Luther King Jr. Boulevard to address the speed concerns of many stakeholders.

***(i) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.***

A description, including cost estimate for individual projects and method of financing is contained in the project schedule and budget at the end of this section. The total cost of completing all activities, projects and improvements proposed by the Authority Development Plan and to be undertaken and financed by the Authority is estimated to be \$1,231,500, which includes administrative expenses and contingencies. A breakdown of the estimated cost and estimated schedule for completion for each of those activities and projects is set forth in the project schedule and budget at the end of this section.

The scope of the items and improvements and the projected schedule for completion for those items and improvements described in this Plan are estimates only and may be revised from time to time by the Authority board without amending this Plan; provided, however, that such items and improvements must be completed within the term of this Plan, unless the term is amended in accordance with Act 57. Further, estimated costs for any items or improvements may be increased or decreased by the Authority board without amending this Plan based upon then-current preconstruction or pre-bid estimates of cost, as well as revised estimates of cost resulting from the receipt of bids. All operating and planning expenditures of

the Authority and the City, as well as all advances extended by or indebtedness incurred by the City or other parties for improvements identified above that have been completed, are in progress, or yet to be completed, are expected to be repaid from tax increment revenues. The costs of the Plan are also anticipated to be paid from tax increment revenues as received.

The Authority expects to finance these activities from any one or more of the following sources:

- Future tax increment revenues
- Interest on investments
- Donations received by the Authority
- Proceeds from State and Federal Grants
- Proceeds from any property building or facility that may be owned, leased, licensed, operated or sold by the Authority
- Special assessments as may be approved by the City Council

The proceeds to be received from tax increment revenues in the CIA plus the availability of funds from other authorized sources will be sufficient to finance all activities and improvements to be carried out under this Plan. At this time, there is no intention by the Authority to issue bonds or to request that City Council issue bonds for qualifying activities; should that change, the Authority will comply with all requirements under the Act, including amendment to this Plan if necessary.

***(j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.***

The planned developments are designed to benefit all businesses, property owners, and residents of the corridor. Information concerning the names of specific persons for whom benefits may accrue are unknown at this time, as there is no intention to sell or transact any portion of the Development to any person at this time.

***(k) The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.***

The CIA Board has no publicly announced commitments for the acquisition or sale of property as it has no property under supervisory responsibility of the CIA at this time. The CIA in conjunction with the City may discuss policies to explore acquisition of tax reverted property should properties within the CIA District become available for acquisition by the City through tax reversion procedures.

It is not a priority of the CIA to acquire private property unless it advances a public improvement project or is necessary for economic development purposes. Any property acquired or held by the CIA, to be sold, leased, or otherwise conveyed to private development interests shall be sold, leased, or otherwise conveyed in accordance with local municipal policy, terms, and conditions to be established by the CIA, and state law, if applicable. At the time of the adoption of this plan, no private parties have been identified to whom land for redevelopment will be sold, leased, or otherwise conveyed; however, the CIA may convey such property to presently undetermined private parties for redevelopment for appropriate uses.



***(l) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.***

There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

***(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.***

There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

***(n) Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 84 Stat. 1894.***

There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

***(o) A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.***

There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

***(p) The requirement that amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection.***

The Authority reserves the right to amend this Plan to add new improvement projects, extend the duration of the Plan, or for other lawful purposes. Any amendments to the Plan shall be approved by the Authority and the City Council in accordance with the requirements of Act 57.

***(q) A schedule to periodically evaluate the effectiveness of the development plan.***

An annual report shall be submitted to each entity for which taxes are captured addressing use of CIA funds during the past budget year, status of implementation of the program of work set forth in the Development Plan and proposed CIA activities for the ensuing year. Any changes from this Development



Plan will be addressed and changed by action of the City Council as part of this annual review of CIA activities. Amendments to the Development Plan and Tax Increment Financing Plan would be completed in compliance with notification and public hearing procedures of Section 622 of Act 57 prior to action of the City Council.

## TIF PLAN SCHEDULE AND BUDGET

The duration of this plan is a 15-year period. The following pages include tables where specific projects that address CIA goals are described, budgeted, and scheduled. The schedule begins in 2022 and ends in the year 2037 (15 years). Projects have been listed based on estimated time of completion.

## INTENT TO UPDATE AND EXTEND DURATION OR TERMINATE PLAN

On or before the year 2037, the authority will consider action to update and extend the duration of the Development Plan and Tax Increment Financing Plan or make recommendations to terminate the plans and rescind City Ordinance #2019-334 creating the authority. Rescission of the resolution would dissolve the authority and eliminate the accompanying tax increment financing district; provided, however, that in accordance with Act 57, the authority shall not be dissolved if there is outstanding indebtedness of the authority.

## PROJECT DESCRIPTIONS

This Development and Tax Increment Financing Plan arranges projects in the four categories used by the National Main Street Model: Design, Economic Restructuring, Organization, and Promotions/Marketing.

**DESIGN:** Design enhances the character of the corridor through physical change. Research has shown the significant daily traffic count along the corridor. Stakeholders have identified exploring how to incorporate new and innovative features to slow traffic, encourage people to stop and visit, and ultimately invest in the district will further drive property along the corridor. Furthermore, the aesthetic quality of the corridor is important to stakeholders. There is a current lack of greenery, trees, and public spaces along the South Martin Luther King Jr. corridor. Stakeholders would like to see an inviting corridor that can support a variety of retail and other businesses.

**ECONOMIC RECONSTRUCTION:** Economic reconstruction focuses on blight elimination, business retention and expansion, and small business development. Commercial property code enforcement, filling vacant buildings, façade improvement, and infill development on vacant parcels are essential to a healthy district. Strong businesses and a viable business mix are also critical. Stakeholders would like to see business recruitment programs and a revolving micro-loan fund in place to assist with this effort. They believe that offering business incentives and enhancing cooperative marketing and branding are key to attracting new business and development to the district.

**ORGANIZATION:** Organization ensures that the work of commercial corridor revitalization is accomplished through fundraising and volunteer development. There are many strong and committed neighborhood organizations in south Lansing, making collaboration a key area to capitalize on to make the strongest impact.

**PROMOTIONS/MARKETING:** Many stakeholders feel there is a negative perception of the south Lansing area. Creating and reinforcing an identity that shines light on the strengths of the south Lansing community is a priority. Building connectivity amongst business owners and neighborhoods has been identified as an area of importance through input from stakeholders. Recurring themes in the feedback from stakeholders were that an increase in community events such as farmers market, festivals, and fairs are desired.

The following tables summarize the various projects and activities proposed, including an estimated cost and completion date for each. As noted previously, the costs and completion dates are estimates only and are subject to change without further amendment to this Plan. These dates and estimates may vary because of private investment decisions, financing opportunities, market shifts or other factors.

**TABLE 1: AESTHETIC & DESIGN PROJECTS ANTICIPATED**

| Project                                                                                                                       | Estimated Cost | Estimated Completion |
|-------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------|
| <b>Short-Term Projects (2023 – 2027)</b>                                                                                      |                |                      |
| Engage public art/ placemaking initiatives                                                                                    | \$15,000       | 2-5 years            |
| Purchase and install trash / recycling receptacles and benches to facilitate use of public transit stations such as bus stops | \$2,500        | 1-2 years            |
| Purchase enclosed bus shelters and design with artwork                                                                        | \$10,000       | 2-5 years            |
| Develop and install wayfinding signage, with a focus on guiding residents and visitors to transit stations such as bus stops  | \$10,000       | 2-5 years            |
| Purchase & install flower planters                                                                                            | \$2,500        | 1-2 years            |
| Explore safety measures for pedestrian crossing                                                                               | \$10,000       | 1-2 years            |
| Explore possible traffic calming measures at key intersections / traffic study                                                | \$5,000        | 1-2 years            |
| <b>Medium-Term Projects (2028 – 2032)</b>                                                                                     |                |                      |
| Create a corridor-specific façade improvement program                                                                         | \$75,000       | 5-10 years           |
| Implement streetscape landscaping improvements                                                                                | \$30,000       | 5-10 years           |
| Create additional pocket parks/ green spaces                                                                                  | \$25,000       | 5-10 years           |
| Administer traffic calming measures                                                                                           | \$50,000       | 5-10 years           |
| Work with local artists to install public art                                                                                 | \$15,000       | 5-10 years           |
| Plant/replace street trees                                                                                                    | \$7,500        | 5-10 years           |
| <b>Long-Term Projects (2033 – 2037)</b>                                                                                       |                |                      |
| Increase street lighting                                                                                                      | \$75,000       | 8-15 years           |
| Parking lot improvements (increase the number of public facilities, permeable paving, rain garden features)                   | \$250,000      | 8-15 years           |

TABLE 2: ECONOMIC RESTRUCTURING PROJECTS ANTICIPATED

| Project                                                          | Estimated Cost | Estimated Completion |
|------------------------------------------------------------------|----------------|----------------------|
| <b>Short-Term Projects (2023 – 2027)</b>                         |                |                      |
| Explore redevelopment options for Logan Square Shopping Center   | \$10,000       | 1-2 years            |
| Conduct strategic business attraction and retention activities   | \$10,000       | 2-5 years            |
| Plan and implement business open house program                   | \$5,000        | 2-5 years            |
| Market corridor's commercial real estate opportunities           | \$5,000        | 1-2 years            |
| <b>Medium-Term Projects (2028 – 2032)</b>                        |                |                      |
| Develop revolving business micro-loan fund                       | \$50,000       | 5-10 years           |
| Secure and build out business incubator space                    | \$75,000       | 5-10 years           |
| Recruit grocery store                                            | \$25,000       | 5-10 years           |
| <b>Long-Term Projects (2033 – 2037)</b>                          |                |                      |
| Incentivize developers to redevelop vacant or blighted buildings | \$75,000       | 8-15 years           |
| Explore strategic property acquisition and renovation            | \$5,000        | 8-15 years           |
| Purchase and demolition of vacant properties beyond reclamation  | \$250,000      | 8-15 years           |

TABLE 3: MARKETING & PROMOTIONS PROJECTS ANTICIPATED

| Project                                                       | Estimated Cost | Estimated Completion |
|---------------------------------------------------------------|----------------|----------------------|
| <b>Short-Term Projects (2023 – 2027)</b>                      |                |                      |
| Develop a branding & marketing strategy for the corridor      | \$10,000       | 1-2 years            |
| Develop marketing materials (brochures, flyers, banners etc.) | \$5,000        | 1-2 years            |
| Update business directory                                     | \$2,500        | 1-2 years            |
| Create email newsletter                                       | \$1,500        | 1-2 years            |
| <b>Medium-Term Projects (2028 – 2032)</b>                     |                |                      |
| Plan community events and festivals                           | \$30,000       | 2-5 years            |
| Neighborhood resource fairs (for-profit, non-profit)          | \$50,000       | ongoing              |

TABLE 4: ORGANIZATIONAL PROJECTS ANTICIPATED

| Project                                                    | Estimated Cost | Estimated Completion |
|------------------------------------------------------------|----------------|----------------------|
| <b>Short-Term Projects (2023 – 2027)</b>                   |                |                      |
| Organize efforts to clean and beautify the corridor        | \$20,000       | Ongoing              |
| Coordinate business owner networking sessions              | \$5,000        | Ongoing              |
| Invest in volunteer recruitment and retention /recognition | \$2,500        | Ongoing              |
| Coordinate efforts with existing neighborhood associations | \$10,000       | Ongoing              |
| Enhance fundraising and grant-writing efforts              | \$2,500        | Ongoing              |

## OTHER SOURCES OF FINANCING

As noted in Section 621.2 (i), the CIA expects to finance these activities from one or more of the following sources:

1. Future tax increment revenues
2. State or Federal grants
3. Special assessments as may be approved by the City of Lansing
4. Interest on investments
5. Donations received by the CIA
6. Proceeds from any property, building or facility owned, leased or sold by the CIA
7. Moneys obtained through development agreements with property owners benefiting from adjacent open space and other public improvements
8. Moneys obtained from other sources approved by the City of Lansing

The revenue to be received from tax increment financing in this Development Area plus the availability of funds from other authorized sources will be sufficient to finance the activities and improvements to be carried out under this plan. At this time, there is no intention by the Authority to issue bonds or to request that City Council issue bonds for qualifying activities; should that change, the Authority will comply with all requirements under the Act, including amendment to this Plan if necessary.

## Section III: TAX INCREMENT FINANCING PLAN FOR DEVELOPMENT DISTRICT

This tax increment financing plan is established to make possible the financing of all or a portion of the costs associated with the activities and projects contained in the previous Development Plan for the South Martin Luther King Jr. Boulevard Corridor Improvement District.

### Tax Increment Financing Plan

Tax increment financing is a funding technique that utilizes increases in taxes on real and personal property within a specific development area to secure and pay the cost of public improvements or bonds

issued by a municipality or Corridor Improvement Authority to finance the costs of an approved development plan, to pay the Authority's costs of operation, and to finance portions of an approved development plan which do not involve the issuance of bonds.

The Corridor Improvement Authority Act requires the CIA to address three legislative requirements in the Tax Increment Financing Plan. These provide information about funds anticipated to be received by the CIA and its impact upon taxing jurisdictions. These requirements are found in Section 618(1) of the Act and states that "if the authority determines that it is necessary for the achievement of the purposes of this act, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 621..."

Specifically, pursuant to Section 618(1) of the Act the Tax Increment Financing Plan must include, in addition to the development Plan set forth above:

1. A detailed explanation of the tax increment procedure,
2. The maximum amount of bonded indebtedness to be incurred,
3. The duration of the program,
4. A statement that all unused funds captured shall revert proportionally to the respective taxing bodies, and
5. A state of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located, and
6. A clear statement of the portion of the captured value intended to be used by the Authority for the Plan, and the intended use.

### *1. Detailed explanation of the Tax Increment Financing Procedure*

The Corridor Improvement Authority Act, Act 57 of 2018, as amended, authorizes tax increment financing (TIF). TIF makes it possible for a district to essentially capture tax revenues that are derived from the increase in value of property, which has benefitted from development projects within said district. The revenue is used to finance further development within the district. The S.MLK CIA has determined that, in order to finance the previous Development Plan, a tax increment financing plan must be adopted.

The theory of utilizing TIF is that tax revenue will increase within a district where development is taking place. That increase in development will generate an increase in the tax revenues within that district. Therefore, it is appropriate to use this increase in tax revenue to reinvest into the district to encourage continued development.

The tax increment financing procedure as outlined in Act 57 of 2018 requires the adoption by the City, by resolution, of a Development Plan and a Tax Increment Financing Plan. Following the adoption of that resolution, the city and county treasurers are required by law to transmit to the CIA that portion of the tax levy of all taxing bodies paid each year on the "Captured Assessed Value of all real and personal property located in the Development Area." The tax amounts to be transmitted are hereinafter referred to as "Tax Increment Revenue".

The Authority explicitly subordinates its capture of Tax Increment Revenue to any similar capture by a Brownfield Redevelopment Plan, duly authorized by the Lansing Brownfield Redevelopment Authority and Lansing City Council, for any parcel or property that is currently subject to any such Brownfield Redevelopment Plan or that comes to be during the duration of this Plan. This Plan will still capture any amount of qualifying Tax Increment Revenue that passes through any such Brownfield Redevelopment

Plan's capture.

The "Captured Assessed Value" is defined by the Act as "the amount in any 1 year by which the current assessed value of the project area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes ... exceeds the initial assessed value..." The "initial assessed value" is defined by the Act as the "assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time the resolution establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution is adopted..."

It is the goal of the CIA to use the captured assessed value in the development district for the number of years necessary to complete the projects outlined in the Development Plan.

The CIA shall submit a report on the tax increment financing account showing the revenue received and the amount and purpose of expenditures from the account. Reports will also be required showing the initial assessed value of the development district and the amount of captured assessed value retained by the CIA. The report shall be submitted to the Lansing City Council and contain such additional information as the City Council deems necessary.

An opportunity will be made available to the County Board of Commissioners and other taxing jurisdictions to meet with the City Council to discuss the fiscal and economic implications of the proposed financing and development plans.

Approval of the tax increment financing plan must be obtained following the notice, hearing and disclosure provisions of Section 622 of the Act. If the development plan is a part of the tax increment financing plan, only one hearing and approval procedure is required for the two plans together. The tax increment financing plan may be modified by the City Council upon notice and after public hearings. The governing body may abolish the tax increment financing plan when it finds that the purpose for which it was established is accomplished.

## *2. The maximum amount of bonded indebtedness to be incurred*

The CIA does not anticipate bonding. Below is the current financial position of the Authority.

### *Description of Current Financial Position*

Current Assets: The South Martin Luther King Jr. Boulevard Corridor Improvement Authority fund balance at the time of preparation of this analysis is \$0.00. The Lansing Economic Development Corporation has contributed to the organizational costs of the CIA, as well as the preparation of this Development and Tax Increment Financing Plan.

Anticipated Revenue: The CIA district contains 174 individual properties. The 2022 taxable value of all properties is \$31,239,107. This is the initial assessed value to which all future assessments will be compared to determine the tax capture for the district. A detailed projection table for the 15-year period is included in Appendix I.

## *3. Duration of The CIA and Tax Increment Financing District*



The initial duration of the CIA's TIF district is 15 years. This Tax Increment Financing Plan establishes a budget for a 15-year period. This is reflected in the previous Development Plan's projects estimated completion dates, shown in Tables 1 through 4.

#### *4. Unused Funds Shall Revert Proportionally to the Respective Taxing Bodies*

The Authority shall comply with the requirements of Subsection 619(2) of the Act, and shall revert all unused funds, proportionally, to the respective taxing bodies. This TIF Plan is not intended, nor shall it be used to circumvent existing property tax limitations; the purpose is to enhance and increase public use of the public portions of the corridor as detailed in the Development Plan, especially as it pertains to utilization of public transit.

#### *5. Estimated Impact of The Tax Increment Financing Plan*

Adoption of this Tax Increment Financing Plan will initially result in the use of all revenues derived from increases in assessed value of the real and personal property of the Development District for purposes of the Development Plan. As soon as adequate increments have been generated to pay for the development projects, excess tax increment will be returned to the taxing jurisdictions.

Appendix I, demonstrates the current millage levied by each jurisdiction, the anticipated growth in assessed value and the resulting tax increment revenues to be generated during the life of the Plan, and the estimated fiscal and economic implications on taxing jurisdictions resulting from the implementation of the Plan and capture of millage by the Authority.

The Authority proposes to strengthen the Development District and arrest the current stagnation and deterioration in property values. This is to be accomplished by using the additional tax revenues generated in the Development District to make public improvements and induce private redevelopment.

Several tax bodies currently receive property tax revenue from the property within the Development District. They will continue to receive tax revenues on the initial assessed value of this property throughout the duration of the Plan. When this plan is terminated, these taxing jurisdictions will receive property tax revenues from all taxable property located within the Development District, including new development and appreciation in value stimulated by the development projects and inflation.

#### *6. Use of Tax Increment Revenue*

The Authority intends to use all of the captured value in furtherance of the Plan described above. Tax increment revenues transmitted to the Authority shall be deposited in a separate fund of the Authority (the "Project Fund") and used as they accrue annually in the following manner, and with the following order or priority:

1. To pay the administrative, auditing, legal and operating costs of the Authority and the City pertaining to the Plan and the Development District, including planning and promotion to the extent provided in the annual budget of the Authority.
2. To repay amounts advanced by the City for project costs, including costs for preliminary plans, projects, fees, and for other professional services.

3. To pay, or to set aside in a reserve account for the purpose of paying when feasible, the cost of undertaking, completing, and reimbursing the City for any public improvements as set forth in the Plan, to the extent those costs are not financed from other sources (the "Project Reserve Fund").
4. To pay the cost of any additional improvements to the Plan that are determined necessary by the Authority and approved by the City Council in accordance with the Act.

In accordance with Act 57, and to the extent that the Authority and City deem it necessary and in the best interest of the Authority, the Development District, and the City and its resident and property owners, the Authority may enter into tax sharing arrangements with affected taxing jurisdictions to share all or a portion of tax increment revenues on such terms as the Authority and the City Council determine to be most equitable for the Authority, the Development District and the City.

# **Appendix A:**

Full Ordinance – Intent to Establish the  
South Martin Luther King Jr. Boulevard  
Corridor Improvement Authority

**RESOLUTION #2019-226**  
**BY THE COMMITTEE ON DEVELOPMENT AND PLANNING**  
**RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING**

WHEREAS, the City of Lansing has prepared and forwarded this resolution of intent to create the South Martin Luther King Jr. Boulevard Corridor Improvement Authority (the Authority) in accordance with the provisions of Part 6, Corridor Improvement Authorities, of the Recodified Tax Increment Financing Act, Public Act 57 of 2018, as amended (the Act); and

WHEREAS, the intended South Martin Luther King Jr. Boulevard Corridor Improvement Authority Development Area, as defined in the Act (the "Proposed Development Area"), is comprised of eligible property within an area along South Martin Luther King Jr. Boulevard bounded by an area of all commercial property, as defined by Public Act 57 of 2018, found within 500 feet of the centerline of South Martin Luther King Jr. Boulevard, from the railroad tracks south of Victor Avenue to 1-96, and specifically identified in Exhibit A;

WHEREAS; the District meets all of the requirements of section 605 of Public Act 57 of 2018, including:

- a. The Proposed Development Area is adjacent to or is within 500 feet of a road classified as an arterial or collector according to the Federal Highway Administration manual "Highway Functional Classification - Concepts, Criteria and Procedures," and
- b. The Proposed Development Area contains at least ten (10) contiguous parcels or at least five (5) contiguous acres, and
- c. More than half (1/2) of the existing ground floor square footage in the Proposed Development Area is classified as commercial real property under section 34c of the General Property Tax Act, 1893 PA 206, as amended (MCL 211.34c), and
- d. Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire Proposed Development Area, for the immediately preceding thirty (30) years, and
- e. The Proposed Development Area is presently served by municipal water or sewer, and
- f. The Proposed Development Area is zoned to allow for mixed use that includes high-density residential use; and

WHEREAS, in accordance with Act 57 the City would further agree to the following with respect to the Proposed Development Area:

- i. To expedite the local permitting and inspection process in the Proposed Development Area, and
- ii. To modify its Master Plan, if necessary, to provide for walkable nonmotorized interconnections, including sidewalks and streetscapes throughout the Proposed Development Area; and

## **Appendix B:**

Affidavit of Notice of Public Hearing on  
Creation of the S.MLK CIA

# **Appendix C:**

## **Resolution Establishing the S.MLK CIA and Designation of the Development Area**



**RESOLUTION #2019-334**  
**BY THE COMMITTEE ON DEVELOPMENT AND PLANNING**  
**RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING**

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

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

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

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

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

# **Appendix D:**

## Powers of Authority

#### 125.4611 Board; powers.

Detailed powers of the Corridor Improvement Authority board are listed below, section 611 of Act 57 of 2018:

- (a) Prepare an analysis of economic changes taking place in the development area.
- (b) Study and analyze the impact of metropolitan growth upon the development area.
- (c) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the development area.
- (d) Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.
- (e) Develop long-range plans, in cooperation with the agency that is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the development area and to promote the economic growth of the development area, and take steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.
- (f) Implement any plan of development in the development area necessary to achieve the purposes of this act in accordance with the powers of the authority granted by this act.
- (g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.
- (h) On terms and conditions and in a manner and for consideration the authority considers proper or for no consideration, acquire by purchase or otherwise, or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in the property, that the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options.
- (i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to those buildings, within the development area for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.

(j) Fix, charge, and collect fees, rents, and charges for the use of any facility, building, or property under its control or any part of the facility, building, or property, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.

(k) Lease, in whole or in part, any facility, building, or property under its control.

(l) Accept grants and donations of property, labor, or other things of value from a public or private source.

(m) Acquire and construct public facilities.

(n) Conduct market research and public relations campaigns, develop, coordinate, and conduct retail and institutional promotions, and sponsor special events and related activities.

(o) Contract for broadband service and wireless technology service in a development area.

(2) Notwithstanding any other provision of this act, in a qualified development area the board may, in addition to the powers enumerated in subsection (1), do 1 or more of the following:

(a) Perform any necessary or desirable site improvements to the land, including, but not limited to, installation of temporary or permanent utilities, temporary or permanent roads and driveways, silt fences, perimeter construction fences, curbs and gutters, sidewalks, pavement markings, water systems, gas distribution lines, concrete, including, but not limited to, building pads, storm drainage systems, sanitary sewer systems, parking lot paving and light fixtures, electrical service, communications systems, including broadband and high-speed internet, site signage, and excavation, backfill, grading of site, landscaping and irrigation, within the development area for the use, in whole or in part, of any public or private person or business entity, or a combination of these.

(b) Incur expenses and expend funds to pay or reimburse a public or private person for costs associated with any of the improvements described in subdivision (a).

(c) Make and enter into financing arrangements with a public or private person for the purposes of implementing the board's powers described in this section, including, but not limited to, lease purchase agreements, land contracts, installment sales agreements, sale leaseback agreements, and loan agreements.

## **Appendix E:**

S.MLK CIA Appointed Members to the  
S.MLK CIA Board

**RESOLUTION #2020-120**  
BY THE COMMITTEE ON DEVELOPMENT AND PLANNING  
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of Aini Abukar, a 3<sup>rd</sup> Ward Member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board for a term to expire July 31, 2021;

WHEREAS, the nominee has been vetted 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 Aini Abukar, a 3<sup>rd</sup> Ward Member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board for a term to expire July 31, 2021.



Chris S. Ope, CMWCJMMC  
Lansing City Council

I hereby certify that the foregoing is true  
and is a complete copy of the action  
adopted by the Lansing City Council.

**RESOLUTION #2020-122**  
BY THE COMMITTEE ON DEVELOPMENT AND PLANNING  
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of Don Sober, a 3<sup>rd</sup> Ward Member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board for a term to expire July 31, 2024;

WHEREAS, the nominee has been vetted 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 Don Sober, a 3<sup>rd</sup> Ward Member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board for a term to expire July 31, 2024.



Chris S. Ope, CMWCJMMC  
Lansing City Council

I hereby certify that the foregoing is true  
and is a complete copy of the action  
adopted by the Lansing City Council.



**RESOLUTION #2020-123**  
**BY THE COMMITTEE ON DEVELOPMENT AND PLANNING**  
**RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING**

WHEREAS, the Mayor made the appointment of Nikki Soldan, a regional business manager, Member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board for a term to expire July 31, 2023;

WHEREAS, the nominee has been vetted 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 Nikki Soldan, a regional business manager, Member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board for a term to expire July 31, 2023.

  
Chris Swope  
City Clerk

I hereby certify that the foregoing is true  
and is a complete copy of the action  
adopted by the Lansing City Council.

**RESOLUTION #2020-171**  
**BY THE COMMITTEE ON DEVELOPMENT & PLANNING**  
**RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING**

WHEREAS, the Mayor made the appointment of Price Dobernack, a regional business owner, Ward Member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board for a term to expire July 31, 2024;

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

WHEREAS, the Committee on Development & Planning met on September 1, 2020 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Price Dobernack, a regional business owner, Member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board for a term to expire July 31, 2024.

  
Chris Swope, CMMC/MMC  
Lansing City Clerk

I hereby certify that the foregoing is true  
and is a complete copy of the action  
adopted by the Lansing City Council.

**RESOLUTION #2021-176**  
**BY THE COMMITTEE ON DEVELOPMENT & PLANNING**  
**RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING**

WHEREAS, the Mayor has made the appointment of Amanda Defrees as a member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors for a term to expire July 31, 2025; and

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

WHEREAS, the Committee on Development & Planning met on August 23, 2021 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Amanda Defrees as a member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors for a term to expire July 31, 2025.

Chris Swartz, CMMCIMMC  
Lansing City Clerk

I hereby certify that the foregoing is true  
and is a complete copy of the original  
as kept by the Lansing City Council

**Resolution #2022-116**  
**By the Committee on Development & Planning**  
**Resolved by the City Council of the City of Lansing**

WHEREAS, the Mayor has made the appointment 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, 2022; and

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

WHEREAS, the Committee on Development & Planning met on April 27, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment 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, 2022.

  
Chris Swartz, CMMCIMMC  
Lansing City Clerk

I hereby certify that the foregoing is true  
and is a complete copy of the original  
as kept by the Lansing City Council

**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.

# **Appendix F:**

## **S.MLK CIA Bylaws**

**BYLAWS OF THE SOUTH MARTIN LUTHER KING JR. BOULEVARD CORRIDOR IMPROVEMENT  
AUTHORITY OF THE CITY OF LANSING**

Rev: January 21, 2021

*Confirmed to reflect the legal entity name*

**ARTICLE I - NAME**

The name of this Authority is the South Martin Luther King Jr. Boulevard Corridor Improvement Authority of the City of Lansing, which may also be referred to as the South MLK Corridor Improvement Authority.

**ARTICLE II - PURPOSE**

The purpose of the Authority is to carry out those purposes and exercise those powers as conferred upon it by State of Michigan's Corridor Improvement Authority Act, Act 57 of 2018 (Formerly known as Act 280 of the Michigan Public Acts of 2005) as amended ("the Act"). The Authority shall be a public body corporate and shall have all the powers which now or hereafter may be conferred by law on authorities organized under the Act. These Bylaws are adopted as the Authority's rules governing procedure and holding regular meetings, in accordance with the Act.

**ARTICLE III - AUTHORITY BOARD OF DIRECTORS**

**Section 1. Authority Board.** The Authority shall be under the supervision and control of a board consisting of seven members appointed by the Mayor of the City of Lansing subject to the approval of City Council. The board will also include the Mayor or a Mayoral Assignee. Not less than a majority of the members shall be persons having an ownership or business interest in property located in the Corridor Improvement Authority development area. At least one of the members shall be a resident of the development area or of an area within one-half mile of any part of the development area.

**Section 2. Terms, Replacement, and Vacancies.** Of the initial seven members appointed, two term shall expire on July 31, 2021, one term shall expire on July 31, 2022, three terms shall expire on July 31, 2023, and one term shall expire on July 31, 2024. Thereafter, each member appointed shall serve for a term of four years. A member shall hold office until the member's successor is appointed. An appointment to fill a vacancy shall be made by the Mayor for the unexpired term only. Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office.

**Section 3. Removal.** A member of the Board may be removed for cause by the City Council after having been given notice and an opportunity to be heard.

**ARTICLE IV - OFFICERS**

**Section 1. Officers.** The officers of the Authority Board shall be a chairperson, a vice chairperson, a treasurer, and a recording secretary. All officers shall be members of the Authority Board, with the exception of the recording secretary who may, but need not be, a member of the Authority Board.

judgment, the best interest of the Authority Board will be served.

**Section 3. Chairperson.** The chairperson shall preside at all meetings of the Authority Board and shall discharge the duties as a presiding officer.

**Section 4. Vice Chairperson.** In the absence of the chairperson or in the event of inability to serve as chairperson, the vice chairperson shall perform the duties of the chairperson and when so acting, shall have all the powers and be subject to all the restrictions of the chairperson.

**Section 5. Treasurer.** The treasurer shall prepare, with the assistance of appropriate staff, an annual financial report covering the fiscal year of the Authority. The fiscal year of the Authority shall be July 1 to June 30. An annual audit will be made each year. The treasurer shall provide a bond if necessary, in the amount prescribed by the Authority Board.

**Section 6. Recording Secretary.** The recording secretary, if not a member of the Authority Board, shall be a designee of the Authority Board. The recording secretary shall attend all meetings of the Authority Board and with the assistance of appropriate staff record all votes and the minutes of all proceedings, to be maintained for future reference. The recording secretary shall give, or cause to be given, notice of all meetings of the Authority Board, as required by law or these bylaws, and shall perform such other duties as may be prescribed by the Authority Board. The recording secretary shall, when authorized by the Authority Board, attest by signature to actions of the Authority Board, and shall maintain custody of the official seal, and of the records, books and all documents of the Authority.

**Section 7. Delegation of Duties of Officers.** In the absence of any officer of the Authority Board due to resignation or removal, the Authority Board may delegate the powers and duties of any officer to any Authority Board member provided a majority of a quorum of the Authority Board concurs therein.

**Section 8. Election of Officers.** Nominations shall be made from the floor at the annual meeting in January or at the initial meeting of the Authority Board. Officers shall be elected by majority vote of the Authority Board. The terms of office shall be for one year and begin at the close of the annual meeting at which they are elected, or until his or her successor shall be elected and qualified. No member shall hold more than one office at a time.

## **ARTICLE V - CONTRACTS, CHECKS, DEPOSITS AND FUNDS**

**Section 1. Contracts.** The Board of Directors may authorize any officer or officers, agent or agents of the corporation in addition to the officers so authorized by the Act or these By-Laws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Corporation, and such Board may be general or confined to specific instances.

**Section 2. Checks and Drafts.** All checks, drafts or orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Corporation, shall be signed by such officer or officers, agent or agents of the Corporation and in such manner as shall from time to time be determined by resolution of the Board of Directors. In the absence of such determination by the Board of Directors, such instruments shall be signed by the Treasurer and countersigned by the Chairperson or Vice Chairperson of the Corporation.

**Section 3. Deposits.** All funds of the Corporation shall be deposited from time to time to the credit of the Board in such banks, trust companies or other depositaries as the Board of Directors may select.

## **ARTICLE VI - EMPLOYMENT OF DIRECTOR**

The Authority Board may employ and fix compensation of a director subject to approval of the City Council. A member of the Board is not eligible to hold the position of Director. Before beginning his or her duties, the Director shall subscribe to the constitutional oath and furnish a bond as required by section 609 of Act 57 of 2018. The Director shall be the chief executive officer of the Authority. The Director shall serve at the pleasure of the Authority Board.

## **ARTICLE VII - MEETINGS**

**Section 1. Organizational Meeting and Election of Officers.** Officers shall be elected at the first organizational meeting of the Authority Board after the adoption of the Bylaws and shall be appointed thereafter pursuant to Article VII - Section 2.

**Section 2. Annual Meeting.** Starting in the year 2021, an annual meeting shall be held in January at a time and place to be set by the Authority Board. Election of officers shall occur at the annual meeting. If the election of officers does not occur on the day designated or any adjournment thereof, the Authority Board shall cause the election to be held at a regular or special meeting of the Authority Board within 90 days of the annual meeting.

**Section 3. Regular Meetings.** Regular meetings of the Authority Board shall be held at a time and place to be set by the Authority Board at its annual meeting. Notice of regular meetings shall be published in accordance with the Michigan Open Meetings Act, Act 267 of the Public Acts of 1976, as amended. The Authority Board records shall be open to the public.

**Section 4. Special Meetings.** Special meetings of the Authority Board may be called by the chairperson, the vice chairperson in the absence of the chairperson, or by any three Authority members by giving 24 hours' notice of the meeting to other board members, stating the purpose of the meeting, and by posting sufficient public notice in accordance with the Michigan Open Meetings Act.

**Section 5. Notice of Meetings.** All meetings other than regularly scheduled meetings shall be preceded by public notice posted 18 hours prior to the meeting in accordance with the Michigan Open Meetings Act.

**Section 6. Agenda and Minutes.** The recording secretary together with appropriate staff shall prepare the agendas for all regular meetings and send them to the Authority Board members at least 24 hours prior to the meeting. Any member of the Authority Board may request any item to be placed on the agenda. Minutes of all meetings shall be prepared and kept in accordance with the Michigan Open Meetings Act. Proposed Minutes of a meeting shall be made available to the public no more than 8 days after the meeting. The Board shall vote to approve or amend and approve minutes from any prior meeting, at the next regular meeting.

**Section 7. Quorum and Voting.** A quorum shall constitute a majority of the Authority Board members appointed and serving at the time. A majority vote of a quorum of the Authority Board shall



constitute the action of the Authority Board unless the vote of a larger number is required by statute, or elsewhere in these rules. In the event that effective membership is reduced because of a conflict of interest, a majority of the remaining members eligible to vote shall constitute the action of the Authority Board.

**Section 8**     **Rules of Order.** *Robert's Rules of Order* will govern the conduct of all meetings.

**Section 9**     **Open and Closed Meetings.** All regular and special meetings of the Authority Board shall be open to the public, and each agenda shall include a time for public comment. Closed meetings of the Authority Board may be called for the purposes listed in the Michigan Open Meetings Act, if approved by the Authority.

**Section 10**   **Conflict of Interest.** An Authority Board member who has a direct conflict of interest of more than a de minimis nature as defined by MCL 15.322 and 15.323 in any matter before the Authority Board shall disclose that interest prior to the Authority Board taking any action with respect to the matter. This disclosure shall become part of the record of the Authority Board's official proceedings. Any member making such disclosure shall, with the approval of the Authority Board, refrain from participating in the Authority Board's decision-making process, to include all discussions, motions made and votes taken, relative to such matters, unless required by law. In addition, an Authority Board member shall be subject to the conflict of interest provisions of section 5-505 of the Lansing City Charter and the Ethics Ordinance in Part 2, Title 10, Chapter 290 of the Lansing Codified Ordinances.

**Section 11**   **Mandatory Voting.** Except when a member is excused from participating on a matter by the chair because of a disclosed conflict of interest, all members present shall vote on all matters before the Authority Board.

**Section 12**   **Physical Presence Required.** Members may not be counted as in attendance and may not vote unless they are physically present at the meeting. Members may not send a proxy to a meeting, and members may not vote by proxy. The physical presence requirement may be suspended by majority vote of the Directors serving, if virtual appearance is still in compliance with the Michigan Open Meetings Act.

## **ARTICLE VIII - EXECUTIVE COMMITTEE**

The officers of the Authority Board, including chairperson, vice chairperson, treasurer, and recording secretary, shall constitute the executive committee. The executive committee shall have general supervision of the affairs of the Authority Board between its business meetings, fix the hours and place of meetings, make recommendations to the Authority Board, and shall perform such other duties as specified in these Bylaws or as may be specified by the Authority Board.

## **ARTICLE IX - AUTHORITY BOARD COMMITTEES AND ADVISORY COMMITTEES**

**Section 1**     **Authority Board Committees.** The Authority Board, by resolution, may designate and appoint one or more committees to advise the Authority Board. Committee members shall be members of the Authority Board. The chairperson of the Authority Board shall appoint the members and select the chairperson of the Authority Board committees. The committees may be terminated by vote of the Authority Board. At the annual meeting, the committees will be

evaluated and reappointed or dissolved. A majority of the committee will constitute a quorum. A majority of the members present at the meeting at which a quorum is present shall be the action of the committee.

**Section 2 Advisory Committees.** The Authority Board may, by resolution, authorize the establishment of advisory committees to the Authority Board. The chairperson shall select, with the advice and consent of the Authority Board members, the members of each advisory committee. The advisory committees shall elect their own officers and establish rules governing their action.

## **ARTICLE X - INDEMNIFICATION**

**Section 1 Indemnification and Defense.** Matters involving a claim or civil action against any officer or employee of the Authority, while acting within the scope of their authority, are subject to the Government Liability for Negligence Act, Act 170 of the Public Acts of 1964, as amended.

**Section 2. Reimbursement.** Any action by the Authority Board on behalf of an officer or employee under Section 1 shall be made by the Authority Board only as authorized in the specific case upon a determination that such action is appropriate. Such determination shall be made in either of the following ways:

1. By a majority vote of the members of the Authority Board who were not parties to such claim, action, suit or proceedings, or
2. If such quorum is not obtainable, or even if obtainable, a quorum of disinterested members so directs, supported by the recommendation of legal counsel in a written opinion.

**Section 3. Insurance.** The Authority Board may purchase and maintain insurance on behalf of any person who is or was an officer or employee of the Authority against any liability asserted against the officer or employee and incurred by them in any such capacity or arising out of their status as such.

## **ARTICLE XI - AMENDMENTS OF BYLAWS**

These Bylaws may be amended at any regular meeting of the Authority Board by a majority vote of a quorum, provided that the amendment has been submitted in writing at the previous regular meeting; provided, however, that no such amendment shall take effect until approved by resolution of the City Council.

Adopted: 'clc.....uu...; :2l, 2021



Chairperson Secretary

The foregoing bylaws of the South MLK Corridor Improvement Authority of the City of Lansing were approved by resolution of the Lansing City Council duly adopted at a regular meeting of the Council held pursuant to statutory notice on the \_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_, City Clerk

# **Appendix G:**

List of Affected Properties by Parcel  
Identification Number

| <b>Parcel # 2022</b> | <b>Property Address</b>   | <b>Property Class</b> |
|----------------------|---------------------------|-----------------------|
| 33-01-01-29-259-192  | S M L KING JR BLVD        | 202                   |
| 33-01-01-29-259-202  | S M L KING JR BLVD        | 202                   |
| 33-01-01-29-280-262  | NO STREET FRONTAGE        | 202                   |
| 33-01-01-29-280-264  | 2701 S M L KING JR BLVD   | 703                   |
| 33-01-01-29-401-044  | S M L KING JR BLVD        | 202                   |
| 33-01-01-29-401-062  | 2808 S KELLYBROOK LN      | 201                   |
| 33-01-01-29-401-102  | 3110 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-401-112  | 3022 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-401-122  | 3010 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-426-011  | 2833 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-426-030  | 2915 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-426-039  | 2915.5 S M L KING JR BLVD | 201                   |
| 33-01-01-29-426-041  | 2919 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-426-051  | 2937 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-427-002  | 3015 S M L KING JR BLVD   | 708                   |
| 33-01-01-29-451-001  | S M L KING JR BLVD        | 202                   |
| 33-01-01-29-451-013  | 3222 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-451-022  | 3330 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-451-032  | 3316 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-451-037  | 3218 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-451-041  | 3216 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-451-051  | 3212 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-451-061  | 3140 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-451-062  | 3208 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-451-067  | 3128 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-451-069  | 3122 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-451-072  | 3124 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-476-002  | 3101 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-476-041  | 3127 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-476-062  | 3135 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-476-091  | 900 SOUTHLAND AVE         | 201                   |
| 33-01-01-29-476-111  | 808 SOUTHLAND AVE         | 201                   |
| 33-01-01-29-477-006  | 3215 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-477-012  | 3229 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-477-014  | 3311 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-477-021  | 3325 S M L KING JR BLVD   | 201                   |
| 33-01-01-29-477-042  | 905 SOUTHLAND AVE         | 201                   |
| 33-01-01-29-477-072  | 1011 SOUTHLAND AVE        | 201                   |
| 33-01-01-29-477-084  | 930 W HOLMES RD           | 201                   |
| 33-01-01-29-477-085  | 930 W HOLMES RD           | 201                   |
| 33-01-01-32-201-201  | 3612 S M L KING JR BLVD   | 201                   |
| 33-01-01-32-201-211  | 3600 S M L KING JR BLVD   | 201                   |
| 33-01-01-32-201-223  | 3512 S M L KING JR BLVD   | 201                   |
| 33-01-01-32-201-232  | 3500 S M L KING JR BLVD   | 201                   |
| 33-01-01-32-201-242  | 3404 S M L KING JR BLVD   | 201                   |
| 33-01-01-32-201-256  | 1211 W HOLMES RD          | 201                   |
| 33-01-01-32-203-202  | HILLCREST ST              | 202                   |
| 33-01-01-32-203-234  | 3826 S M L KING JR BLVD   | 201                   |
| 33-01-01-32-203-244  | 3822 S M L KING JR BLVD   | 201                   |
| 33-01-01-32-203-252  | 3812 S M L KING JR BLVD   | 201                   |

|                     |                         |     |
|---------------------|-------------------------|-----|
| 33-01-01-32-203-261 | 3800 S M L KING JR BLVD | 201 |
| 33-01-01-32-203-271 | 3718 S M L KING JR BLVD | 201 |
| 33-01-01-32-203-281 | 3706 S M L KING JR BLVD | 201 |
| 33-01-01-32-226-004 | 3425 S M L KING JR BLVD | 201 |
| 33-01-01-32-226-016 | 3525 S M L KING JR BLVD | 201 |
| 33-01-01-32-226-022 | 3621 S M L KING JR BLVD | 201 |
| 33-01-01-32-226-025 | 3615 S M L KING JR BLVD | 201 |
| 33-01-01-32-226-041 | 1016 LEGRAND DR         | 201 |
| 33-01-01-32-226-552 | 921 W HOLMES RD         | 201 |
| 33-01-01-32-251-205 | 1120 MARY AVE           | 201 |
| 33-01-01-32-251-212 | 4100 S M L KING JR BLVD | 201 |
| 33-01-01-32-251-221 | S M L KING JR BLVD      | 202 |
| 33-01-01-32-251-251 | 4000 S M L KING JR BLVD | 201 |
| 33-01-01-32-251-382 | 3916 S M L KING JR BLVD | 201 |
| 33-01-01-32-252-070 | 1301 MARY AVE           | 201 |
| 33-01-01-32-252-112 | 4230 S M L KING JR BLVD | 201 |
| 33-01-01-32-252-122 | 4220 S M L KING JR BLVD | 201 |
| 33-01-01-32-276-001 | 1017 LEGRAND DR         | 201 |
| 33-01-01-32-276-011 | 3821 S M L KING JR BLVD | 201 |
| 33-01-01-32-276-030 | 4019 S M L KING JR BLVD | 201 |
| 33-01-01-32-276-040 | 3901 S M L KING JR BLVD | 201 |
| 33-01-01-32-276-057 | 4211 S M L KING JR BLVD | 201 |
| 33-01-01-32-276-063 | 4221 S M L KING JR BLVD | 201 |
| 33-01-01-32-276-068 | 914 W CAVANAUGH RD      | 201 |
| 33-01-01-32-276-074 | 1001 W CAVANAUGH RD     | 201 |
| 33-01-01-32-276-076 | 929 W CAVANAUGH RD      | 201 |
| 33-01-01-32-401-131 | 4314 S M L KING JR BLVD | 201 |
| 33-01-01-32-401-141 | 4300 S M L KING JR BLVD | 201 |
| 33-01-01-32-402-142 | 4526 S M L KING JR BLVD | 201 |
| 33-01-01-32-402-161 | 4516 S M L KING JR BLVD | 201 |
| 33-01-01-32-402-171 | 4508 S M L KING JR BLVD | 201 |
| 33-01-01-32-402-181 | 4504 S M L KING JR BLVD | 201 |
| 33-01-01-32-402-191 | S M L KING JR BLVD      | 202 |
| 33-01-01-32-402-211 | 4410 S M L KING JR BLVD | 201 |
| 33-01-01-32-402-231 | 4400 S M L KING JR BLVD | 201 |
| 33-01-01-32-402-241 | 1113 PIERCE RD          | 201 |
| 33-01-01-32-402-251 | 1205 PIERCE RD          | 201 |
| 33-01-01-32-426-002 | 4303 S M L KING JR BLVD | 708 |
| 33-01-01-32-427-001 | 4405 S M L KING JR BLVD | 201 |
| 33-01-01-32-427-011 | 4415 S M L KING JR BLVD | 202 |
| 33-01-01-32-427-042 | 4519 S M L KING JR BLVD | 201 |
| 33-01-01-32-451-171 | 1212 W JOLLY RD         | 202 |
| 33-01-01-32-451-183 | 5016 S M L KING JR BLVD | 201 |
| 33-01-01-32-451-184 | 5016 S M L KING JR BLVD | 201 |
| 33-01-01-32-451-242 | 4924 S M L KING JR BLVD | 201 |
| 33-01-01-32-451-531 | S M L KING JR BLVD      | 202 |
| 33-01-01-32-451-551 | 1141 DORCHESTER CIRCLE  | 201 |
| 33-01-01-32-451-561 | 1115 DORCHESTER CIRCLE  | 201 |
| 33-01-01-32-451-571 | 1151 DORCHESTER CIRCLE  | 201 |
| 33-01-01-32-451-581 | 1156 DORCHESTER CIRCLE  | 201 |
| 33-01-01-32-451-591 | 1140 DORCHESTER CIRCLE  | 201 |

|                     |                         |     |
|---------------------|-------------------------|-----|
| 33-01-01-32-451-601 | 1130 DORCHESTER CIRCLE  | 201 |
| 33-01-01-32-451-611 | 1100 DORCHESTER CIRCLE  | 201 |
| 33-01-01-32-451-631 | 4620 S M L KING JR BLVD | 201 |
| 33-01-01-32-451-641 | 4610 S M L KING JR BLVD | 201 |
| 33-01-01-32-476-003 | 4601 S M L KING JR BLVD | 201 |
| 33-01-01-32-476-031 | 946 VINCENT CT          | 201 |
| 33-01-01-32-477-031 | 4711 S M L KING JR BLVD | 201 |
| 33-01-01-32-477-041 | 4801 S M L KING JR BLVD | 201 |
| 33-01-01-32-477-051 | 4909 S M L KING JR BLVD | 201 |
| 33-01-01-32-477-055 | 4915 S M L KING JR BLVD | 201 |
| 33-01-01-32-479-021 | 1000 W JOLLY RD         | 201 |
| 33-01-01-32-479-032 | 5035 S M L KING JR BLVD | 201 |
| 33-01-01-32-479-041 | W JOLLY RD              | 202 |
| 33-01-05-05-126-043 | S M L KING JR BLVD      | 202 |
| 33-01-05-05-126-053 | 5640 S M L KING JR BLVD | 201 |
| 33-01-05-05-126-061 | S M L KING JR BLVD      | 202 |
| 33-01-05-05-126-071 | 5614 S M L KING JR BLVD | 201 |
| 33-01-05-05-126-081 | 5606 S M L KING JR BLVD | 708 |
| 33-01-05-05-126-091 | 5542 S M L KING JR BLVD | 201 |
| 33-01-05-05-126-101 | 5528 S M L KING JR BLVD | 201 |
| 33-01-05-05-126-111 | 5510 S M L KING JR BLVD | 201 |
| 33-01-05-05-126-121 | 5508 S M L KING JR BLVD | 201 |
| 33-01-05-05-126-131 | 5468 S M L KING JR BLVD | 201 |
| 33-01-05-05-126-173 | 5404 S M L KING JR BLVD | 708 |
| 33-01-05-05-201-161 | 5334 S M L KING JR BLVD | 201 |
| 33-01-05-05-202-082 | 5208 S M L KING JR BLVD | 201 |
| 33-01-05-05-202-092 | 5200 S M L KING JR BLVD | 201 |
| 33-01-05-05-202-111 | 5140 S M L KING JR BLVD | 201 |
| 33-01-05-05-202-121 | 5134 S M L KING JR BLVD | 201 |
| 33-01-05-05-202-132 | 5124 S M L KING JR BLVD | 201 |
| 33-01-05-05-202-153 | 5118 S M L KING JR BLVD | 201 |
| 33-01-05-05-226-003 | 5103 S M L KING JR BLVD | 201 |
| 33-01-05-05-226-062 | 5133 S M L KING JR BLVD | 201 |
| 33-01-05-05-226-090 | 5141 S M L KING JR BLVD | 201 |
| 33-01-05-05-276-001 | 5303 S M L KING JR BLVD | 201 |
| 33-01-05-05-277-221 | 5405 S M L KING JR BLVD | 201 |
| 33-01-05-05-277-231 | S M L KING JR BLVD      | 202 |
| 33-01-05-05-301-112 | 5856 S M L KING JR BLVD | 201 |
| 33-01-05-05-302-063 | 5721 VALENCIA BLVD      | 201 |
| 33-01-05-05-302-078 | 5824 S M L KING JR BLVD | 201 |
| 33-01-05-05-306-091 | 5950 S M L KING JR BLVD | 201 |
| 33-01-05-05-306-141 | 5920 S M L KING JR BLVD | 201 |
| 33-01-05-05-326-031 | 5641 HUGHES RD          | 201 |
| 33-01-05-05-326-041 | 5724 S M L KING JR BLVD | 201 |
| 33-01-05-05-327-003 | 5505 S M L KING JR BLVD | 705 |
| 33-01-05-05-327-062 | 5525 S M L KING JR BLVD | 705 |
| 33-01-05-05-351-071 | S M L KING JR BLVD      | 202 |
| 33-01-05-05-351-081 | 6040 S M L KING JR BLVD | 201 |
| 33-01-05-05-351-095 | 6030 S M L KING JR BLVD | 201 |
| 33-01-05-05-351-110 | 6026 S M L KING JR BLVD | 201 |
| 33-01-05-05-352-002 | 5937 S M L KING JR BLVD | 708 |

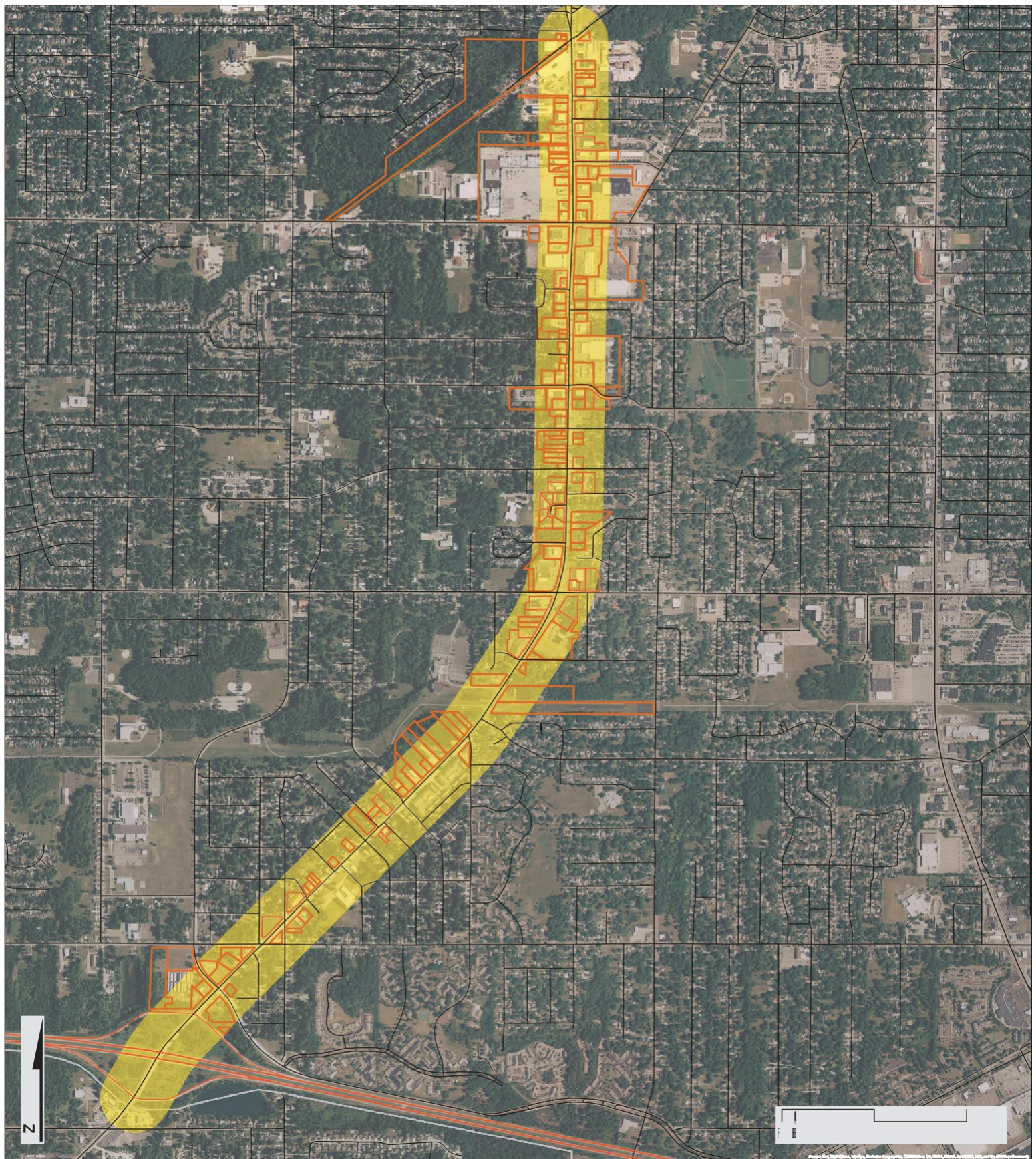


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|---------------------|-------------------------|-----|
| 33-01-05-05-352-103 | 5903 S M L KING JR BLVD | 708 |
| 33-01-05-05-353-012 | 6070 S M L KING JR BLVD | 201 |
| 33-01-05-05-356-002 | 6081 S M L KING JR BLVD | 201 |
| 33-01-05-05-356-162 | 6031 S M L KING JR BLVD | 708 |
| 33-01-05-05-356-192 | 6071 S M L KING JR BLVD | 201 |
| 33-01-05-05-376-173 | 5843 S M L KING JR BLVD | 201 |
| 33-01-05-05-376-182 | S M L KING JR BLVD      | 202 |
| 33-01-05-06-479-102 | S M L KING JR BLVD      | 202 |
| 33-01-05-06-482-001 | 6099 S M L KING JR BLVD | 201 |
| 33-01-05-07-201-016 | W MILLER RD             | 201 |
| 33-01-05-07-201-052 | W MILLER RD             | 202 |
| 33-01-05-07-225-012 | 6272 S M L KING JR BLVD | 201 |
| 33-01-05-07-225-022 | S M L KING JR BLVD      | 202 |
| 33-01-05-07-225-033 | 6140 PLEASANT GROVE RD  | 201 |
| 33-01-05-07-226-031 | 6137 PLEASANT GROVE RD  | 202 |
| 33-01-05-07-226-041 | PLEASANT GROVE RD       | 202 |
| 33-01-05-07-226-052 | S M L KING JR BLVD      | 202 |
| 33-01-05-07-226-061 | 6200 S M L KING JR BLVD | 201 |
| 33-01-05-07-226-064 | 6200 S M L KING JR BLVD | 202 |
| 33-01-05-07-227-072 | S M L KING JR BLVD      | 202 |
| 33-01-05-07-229-004 | 6283 S M L KING JR BLVD | 201 |
| 33-01-05-07-230-020 | LABELLE RD              | 202 |

## **Appendix H:**

S.MLK CIA District Map – Parcels included  
within South Martin Luther King Jr. Corridor







# **Appendix I:**

## Projections and Taxing Jurisdiction Impact Tables

City of Lansing -South Martin Luther King Jr Blvd Corridor Improvement Authority: Tax Increment Revenue Projections

Corridor Parcels Taxable Value = 31,239,107 Updated 8/22/22

Local Capture Detail - Breakdown by Taxing Entity

|      |                | Value with<br>Inflation -<br>0.75% growth<br>rate |           | City of<br>Lansing<br>19.4400<br>Mills |  | Capital Area<br>District Library<br>1.56000 | City capture only |
|------|----------------|---------------------------------------------------|-----------|----------------------------------------|--|---------------------------------------------|-------------------|
| Date | Baseline Value |                                                   | Increment |                                        |  |                                             |                   |
| 2022 | 31,239,107     | 31,239,107                                        | 0         | 0                                      |  | 0                                           | 0                 |
| 2023 | 31,239,107     | 31,473,400                                        | 234,293   | 4,555                                  |  | 365                                         | 4,920             |
| 2024 | 31,239,107     | 31,709,451                                        | 470,344   | 9,143                                  |  | 734                                         | 9,877             |
| 2025 | 31,239,107     | 31,947,272                                        | 708,165   | 13,767                                 |  | 1,105                                       | 14,871            |
| 2026 | 31,239,107     | 32,186,876                                        | 947,769   | 18,425                                 |  | 1,479                                       | 19,903            |
| 2027 | 31,239,107     | 32,428,278                                        | 1,189,171 | 23,117                                 |  | 1,855                                       | 24,973            |
| 2028 | 31,239,107     | 32,671,490                                        | 1,432,383 | 27,846                                 |  | 2,235                                       | 30,080            |
| 2029 | 31,239,107     | 32,916,526                                        | 1,677,419 | 32,609                                 |  | 2,617                                       | 35,226            |
| 2030 | 31,239,107     | 33,163,400                                        | 1,924,293 | 37,408                                 |  | 3,002                                       | 40,410            |
| 2031 | 31,239,107     | 33,412,125                                        | 2,173,018 | 42,243                                 |  | 3,390                                       | 45,633            |
| 2032 | 31,239,107     | 33,662,716                                        | 2,423,609 | 47,115                                 |  | 3,781                                       | 50,896            |
| 2033 | 31,239,107     | 33,915,187                                        | 2,676,080 | 52,023                                 |  | 4,175                                       | 56,198            |
| 2034 | 31,239,107     | 34,169,551                                        | 2,930,444 | 56,968                                 |  | 4,571                                       | 61,539            |
| 2035 | 31,239,107     | 34,425,822                                        | 3,186,715 | 61,950                                 |  | 4,971                                       | 66,921            |
| 2036 | 31,239,107     | 34,684,016                                        | 3,444,909 | 66,969                                 |  | 5,374                                       | 72,343            |
| 2037 | 31,239,107     | 34,944,146                                        | 3,705,039 | 72,026                                 |  | 5,780                                       | 77,806            |
|      |                |                                                   |           | 566,164                                |  | 45,433                                      | 611,597           |
|      |                |                                                   |           |                                        |  | Discount rate                               | 0.04              |
|      |                |                                                   |           |                                        |  | NPV =                                       | 411,248           |

Local Capture Detail - Breakdown by Taxing Entity

| All in:<br>Non-School Tax<br>Capture Millage | All IN<br>Annual Non-<br>School Tax<br>Capture<br>Available | City of<br>Lansing<br>19.4400<br>Mills |  | City of<br>Lansing<br>Library<br>1.5528 | Lansing<br>Community<br>College 3.7692<br>Mills | CATA<br>2.9895 Mills | Ingham<br>County<br>11.9772<br>Mills | CCRA<br>.699000<br>Mills | Ingham County<br>11.9772 Mills<br>(80%/20% Rev.<br>Sharing) | Ingham County<br>11.9772 Mills<br>(90%/10% Rev.<br>Sharing) | City of<br>Lansing +<br>County | Transit<br>Oriented<br>(City, LCC,<br>CATA,<br>CCRA,<br>County) |   |
|----------------------------------------------|-------------------------------------------------------------|----------------------------------------|--|-----------------------------------------|-------------------------------------------------|----------------------|--------------------------------------|--------------------------|-------------------------------------------------------------|-------------------------------------------------------------|--------------------------------|-----------------------------------------------------------------|---|
| 40.4277                                      | 0                                                           | 0                                      |  | 0                                       | 0                                               | 0                    | 0                                    | 0                        | 0                                                           | 0                                                           | 0                              | 0                                                               | 0 |
| 40.4277                                      | 9,472                                                       | 4,555                                  |  | 364                                     | 883                                             | 700                  | 2,806                                | 164                      | 2,245                                                       | 2,526                                                       | 7,361                          | 9,474                                                           |   |
| 40.4277                                      | 19,015                                                      | 9,143                                  |  | 730                                     | 1,773                                           | 1,406                | 5,633                                | 329                      | 4,507                                                       | 5,070                                                       | 14,777                         | 19,018                                                          |   |
| 40.4277                                      | 28,629                                                      | 13,767                                 |  | 1,100                                   | 2,669                                           | 2,117                | 8,482                                | 495                      | 6,785                                                       | 7,634                                                       | 22,249                         | 28,635                                                          |   |
| 40.4277                                      | 38,316                                                      | 18,425                                 |  | 1,472                                   | 3,572                                           | 2,833                | 11,352                               | 662                      | 9,081                                                       | 10,216                                                      | 29,776                         | 38,323                                                          |   |
| 40.4277                                      | 48,075                                                      | 23,117                                 |  | 1,847                                   | 4,482                                           | 3,555                | 14,243                               | 831                      | 11,394                                                      | 12,819                                                      | 37,360                         | 48,084                                                          |   |
| 40.4277                                      | 57,908                                                      | 27,846                                 |  | 2,224                                   | 5,399                                           | 4,282                | 17,156                               | 1,001                    | 13,725                                                      | 15,440                                                      | 45,001                         | 57,918                                                          |   |
| 40.4277                                      | 67,814                                                      | 32,609                                 |  | 2,605                                   | 6,323                                           | 5,015                | 20,091                               | 1,173                    | 16,073                                                      | 18,082                                                      | 52,700                         | 67,826                                                          |   |
| 40.4277                                      | 77,795                                                      | 37,408                                 |  | 2,988                                   | 7,253                                           | 5,753                | 23,048                               | 1,345                    | 18,438                                                      | 20,743                                                      | 60,456                         | 77,809                                                          |   |
| 40.4277                                      | 87,850                                                      | 42,243                                 |  | 3,374                                   | 8,191                                           | 6,496                | 26,027                               | 1,519                    | 20,821                                                      | 23,424                                                      | 68,270                         | 87,866                                                          |   |
| 40.4277                                      | 97,981                                                      | 47,115                                 |  | 3,763                                   | 9,135                                           | 7,245                | 29,028                               | 1,694                    | 23,222                                                      | 26,125                                                      | 76,143                         | 97,998                                                          |   |
| 40.4277                                      | 108,188                                                     | 52,023                                 |  | 4,155                                   | 10,087                                          | 8,000                | 32,052                               | 1,871                    | 25,642                                                      | 28,847                                                      | 84,075                         | 108,207                                                         |   |
| 40.4277                                      | 118,471                                                     | 56,968                                 |  | 4,550                                   | 11,045                                          | 8,761                | 35,099                               | 2,048                    | 28,079                                                      | 31,589                                                      | 92,066                         | 118,492                                                         |   |
| 40.4277                                      | 128,832                                                     | 61,950                                 |  | 4,948                                   | 12,011                                          | 9,527                | 38,168                               | 2,228                    | 30,534                                                      | 34,351                                                      | 100,118                        | 128,855                                                         |   |
| 40.4277                                      | 139,270                                                     | 66,969                                 |  | 5,349                                   | 12,985                                          | 10,299               | 41,260                               | 2,408                    | 33,008                                                      | 37,134                                                      | 108,229                        | 139,295                                                         |   |
| 40.4277                                      | 149,786                                                     | 72,026                                 |  | 5,753                                   | 13,965                                          | 11,076               | 44,376                               | 2,590                    | 35,501                                                      | 39,938                                                      | 116,402                        | 149,813                                                         |   |
|                                              | 1,177,402                                                   | 566,164                                |  | 45,223                                  | 109,773                                         | 87,065               | 348,820                              | 20,357                   | 279,056                                                     | 313,938                                                     | 914,984                        | 1,177,612                                                       |   |
| Discount rate                                |                                                             | 0.04                                   |  |                                         |                                                 |                      |                                      |                          |                                                             |                                                             |                                |                                                                 |   |
| NPV =                                        |                                                             | 791,706                                |  |                                         |                                                 |                      |                                      |                          |                                                             |                                                             |                                |                                                                 |   |

S. Martin Luther King Jr. Blvd. CIA TIF Projections

Local Capture Detail - Breakdown by Taxing Entity

|      |                | Value with<br>Inflation -<br>1.00% growth<br>rate |           | City of<br>Lansing<br>19.4400<br>Mills |  | Capital Area<br>District<br>Library<br>1.5528 | City capture only |
|------|----------------|---------------------------------------------------|-----------|----------------------------------------|--|-----------------------------------------------|-------------------|
| Date | Baseline Value |                                                   | Increment |                                        |  |                                               |                   |
| 2022 | 31,239,107     | 31,239,107                                        | 0         | 0                                      |  | 0                                             | 0                 |
| 2023 | 31,239,107     | 31,551,498                                        | 312,391   | 6,073                                  |  | 487                                           | 6,560             |
| 2024 | 31,239,107     | 31,867,013                                        | 627,906   | 12,206                                 |  | 980                                           | 13,186            |
| 2025 | 31,239,107     | 32,185,683                                        | 946,576   | 18,401                                 |  | 1,477                                         | 19,878            |
| 2026 | 31,239,107     | 32,507,540                                        | 1,268,433 | 24,658                                 |  | 1,979                                         | 26,637            |
| 2027 | 31,239,107     | 32,832,615                                        | 1,593,508 | 30,978                                 |  | 2,486                                         | 33,464            |
| 2028 | 31,239,107     | 33,160,942                                        | 1,921,835 | 37,360                                 |  | 2,998                                         | 40,359            |
| 2029 | 31,239,107     | 33,492,551                                        | 2,253,444 | 43,807                                 |  | 3,515                                         | 47,322            |
| 2030 | 31,239,107     | 33,827,476                                        | 2,588,369 | 50,318                                 |  | 4,038                                         | 54,356            |
| 2031 | 31,239,107     | 34,165,751                                        | 2,926,644 | 56,894                                 |  | 4,566                                         | 61,460            |
| 2032 | 31,239,107     | 34,507,409                                        | 3,268,302 | 63,536                                 |  | 5,099                                         | 68,634            |
| 2033 | 31,239,107     | 34,852,483                                        | 3,613,376 | 70,244                                 |  | 5,637                                         | 75,881            |
| 2034 | 31,239,107     | 35,201,008                                        | 3,961,901 | 77,019                                 |  | 6,181                                         | 83,200            |
| 2035 | 31,239,107     | 35,553,018                                        | 4,313,911 | 83,862                                 |  | 6,730                                         | 90,592            |
| 2036 | 31,239,107     | 35,908,548                                        | 4,669,441 | 90,774                                 |  | 7,284                                         | 98,058            |
| 2037 | 31,239,107     | 36,267,633                                        | 5,028,526 | 97,755                                 |  | 7,845                                         | 105,599           |
|      |                |                                                   |           | 763,886                                |  | 61,300                                        | 825,186           |
|      |                |                                                   |           |                                        |  | Discount rate                                 | 0.04              |
|      |                |                                                   |           |                                        |  | NPV =                                         | 554,493           |

Local Capture Detail - Breakdown by Taxing Entity

Local Capture Detail - Breakdown by Taxing Entity

| All in:<br>Non-School Tax<br>Capture Millage | All IN<br>Annual Non-<br>School Tax<br>Capture<br>Available | City of<br>Lansing<br>19.4400<br>Mills |  | City of<br>Lansing<br>Library<br>1.5528 | Lansing<br>Community<br>College 3.7692<br>Mills | CATA<br>2.9895 Mills | Ingham<br>County<br>11.9772<br>Mills | CCRA<br>.699000<br>Mills | Ingham County<br>11.9772 Mills<br>(80%/20% Rev.<br>Sharing) | Ingham County<br>11.9772 Mills<br>(90%/10% Rev.<br>Sharing) | City of<br>Lansing +<br>County |  |  |
|----------------------------------------------|-------------------------------------------------------------|----------------------------------------|--|-----------------------------------------|-------------------------------------------------|----------------------|--------------------------------------|--------------------------|-------------------------------------------------------------|-------------------------------------------------------------|--------------------------------|--|--|
| 40.4277                                      | 0                                                           | 0                                      |  | 0                                       | 0                                               | 0                    | 0                                    | 0                        | 0                                                           | 0                                                           | 0                              |  |  |
| 40.4277                                      | 12,629                                                      | 6,073                                  |  | 485                                     | 1,177                                           | 934                  | 3,742                                | 218                      | 2,993                                                       | 3,367                                                       | 9,814                          |  |  |
| 40.4277                                      | 25,385                                                      | 12,206                                 |  | 975                                     | 2,367                                           | 1,877                | 7,521                                | 439                      | 6,016                                                       | 6,769                                                       | 19,727                         |  |  |
| 40.4277                                      | 38,268                                                      | 18,401                                 |  | 1,470                                   | 3,568                                           | 2,830                | 11,337                               | 662                      | 9,070                                                       | 10,204                                                      | 29,739                         |  |  |
| 40.4277                                      | 51,280                                                      | 24,658                                 |  | 1,970                                   | 4,781                                           | 3,792                | 15,192                               | 887                      | 12,154                                                      | 13,673                                                      | 39,851                         |  |  |
| 40.4277                                      | 64,422                                                      | 30,978                                 |  | 2,474                                   | 6,006                                           | 4,764                | 19,086                               | 1,114                    | 15,269                                                      | 17,177                                                      | 50,064                         |  |  |
| 40.4277                                      | 77,695                                                      | 37,360                                 |  | 2,984                                   | 7,244                                           | 5,745                | 23,018                               | 1,343                    | 18,415                                                      | 20,716                                                      | 60,379                         |  |  |
| 40.4277                                      | 91,102                                                      | 43,807                                 |  | 3,499                                   | 8,494                                           | 6,737                | 26,990                               | 1,575                    | 21,592                                                      | 24,291                                                      | 70,797                         |  |  |
| 40.4277                                      | 104,642                                                     | 50,318                                 |  | 4,019                                   | 9,756                                           | 7,738                | 31,001                               | 1,809                    | 24,801                                                      | 27,901                                                      | 81,319                         |  |  |
| 40.4277                                      | 118,317                                                     | 56,894                                 |  | 4,544                                   | 11,031                                          | 8,749                | 35,053                               | 2,046                    | 28,042                                                      | 31,548                                                      | 91,947                         |  |  |
| 40.4277                                      | 132,130                                                     | 63,536                                 |  | 5,075                                   | 12,319                                          | 9,771                | 39,145                               | 2,285                    | 31,316                                                      | 35,231                                                      | 102,681                        |  |  |
| 40.4277                                      | 146,080                                                     | 70,244                                 |  | 5,611                                   | 13,620                                          | 10,802               | 43,278                               | 2,526                    | 34,623                                                      | 38,950                                                      | 113,522                        |  |  |
| 40.4277                                      | 160,171                                                     | 77,019                                 |  | 6,152                                   | 14,933                                          | 11,844               | 47,452                               | 2,769                    | 37,962                                                      | 42,707                                                      | 124,472                        |  |  |
| 40.4277                                      | 174,401                                                     | 83,862                                 |  | 6,699                                   | 16,260                                          | 12,896               | 51,669                               | 3,015                    | 41,335                                                      | 46,502                                                      | 135,531                        |  |  |
| 40.4277                                      | 188,775                                                     | 90,774                                 |  | 7,251                                   | 17,600                                          | 13,959               | 55,927                               | 3,264                    | 44,741                                                      | 50,334                                                      | 146,701                        |  |  |
| 40.4277                                      | 203,292                                                     | 97,755                                 |  | 7,808                                   | 18,954                                          | 15,033               | 60,228                               | 3,515                    | 48,182                                                      | 54,205                                                      | 157,982                        |  |  |
|                                              | #####                                                       | 763,886                                |  | 61,017                                  | 148,109                                         | 117,471              | 470,639                              | #####                    | 376,511                                                     | 423,575                                                     | 1,234,525                      |  |  |
| Discount rate                                |                                                             | 0.04                                   |  |                                         |                                                 |                      |                                      |                          |                                                             |                                                             |                                |  |  |
| NPV =                                        |                                                             | 1,067,470                              |  |                                         |                                                 |                      |                                      |                          |                                                             |                                                             |                                |  |  |

Local Capture Detail - Breakdown by Taxing Entity

|      |                | Value with<br>Inflation -<br>1.50% growth<br>rate |           | City of<br>Lansing<br>19.4400<br>Mills |  | Capital Area<br>District Library<br>1.56000 |           |
|------|----------------|---------------------------------------------------|-----------|----------------------------------------|--|---------------------------------------------|-----------|
| Date | Baseline Value |                                                   | Increment |                                        |  | City capture only                           |           |
| 2022 | 31,239,107     | 31,239,107                                        | 0         | 0                                      |  | 0                                           | 0         |
| 2023 | 31,239,107     | 31,707,694                                        | 468,587   | 9,109                                  |  | 731                                         | 9,840     |
| 2024 | 31,239,107     | 32,183,309                                        | 944,202   | 18,355                                 |  | 1,473                                       | 19,828    |
| 2025 | 31,239,107     | 32,666,059                                        | 1,426,952 | 27,740                                 |  | 2,226                                       | 29,966    |
| 2026 | 31,239,107     | 33,156,050                                        | 1,916,943 | 37,265                                 |  | 2,990                                       | 40,256    |
| 2027 | 31,239,107     | 33,653,390                                        | 2,414,283 | 46,934                                 |  | 3,766                                       | 50,700    |
| 2028 | 31,239,107     | 34,158,191                                        | 2,919,084 | 56,747                                 |  | 4,554                                       | 61,301    |
| 2029 | 31,239,107     | 34,670,564                                        | 3,431,457 | 66,708                                 |  | 5,353                                       | 72,061    |
| 2030 | 31,239,107     | 35,190,622                                        | 3,951,515 | 76,817                                 |  | 6,164                                       | 82,982    |
| 2031 | 31,239,107     | 35,718,482                                        | 4,479,375 | 87,079                                 |  | 6,988                                       | 94,067    |
| 2032 | 31,239,107     | 36,254,259                                        | 5,015,152 | 97,495                                 |  | 7,824                                       | 105,318   |
| 2033 | 31,239,107     | 36,798,073                                        | 5,558,966 | 108,066                                |  | 8,672                                       | 116,738   |
| 2034 | 31,239,107     | 37,350,044                                        | 6,110,937 | 118,797                                |  | 9,533                                       | 128,330   |
| 2035 | 31,239,107     | 37,910,295                                        | 6,671,188 | 129,688                                |  | 10,407                                      | 140,095   |
| 2036 | 31,239,107     | 38,478,949                                        | 7,239,842 | 140,743                                |  | 11,294                                      | 152,037   |
| 2037 | 31,239,107     | 39,056,133                                        | 7,817,026 | 151,963                                |  | 12,195                                      | 164,158   |
|      |                |                                                   |           | 1,173,505                              |  | 94,170                                      | 1,267,676 |
|      |                |                                                   |           |                                        |  | Discount rate                               | 0.04      |
|      |                |                                                   |           |                                        |  | NPV =                                       | 850,668   |
|      |                |                                                   |           |                                        |  |                                             |           |
|      |                |                                                   |           |                                        |  |                                             |           |

Local Capture Detail - Breakdown by Taxing Entity

|      |                | Value with<br>Inflation -<br>2.25% growth<br>rate |            | City of<br>Lansing<br>19.4400<br>Mills |  | Capital Area<br>District Library<br>1.56000 |           |
|------|----------------|---------------------------------------------------|------------|----------------------------------------|--|---------------------------------------------|-----------|
| Date | Baseline Value |                                                   | Increment  |                                        |  | City capture only                           |           |
| 2022 | 31,239,107     | 31,239,107                                        | 0          | 0                                      |  | 0                                           | 0         |
| 2023 | 31,239,107     | 31,941,987                                        | 702,880    | 13,664                                 |  | 1,096                                       | 14,760    |
| 2024 | 31,239,107     | 32,660,682                                        | 1,421,575  | 27,635                                 |  | 2,218                                       | 29,853    |
| 2025 | 31,239,107     | 33,395,547                                        | 2,156,440  | 41,921                                 |  | 3,364                                       | 45,285    |
| 2026 | 31,239,107     | 34,146,947                                        | 2,907,840  | 56,528                                 |  | 4,536                                       | 61,065    |
| 2027 | 31,239,107     | 34,915,253                                        | 3,676,146  | 71,464                                 |  | 5,735                                       | 77,199    |
| 2028 | 31,239,107     | 35,700,846                                        | 4,461,739  | 86,736                                 |  | 6,960                                       | 93,697    |
| 2029 | 31,239,107     | 36,504,115                                        | 5,265,008  | 102,352                                |  | 8,213                                       | 110,565   |
| 2030 | 31,239,107     | 37,325,458                                        | 6,086,351  | 118,319                                |  | 9,495                                       | 127,813   |
| 2031 | 31,239,107     | 38,165,281                                        | 6,926,174  | 134,645                                |  | 10,805                                      | 145,450   |
| 2032 | 31,239,107     | 39,024,000                                        | 7,784,893  | 151,338                                |  | 12,144                                      | 163,483   |
| 2033 | 31,239,107     | 39,902,039                                        | 8,662,932  | 168,407                                |  | 13,514                                      | 181,922   |
| 2034 | 31,239,107     | 40,799,835                                        | 9,560,728  | 185,861                                |  | 14,915                                      | 200,775   |
| 2035 | 31,239,107     | 41,717,832                                        | 10,478,725 | 203,706                                |  | 16,347                                      | 220,053   |
| 2036 | 31,239,107     | 42,656,483                                        | 11,417,376 | 221,954                                |  | 17,811                                      | 239,765   |
| 2037 | 31,239,107     | 43,616,254                                        | 12,377,147 | 240,612                                |  | 19,308                                      | 259,920   |
|      |                |                                                   |            | 1,825,143                              |  | 146,462                                     | 1,971,605 |
|      |                |                                                   |            |                                        |  | Discount rate                               | 0.04      |
|      |                |                                                   |            |                                        |  | NPV =                                       | 1,320,316 |
|      |                |                                                   |            |                                        |  |                                             |           |

All-in Non-School Tax Capture Millage

| Taxing Authority | Millage Rate |
|------------------|--------------|
| Lansing Oper     | 19.4400      |
| Ingham Cnty Sum  | 6.7807       |
| Ingham County    | 5.1965       |
| LCC              | 3.7692       |
| CATA             | 2.9895       |
| CADL             | 1.5528       |

Not included in TIF Capture

| Taxing Authority    | Millage Rate |
|---------------------|--------------|
| Lansing Debt        | 0.2600       |
| Lansing School Debt | 4.1000       |
| Lansing School Oper | 17.4478      |
| Lansing School Sink | 2.9575       |
| Ingham Intermediate | 4.9378       |

| All in:<br>Non-School Tax<br>Capture Millage | All IN<br>Annual Non-<br>School Tax<br>Capture<br>Available | City of<br>Lansing<br>19.4400<br>Mills |  | City of<br>Lansing<br>Library<br>1.5528 | Lansing<br>Community<br>College 3.7692<br>Mills | CATA<br>2.9895 Mills | Ingham<br>County<br>11.9772<br>Mills | CCRA<br>.699000<br>Mills | Ingham County<br>11.9772 Mills<br>(80%/20% Rev.<br>Sharing) | Ingham County<br>11.9772 Mills<br>(90%/10% Rev.<br>Sharing) | City of<br>Lansing +<br>County |  |  |  |
|----------------------------------------------|-------------------------------------------------------------|----------------------------------------|--|-----------------------------------------|-------------------------------------------------|----------------------|--------------------------------------|--------------------------|-------------------------------------------------------------|-------------------------------------------------------------|--------------------------------|--|--|--|
| 40.4277                                      | 0                                                           | 0                                      |  | 0                                       | 0                                               | 0                    | 0                                    | 0                        | 0                                                           | 0                                                           | 0                              |  |  |  |
| 40.4277                                      | 18,944                                                      | 9,109                                  |  | 728                                     | 1,766                                           | 1,401                | 5,612                                | 328                      | 4,490                                                       | 5,051                                                       | 14,722                         |  |  |  |
| 40.4277                                      | 38,172                                                      | 18,355                                 |  | 1,466                                   | 3,559                                           | 2,823                | 11,309                               | 660                      | 9,047                                                       | 10,178                                                      | 29,664                         |  |  |  |
| 40.4277                                      | 57,688                                                      | 27,740                                 |  | 2,216                                   | 5,378                                           | 4,266                | 17,091                               | 997                      | 13,673                                                      | 15,382                                                      | 44,831                         |  |  |  |
| 40.4277                                      | 77,498                                                      | 37,265                                 |  | 2,977                                   | 7,225                                           | 5,731                | 22,960                               | 1,340                    | 18,368                                                      | 20,664                                                      | 60,225                         |  |  |  |
| 40.4277                                      | 97,604                                                      | 46,934                                 |  | 3,749                                   | 9,100                                           | 7,217                | 28,916                               | 1,688                    | 23,133                                                      | 26,025                                                      | 75,850                         |  |  |  |
| 40.4277                                      | 118,012                                                     | 56,747                                 |  | 4,533                                   | 11,003                                          | 8,727                | 34,962                               | 2,040                    | 27,970                                                      | 31,466                                                      | 91,709                         |  |  |  |
| 40.4277                                      | 138,726                                                     | 66,708                                 |  | 5,328                                   | 12,934                                          | 10,258               | 41,099                               | 2,399                    | 32,879                                                      | 36,989                                                      | 107,807                        |  |  |  |
| 40.4277                                      | 159,751                                                     | 76,817                                 |  | 6,136                                   | 14,894                                          | 11,813               | 47,328                               | 2,762                    | 37,862                                                      | 42,595                                                      | 124,146                        |  |  |  |
| 40.4277                                      | 181,091                                                     | 87,079                                 |  | 6,956                                   | 16,884                                          | 13,391               | 53,650                               | 3,131                    | 42,920                                                      | 48,285                                                      | 140,729                        |  |  |  |
| 40.4277                                      | 202,751                                                     | 97,495                                 |  | 7,788                                   | 18,903                                          | 14,993               | 60,067                               | 3,506                    | 48,054                                                      | 54,061                                                      | 157,562                        |  |  |  |
| 40.4277                                      | 224,736                                                     | 108,066                                |  | 8,632                                   | 20,953                                          | 16,619               | 66,581                               | 3,886                    | 53,265                                                      | 59,923                                                      | 174,647                        |  |  |  |
| 40.4277                                      | 247,051                                                     | 118,797                                |  | 9,489                                   | 23,033                                          | 18,269               | 73,192                               | 4,272                    | 58,554                                                      | 65,873                                                      | 191,989                        |  |  |  |
| 40.4277                                      | 269,701                                                     | 129,688                                |  | 10,359                                  | 25,145                                          | 19,944               | 79,902                               | 4,663                    | 63,922                                                      | 71,912                                                      | 209,590                        |  |  |  |
| 40.4277                                      | 292,690                                                     | 140,743                                |  | 11,242                                  | 27,288                                          | 21,644               | 86,713                               | 5,061                    | 69,370                                                      | 78,042                                                      | 227,456                        |  |  |  |
| 40.4277                                      | 316,024                                                     | 151,963                                |  | 12,138                                  | 29,464                                          | 23,369               | 93,626                               | 5,464                    | 74,901                                                      | 84,263                                                      | 245,589                        |  |  |  |
|                                              | 2,440,439                                                   | 1,173,505                              |  | 93,736                                  | 227,530                                         | 180,463              | 723,010                              | 42,195                   | 578,408                                                     | 650,709                                                     | 1,896,515                      |  |  |  |
| Discount rate                                |                                                             | 0.04                                   |  |                                         |                                                 |                      |                                      |                          |                                                             |                                                             |                                |  |  |  |
| NPV =                                        |                                                             | 1,637,645                              |  |                                         |                                                 |                      |                                      |                          |                                                             |                                                             |                                |  |  |  |
|                                              |                                                             |                                        |  |                                         |                                                 |                      |                                      |                          |                                                             |                                                             |                                |  |  |  |

Local Capture Detail - Breakdown by Taxing Entity

| All in:<br>Non-School Tax<br>Capture Millage | All IN<br>Annual Non-<br>School Tax<br>Capture<br>Available | City of<br>Lansing<br>19.4400<br>Mills |  | City of<br>Lansing<br>Library<br>1.5528 | Lansing<br>Community<br>College 3.7692<br>Mills | CATA<br>2.9895 Mills | Ingham<br>County<br>11.9772<br>Mills | CCRA<br>.699000<br>Mills | Ingham County<br>11.9772 Mills<br>(80%/20% Rev.<br>Sharing) | Ingham County<br>11.9772 Mills<br>(90%/10% Rev.<br>Sharing) | City of<br>Lansing +<br>County |  |  |  |
|----------------------------------------------|-------------------------------------------------------------|----------------------------------------|--|-----------------------------------------|-------------------------------------------------|----------------------|--------------------------------------|--------------------------|-------------------------------------------------------------|-------------------------------------------------------------|--------------------------------|--|--|--|
| 40.4277                                      | 0                                                           | 0                                      |  | 0                                       | 0                                               | 0                    | 0                                    | 0                        | 0                                                           | 0                                                           | 0                              |  |  |  |
| 40.4277                                      | 28,416                                                      | 13,664                                 |  | 1,091                                   | 2,649                                           | 2,101                | 8,419                                | 491                      | 6,735                                                       | 7,577                                                       | 22,083                         |  |  |  |
| 40.4277                                      | 57,471                                                      | 27,635                                 |  | 2,207                                   | 5,358                                           | 4,250                | 17,026                               | 994                      | 13,621                                                      | 15,324                                                      | 44,662                         |  |  |  |
| 40.4277                                      | 87,180                                                      | 41,921                                 |  | 3,349                                   | 8,128                                           | 6,447                | 25,828                               | 1,507                    | 20,662                                                      | 23,245                                                      | 67,749                         |  |  |  |
| 40.4277                                      | 117,557                                                     | 56,528                                 |  | 4,515                                   | 10,960                                          | 8,693                | 34,828                               | 2,033                    | 27,862                                                      | 31,345                                                      | 91,356                         |  |  |  |
| 40.4277                                      | 148,618                                                     | 71,464                                 |  | 5,708                                   | 13,856                                          | 10,990               | 44,030                               | 2,570                    | 35,224                                                      | 39,627                                                      | 115,494                        |  |  |  |
| 40.4277                                      | 180,378                                                     | 86,736                                 |  | 6,928                                   | 16,817                                          | 13,338               | 53,439                               | 3,119                    | 42,751                                                      | 48,095                                                      | 140,175                        |  |  |  |
| 40.4277                                      | 212,852                                                     | 102,352                                |  | 8,176                                   | 19,845                                          | 15,740               | 63,060                               | 3,680                    | 50,448                                                      | 56,754                                                      | 165,412                        |  |  |  |
| 40.4277                                      | 246,057                                                     | 118,319                                |  | 9,451                                   | 22,941                                          | 18,195               | 72,897                               | 4,254                    | 58,318                                                      | 65,608                                                      | 191,216                        |  |  |  |
| 40.4277                                      | 280,009                                                     | 134,645                                |  | 10,755                                  | 26,106                                          | 20,706               | 82,956                               | 4,841                    | 66,365                                                      | 74,661                                                      | 217,601                        |  |  |  |
| 40.4277                                      | 314,725                                                     | 151,338                                |  | 12,088                                  | 29,343                                          | 23,273               | 93,241                               | 5,442                    | 74,593                                                      | 83,917                                                      | 244,580                        |  |  |  |
| 40.4277                                      | 350,222                                                     | 168,407                                |  | 13,452                                  | 32,652                                          | 25,898               | 103,758                              | 6,055                    | 83,006                                                      | 93,382                                                      | 272,165                        |  |  |  |
| 40.4277                                      | 386,518                                                     | 185,861                                |  | 14,846                                  | 36,036                                          | 28,582               | 114,511                              | 6,683                    | 91,609                                                      | 103,060                                                     | 300,371                        |  |  |  |
| 40.4277                                      | 423,631                                                     | 203,706                                |  | 16,271                                  | 39,496                                          | 31,326               | 125,506                              | 7,325                    | 100,405                                                     | 112,955                                                     | 329,212                        |  |  |  |
| 40.4277                                      | 461,578                                                     | 221,954                                |  | 17,729                                  | 43,034                                          | 34,132               | 136,748                              | 7,981                    | 109,399                                                     | 123,073                                                     | 358,702                        |  |  |  |
| 40.4277                                      | 500,380                                                     | 240,612                                |  | 19,219                                  | 46,652                                          | 37,001               | 148,244                              | 8,652                    | 118,595                                                     | 133,419                                                     | 388,855                        |  |  |  |
|                                              | 3,795,593                                                   | 1,825,143                              |  | 145,786                                 | 353,875                                         | 280,672              | 1,124,491                            | 65,626                   | 899,593                                                     | 1,012,042                                                   | 2,949,634                      |  |  |  |
| Discount rate                                |                                                             | 0.04                                   |  |                                         |                                                 |                      |                                      |                          |                                                             |                                                             |                                |  |  |  |
| NPV =                                        |                                                             | 2,541,778                              |  |                                         |                                                 |                      |                                      |                          |                                                             |                                                             |                                |  |  |  |
|                                              |                                                             |                                        |  |                                         |                                                 |                      |                                      |                          |                                                             |                                                             |                                |  |  |  |

|                   |         |                 |         |                     |
|-------------------|---------|-----------------|---------|---------------------|
| Airport Auth/CRAA | 0.6990  | State Education | 6.0000  | <b>2019 Total</b>   |
|                   | <hr/>   | CADL            | <hr/>   | <b>76.1308</b>      |
|                   | 40.4277 |                 | 35.7031 | <b>County Total</b> |
|                   |         |                 |         | 11.9772             |



**NOTICE OF PUBLIC HEARING**  
**HOME ARP (American Rescue Plan) Allocation Plan**

Notice is hereby given that the City of Lansing City Council will hold a public hearing to solicit public input on the proposed HOME ARP Allocation Plan for the City of Lansing. The HOME ARP Allocation Plan will be included as a substantial amendment to the FY2021 Annual Action Plan. As required by the U.S. Department of Housing and Urban Development (HUD), the City of Lansing must amend its FY2021 Annual Action Plan to allow the city to receive the HOME ARP funds. The City of Lansing has been awarded \$2,784,822 to the needs of Qualifying Populations by creating affordable housing or non-congregate shelter units, providing tenant based rental assistance (TBRA) or supportive services to qualifying (homeless, at-risk of homelessness, those fleeing domestic violence, etc.) populations. For additional information regarding the HOME ARP Program and Qualifying Populations, please visit <https://www.hudexchange.info/programs/home-arp/>

The City encourages participation at the public hearing to allow citizens an opportunity to provide input on the proposed HOME ARP Allocation Plan and the projected use of the funds. A copy of the HOME ARP Allocation Plan can be reviewed on the City of Lansing Development Office website at: [www.lansingmi.gov/development](http://www.lansingmi.gov/development). Comments received during the 15-day public comment period of October 27<sup>th</sup> through November 14<sup>th</sup> will be considered prior to final submission of the HOME ARP Allocation Plan to the Department of Housing and Urban Development (HUD).

The public hearing will be held before City Council on Monday, November 14, 2022, 7:00 p.m. at 124 W. Michigan Avenue, 10<sup>th</sup> floor., City Hall, Lansing, MI 48933.

Further information regarding this issue, please contact Doris Witherspoon, Senior Planner of the City of Lansing Department of Economic Development and Planning Office, 316 North Capitol Avenue, Lansing, MI, [doris.witherspoon@lansingmi.gov](mailto:doris.witherspoon@lansingmi.gov), (517) 483-4063.

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](mailto:city.clerk@lansingmi.gov)

**Chris Swope, Lansing City Clerk, MMC/MiPMC**  
**[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)**  
**[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)**

**CITY OF LANSING  
NOTICE OF PUBLIC HEARING**

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

An Ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances by repealing Chapter 844, Sections 844.27 through 844.99, to eliminate City permitting requirements for solicitors of charitable and religious donations

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

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

**Chris Swope, Lansing City Clerk, MMC/MiPMC**  
**[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)**  
**[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)**

ORDINANCE NO. \_\_\_\_\_

**An Ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances by repealing Chapter 844, Sections 844.27 through 844.99, to eliminate City permitting requirements for solicitors of charitable and religious donations.**

The City of Lansing Ordains:

Section 1. That Chapter 844, Sections 844.27 through 844.99, of the Code of Ordinances of the City of Lansing, Michigan be and is hereby repealed in their entirety and shall be null and void and of no effect.

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

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

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

**CITY OF LANSING**  
**NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, November 14, 2022 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider an ordinance to amend Chapter 1300 of the City of Lansing codified ordinances, Sections 1300.02, 1300.04, 1300.09, and 1300.11 to update the Ordinance to reflect changes in laws and rules by the Cannabis Regulatory Agency, formerly known as the Marijuana Regulatory Agency, and adding Section 1300.17 to codify the process for temporary marihuana events.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, 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, November 14, 2022 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email [city.clerk@lansingmi.gov](mailto:city.clerk@lansingmi.gov).

Chris Swope, City Clerk

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



**Planning and Zoning Office**  
316 N. Capitol Avenue, Suite D-1  
Lansing, Michigan 48933  
PH: 517.483.4066 – FAX: 517.483.6036  
[www.lansingmi.gov](http://www.lansingmi.gov)

## **MEMO**

FROM: Sue Stachowiak, Zoning Administrator  
DATE: August 19, 2022  
RE: Amendments to the Marijuana Ordinance

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At a special meeting held on August 8, 2022, the Planning Board voted unanimously to recommend approval of amendments to the Marijuana Ordinance (Chapter 1300) summarized as follows:

1300.02: add definitions for Marihuana Educational Research License (new license type) and expand definition of Marihuana Microbusiness to include Class A (new license type).

1300.04: amend definition of applicant to reflect current state practice.

-Amend insurance requirements to expand access to coverage.

1300.09: add drive thru as a permissible accessory use for marijuana sales with zoning approval.

1300.11: assigns Educational Research Facilities to same zoning as Safety Compliance, Processors, and Secure Transporters (Industrial, Mixed Use, and Urban Flex).

1300.17: codifies Mayor's 2020-01 Executive Order and adds licensing fee.

No comments were received at the public hearing held by the Planning Board.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE LANSING CODIFIED ORDINANCES BY AMENDING CHAPTER 1300, SECTIONS 1300.02, 1300.04, 1300.09, AND 1300.11 TO UPDATE THE ORDINANCE TO REFLECT CHANGES IN LAWS AND RULES BY THE CANNABIS REGULATORY AGENCY, FORMERLY KNOWN AS THE MARIJUANA REGULATORY AGENCY, AND ADDING SECTION 1300.17 TO CODIFY THE PROCESS FOR TEMPORARY MARIHUANA EVENTS.**

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1300, Sections 1300.02, 1300.04, 1300.09, and 1300.11 of the Code of Ordinances of the City of Lansing, Michigan be and is hereby amended and Section 1300.17 is added to read as follows:

1300.02. Definitions, interpretation and conflicts.

For the purposes of this chapter:

(a) Any term defined by the Michigan Medical Marihuana Act, MCL 333.26421 et seq., as amended ("MMMA"), the Medical Marihuana Facilities Licensing Act, MCL 333.2701 et seq. (MMFLA), as amended, the Marihuana Tracking Act ("MTA"), MCL 333.27901 et seq., the Michigan Regulation and Taxation of Marihuana Act (MRTMA"), MCL 333.27951 et seq., shall have the definition given in those acts; if the definition of a word or phrase set forth in this chapter conflicts with the definition in the MMMA, MMFLA or MTA, or if a term is not defined but is defined in the MMMA, MMFLA MTA, or MRTMA then the definition in the MMMA, MMFLA, MTA, or MRTMA shall apply.

(b) Any term defined by 21 USC 860(e) referenced in this chapter shall have the definition given by 21 USC 860(e).

(c) This chapter shall not limit an individual or entity's rights under the MMMA, MMFLA, MTA, or MRTMA and these acts supersede this chapter where there is a conflict between them and the immunities and protections established in the MMMA and MRTMA unless superseded or preempted by the MMFLA and/or MRTMA.

(d) All activities related to medical marihuana, including those related to a Medical Marihuana Provisioning Center, a Medical Marihuana Grower Facility, a Medical Marihuana Secure Transporter, a Medical Marihuana Processor or a Medical Marihuana Safety Compliance Facility shall be in compliance with the rules of the Marihuana Regulatory Agency, the rules of the Michigan Department of Licensing and Regulatory Affairs, or any successor agency, the rules and regulations of the City, the MMMA, MMFLA and the MTA.

(e) All activities related to non-medical marihuana shall be in compliance with the rules of the Michigan Department of Licensing and Regulatory Affairs, or any successor agency, the rules and regulations of the City and MRTMA.

(f) Any use which purports to have engaged in the cultivation or processing of marihuana into a usable form, or the distribution of marihuana, or the testing of marihuana either prior to or after enactment of this chapter without obtaining the required licensing set forth in this chapter shall be deemed to be an illegally established use and therefore not entitled to legal nonconforming status under the provisions of this chapter, and/or State law. Any license granted pursuant to this chapter shall be exclusive to the licensee, and is a revocable privilege. Granting a license does not create or vest any right, title, franchise, or other property right.

(g) The following terms shall have the definitions given:



*Application/License Application* means an application for a license pursuant to the terms and conditions set forth in Sections 1300.04 and 1300.05.

*Application for a License Renewal* means an application for a license renewal pursuant to the terms and conditions of Section 1300.07.

*Buffered Use* means a use subject to the buffering and dispersion requirements of Sections 1300.10 and 1300.11.

*Building* means an independent, enclosed structure having a roof supported by columns or walls, intended and/or used for shelter or enclosure of persons or chattels. When any portion of a structure is completely separated from every other part by dividing walls from the ground up, and without openings, each portion of such structure shall be deemed a separate structure, regardless of whether the portions of such structure share common pipes, ducts, boilers, tanks, furnaces, or other such systems. This definition refers only to permanent structures, and does not include tents, sheds, greenhouses and private garages on residential property, stables, or other accessory structures not in compliance with MMMA or MRTMA. A building does not include such structures with interior areas not normally accessible for human use, such as gas holders, tanks, smoke stacks, grain elevators, coal bunkers, oil cracking towers or similar structures.

*Chapter* means this Chapter 1300.

*Church* means an entire space set apart primarily for purposes of public worship, and which is tax exempt under the laws of this state, and in which religious services are held, and the entire building structure of which is kept for that use and not put to any other use inconsistent with that use.

*City* means the City of Lansing, Michigan.

*Clerk* shall mean the City Clerk of Lansing, Michigan.

*Council or City Council* means the City Council of Lansing, Michigan.

*Employee* means any individual who is employed by an employer in return for the payment of direct or indirect monetary wages or profit, under contract, and any individual who volunteers his or her services to an employer for no monetary compensation, or any individual who performs work or renders services, for any period of time, at the direction of an owner, lessee, of other person in charge of a place.

*License* means a license issued for the operation of a medical marihuana facility or marihuana establishment pursuant to the terms and conditions of this chapter and includes a license which has been renewed pursuant to Section 1300.07.

*Licensee* means a person issued a license for a medical marihuana facility or marihuana establishment pursuant to this chapter.

*Limit* means a competitive application process by which the municipality selects applicants who are best suited to operate in compliance with the Michigan Regulation and Taxation of Marihuana Act and this chapter and prevents the Department of Licensing and Regulatory Affairs from issuing a State license within the municipality's jurisdiction if the applicant is not selected, in compliance with MCL § 333.27956(1) and MCL § 333.27959(4).

***Marihuana Educational Research License* means any person or entity licensed by the United States Drug Enforcement Administration (DEA) and in affiliation with a degree or certificate program offered by an institution of higher learning accredited by the Higher Learning Commission and subject to the requirements outlined under State of Michigan Rule 420.27a, as may be updated or amended from time to time.**

*Marihuana Establishment* means any marihuana operation that is required to be licensed under this chapter and possesses a license or approval to operate under the MRTMA, including a Marihuana Microbusiness, a Marihuana Retailer, a Marihuana Grower, a Marihuana Processor, a Marihuana Secure Transporter, a Marihuana Safety Compliance Facility, and a Designated Consumption Establishment.

*Marihuana Grower* means a licensee that is a commercial or business entity located in the City that is licensed or approved to operate by the State pursuant to the MMFLA or MRTMA and is licensed by the City pursuant to terms and conditions of this chapter that cultivates, dries, trims or cures and packages marihuana in accordance with State law.

*Marihuana Microbusiness* means a person or entity licensed as a **marihuana microbusiness or class A microbusiness, as defined by State of Michigan Rules 420.105 and 420.105a which may be updated or amended from time to time, to cultivate not more than 150 marihuana plants; process and package marihuana; and sell or otherwise transfer marihuana to individuals who are 21 years of age or older or to a Marihuana Safety Compliance Facility, but not to other marihuana establishments,** located in the City that is licensed or approved to operate by the State pursuant to the MRTMA and is licensed by the City pursuant to the terms and conditions of this chapter.

*Marihuana Operation/Operator* means all types of medical and non-medical marihuana establishments and facilities operating in the City of Lansing that are required to be licensed under this chapter and possess a license or approval to operate under State law.

*Marihuana Processor or Medical Marihuana Processor Facility* means a commercial entity located in the City that is licensed or approved to operate by the State pursuant to the MMFLA or MRTMA and is licensed by the City pursuant to the terms and conditions of this chapter, that extracts resin from the marihuana or creates a marihuana-infused product, processes and packages marihuana,

108 and sells or otherwise transfers marihuana to marihuana operations, to the extent permitted by State  
109 law and rules.

110 *Marijuana Regulatory Agency or MRA* means the agency within the State of Michigan  
111 Department of Licensing and Regulatory Affairs created pursuant to Executive Order 2019-07 to regulate  
112 medical and recreational marihuana.

113 *Marihuana Retailer* means a licensee located in the City that is licensed or approved to operate  
114 by the State pursuant to the MRTMA and is licensed by the City pursuant to the terms and conditions of  
115 this chapter to obtain marihuana from marihuana establishments and to sell or otherwise transfer  
116 marihuana to a marihuana establishment and to individuals who are 21 years of age or older.

117 *Marihuana Safety Compliance Facility or Medical Marihuana Safety Compliance Facility* means a  
118 commercial or business entity located in the City that is licensed or approved to operate by the State  
119 pursuant to the MMFLA or MRTMA and is licensed by the City pursuant to the terms and conditions of  
120 this chapter, that tests marihuana, including certification for potency, the presence of contaminants,  
121 and tetrahydrocannabinol and other cannabinoids.

122 *Medical Marihuana Facility* means any facility or center that is required to be licensed under this  
123 chapter and possesses a license or approval to operate from the State under the MMFLA, including: A  
124 Medical Marihuana Provisioning Center, a Medical Marihuana Processor, a Medical Marihuana Grower  
125 Facility, a Marihuana Secure Transporter, and a Medical Marihuana Safety Compliance Facility.

126 *Medical Marihuana Provisioning Center* means a commercial or business entity located in the  
127 City that is licensed or approved to operate by the State pursuant to the MMFLA and is licensed by the  
128 City pursuant to the terms and conditions of this chapter, that sells, supplies, or provides marihuana to  
129 registered qualifying patients only as permitted by State law. Medical Marihuana Provisioning Center, as

defined in the MMMA, MMFLA and MTA, includes any commercial property or business where marihuana is sold in conformance with State law and regulation. A noncommercial or nonbusiness location used by a primary caregiver to assist a qualifying patient, as defined in the MMMA, MMFLA or MTA connected to the caregiver through the State's marihuana registration process in accordance with the MMMA, MMFLA or MTA is not a Medical Marihuana Provisioning Center for purposes of this chapter.

*MMFLA* means the Medical Marihuana Facilities Licensing Act, MCL 333.2701 et seq. as amended from time to time.

*MMMA* means the Michigan Medical Marihuana Act, MCL 333.26421 et seq. as amended from time to time.

*MRTMA* means the Michigan Regulation and Taxation of Marihuana Act, MCL 333.27951 et seq., as amended from time to time.

*MTA* means the Marihuana Tracking Act, MCL 333.27901 et seq., as amended from time to time.

*Ordinance* means the ordinance adopting this Chapter 1300.

*Park* means an area of land designated by the City as a park on its master plan or on a Council-approved list of City parks.

*Person* means an individual, partnership, firm, company, corporation, association, sole proprietorship, limited liability company, joint venture, estate, trust, or other legal entity.

*School* means and includes buildings used for school purposes to provide instruction to children and youth in grades pre-kindergarten through 12, and headstart when that instruction is provided by a public, private, denominational, or parochial school.

*Secure Transporter or Medical Marihuana Secure Transporter* means a commercial or business entity that is licensed or approved to operate by the State pursuant to the MMFLA and is licensed to operate by the City pursuant to the terms and conditions of this chapter, that stores marihuana and transports marihuana between medical marihuana facilities or marihuana establishments for a fee and in accordance with State law.

*Stakeholder* means, with respect to a trust, the trustee and beneficiaries; with respect to a limited liability company, the managers and members; with respect to a corporation, whether profit or non-profit, the officers, directors, or shareholders; and with respect to a partnership or limited liability partnership, the partners, both general and limited.

*State* means the State of Michigan.

*Ward* means the four wards of the City of Lansing as outlined in 2-203 of the Lansing City Charter.

(h) Any term defined by the MMMA, the MMFLA, MTA, or MRTMA and not defined in this chapter shall have the definition given in the MMMA, MMFLA, MTA, or MRTMA as applicable.

1300.04. License application submission.

(a) Each marihuana operation must be licensed by the City. Applications for a license shall be made in writing to the City Clerk.

All applications submitted to the City Clerk in accordance with the provisions of this chapter shall be considered for the issuance of a license. An applicant may apply for multiple licenses under this chapter of the same or different natures simultaneously, as permitted by law.

(b) A complete application for a license or licenses required by this chapter shall be made under oath on forms provided by the City Clerk, and shall contain all of the following:

(1) If the applicant is an individual, the applicant's name, date of birth, physical address, email address, one or more phone numbers, including emergency contact information, and a copy of a government-issued photo identification card of the applicant.

(2) If the applicant is not an individual, the names, dates of birth, physical addresses, email addresses, and one or more phone numbers of each stakeholder of the applicant including designation of a stakeholder as an emergency contact person and contact information for the emergency contact person, articles of incorporation or organization, internal revenue service SS-4 EIN confirmation letter, and the operating agreement or bylaws of the applicant, if a limited liability company.

**(3) Any applicant who meets any of the follow criteria must provide the necessary disclosure information outlined in 1300.04(b)(1) and (2):**

**(A) For an individual or sole proprietorship: the proprietor and spouse.**

**(B) For a partnership and limited liability partnership: all partners and their spouses.**

**(C) For a limited partnership and limited liability limited partnership: all general and limited partners, not including a limited partner holding a direct or indirect ownership interest of 10% or less who does not exercise control over or participate in the management of the partnership, and their spouses.**

**(D) For a limited liability company: all members and managers, not including a member holding a direct or indirect ownership interest of 10% or less who does not exercise control over or participate in the management of the company, and their spouses.**



(E) For a privately held corporation: all corporate officers or persons with equivalent titles and their spouses, all directors and their spouses, all stockholders, not including those holding a direct or indirect ownership interest of 10% or less, and their spouses.

(F) For a publicly held corporation: all corporate officers or persons with equivalent titles and their spouses, all directors and their spouses, all stockholders, not including those holding a direct or indirect ownership interest of 10% or less, and their spouses.

(G) For a multilevel ownership enterprise: any entity or person that receives or has the right to receive more than 10% of the gross or net profit from the enterprise during any full or partial calendar or fiscal year.

(H) For a nonprofit corporation: all individuals and entities with membership or shareholder rights in accordance with the articles of incorporation or the bylaws and their spouses.

(I) For a trust: trustees, any individual or body able to control and direct the affairs of the trust, and any beneficiary who receives or has the right to receive more than 10% of the gross or net profit of the trust during any full or partial calendar or fiscal year and their spouses.

~~(3)~~(4) The name, date of birth, physical address, copy of photo identification, and email address for any operator or employee if other than the applicant.

~~(4)~~(5) The name and address of the proposed marihuana operation and any additional contact information deemed necessary by the City Clerk.

~~(5)~~(6) Applicant or licensee shall keep records of the results of the criminal history background checks performed pursuant to MMFLA and/or MRTMA requirements and shall provide copies for every applicant, licensee, stakeholder, and employee to the City Clerk within five business days of receipt.

213 ~~(6)~~(7) An affirmation under oath as to whether the applicant or operator has had a business license  
214 revoked or suspended, and if revoked or suspended, then the reason for such revocation or  
215 suspension.

216 ~~(7)~~(8) A copy of the proposed business plan for the marihuana operation, including, but not limited to,  
217 the following:

218 i. The proposed ownership structure of the marihuana operation, including percentage  
219 ownership of each person; and

220 ii. A current organization chart that includes position descriptions and the names of each  
221 person holding each position.

222 ~~(8)~~(9) One of the following: (a) proof of ownership of the entire premises wherein the marihuana  
223 operation is to be operated; or (b) written consent from the property owner for use of the  
224 premises in a manner requiring licensure under this chapter along with a copy of any lease for the  
225 premises.

226 ~~(9)~~(10) Verify compliance with State-mandated security measures as outlined in Emergency Rule 35 of  
227 the Department of Licensing and Regulatory Affairs: Adult-Use Marihuana Establishments  
228 Emergency Rules of July 3, 2019, as may be updated or amended from time to time.

229 ~~(10)~~ (11) A floor plan of the marihuana operation, as well as a scale diagram illustrating the  
230 property including all available parking spaces, all available handicapped accessible parking, and  
231 noting storage spaces for any flammable or combustible substances.

232 ~~(11)~~ (12) Verify compliance with State-mandated marketing and advertising restrictions as  
233 outlined in Emergency Rule 52 of the Department of Licensing and Regulatory Affairs: Adult-Use

Marihuana Establishments Emergency Rules of July 3, 2019, as may be updated or amended from time to time.

~~(12)~~**(13)**A location area map, as measured pursuant to Section 1300.10, of the marihuana operation and surrounding area that identifies the relative locations and the distances, as measured pursuant to Section 1300.10(d), to the buffered uses set forth in Section 1300.10(a), and noting any residentially-zoned property within one-quarter mile of the marihuana operation.

~~(13)~~**(14)**An affidavit that neither the applicant nor any stakeholder of the applicant is in default to the City. Specifically, that the applicant or stakeholder of the applicant has not failed to pay any property taxes, special assessments, fines, fee or other financial obligation to the City.

~~(14)~~**(15)**A signed acknowledgment that the applicant is aware and understands that all matters related to marihuana, growing, cultivation, possession, dispensing, testing, safety compliance, transporting, distribution, and use are currently subject to State and Federal laws, rules, and regulations, and that the approval or granting of a license hereunder does not exonerate or exculpate the applicant from abiding by the provisions and requirements and penalties associated with those laws, rules and regulations or exposure to any penalties associated therewith; and further the applicant waives and forever releases any claim, demand, action, legal redress, or recourse against the City, its elected and appointed officials and its employees and agents for any claims, damages, liabilities, causes of action, damages, and attorney fees the applicant may occur as a result of the violation by applicant, its officials, members, partners, shareholders, employees and agent of those laws, rules, and regulations and hereby waives, and assumes the risk of, any such claims and damages, and lack of recourse against the City, its elected and appointed officials, employees, attorneys, and agents.

(15)(16) Proof of an insurance policy covering each license and naming the City, its elected and appointed officials, employees, and agents, as additional insured parties, available for the payment of any damages arising out of an act or omission of the applicant or its stakeholders, agents, employees, or subcontractors, in the amount of (a) at least \$1,000,000.00 for property damage; (b) at least \$1,000,000.00 for injury to one person; and (c) at least \$2,000,000.00 for injury to two or more persons resulting from the same occurrence. The insurance policy underwriter must have a minimum A.M. Best Company insurance ranking of B+, ~~DemoTech~~ consistent with State law, or **similar rating from another credit rating agency for the insurance industry**. The policy shall provide that the City shall be notified by the insurance carrier 30 days in advance of any cancellation. The insurer must be licensed in the State of Michigan.

(16)(17) i. Proof of a surety bond in the amount of \$50,000.00 with the City listed as the obligee to guarantee performance by applicant of the terms, conditions and obligations of this chapter in a manner and surety approved by the City Attorney; or, in the alternative,

ii. Creation of an escrow account as follows:

a. The account must be provided by a State or federally regulated financial institution or other financial institution; and

b. The account must be for the benefit of the City to guarantee performance by licensee in compliance with this chapter and applicable law; and

c. The account must be in the amount of \$20,000.00 and in a form prescribed by the City Attorney.

- 276 ~~(17)~~**(18)** Projected or actual annual budget and revenue based upon generally accepted accounting  
277 principles (GAAP standards) demonstrating sufficient financial resources to fund and execute the  
278 submitted business plans and building plans.
- 279 ~~(18)~~**(19)** An estimate of the number and type of full-time equivalent jobs that the marihuana operation  
280 expects to create and the amount and type of compensation for each position, including but not  
281 limited to healthcare, retirement, and paid time off.
- 282 ~~(19)~~**(20)** Submission of an odor plan to address any potential odors stemming from the use, storage,  
283 growing, or processing of marihuana.
- 284 ~~(20)~~**(21)** Execution of the Financial Resources Litigation History form made available by the City Clerk.
- 285 ~~(21)~~**(22)** Execution of the Morals, Good Order and General Welfare Litigation History form made  
286 available by the City Clerk.
- 287 ~~(22)~~**(23)** Any other information requested by the City Clerk to assist in the review of the application.  
288 Failure to provide required or requested information may result in an incomplete application  
289 determination and may result in denial or revocation of licensure.
- 290 ~~(23)~~**(24)** There is an ongoing obligation to provide updated information to the City Clerk. Should there be  
291 a change to any portion of an application, the applicant must advise the City Clerk within seven  
292 days from date of change and provide any documentation to support the change in application.  
293 Failure to provide documentation shall result in an incomplete application determination and is  
294 subject to denial of licensure.
- 295 (c) Each application shall be accompanied by a license application fee in an amount of \$5,000.00.

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

(e) No application shall be approved unless:

(1) The Building Safety Office has inspected the proposed location or approved proposed site plans for compliance with all laws for which they are charged with enforcement and for compliance with the requirements of this chapter.

(2) The Zoning Administrator has confirmed that the proposed location complies with the Zoning Code and this chapter.

(3) The City Treasurer has confirmed that the applicant and each stakeholder of the applicant are not in default to the City, including but not limited to, non-payment of property taxes.

(4) The Police Department has reviewed the criminal history background checks for each applicant, stakeholder, and employees provided by the applicant.

(5) The City Attorney's office has reviewed and approved as to form the insurance and either the surety bond or escrow account documentation for compliance with State and local laws.

1300.07. License renewal application.

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

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

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

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

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

(1) The Building Safety Office has inspected the proposed location and/or approved proposed site plans for compliance with all laws for which they are charged with enforcement within the past calendar year.

(2) The Zoning Administrator has confirmed that the location complies with the Zoning Code and this chapter.

(3) The City Treasurer has confirmed that the applicant and each stakeholder of the applicant and the location of the marihuana operation are not currently in default to the City, including but not limited to property taxes.

(4) The Police Department has reviewed the criminal history background checks for each applicant, stakeholder, and employee, as provided by the applicant.

(5) The City Attorney's Office has reviewed and approved as to form the insurance and either the surety bond or escrow account documentation for compliance with State and local laws.



(6) The applicant possesses the necessary State licenses or approvals.

(7) The applicant has operated the marihuana operation in accordance with the conditions and requirements of this chapter as well as Federal and State laws and regulations.

(8) The marihuana operation has not been declared a public nuisance.

(f) If written approval is given by each individual, department, or entity identified in subsection (e), the City Clerk confirms compliance with subsection (b) and receipt of the renewal fee, the City Clerk shall issue a license renewal to the applicant. The renewal shall be deemed approved if the City has not issued formal notice of denial within 60 days of the filing date of the application, unless the applicant is advised of non-compliance under Section 1300.07(e) during such period.

(g) If an applicant receives conditional approval to receive a license but fails to obtain that license within 24 months from the date of conditional approval, the City Clerk may revoke the conditional approval and deny licensure. conditional approval is not a license and in no way permits growing, processing, testing, transport, or sale of marihuana or marihuana product.

1300.09. Minimum operational standards of a marihuana operation.

Except as may be preempted by State law or regulation:

(a) Every Medical Marihuana Provisioning Center, Marihuana Retailer, and Designated Consumption Establishment must be located in a building, as defined under Section 1300.02.

(b) No Medical Marihuana Provisioning Center, Marihuana Retailer, Marihuana Microbusiness, or Designated Consumption Establishment shall be open between the hours of 10:00 p.m. and 9:00 a.m.

- 358 (c) Consumption of marihuana shall be prohibited on the premises of a marihuana operation except as  
359 permitted by City Charter Section 8-501, State law, and a designated consumption establishment  
360 license has been obtained.
- 361 (d) No marihuana operation shall be operated in a manner creating noise, dust, vibration, glare,  
362 fumes, or odors detectable to normal senses beyond the boundaries of the property on which the  
363 marihuana operation is operated; or any other nuisance that hinders the public health, safety and  
364 welfare of the residents of the City.
- 365 (e) The license required by this chapter shall be prominently displayed on the premises of a marihuana  
366 operation.
- 367 (f) The premises shall be open for inspection during the stated hours of operation and as such other  
368 times as anyone is present on the premises. Refusal to permit inspection may result in revocation  
369 or suspension of licensure.
- 370 (g) It shall be prohibited to display any signs that are inconsistent with local laws or regulations or  
371 State law.
- 372 (h) No other accessory uses are permitted within the same establishment or facility unless expressly  
373 permitted by State or local law.
- 374 (i) All processing activity shall be performed indoors in a building.
- 375 (j) All persons working in direct contact with marihuana shall conform to hygienic practices while on  
376 duty, including but not limited to:
- 377 (1) Maintaining adequate personal cleanliness;
- 378 (2) Washing hands thoroughly in adequate hand-washing areas before starting work and at  
379 any other time when the hands may have become soiled or contaminated;

(3) Refraining from having direct contact with medical marihuana if the person has or may have an illness, open lesion, including boils, sores or infected wounds, or any other abnormal source of microbial contamination, until the condition is corrected.

(k) Marihuana operations must be kept clean and in good repair, including proper disposal of all waste and litter.

(l) No Medical Marihuana Provisioning Center, Marihuana Retailer, Marihuana Microbusiness, or Designated Consumption Establishment shall permit the sale, consumption, or serving of alcohol.

**(m) Any marihuana licensee engaged in the sale of marijuana must apply for and receive approval from the Zoning Administrator prior to operating a drive-through (drive-thru).**

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

(a) All Marihuana Growers and Marihuana Microbusinesses shall be limited to Ind-1 (suburban industrial), Ind-2 (general industrial) and Ind-3 (urban industrial) zoning districts as identified in this Code.

(b) All Marihuana Safety Compliance Facilities, Marihuana Processors, **Educational Research Facilities**, and Marihuana Secure Transporters shall be limited to Ind-1 (suburban industrial), Ind-2 (general industrial), Ind-3 (urban industrial), and DT-2 (urban flex) zoning districts as identified in this Code.

(c) All Designated Consumption Establishments shall be limited to S-C (suburban corridor), MX-C (mixed use urban corridor), MX-2 (mixed use community center), MX-3 (mixed use district center), Ind-1 (suburban industrial), Ind-2 (general industrial), Ind-3 (urban industrial), and DT-2 (urban flex) zoning districts as identified in this Code.

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

404 1300.17. Temporary Marihuana Events

405 **(a) Any temporary marihuana event occurring in the City of Lansing shall submit the following to the**

406 **Office of the Mayor for municipal approval or denial:**

407 **(1) A full and complete copy of the application submitted to the State of Michigan;**

408 **(2) Proof of Marihuana Event Organizer License from the State of Michigan;**

409 **(3) A complete Special Event Permit Application if the event is to occur on City-owned**  
410 **property;**

411 **(4) Submission of a \$5,000 license application fee;**

412 **(b) Upon receipt of a completed application meeting the requirements of this section and payment**  
413 **of the appropriate license application fee, the application shall be referred to the following**  
414 **departments for their approval: the City Attorney, the Police Department, the Fire Department,**  
415 **and the Department of Parks & Recreation if hosted on City-owned property.**

416 **(c) The Mayor is the final authority in the decision whether to approve, deny, or modify the**  
417 **application.**

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

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

423 Section 4. This ordinance shall take effect on the 30<sup>th</sup> day after enactment by City Council and  
424 pursuant to Section 3-307 of the City Charter, this Chapter shall expire December 31, 2031.

425

**Resolution #2022-279**

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

WHEREAS, the Mayor has made the appointment of Tirstan Walter as an At-Large member of the Park Board for a term to expire June 30, 2024; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Tirstan Walter as an At-Large member of the Park Board for a term to expire June 30, 2024.



Chris Swope, CMMC/MMC  
Lansing City Clerk

I hereby certify that the foregoing is true  
and is a complete copy of the action  
adopted by the Lansing City Council.

**Resolution #2022-280**  
By the Committee on Ways and Means  
Resolved by the City Council of the City of Lansing

WHEREAS, In August 2022, the Lansing Police Department submitted a grant application to the Michigan Office of Highway Safety Planning for extra overtime funding to be utilized for a high visibility impaired driving, speed and seatbelt enforcement program; and

WHEREAS, Michigan traffic crash data from 2015-2019 identified a high number of people seriously injured or killed where 1) the traffic crash was coded as alcohol-involved and/or drug-involved, or 2) the occupants were in passenger vehicles and the crash was coded as no belts or child restraint not used/used improperly and 3) the crashes included at least one driver speeding; and

WHEREAS, the grant-funded overtime must focus on traffic stops for hazardous moving violations during times and on roadways experiencing fatal and serious injury traffic crash problems; and

WHEREAS, the expectation is zero tolerance for seat belt, child restraint, DUI violations, and any other hazardous moving violations during the grant-funded high-visibility enforcement efforts; and

WHEREAS, during the span October 1, 2022 to September 30, 2023, the grant has five enforcement periods; and

WHEREAS, the Lansing Police Department was informed on October 18, 2022, that it has been selected to receive funding in the amount of \$107,521; and

WHEREAS, the funding covers roughly 900 hours of overtime and overtime related fringes; and

WHEREAS, there is no local match requirement for the grant.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the Office of Highway Safety Planning grant in the amount of \$107,521 for the program period (October 1, 2022 through September 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.



Chris Swape, CMMC/MMC  
Lansing City Clerk

I hereby certify that the foregoing is true  
and is a complete copy of the action  
adopted by the Lansing City Council.

**Resolution #2022-281**  
By the Committee on Ways and Means  
Resolved by the City Council of the City of Lansing

WHEREAS, in August 2022, the Lansing Police Department (LPD) submitted a grant application to the Michigan Office of Highway Safety Planning (OHSP) for overtime funding to be utilized for a high visibility traffic enforcement program designed to reduce pedestrian and bicyclist fatalities and suspected serious injuries by educating and enforcing traffic safety laws designed to keep pedestrians and bicyclists safe; and

WHEREAS, the city of Lansing had a total of 55 pedestrian fatalities and serious injuries and 23 bicyclist fatalities and serious injuries during a 5-year period (2015-2019); and

WHEREAS, the Lansing Police Department was informed on October 11, 2022, that its application was selected to receive grant funding; and

WHEREAS, the total grant amount is \$23,687; and

WHEREAS, the Federal grant award amount is \$18,949

WHEREAS, twenty percent (\$4,738) of the \$23,687 grant consists of local match; and

WHEREAS, the grant period is October 1, 2022 through September 30, 2023.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the Office of Highway Safety Planning grant for the period October 1, 2022 through September 30, 2023 in the amount of \$23,687, of which 20% is local match.

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 grant funds



Chris Swope, CMMC/MMC  
Lansing City Clerk

I hereby certify that the foregoing is true  
and is a complete copy of the action  
adopted by the Lansing City Council.



**Resolution #2022-282**

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

WHEREAS, the City Clerk is charged with the orderly conduct of elections in the City of Lansing by the State of Michigan and Lansing City Charter; and

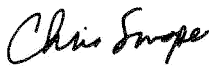
WHEREAS, the Michigan Secretary of State Office has provided a grant program to reimburse municipalities for election security-related purchases and costs up to \$1,500 per precinct. Costs incurred from October 2021 through November 2022 will be eligible for reimbursement. The grant is funded from a federal election security grant under the Help America Vote Act; and

WHEREAS, expenses must relate to election security, but a broad range of physical, technology, and personnel expenses are eligible. Costs must have been incurred after October 1, 2021, to be eligible for reimbursement

WHEREAS, reimbursement expenses include the installation of five additional security cameras at each Lansing Fire Station in order to watch the Election Drop Boxes 24 hours a day and other election security expenses

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves acceptance of the Michigan Secretary of State Elections Security Grant for the purposes of election security-related purchases;

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



Chris Swope, CMMC/MMC  
Lansing City Clerk

I hereby certify that the foregoing is true  
and is a complete copy of the action  
adopted by the Lansing City Council.

**Resolution #2022-283**  
By the Committee of the Whole  
Resolved by the City Council of the City of Lansing

WHEREAS, the City Clerk has forwarded an application for a City License, which has been routinely processed without objection, and is ready for final action by this Council; and,

WHEREAS, all required signatures have been obtained supporting the application for a fireworks display license.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the application for a City License as follows:

FIREWORKS DISPLAY LICENSE:

ACE Pyro, LLC for a public display of fireworks in the City of Lansing on the West of the State Capitol Building at 100 N. Capital Ave. to be held on November 18, 2022.



Chris Swope, CMMC/MMC  
Lansing City Clerk

I hereby certify that the foregoing is true  
and is a complete copy of the action  
adopted by the Lansing City Council.

**Resolution #2022-284**  
By the Committee of the Whole  
Resolved by the City Council of the City of Lansing

WHEREAS, City Clerk Chris Swope submitted a recommended list of dates for the Lansing City Council meetings for 2023 to the Lansing City Council; and

WHEREAS, the Committee of the Whole will meet at 5:30 p.m. or at another time or date as determined by the Council President, before all Monday Council meetings listed below; and

WHEREAS, the Committee of the Whole will meet at 5:30 p.m. on Tuesday, January 3, 2023; and

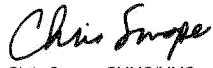
WHEREAS, the Lansing City Charter requires the City Council to meet at least 26 times each year; and

WHEREAS, the Committee of the Whole reviewed the City Clerk's recommendations for the meeting dates for 2023.

NOW, THEREFORE, BE IT RESOLVED the Lansing City Council hereby approves the Lansing City Council meeting dates for 2023 as follows:

Tuesday, January 3, 2023; Annual Organizational - 1st meeting of year  
Monday, January 9, 2023  
Monday, January 23, 2023  
Monday, February 13, 2023  
Monday, February 27, 2023; Board List - prior to first meeting in March  
Monday, March 13, 2023  
Monday, March 27, 2023; Mayor's Budget - on or before 4th Monday in March  
Monday, April 10, 2023  
Monday, April 24, 2023; Mayor's Board Appointments - prior to first meeting in May  
Monday, May 8, 2023  
Monday, May 15, 2023 Adopt Budget - not later than 3rd Monday in May  
Monday, May 22, 2023;  
Monday, June 12, 2023; Council Act on Appointments - at or before 1st meeting in  
June  
Monday, June 26, 2023  
Monday, July 10, 2023  
Monday, July 24, 2023  
Monday, August 14, 2023  
Monday, August 28, 2023  
Monday, September 11, 2023  
Monday, September 18, 2023; Budget Priorities - no later than October 1  
Monday, October 2, 2023  
Monday, October 16, 2023  
Monday, October 30, 2023  
Monday, November 13, 2023  
Monday, November 27, 2023  
Monday, December 11, 2023

All meetings will be on Monday at 7:00 p.m. in one of the following meeting locations, the Tony Benavides Lansing City Council Chambers, 10th Floor City Hall, South Washington Office Complex, 2500 S. Washington, Lansing MI 48910 or virtual webinar. The meeting location (or, if virtual, the meeting ID and instructions for access) will be posted on the notice of the public meeting in accordance with state statute.



Chris Swope, CMMC/MMC  
Lansing City Clerk

I hereby certify that the foregoing is true  
and is a complete copy of the action  
adopted by the Lansing City Council.

**Resolution #2022-285**  
By Council Member Garza  
Resolved by the City Council of the City of Lansing

A RESOLUTION TO SET A SECOND PUBLIC HEARING ON THE DEVELOPMENT  
AND TAX INCREMENT FINANCE PLAN OF THE SOUTH MARTIN LUTHER KING JR.  
BOULEVARD CORRIDOR IMPROVEMENT AUTHORITY OF THE CITY OF LANSING

WHEREAS, the City Council of the City of Lansing, MI, by Resolution 2019-334, passed on December 16, 2019, authorized the creation of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority (the "Authority") by the provisions of the State of Michigan's Corridor Improvement Authority Act, previously Act 280 of 2005 (MCL 125.2871, et seq.), recently reorganized as Part 6 of Act 57 of 2018 (125.4602, et seq.), as amended (the "Act"); and

WHEREAS, prior to the adoption of a resolution approving the Plan, the City Council of the City of Lansing must hold a public hearing and receive written and spoken comments from members of the public on all aspects of the Plan, in compliance with Section 622 of the Act; and

WHEREAS, prior to the adoption of a resolution approving the Plan, the City Council of the City of Lansing must also provide reasonable opportunity to the taxing jurisdictions levying taxes subject to capture to meet with the governing body, and allow those taxing jurisdictions to present their recommendations at the public hearing on the Plan, in compliance with Section 618 of the Act; and

WHEREAS, on October 24, 2022 City Council set a public hearing under Resolution 2022-274 for November 14, 2022, however proper notice was not met and therefore a second hearing is being set for December 5, 2022.

NOW, THEREFORE, BE IT RESOLVED that a second public hearing be set for December 5, 2022, at 7:00 P.M. in the Tony Benavides Lansing City Council Chambers, 10<sup>th</sup> Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of receiving comment from all members of the public and taxing jurisdictions specified herein, on all aspects of the Plan.

BE IT FURTHER RESOLVED that the Lansing City Clerk shall ensure that:

- notice of the time and place of the hearing to be given by publication twice in a newspaper of general circulation, the first of which shall be not less than 20 days before the date set for the hearing; and
- notice of the hearing to be posted in at least 20 conspicuous and public places in the development area not less than 20 days before the hearing; and
- notice to also be mailed to all property taxpayers of record in the development area not less than 20 days before the hearing; and

- notice to also be mailed by certified mail to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the tax increment financing plan is approved.

BE IT FURTHER RESOLVED that the notice of hearing shall contain all the following:

- a description of the proposed development area in relation to highways, streets, streams, or otherwise; and
- a statement that maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at the Lansing City Clerk's Office, and online at the City of Lansing's website; and
- a statement that all aspects of the development plan will be open for discussion at the public hearing.

BE IT FINALLY RESOLVED that the City Council of the City of Lansing will make and preserve a record of the public hearing, including all data presented at the hearing.



Chris Swope, CMMC/MMC  
Lansing City Clerk

I hereby certify that the foregoing is true  
and is a complete copy of the action  
adopted by the Lansing City Council.

**Resolution #2022-286**

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

WHEREAS, Abdoulaye Ndiaye sought to eliminate a special assessment of \$150 for red tag monitoring fees, associated penalties, and interest, on the property tax bill for 4630 Christiansen Road (33-01-01-32-352-521); and

WHEREAS, upon filing a claim to the Committee on City Operations, the Committee met on November 1, 2022, and granted the claim in the amount of \$150.

THEREFORE, BE IT RESOLVED, the City Council, hereby granted the claim in the amount of \$150 for red tag monitoring fees, associated penalties, and interest on the property tax bill for 4630 Christiansen Road (33-01-01-32-353-521).

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



Chris Swope, CMMC/MMC  
Lansing City Clerk

I hereby certify that the foregoing is true  
and is a complete copy of the action  
adopted by the Lansing City Council.

**Resolution #2022-287**

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

WHEREAS, Min Hu (Kings Property LLC) sought to eliminate a special assessment of \$1,057 for trash removal fees, associated penalties, and interest, on the property tax bill for 2306 E Michigan Avenue (33-01-01-14-305-422); and

WHEREAS, upon filing a claim to the Committee on City Operations, the Committee met on November 1, 2022, and denied the claim in the amount of \$1,057.

THEREFORE, BE IT RESOLVED, the City Council, hereby denies the claim in the amount of \$1,057 for trash removal fees, associated penalties, and interest on the property tax bill for 2306 E Michigan Avenue (33-01-01-14-305-422).

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



Chris Swope, CMMC/MMC  
Lansing City Clerk

I hereby certify that the foregoing is true  
and is a complete copy of the action  
adopted by the Lansing City Council.



**Resolution #2022-288**

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

**Act-6-2022, Purchase of Property, Parcels on N Cedar St.**

WHEREAS, the City of Lansing's Public Service Department, has requested to acquire from the Ingham County Land Bank and Ingham County Treasurer two vacant parcels of real property, Parcel # 33-01-01-09-430-021, and Parcel # 33-01-01-09-430-031, roughly 0.33 acres total in area, to facilitate long-term maintenance of a large – 90" diameter storm drain; and

WHEREAS, the agreed upon purchase price for Parcel # 33-01-01-09-430-021 is not-to-exceed Two Thousand Five Hundred Dollars (\$2500.00) plus closing costs; and

WHEREAS, the agreed upon purchase price for Parcel # 33-01-01-09-430-031 is not to exceed Two Thousand Five Hundred Dollars (\$2500.00) plus closing costs; and

WHEREAS, the subject properties would support the maintenance obligations of the Public Service Department; and

WHEREAS, on September 6, 2022, the Planning Board reviewed the location, character, and extent of the proposal in accordance with its Act 33 Review procedure, and voted unanimously (6-0) to recommend approval of Act-6-2022, Purchase of Property, Parcels on N Cedar St.; and

WHEREAS, the Committee on City Operations has reviewed the report and recommendation of the Planning Board and concurs therewith.

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-6-2022, and approves the purchase of property legally described as:

LOT 11 ASSESSORS PLAT NO 30 OF BLOCK 19 ORIGINAL PLAT

From the Ingham County Land Bank for a sum not-to-exceed Two Thousand Five Hundred Dollars (\$2500.00), plus closing costs.

and

LOT 12 ASSESSORS PLAT NO 30 OF BLOCK 19 ORIGINAL PLAT

From Ingham County Treasurer, for a sum not-to-exceed Two Thousand Five Hundred Dollars (\$2500.00), plus closing costs.

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

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

Chris Swope, CMMC/MMC  
Lansing City Clerk

I hereby certify that the foregoing is true  
and is a complete copy of the action  
adopted by the Lansing City Council.

**Resolution #2022-309**  
By the Committee of the Whole  
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing, Counties of Ingham and Eaton, State of Michigan (the “City”), plans to finance the development of, and provide for the operation of, a public media and performing arts center to be located within the City (the “Project”); and

WHEREAS, prior to September 30, 2022, the City submitted an application (the “Application”) to the Michigan Economic Development Corporation (the “MEDC”), grant administrator on behalf of the State of Michigan (the “State”), for a Michigan Enhancement Grant; and

WHEREAS, pursuant to Section 1096(76) of 2021 Michigan Public Act 87 (“Act 87”), the State has earmarked two million dollars (\$2,000,000) (the “Grant”) of the funds appropriated for Michigan Enhancement Grants to the City, to assist with the financing of the Project; and

WHEREAS, specifically, Section 1096(76) of Act 87 states that the Grant is for a music and arts center in a city with a population greater than 100,000 and in a county with a population between 275,000 and 300,000 according to the 2010 federal decennial census; and

WHEREAS, it is anticipated that, upon receipt and processing of the Application, the MEDC will confirm the Grant in favor of the City; and

WHEREAS, pursuant to this Resolution, the City, by and through its City Council, wishes to accept and appropriate the Grant to support the financing of the Project; and

WHEREAS, while there is no local match requirement for the Grant, the City has demonstrated its additional anticipated financing sources for the Project in the Application.

NOW, THEREFORE, BE IT RESOLVED the City Council of the City accepts the Michigan Enhancement Grant in the amount of \$2,000,000 and appropriates such funds as necessary to support the financing of or provide security for the Project; and

BE IT RESOLVED, the total amount of the Grant funds may be received from the MEDC in one or more distributions; and

BE IT RESOLVED, the Mayor of the City and the Finance Director or their designees are authorized to create appropriate accounts to make necessary operating transfers for the expenditure and control of the balance of the awarded Grant for the benefit of the Project as ultimately designed; and

BE IT RESOLVED, the Mayor of the City and the Finance Director or their designees are authorized representatives to execute any documents on behalf of the City or its affiliate, including a Grant Agreement with the MEDC, the Michigan Strategic Fund or any other party relating to the receipt of the Grant and application of Grant funds for the benefit of the Project; and

BE IT RESOLVED, that the acceptance, approvals and authorizations contained in this Resolution will apply to the Grant, including if the amount of the Grant is increased from time to time, and including the negotiation and execution of any additional documentation reflecting such increases.



Chris Swope, CMMC/MMC  
Lansing City Clerk

I hereby certify that the foregoing is true  
and is a complete copy of the action  
adopted by the Lansing City Council.

**Resolution #2022-307**  
By the Committee of the Whole  
Resolved by the City Council of the City of Lansing

WHEREAS, the City Council of the City of Lansing deems it advisable and necessary to provide for the acquisition, construction, operation, and maintenance of a public media center and arts and cultural performance venue, and appurtenant properties and facilities therefor; and

WHEREAS, Act 31 of the Public Acts of Michigan 1948 (First Extra Session), as amended ("Act 31") enables a City to incorporate one or more authorities for the purpose of acquiring, furnishing, equipping, owning, improving, enlarging, operating, and maintaining buildings, automobile parking lots or structures, transit-oriented developments, transit-oriented facilities, recreational facilities, stadiums, and the necessary site or sites therefor, together with appurtenant properties and facilities necessary or convenient for the effective use thereof, for use for any legitimate public purpose of the City; and

WHEREAS, the City Council deems it advisable and necessary and in the best interest of the City to create and establish an Authority under the provisions of Act 31, for the purpose of accomplishing the aforesaid, to be designated the Lansing Public Media Authority; and

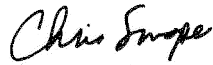
WHEREAS, Articles of Incorporation for the proposed Lansing Public Media Authority under Act 31 have been reviewed by the City Council;

**NOW THEREFORE BE IT RESOLVED THAT:**

1. The attached Articles of Incorporation of the Lansing Public Media Authority are hereby approved and adopted.
2. The Mayor and City Clerk of the City are hereby authorized and directed to execute the Articles of Incorporation of the Lansing Public Media Authority for and on behalf of the City.
3. The City Clerk shall cause a copy of the Articles of Incorporation of the Lansing Public Media Authority or a summary of the Articles to be published once in a newspaper circulated within the City as provided in Act 31, such publication to be accompanied by a notice that valid incorporation of the Lansing Public Media Authority shall be conclusively presumed unless questioned in a court of competent jurisdiction as provided in Act 31.
4. The City Clerk shall file a certified copy of the executed Articles of Incorporation of the Authority with the County Clerks of the Counties of Ingham and Eaton, and the Secretary of State of the State of Michigan, together with a certificate stating the date and newspaper of publication of the Articles of Incorporation. The City Clerk is hereby authorized and directed to file the originally executed Articles of Incorporation with the recording secretary of the Authority, when selected, and to

take such steps as are necessary under the provisions of State law to perfect the Articles of Incorporation of said authority.

5. All other resolutions and parts of resolutions in so far as they conflict with the provisions of this Resolution are hereby rescinded.



Chris Swope, CMMC/MMC  
Lansing City Clerk

I hereby certify that the foregoing is true  
and is a complete copy of the action  
adopted by the Lansing City Council.

**Resolution #2022-308**  
By the Committee of the Whole  
Resolved by the City Council of the City of Lansing

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

**RESOLUTION AUTHORIZING ISSUANCE AND SALE OF  
LIMITED TAX GENERAL OBLIGATION BONDS**

**A RESOLUTION TO APPROVE:**

- Up to \$20,000,000 of Limited Tax General Obligation Bonds to finance lawful capital improvement needs of the City;
- Sale of Bonds in one or more series;
- Pledge of City's full faith and credit for the payment of the Bonds;
- Authorized Officers to sell Bonds without further Council action;
- Rating application, official statement, and continuing disclosure; and
- Other matters necessary to sell and deliver the Bonds.

**WHEREAS**, the City, a municipal corporation of the State, has been duly created under the provisions of Act 279, pursuant to which the City has the comprehensive home rule power conferred upon it by Act 279 and the Constitution, subject only to the limitations on the exercise of that power contained in the Constitution, by statute of the State or by provisions of the Charter; and

**WHEREAS**, the City determines it to be necessary for the public health, safety and welfare of the City and its residents to acquire and construct within the City certain capital improvements, including a public media and performing arts center, with parking and other necessary appurtenances and infrastructure (collectively, the "Capital Improvements"); and

**WHEREAS**, under the provisions of Section 517 of Act 34 a City may issue municipal securities to pay the cost of any capital improvement items within the limitations provided by law; and

**WHEREAS**, staff of the City recommend that issuance by the City of its Capital Improvement Bonds (Limited Tax General Obligation) under Section 517 of Act 34 in an amount not to exceed Twenty Million Dollars (\$20,000,000) (the "Bonds") for the purpose of financing costs of acquisition and construction of the Capital Improvements is the most practical means to that end; and

**WHEREAS**, it is proposed that the Bonds be limited tax general obligation bonds secured by a pledge of the City's full faith and credit, subject to constitutional, statutory and charter limitations; and

**WHEREAS**, as additional security for the Bonds, the City anticipates contractually pledging certain public, education and government access facilities and services fees

("PEG Fees") it receives as a franchising entity pursuant to 2006 Michigan Public Act 480 (the Uniform Video Services Local Franchise Act); and

**WHEREAS**, not less than 45 days prior to the issuance of the Bonds, a notice of intent to issue bonds must be published in accordance with Section 517 of Act 34, a form of which is attached as Exhibit B ("Notice of Intent"), which will provide that the proposed Bonds may be issued without a vote of the electors of the City unless the requisite petitions for an election on the question of the issuance of the Bonds are filed with the Clerk of the City ("City Clerk") within a period of 45 days from the date of publication; and

**WHEREAS**, Act 34 permits the City to authorize, within limitations which shall be contained in the authorizing resolution of the governing body, an Authorized Officer to sell and deliver and receive payment for obligations, approve interest rates or methods for fixing interest rates, prices, discounts, maturities, principal amounts, denominations, dates of issuance, interest payment dates, redemption rights, the place of delivery and payment, and other matters and procedures necessary to complete the transactions authorized; and

**WHEREAS**, the City Council of the City ("Council") wishes to authorize an Authorized Officer to sell and deliver and receive payment for the Bonds without the necessity of Council taking further action prior to sale and delivery of the Bonds.

**WHEREAS**, the Bonds will be issued pursuant to such terms and bear interest at such rates as finally determined at the time of sale of such Bonds in one or more Sale Orders in accordance with the parameters of this Resolution or the terms of a Bond Purchase Agreement; and

**WHEREAS**, the Council desires to delegate to any Authorized Officer the authority to make certain determinations with respect to the Bonds, if necessary, within the parameters of this Resolution and to take such other actions and make such other determinations as may be necessary to accomplish the sale and delivery of the Bonds and the transactions contemplated by this Resolution, as shall be confirmed in one or more Sale Orders or a Bond Purchase Agreement; and

**WHEREAS**, the Council wishes to authorize the determination of the method of sale of the Bonds pursuant to a Sale Order, which sale will be by either (a) negotiated sale to one or more underwriters, (b) public/competitive sale or (c) private placement with a designated purchaser; and

**WHEREAS**, if the Bonds are sold pursuant to a negotiated or public/competitive sale, the Council desires to authorize the submission of disclosure information in connection with the distribution of one or more preliminary official statements (together with any supplements thereto, each a "Preliminary Official Statement") and final official statements (together with any supplements thereto, each an "Official Statement") in connection with the offering for sale of a certain series or all of the Bonds; and



**WHEREAS**, if the Bonds are sold pursuant to a negotiated or public/competitive sale, it will be required, as a condition precedent to the purchase of the Bonds, that the City agree to provide continuing disclosure as required by Section (b)(5) of Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities and Exchange Act of 1934, as amended; and

**WHEREAS**, the Bonds may be issued as tax-exempt bonds pursuant to the requirements of the Code, in reliance on the advice of the City's Municipal Advisor and the City's Bond Counsel, each as appointed and defined below.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY THAT:

## **ARTICLE I**

### **DEFINITIONS AND INTERPRETATION**

Section 101. Definitions. The words and terms defined in the preambles and recitals hereof and the following words and terms as used in this Resolution shall have the meanings ascribed therein or herein to them unless a different meaning clearly appears from the context:

"Act 34" means the Revised Municipal Finance Act, Act 34, Public Acts of Michigan, 2001, as amended.

"Act 279" means the Home Rule City Act, Act 279, Public Acts of Michigan, 1909, as amended.

"Authorized Officer" means each of the Mayor, the Deputy Mayor, the City Clerk, the Chief Strategy Officer and the Finance Director of the City.

"Bond Counsel" means Dykema Gossett PLLC, attorneys of Lansing, Michigan.

"Bondholder," "Bondowner," "Owner" or "Registered Owner" means, with respect to any Bond, the person in whose name such Bond is registered in the Bond Registry.

"Bond Insurer" means the issuer of a Municipal Bond Insurance Policy with respect to the Bonds, if any, named in the Sale Order.

"Bond Purchase Agreement" means each bond purchase agreement between the City and the Underwriters or purchaser or purchasers of the Bonds providing for the terms and conditions of the purchase of the Bonds.

"Bond Registry" means the books for the registration of Bonds maintained by the applicable Transfer Agent.

"Bonds" means the City's 2022 or 2023 Limited Tax General Obligation Bonds, issued in one or more series, as authorized by Article III of this Resolution.

“Bonds Maximum Interest Rate” means a rate of interest not to exceed the maximum rate permitted by law.

“Bonds Maximum Principal Amount” means an amount not to exceed twenty million dollars (\$20,000,000).

“Capital Improvement Fund” means the fund so designated and established under Section 501 hereof.

“Charter” means the Home Rule Charter of the City, as amended from time to time.

“City” means the City of Lansing, Counties of Ingham and Eaton, State of Michigan.

“Code” means the Internal Revenue Code of 1986, as amended.

“Constitution” means the Constitution of the State of Michigan of 1963, as amended.

“Council” means the City Council of the City of Lansing, Michigan.

“Debt Retirement Fund” means the fund so designated and established under Section 501 hereof.

“Fiscal Year” means the fiscal year of the City as in effect from time to time.

“Interest Payment Date” has the meaning given such term in Section 303.

“Mayor” means the mayor of the City or his designee.

“Municipal Advisor” means Robert W. Baird & Co. Incorporated, Lansing, Michigan.

“Municipal Bond Insurance Policy” means one or more policies of municipal bond insurance, if any, issued by the Bond Insurer insuring the payment when due of the principal of and interest on the Bonds determined to be insured as set forth in a Sale Order.

“Non-Arbitrage and Tax Compliance Certificate” means each Non-Arbitrage and Tax Compliance Certificate of the City regarding rebate requirements and other tax responsibilities of the City relating to the Bonds under the Code.

“Regular Record Date” has the meaning given such term in Section 303.

“Resolution” means this Resolution, as supplemented by one or more Sale Orders.

“Sale Order” means the order or orders executed by an Authorized Officer approving the sale of any series of Bonds and making certain determinations and/or confirming the final details of such Bonds upon the sale thereof in accordance with the parameters of this Resolution and the terms of the Bond Purchase Agreement.

“State” means the State of Michigan.

“Transfer Agent” means a bank or trust company to be selected by an Authorized Officer of the City to serve as the transfer agent or paying agent.

“Underwriters” means such underwriter or underwriters as shall be designated in the Sale Order.

Section 102. Interpretation. (a) Words of the feminine or masculine genders include the correlative words of the other gender or the neuter gender.

(b) Unless the context shall otherwise indicate, words importing the singular include the plural and vice versa, and words importing persons include corporations, associations, partnerships (including limited partnerships), trusts, firms and other legal entities, including public bodies, as well as natural persons.

(c) Articles and Sections referred to by number mean the corresponding Articles and Sections of this Resolution.

(d) The terms “hereby,” “hereof,” “hereto,” “herein,” “hereunder” and any similar terms as used in this Resolution, refer to this Resolution as a whole unless otherwise expressly stated.

## **ARTICLE II DETERMINATIONS**

Section 201. Authorization of Bonds: Finding and Declaration of Need to Borrow. The Council hereby finds and declares that it is necessary for the City to borrow hereunder such sum as shall be determined by an Authorized Officer not in excess of the Bonds Maximum Principal Amount and to evidence such borrowing by the issuance of the Bonds not in excess, in aggregate principal amount, of such Bonds Maximum Principal Amount, pursuant to the Charter and in accordance with the provisions hereof, for the purpose of paying all or part of the costs of acquiring and constructing the Capital Improvements, including the costs incidental to the issuance, sale and delivery of the Bonds, all as finally confirmed by an Authorized Officer in the Sale Order.

The Bonds shall consist of bonds in fully-registered form in denominations of \$5,000, or integral multiples thereof, or in minimum denominations of \$100,000 and \$5,000 additional integral multiples thereof, not exceeding for each maturity the maximum principal amount of that maturity, numbered as determined by the Transfer Agent (as hereinafter defined). The Bonds shall bear interest at the rates determined upon sale of the Bonds but in any event the net interest cost of any Tax-Exempt Bonds (as defined

below) shall not exceed 6.00% per annum and the net interest cost of any Taxable Bonds (as defined below) shall not exceed 9.00% per annum. The Bonds shall bear interest, mature as serial bonds, term bonds or drawdown bonds, and be payable at the times and in the manner as may be determined by the Authorized Officer in a Sale Order at the time of sale of the Bonds. The Bonds shall be dated as of the date of delivery thereof or as may be otherwise determined by the Authorized Officer at the time of sale of the Bonds. The Bonds may be subject to redemption prior to maturity at the times and prices and in the manner as may be determined by the Authorized Officer at the time of sale of the Bonds.

The Bonds may be issued in book-entry only form through The Depository Trust Company in New York, New York ("DTC") and the Authorized Officer is authorized to execute such custodial or other agreement with DTC as may be necessary to accomplish the issuance of the Bonds in book-entry only form, and to make such changes in the form of the Bonds within the parameters of this resolution as may be required to accomplish the foregoing.

Interest on the Bonds shall be payable to the registered owner of record as of the fifteenth (15<sup>th</sup>) day of the month prior to the payment date for each interest payment. The record date of determination of registered owners for purposes of payment of interest as provided in this paragraph may be changed by the City to conform to market practice in the future. Interest shall be payable by check or draft drawn on the Transfer Agent mailed to the registered owner at the registered address, as shown on the registration books of the City maintained by the Transfer Agent. The principal of the Bonds shall be payable upon presentation and surrender of such Bonds to the Transfer Agent. Notwithstanding the foregoing, if the Bonds are held in book-entry form by DTC, payment shall be made in the manner prescribed by DTC.

The Authorized Officer is hereby authorized to appoint a bank or trust company to act as bond registrar, paying agent and transfer agent (the "Transfer Agent") for the Bonds. The Authorized Officer is hereby authorized to execute one or more agreements with the Transfer Agent on behalf of the City. The City reserves the right to replace the Transfer Agent at any time, provided written notice of such replacement is given to the registered owners of record of the Bonds not less than sixty (60) days prior to an interest payment date.

### **ARTICLE III**

#### **AUTHORIZATION; PLEDGE; SECURITY; DESIGNATIONS; REDEMPTION OF THE BONDS**

Section 301. Limited Tax Pledge; Security. (a) The City hereby irrevocably pledges its limited tax full faith and credit for the prompt payment of the Bonds. The Bonds will be a first budget obligation of the City, payable from the general funds of the City including the collection of ad valorem taxes on all taxable property in the City subject to applicable constitutional, statutory and charter tax rate limitations. The City shall levy annually ad valorem taxes on all the taxable property in the City which, taking into consideration estimated delinquencies in tax collections, shall be fully sufficient to pay the

principal and interest on the Bonds; provided, however, that if at the time of making any such tax levy there shall be other legally available funds for the payment of principal of and interest on the Bonds, then credit therefor may be taken against the levy for payment of the Bonds. The rights or remedies of Bondholders may be affected by bankruptcy, insolvency, fraudulent conveyance or other laws affecting creditors' rights generally now existing or hereafter enacted and by the application of general principles of equity including those relating to equitable subordination.

(b) Each Authorized officer is authorized to further contract for or otherwise obligate the PEG Fees toward payment of the Bonds

(c) Each Authorized Officer is hereby authorized to negotiate and execute any indenture or indentures, or agreements as shall be deemed necessary by an Authorized Officer and confirmed in a Sale Order for and on behalf of the City, to provide for the pledge of security and otherwise to secure payment of the Bonds.

Section 302. Tax-Exempt Bonds; Taxable Bonds. The Authorized Officers are each hereby authorized and directed to determine whether all or any portion of the Bonds shall be sold as: (i) Bonds the interest on which is excluded from gross income for federal income tax purposes ("Tax-Exempt Bonds"), or (ii) taxable Bonds the interest on which, if any, is included in gross income for federal income tax purposes under the Code ("Taxable Bonds"), or any combination thereof.

Section 303. Designations, Dates, Interest Rates, Maturities, Redemption and Other Terms of the Bonds.

(a) The Bonds shall be issued in one or more series to be designated as "LIMITED TAX GENERAL OBLIGATION BONDS", or such other designation determined by an Authorized Officer. The Bonds shall further bear a series designation corresponding to the year of issuance and other necessary identifying information as shall be provided in the Sale Order; shall be issued in fully registered form as serial bonds, term bonds, a combination thereof, or as a single instrument bond, as provided in the Sale Order. Each series of Bonds shall be dated and issued in authorized denominations all as determined in the Sale Order.

(b) In making the determinations set forth in this Resolution with respect to the Sale Order, the Authorized Officers shall be limited to the parameters as follow:

(1) The first maturity date or mandatory sinking fund redemption date for each series of the Bonds shall not be later than five (5) years from the date of issuance; and the final maturity dates for the Bonds shall not be later than the earlier of (i) the last year of the weighted average estimated period of usefulness of the Capital Improvements or (ii) 30 years.

(2) To the extent permitted by applicable law, the Bonds may be sold with an original issue premium or original issue discount in an amount as determined by an Authorized Officer.

(3) The maximum rate of interest on the Bonds shall not exceed the Bonds Maximum Interest Rate.

(c) The Bonds shall mature on such dates and shall bear interest at such rates on a fixed and/or variable and tax-exempt or taxable basis not in excess of the legal limit, and payable on such dates (each an "Interest Payment Date"), all as shall be provided in a Sale Order. Unless otherwise provided by an Authorized Officer in a Sale Order, interest on the Bonds shall be calculated on the basis of a 360-day year consisting of twelve 30-day months. The Bonds shall be payable as to principal and interest in lawful money of the United States of America.

(d) Except as may be otherwise provided by an Authorized Officer in a Sale Order, interest on the Bonds shall be payable on each Interest Payment Date to the Registered Owner of record as of the 15th day of the month, whether or not a Business Day (a "Regular Record Date"), prior to each Interest Payment Date. Interest on the Bonds shall be payable to such Registered Owners by check or draft drawn on the Transfer Agent on each Interest Payment Date and mailed by first class mail or, upon the written request of the Owner of \$1,000,000 or more in aggregate principal amount of Bonds (with complete wiring instructions no later than the Regular Record Date for such Interest Payment Date), by wire transfer by the Transfer Agent to such Owner. Such a request may provide that it will remain in effect with respect to subsequent Interest Payment Dates unless and until changed or revoked at any time prior to a Regular Record Date by subsequent written notice to the Transfer Agent.

(e) The principal of the Bonds shall be payable to the Owners of the Bonds upon the presentation of the Bonds to the Transfer Agent at the principal corporate trust office of the Transfer Agent. If the Bonds are held in book-entry form by the Depository Trust Company in New York, New York ("DTC"), payment shall be made in the manner prescribed by DTC

(f) The Bonds may be subject to redemption and/or tender for purchase prior to maturity or shall not be subject thereto, upon such terms and conditions as shall be provided by an Authorized Officer in the Sale Order delivered in connection with the Bonds.

Unless waived by any Registered Owner of the Bonds to be redeemed, official notice of redemption shall be given by the Transfer Agent on behalf of the City. Such notice shall be dated and shall contain at a minimum the following information: original issue date; maturity dates; interest rates, CUSIP numbers, if any; certificate numbers, and in the case of partial redemption, the called amounts of each certificate; the redemption date; the redemption price or premium; the place where the Bonds called for redemption are to be surrendered for payment; and that interest on the Bonds or portions thereof called for redemption shall cease to accrue from and after the redemption date.

In addition, further notice shall be given by the Transfer Agent in such manner as may be required or suggested by regulations or market practice at the applicable time,

but no defect in such further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as prescribed herein.

(g) An Authorized Officer, after consultation with Bond Counsel and the Municipal Advisor, may designate and issue the Bonds as “qualified tax-exempt obligations” for purposes of interest expense by financial institutions as defined in Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the “Code”).

Section 304. Execution, Authentication and Delivery of Bonds. The Bonds shall be executed in the name of the City by the manual or facsimile signatures of the Authorized Officers and authenticated by the Transfer Agent, or a trustee if an indenture is executed in connection with the issuance of the Bonds, and the seal of the City (or a facsimile thereof), if applicable, shall be impressed or imprinted on the Bonds. After the Bonds have been executed and authenticated for delivery to the original purchaser thereof, they shall be delivered to the purchasers thereof upon receipt of the purchase price. If the Bonds are not authenticated, then at least one signature on the Bonds shall be a manual signature. The Bonds shall be delivered to the Transfer Agent for authentication and be delivered by the Transfer Agent to the purchaser or other person in accordance with instructions from the Authorized Officer.

Section 305. Mutilated, Destroyed, Stolen or Lost Bonds. (a) Subject to the provisions of Act 354, Public Acts of Michigan, 1972, as amended, and any other applicable law, if (i) any mutilated Bond is surrendered to the City, and the City receives evidence to its satisfaction of the destruction, loss or theft of any Bond and (ii) there is delivered to the City such security or indemnity as may be required by it to save the City harmless, then, in the absence of notice to the City that such Bond has been acquired by a bona fide purchaser, the City shall execute and deliver in exchange for or in lieu of any such mutilated, destroyed, lost or stolen Bond, a new Bond of like tenor and principal amount, bearing a number not contemporaneously outstanding.

(b) If any such mutilated, destroyed, lost or stolen Bond has become or is about to become due and payable, the City in its discretion may, instead of issuing a new Bond, pay such Bond.

(c) Any new Bond issued pursuant to this section in substitution for a Bond alleged to be mutilated, destroyed, stolen or lost shall constitute an original additional contractual obligation on the part of the City, and shall be equally secured by and entitled to equal proportionate benefits with all other Bonds of like tenor issued under this Resolution.

Section 306. Form of the Bonds. The Bonds shall be in substantially the following form with such insertions, omissions, substitutions and other variations as shall not be inconsistent with this Resolution or permitted by the Sale Order or as approved by an Authorized Officer and Bond Counsel:

[Remainder of page intentionally left blank]

[Form of Bond]

United States of America  
State of Michigan  
Counties of Ingham and Eaton

CITY OF LANSING  
[2022/2023] LIMITED TAX GENERAL OBLIGATION BOND

| <u>Interest Rate</u> | <u>Date of Maturity</u> | <u>Date of Original Issue</u> | <u>CUSIP</u> |
|----------------------|-------------------------|-------------------------------|--------------|
|----------------------|-------------------------|-------------------------------|--------------|

Registered Owner:

Principal Amount: \_\_\_\_\_ Dollars (\$\_\_\_\_\_)

The CITY OF LANSING, Counties of Ingham and Eaton, State of Michigan (the "City"), acknowledges itself to owe and for value received hereby promises to pay to the Registered Owner specified above, or registered assigns, the Principal Amount specified above, in lawful money of the United States of America, on the Date of Maturity specified above, unless prepaid prior thereto as hereinafter provided, with interest thereon (computed on the basis of a 360-day year consisting of twelve 30-day months) from the Date of Original Issue specified above or such later date to which interest has been paid, until paid, at the Interest Rate per annum specified above, first payable on \_\_\_\_\_ 1, 20\_\_ and semiannually thereafter. Principal of this bond is payable at the corporate trust office of \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, or such other transfer agent as the City may hereafter designate by notice mailed to the registered owner not less than sixty (60) days prior to any interest payment date (the "Transfer Agent"). Interest on this bond is payable to the registered owner of record as of the fifteenth (15th) day of the month preceding the interest payment date as shown on the registration books of the City kept by the Transfer Agent by check or draft mailed to the registered owner of record at the registered address.

The limited tax full faith, credit and resources of the City are pledged for the payment of the Bonds of this issue, and the City has pledged that it shall pay the principal of and interest on the Bonds of this issue as they mature as a first budget obligation from its general fund and, after taking into account funds which the City may have legally available for payment of principal of and interest on the Bonds of this issue, shall levy annually ad valorem taxes on all taxable property in the City sufficient to pay the principal



of and interest on the Bonds of this issue subject to applicable constitutional, statutory, and charter tax rate limitations.

Additionally, the City has committed certain public, education and government access facilities and services fees ("PEG Fees") it receives as a franchising entity pursuant to 2006 Michigan Public Act 480 (the Uniform Video Services Local Franchise Act) toward payment of the principal of and interest on the Bonds, to the extent such funds continue to be available.

[This bond is one of a series of [2022/2033] Limited Tax General Obligation Bonds (the "Bonds") aggregating the principal sum of \$ \_\_\_\_\_, issued for the purpose of acquiring, constructing and installing within the City certain capital improvements, including a public media and performing arts center, with parking and other necessary appurtenances and infrastructure (collectively, the "Capital Improvements"), [paying capitalized interest] and paying costs incidental to the issuance of the Bonds.]

Bonds of this issue maturing in the years 20\_ to \_\_\_\_\_, inclusive, shall not be subject to redemption prior to maturity. Bonds or portions of bonds of this issue in multiples of \$[5,000] maturing in the year \_\_\_\_\_ and thereafter shall be subject to redemption prior to maturity, at the option of the City, in any order of maturity and by lot within any maturity, on any date on or after \_\_\_\_\_ 1, \_\_\_\_\_, at par and accrued interest to the date fixed for redemption.

[Insert any term bond provisions, if applicable]

In case less than the full amount of an outstanding bond is called for redemption, the Transfer Agent, upon presentation of the bond called in part for redemption, shall register, authenticate and deliver to the registered owner of record a new bond in the principal amount of the portion of the original bond not called for redemption.

Notice of redemption shall be given by the Transfer Agent to the registered owner of any bond or portion thereof called for redemption by mailing of such notice not less than thirty (30) days prior to the date fixed for redemption to the registered address of the registered owner of record. A bond or portion thereof so called for redemption shall not bear interest after the date fixed for redemption provided funds are on hand with the Transfer Agent to redeem said bond or portion thereof. Bonds shall be called for redemption in multiples of \$5,000, and bonds of denominations of more than \$5,000 shall be treated as representing the number of bonds obtained by dividing the denomination of the bonds by \$5,000, and such bonds may be redeemed in part. The notice of redemption for bonds redeemed in part shall state that, upon surrender of the bond to be redeemed, a new bond or bonds in the same aggregate principal amount equal to the unredeemed portion of the bonds surrendered shall be issued to the registered owner thereof with the same interest rate and maturity. No further interest on bonds or portions of bonds called for redemption shall accrue after the date fixed for redemption, whether the bonds have been presented for redemption or not, provided funds are on hand with the Transfer Agent to redeem the bonds or portion thereof.]

This bond is transferable only upon the registration books of the City kept by the Transfer Agent by the registered owner of record in person, or by the registered owner's attorney duly authorized in writing, upon the surrender of this bond together with a written instrument of transfer satisfactory to the Transfer Agent duly executed by the registered owner or the registered owner's attorney duly authorized in writing, and thereupon a new registered bond or bonds in the same aggregate principal amount and of the same maturity shall be issued to the transferee in exchange therefor as provided in the resolution authorizing this bond and upon the payment of the charges, if any, therein prescribed. The Transfer Agent shall require the bondholder requesting the transfer to pay any tax or other governmental charge required to be paid with respect to the transfer. [The Transfer Agent shall not be required to issue, register the transfer of, or exchange any bond during a period beginning at the opening of business 15 days before the day of the mailing of a notice of redemption of bonds selected for redemption and ending at the close of business on the day of that mailing.]

This bond, including the interest thereon, is payable as a first budget obligation of the City from the general funds of the City including the collection of ad valorem taxes on all taxable property in the City subject to applicable constitutional, statutory and charter tax rate limitations.

It is hereby certified and recited that all acts, conditions and things required by law to be done, precedent to and in the issuance of this bond and the series of bonds of which this is one, exist and have been done and performed in regular and due form and time as required by law, and that the total indebtedness of the City, including this bond, does not exceed any constitutional, statutory or charter debt limitation.

This bond is not valid or obligatory for any purpose until the Transfer Agent's Certificate of Authentication on this bond has been executed by the Transfer Agent.

IN WITNESS WHEREOF, the City of Lansing by authority of its City Council, has caused this bond to be signed for and on its behalf and in its name by the manual or facsimile signatures of the Mayor and Clerk of the City, and the official seal of the City or a facsimile thereof to be impressed or printed hereon, all as of the Date of Original Issue.

**CITY OF LANSING**  
Counties of Ingham and Eaton  
State of Michigan

By \_\_\_\_\_

Its Mayor

(SEAL)

Countersigned:

By \_\_\_\_\_

Its City Clerk

### Certificate of Authentication

This bond is one of the bonds described in the within-mentioned resolution.

\_\_\_\_\_  
\_\_\_\_\_, Michigan  
Transfer Agent

By \_\_\_\_\_  
Its: Authorized Signature

Date of Authentication: \_\_\_\_\_, [2022/2023]

Section 311. Sale of Bonds to Underwriters or Direct Purchaser. Any series of Bonds may, if deemed appropriate by an Authorized Officer, be sold to (i) the Underwriters pursuant to a Bond Purchase Agreement or (ii) a bank or other financial institution qualified by law to purchase and take delivery of such Bonds for its own investment, pursuant to a purchase contract, in which case (A) such purchaser shall deliver an investor letter in a form acceptable to an Authorized Officer and (B) the City's obligations hereunder relating to the Preliminary Official Statement, Official Statement and Undertaking (as defined below) may not apply.

#### **ARTICLE IV SPECIAL COVENANTS**

Section 401. Reimbursement. For the purposes of complying with the reimbursement rules of Treasury Regulations 1.150-2 pursuant to the Code, the City reasonably expect to reimburse itself for expenditures for the costs of the Capital Improvements with proceeds of Bonds.

Section 402. Tax Exemption Covenant for Tax-Exempt Bonds. The City covenants that it will not take any action, or fail to take any action required to be taken, if taking such action or failing to take such action would adversely affect the general exclusion from gross income of interest on any Tax-Exempt Bonds, from federal income taxation under the Code.

Section 403. Arbitrage Covenant. (a) The City will not directly or indirectly (1) use or permit the use of any proceeds of any Tax-Exempt Bonds or other funds of the City or (2) take or omit to take any action required by Section 148(a) of the Code in order to maintain the exclusion from gross income of the interest on any Tax-Exempt Bonds for federal income tax purposes. To that end, the City will comply with all requirements of Section 148 of the Code to the extent applicable to the Bonds and the requirements set forth in the Non-Arbitrage and Tax Compliance Certificate of the City.

(b) Without limiting the generality of subsection (a), above, the City agrees that there shall be paid by the City from time to time all amounts, if any, required to be rebated to the United States pursuant to Section 148(f) of the Code. This covenant shall survive payment in full or defeasance of the Tax-Exempt Bonds.

(c) Notwithstanding any provision of this Section, if the City obtains an opinion of Bond Counsel to the effect that any action required under this Section is no longer required, or that some further action is required, to maintain the exclusion from gross income of the interest of any Tax-Exempt Bonds for federal income tax purposes pursuant to Section 103 of the Code, the City may conclusively rely on such opinion in complying with the provisions hereof.

## **ARTICLE V**

### **BONDS FUNDS AND ACCOUNTS; DISPOSITION OF BONDS PROCEEDS**

Section 501. Establishment of Accounts and Funds. (a) Each Authorized Officer is hereby authorized to establish such accounts, subaccounts or other funds as shall be required for the payment of the Bonds, and for the payment of the Capital Improvements, including but not limited to, with such modifications or additions to facilitate the identification of such accounts, subaccounts or other funds:

- A. Debt Retirement Fund; and
- B. Capital Improvement Fund.

Each Authorized Officer is hereby authorized to establish such accounts, subaccounts or funds as shall be required for the issuance and delivery of the Bonds, if any, to accommodate the requirements of such series of Bonds, including, but not limited to, such accounts, subaccounts or funds necessary to facilitate the purchase and payment of variable rate bonds. Each Authorized Officer is hereby authorized to allocate any net original issue premium, if any, received upon the sale of the Bonds to such accounts and in such amounts as permitted by applicable law.

Section 502. Debt Retirement Fund. An Authorized Officer is authorized and directed to open a separate depository or trust account with a bank or trust company to be designated as the [2022/2023] CAPITAL IMPROVEMENT BONDS (LIMITED TAX GENERAL OBLIGATION) DEBT RETIREMENT FUND (the "Debt Retirement Fund"). The Debt Retirement Fund may be pooled or combined with other debt retirement funds for issues of bonds of like character as provided by Act 34 or other state law. An amount sufficient to assure timely payment of the principal of and interest on the Bonds shall be transferred each year into the Debt Retirement Fund from the general fund of the City or other funds legally available therefor. The moneys deposited in the fund shall be used solely for the purpose of paying the principal of and interest on the Bonds and, as may be necessary, to rebate arbitrage earnings, if any, to the United States Department of Treasury as required by the Internal Revenue Code of 1986, as amended. The accrued interest and premium, if any, received upon delivery of the Bonds shall also be deposited in the Debt Retirement Fund.

The City may provide for the payment of principal of any of the Bonds issued as term bonds through the purchase of municipal securities in the open market at a price not greater than that payable on the next redemption date in order to satisfy all or part of the next succeeding scheduled mandatory redemption.

Section 503. Capital Improvement Fund. The City Treasurer is authorized and directed to create a fund designated as the [2022/2023] CAPITAL IMPROVEMENT BONDS (LIMITED TAX GENERAL OBLIGATION) CAPITAL IMPROVEMENT FUND (the "Capital Improvement Fund"). The City Treasurer shall deposit the proceeds of the Bonds into the Capital Improvement Fund, less accrued interest and premium, if any, which shall be deposited into the Debt Retirement Fund. The moneys in the Capital Improvement Fund shall be used to pay the costs of the Capital Improvements and to pay the costs of

issuance of the Bonds. Moneys remaining in the Capital Improvement Fund after completion of the Capital Improvements may be used for any purpose permitted by law.

Section 504. Investment of Monies in the Bonds Funds and Accounts. (a) An Authorized Officer shall direct the investment of monies on deposit in the funds and accounts established hereunder, and the Transfer Agent, upon written direction or upon oral direction promptly confirmed in writing by an Authorized Officer, shall use its best efforts to invest monies on deposit in the funds and accounts in accordance with such direction.

(b) Monies on deposit in the funds and accounts established under this Article V may be invested in such investments and to the extent permitted by applicable law.

## **ARTICLE VI DEFEASANCE**

Section 601. Defeasance. Bonds shall be deemed to be paid in full upon the deposit in trust of cash or direct obligations of, or obligations the principal of and interest on which are unconditionally guaranteed by, the United States of America, or any combination thereof, not redeemable at the option of the issuer thereof, the principal and interest payments upon which, without reinvestment thereof, will come due at such times and in such amounts, as to be fully sufficient to pay when due, the principal of such Bonds and interest to accrue thereon, as confirmed by a verification report prepared by an independent certified public accountant. Such cash and securities representing such obligations shall be deposited with a bank or trust company and held for the exclusive benefit of the Owners of such Bonds. After such deposit, such Bonds shall no longer be entitled to the benefits of this Resolution (except for any rights of transfer or exchange of Bonds as therein or herein provided for) and shall be payable solely from the funds deposited for such purpose and investment earnings, if any, thereon, and the lien of this Resolution for the benefit of such Bonds shall be discharged.

## **ARTICLE VII OTHER PROVISIONS OF GENERAL APPLICATION**

Section 701. Credit Enhancement. There is hereby authorized to be obtained a Municipal Bond Insurance Policy or other credit enhancement or a combination thereof to secure the payment of all or part of the Bonds, if, and provided that, it shall be determined by an Authorized Officer that such cost of such Municipal Bond Insurance Policy or other credit enhancement or a combination thereof is less than the interest rate savings therefrom or otherwise that it is in the best interest of the City. In the event a commitment for a Municipal Bond Insurance Policy is obtained or a commitment for other credit enhancement is obtained, each Authorized Officer is hereby authorized to approve the terms, perform such acts and execute such instruments that shall be required, necessary or desirable to effectuate the terms of such commitment and the transactions described therein and in this Resolution and the Sale Order provided that such terms are not materially adverse to the City.

Section 702. Approval of Other Documents and Actions; Treasury Approval. The Authorized Officers and any other officers or employees of the City are hereby authorized and directed on behalf of the City to take any and all other actions, perform any and all acts, including causing the publication of the Notice of Intent, and execute any and all documents that shall be required, necessary or desirable to implement this Resolution. The Bonds shall neither be sold nor issued unless and only so long as the issuance of the Bonds as provided herein shall have been authorized and approved in accordance with the applicable provisions of Act 34 and Act 279.

Each Authorized Officer is hereby authorized to do and perform any and all acts and things with respect to the Bonds which are necessary and appropriate, consistent with this Resolution, including to pay the related fees, if any, to the Michigan Department of Treasury (the "Department") at his or her discretion under Act 34 for an Order or Orders of Approval to issue all or a portion of the Bonds; to file applications with the Department for a waiver of the investment grade rating requirement; to enter into one or more dealer-manager agreements, remarketing agreements, indentures, letters of credit and reimbursement agreements, to seek such waivers or other Department approvals as necessary to implement the sale, delivery and security for the Bonds, and as required by the Department and Act 34; to pay any post-closing filing fees required by Act 34 to the Department or other specified agency, as a cost of issuance or from other legally available funds; to secure ratings by bond rating agencies, if cost effective; to negotiate and acquire a Municipal Bond Insurance Policy and/or other credit enhancement, if any, to further secure the Bonds or any portions thereof; to acquire an irrevocable surety bond to fulfill the City's obligation to fund any reserve account; and to incur and pay reasonable fees, costs and expenses incidental to the foregoing and other costs of issuance of the Bonds including, but not limited to fees and expenses of Bond Counsel, the Municipal Advisor, accountants and others, from Bond proceeds or other available funds, for and on behalf of the City.

Section 703. Continuing Disclosure Undertaking. If the Bonds are sold pursuant to a negotiated or public/competitive sale, or as otherwise required, the City shall enter into a continuing disclosure undertaking pursuant to Rule 15c2-12 promulgated by the Securities and Exchange Commission (the "Rule") for the benefit of the holders and beneficial owners of the Bonds as to which the Rule is applicable, as more specifically set forth in Exhibit A hereto (the "Undertaking"); provided, however, that the terms of the Undertaking are subject to completion and modification prior to delivery of the Bonds to such extent as an Authorized Officer shall deem necessary to comply with law or market requirements of the Underwriters. Each Authorized Officer is hereby authorized to execute and deliver the Undertaking after completion and modification as provided in this Resolution and the Sale Order.

Section 704. Delegation to Authorized Officers. (a) Prior to the sale date or dates for the Bonds, an Authorized Officer may cause the preparation and approve the form and distribution of necessary City disclosure for any Preliminary Official Statement or Official Statement and other offering materials to be used in conjunction with the sale or offering of the Bonds, and an Authorized Officer may deem the City's disclosure "final" for purposes of Rule 15c2-12 of the Securities and Exchange Commission.

(b) Pursuant to the authority of Section 315(1)(d) of Act 34, each Authorized Officer is hereby authorized to make the following determinations with respect to the Bonds within the parameters of this Resolution: (i) to determine the principal amounts of the Bonds to be issued on a fixed or variable interest rate basis and tax exempt or taxable basis; (ii) to determine the interest rate provisions, tender and other requirements for Bonds issued on a variable rate basis; (iii) to negotiate the terms for the sale of the Bonds to the Underwriters or other purchasers; (iv) to cause the Preliminary Official Statement and the final Official Statement for the Bonds to be prepared and circulated; and (v) to take such other actions and make such other determinations as may be necessary to accomplish the sale and delivery of the Bonds and the transactions contemplated by this Resolution, as shall be confirmed in the Sale Order.

(c) Except as otherwise provided herein, all determinations and decisions of an Authorized Officer with respect to the issuance and sale of the Bonds as permitted or required by this Resolution shall be confirmed in a Sale Order or Sale Orders, and such confirmations shall constitute determinations that any conditions precedent to such determinations and decisions of any Authorized Officer have been fulfilled.

Section 705. Approving Legal Opinions with Respect to the Bonds. The sale of the Bonds shall be conditioned upon receiving, at the time of delivery, the approving opinion of Bond Counsel, approving legality of the Bonds and, with respect to Bonds determined by an Authorized Officer to be issued as Tax-Exempt Bonds, the exclusion from gross income of the interest paid thereon from federal and State income taxation only.

Section 706. Method of Sale; Award. (a) The Bonds shall be sold at a negotiated sale described in subsection (b) below, or shall be sold at a public sale following the publication of an Official Notice of Sale as described in (c), below, all as shall be determined by an Authorized Officer to be in the best interests of the City based on the recommendation of Bond Counsel and the Municipal Advisor.

(b) *Negotiated Sale.* In order to optimize the interest rate upon the issuance of the Bonds and in order to provide flexibility with respect to the sale date for the Bonds, the Bonds are authorized to be sold via a negotiated sale or private placement, based on recommendations of Bond Counsel and the Municipal Advisor.

(c) *Public Sale.* If an Authorized Officer, based on recommendations of Bond Counsel and the Municipal Advisor, determines that it is in the best interests of the City to sell the Bonds at a public sale, then each Authorized Officer is authorized and directed to fix the date of sale of the Bonds and to publish an Official Notice of Sale relating to the Bonds in substantially the form attached as Exhibit C (the "Official Notice of Sale"), in accordance with law, once in either The Bond Buyer or other newspaper of general circulation at least seven days prior to the date fixed for receipt of bids for the purchase of the Bonds. The Authorized Officers, and each of them individually, are hereby authorized to act for and on behalf of the City to receive bids for the purchase of the



Bonds and to take all other steps necessary in connection with the sale, award and delivery thereof.

Section 707. Delivery of Bonds. Subject to the provisions of the Sale Order, each Authorized Officer is hereby authorized to deliver the Bonds to the Underwriters upon receiving the purchase price therefor in lawful money of the United States.

Section 708. Official Statement. Each Authorized Officer is hereby authorized to execute the Official Statement or other offering materials with respect to the Bonds in the form approved by an Authorized Officer with such changes as an Authorized Officer may authorize. Such Official Statement or other offering materials to be used in conjunction with the sale or offering of the Bonds are hereby authorized to be printed and used by the Underwriters in connection with the sale of the Bonds to the public. Circulation of the Preliminary Official Statement, if any, or other preliminary offering materials by the Underwriters is hereby approved.

Section 709. Appointment of Bond Counsel, Municipal Advisor; Engagement of Other Parties. The appointment of the law firm of Dykema Gossett PLLC of Lansing, Michigan, as Bond Counsel for the Bonds is hereby ratified and confirmed, notwithstanding the periodic representation by Dykema Gossett PLLC in unrelated matters of other parties and potential parties to the issuance of the Bonds. The fees and expenses of Bond Counsel and other accumulated bond-related fees and expenses shall be payable as a cost of issuance from proceeds of the Bonds or other available funds in accordance with the letter of such firm on file with the City.

The appointment of Robert W. Baird & Co. Incorporated as Municipal Advisor for the Bonds is hereby ratified and confirmed. The fees and expenses of the Municipal Advisor and other accumulated bond related fees and expenses shall be payable as a cost of issuance from proceeds of the Bonds or other available funds in accordance with the letter of such firm on file with the City.

Each Authorized Officer is hereby authorized to engage other necessary professionals as he or she deems necessary and appropriate in connection with the sale, issuance and delivery of the Bonds and to pay the fees and expenses thereof from the proceeds of the Bonds or other available funds.

Section 710. No Recourse Under Resolution. All covenants, agreements and obligations of the City contained in this Resolution shall be deemed to be the covenants, agreements and obligations of the City and not of any councilperson, member, officer or employee of the City in his or her individual capacity, and no recourse shall be had for the payment of the principal of or interest on the Bonds or for any claim based thereon or on this Resolution against any councilperson, member, officer or employee of the City or any person executing the Bonds in his or her official individual capacity.

Section 711. Severability. If any one or more sections, clauses or provisions of this Resolution shall be determined by a court of competent jurisdiction to be invalid or

ineffective for any reason, such determination shall in no way affect the validity and effectiveness of the remaining sections, clauses and provisions hereof.

Section 712. Cover Page, Table of Contents and Article and Section Headings. The cover page, table of contents and Article and Section headings hereof are solely for convenience of reference and do not constitute a part of this Resolution, and none of them shall affect its meaning, construction or effect.

Section 713. Conflict. All resolutions or parts of resolutions or other proceedings of the City in conflict herewith shall be and the same hereby are repealed insofar as such conflict exists.

Section 714. Governing Law and Jurisdiction. This Resolution shall be governed by and construed in accordance with the laws of the State.

Section 715. Resolution and Sale Order are a Contract. The provisions of this Resolution and the Sale Order shall constitute a contract between the City, the Bondholders and the Bond Insurer, if any.

Section 716. Effective Date. This Resolution shall take effect immediately upon its adoption by the Council.

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN ) ss.

COUNTIES OF INGHAM AND EATON )

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regularly scheduled meeting of the City Council of the City of Lansing, Michigan held on the 5th day of December, 2022 and said resolution is on file in the office of the City of Lansing and is available to the public. Public notice of the said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan 1976, including in the case of a special or re-scheduled meeting, notice by publication or posting of at least eighteen (18) hours prior to the time set for the meeting. In addition, said meeting was held in full compliance with the City's Charter. The members of the City Council present at the meeting constituted a quorum.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this 9th day of December, 2022



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Chris Swope, City Clerk  
City of Lansing, Michigan

**EXHIBIT A**  
**FORM OF CONTINUING DISCLOSURE UNDERTAKING**

This Continuing Disclosure Undertaking (the “Undertaking”) is executed and delivered by the City of Lansing, Counties of Ingham and Eaton, State of Michigan (the “City”) in connection with the issuance of its [ ] (the “Bonds”). The City covenants and agrees for the benefit of the Bondholders, as hereinafter defined, as follows:

(a) *Definitions.* The following terms used herein shall have the following meanings:

“Audited Financial Statements” means the City’s audited financial statements prepared by an individual or firm of independent certified public accountants as required by Act 2, Public Acts of Michigan, 1968, as amended, which presently requires preparation in accordance with generally accepted accounting principles.

“Bondholders” shall mean the registered owner of any Bond or any person (a) with the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bond (including any person holding a Bond through a nominee, depository or other intermediary) or (b) treated as the owner of any Bond for federal income tax purposes.

“City” means the City of Lansing, Counties of Ingham and Eaton, State of Michigan.

“Disclosure Representative” means the Finance Director of the City or her designee, or such other officer, employee, or agent as the City shall designate from time to time in writing.

“EMMA” shall mean the MSRB’s Electronic Municipal Market Access System.

“MSRB” means the Municipal Securities Rulemaking Board.

“Rule” means Rule 15c2-12 promulgated by the SEC pursuant to the Securities Exchange Act of 1934, as amended.

“SEC” means the United States Securities and Exchange Commission.

“Unaudited Financial Statements” means the same as Audited Financial Statements, except that they shall not have been audited by an individual or firm of independent certified public accountants.

(b) *Continuing Disclosure.* The City hereby agrees, in accordance with the provisions of the Rule, to provide or cause to be provided to the MSRB through EMMA, on or before the last day of the sixth (6<sup>th</sup>) month following the end of the fiscal year of

the City, commencing with the fiscal year ended June 30, 2019, in an electronic format as prescribed by the MSRB:

- (1) Certain annual financial information and operating data reasonably available to the City in form and substance similar to the information appearing in the sections or tables in the [Main Body and Appendix #] of the Official Statement relating to the Bonds as described below:

**[TO BE CONFORMED TO HEADINGS USED IN APPLICABLE OFFICIAL STATEMENT]**

- a. Appendix A - GENERAL FINANCIAL INFORMATION - Property Valuations - Historical Valuation;
  - b. Appendix A - GENERAL FINANCIAL INFORMATION - Major Taxpayers;
  - c. Appendix A - GENERAL FINANCIAL INFORMATION - Tax Rates (Per \$1,000 of Valuation);
  - d. Appendix A - GENERAL FINANCIAL INFORMATION - Tax Levies and Collections;
  - e. Appendix A - GENERAL FINANCIAL INFORMATION - City Income Tax;
  - f. Appendix A - GENERAL FINANCIAL INFORMATION - Revenues From the State of Michigan;
  - g. Appendix A - GENERAL FINANCIAL INFORMATION - Labor Force;
  - h. Appendix A - GENERAL FINANCIAL INFORMATION - Pension Fund;
  - i. Appendix A - GENERAL FINANCIAL INFORMATION - Debt Statement - Direct Debt; and
  - j. Appendix B - General Fund Budget Summary.
- (2) The Audited Financial Statements. Provided, however, that if the Audited Financial Statements are not available by the date specified above, they shall be provided when available and unaudited financial statements will be filed by such date and the Audited Financial Statements will be filed as soon as available.
  - (3) Such additional financial information or operating data as may be determined by the City and its advisors as desirable or necessary to comply with the Rule.

Such annual financial information and operating data described above are expected to be provided directly by the City or by specific reference to other documents

available to the public through EMMA or filed with the SEC, including official statements of debt issues of the City or related public entities.

If the fiscal year of the City is changed, the City shall send notice of such change to the MSRB through EMMA prior to the earlier of the ending date of the fiscal year prior to such change or the ending date of the fiscal year as changed.

(c) *Notice of Failure to Disclose.* The City agrees to provide or cause to be provided, in a timely manner, to the MSRB through EMMA, notice of a failure by the City to provide the Annual Financial Information with respect to the City described in subsection (b) above on or prior to the dates set forth in subsection (b) above.

(d) *Occurrence of Events.* The City agrees to provide or cause to be provided in a timely manner to the MSRB through EMMA, notice of the occurrence of any of the following events listed in (b)(5)(i)(C) of the Rule with respect to the Bonds, if applicable, if material (each a “Material Event”):

- (1) principal and interest payment delinquencies;
- (2) non-payment related defaults;
- (3) unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) substitution of credit or liquidity providers, or their failure to perform;
- (6) adverse tax opinions or events affecting the tax-exempt status of the Bonds;
- (7) modifications to rights of holders of the Bonds;
- (8) Bond calls;
- (9) defeasances;
- (10) release, substitution, or sale of property securing repayment of the Bonds; and
- (11) rating changes;
- (12) bankruptcy, insolvency, receivership or similar event of the Issuer, which is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Issuer in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer;
- (13) the consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(14) appointment of a successor or additional trustee or the change of name of a trustee, if material.

(15) incurrence of a financial obligation of the issuer or obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the issuer or obligated person, any of which affect security holders, if material; and

(16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the financial obligation of the issuer or obligated person, any of which reflect financial difficulties.

(e) *Materiality Determined Under Federal Securities Laws.* The City agrees that its determination of whether any event listed in subsection (d) is material shall be made in accordance with federal securities laws.

(f) *Termination of Reporting Obligation.* The obligation of the City to provide Annual Financial Information and notices of Material Events, as set forth above, shall be terminated if and when the City no longer remains an “obligated person” with respect to the Bonds within the meaning of the Rule, including upon legal defeasance of all Bonds.

(g) *Benefit of Bondholders.* The City agrees that its undertaking pursuant to the Rule set forth in this Section is intended to be for the benefit of the Bondholders and shall be enforceable by any Bondholder; provided that, the right to enforce the provisions of this Undertaking shall be limited to a right to obtain specific enforcement of the City’s obligations hereunder and any failure by the City to comply with the provisions of this Undertaking shall not constitute a default or an event of default with respect to the Bonds or under the Resolution.

(h) *Amendments to the Undertaking.* Amendments may be made in the specific types of information provided or the format of the presentation of such information to the extent deemed necessary or appropriate in the judgment of the Disclosure Representative on behalf of the City, provided that the City agrees that any such amendment will be adopted procedurally and substantively in a manner consistent with the Rule, including, any interpretations thereof by the SEC, which, to the extent applicable, are incorporated herein by reference. Such interpretations currently include the requirements that (a) the amendment may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of the City or the type of activities conducted thereby, (b) the undertaking, as amended, would have complied with the requirements of the Rule at the time of the primary offering of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances, and (c) the amendment does not materially impair the interests of Bondholders, as determined by parties unaffiliated with the City (such as independent legal counsel), but such interpretations may be changed in the future. If the accounting principles to be followed by the City in preparing the Audited Financial Statements are modified, the Annual Financial Information for the year in which the change is made shall present a comparison between the financial statements as prepared on the prior basis and the statements as

prepared on the new basis, and otherwise shall comply with the requirements of the Rule, in order to provide information to investors to enable them to evaluate the ability of the City to meet its obligations. A notice of the change in accounting principles shall be sent to the MSRB through EMMA.

(i) *Additional Information.* Nothing in this Undertaking shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Undertaking or any other means of communication, or including any other information in any Annual Financial Information or notice of occurrence of a Material Event, in addition to that which is required by this Undertaking.

(j) *[Municipal Advisory Council of Michigan.* The City shall also file by electronic or other means any information or notice required to be filed with the MSRB through EMMA pursuant to this Undertaking in a timely manner with the Municipal Advisory Council of Michigan.]

(k) *Governing Law.* This Undertaking shall be construed and interpreted in accordance with the laws of the State of Michigan (the "State"), and any suits and actions arising out of this Undertaking shall be instituted in a court of competent jurisdiction in the State; *provided*, that to the extent this Undertaking addresses matters of federal securities laws, including the Rule, this Undertaking shall be construed in accordance with such federal securities laws and official interpretations thereof.

IN WITNESS WHEREOF, the City has caused this Undertaking to be executed by its authorized officer.

**CITY OF LANSING**  
Counties of Ingham and Eaton  
State of Michigan

By \_\_\_\_\_

Its

Dated: \_\_\_\_\_



**EXHIBIT B**  
**FORM NOTICE OF INTENT**

**NOTICE OF INTENTION OF THE CITY OF LANSING  
TO ISSUE GENERAL OBLIGATION  
CAPITAL IMPROVEMENT BONDS  
AND OF RIGHT TO PETITION FOR REFERENDUM THEREON**

**TO ALL ELECTORS AND TAXPAYERS OF THE  
CITY OF LANSING:**

PLEASE TAKE NOTICE that the City Council of the City of Lansing, Counties of Ingham and Eaton, Michigan (the "City"), intends to issue and sell the City's General Obligation Capital Improvement Bonds, pursuant to Act 34, Public Acts of Michigan, 2001, as amended, in an aggregate principal amount not to exceed \_\_\_\_\_ Dollars (\$\_\_\_\_\_) (the "Bonds"), for the purpose of acquiring, constructing and installing within the City certain capital improvements, including a public media and performing arts center, with parking and other necessary appurtenances and infrastructure (collectively, the "Capital Improvements").

SAID BONDS will be payable in annual installments, not to exceed thirty (30) in number, and will bear interest at the rate or rates to be determined at public or negotiated sale, but in no event shall the net interest cost exceed 6.00% per annum for Bonds issued on a tax-exempt basis or 9.00% per annum for Bonds issued on a taxable basis, with regard to the balance of the Bonds from time to time remaining unpaid. Payment of principal of and interest on the Bonds will be secured by the City's limited tax general obligation pledge as described below.

**FULL FAITH AND CREDIT AND TAXING POWER OF  
THE CITY OF LANSING WILL BE PLEDGED**

NOTICE IS FURTHER GIVEN that the Bonds will be general obligation bonds of the City. The full faith and credit of the City will be pledged to the payment of principal of and interest on the Bonds. Pursuant to such pledge of its full faith and credit, the City will be obligated to levy such ad valorem taxes upon all taxable property in the City as shall be necessary to make such payments of principal and interest, which taxes, however, will be subject to applicable statutory, constitutional and charter limitations on the taxing power of the City.

**RIGHT TO PETITION FOR REFERENDUM**

NOTICE IS FURTHER GIVEN to the electors and taxpayers of the City of Lansing to inform them of their right to petition for a referendum on the question of issuance of the Bonds. The City intends to issue the Bonds without a vote of the electors thereon, but the Bonds shall not be issued until 45 days after publication of this notice and until final approval by the City Council. If, within such 45-day period, a petition for referendum

requesting an election on the issuance of the Bonds, signed by not less than 10% or 15,000 of the registered electors of the City, whichever is less, has been filed with the City Clerk, the Bonds shall not be issued unless and until approved by a majority of the electors of the City voting thereon at a general or special election.

This notice is given by order of the City Council. Further information may be obtained at the office of the City Clerk, 124 W. Michigan Avenue, 9<sup>th</sup> Floor, Lansing, Michigan 48933.

Chris Swope  
City Clerk, City of Lansing

**EXHIBIT C**  
**FORM OF OFFICIAL NOTICE OF SALE**

\$ \_\_\_\_\_  
CITY OF LANSING

Counties of Ingham and Eaton, State of Michigan  
[2022/2023] CAPITAL IMPROVEMENT BONDS  
(LIMITED TAX GENERAL OBLIGATION)

**BID OPENING:** Bids for the purchase of the above bonds (the “Bonds”) will be publicly opened and read by an agent of the City of Lansing on [date], until [time] Eastern Time.

**SEALED BIDS** for the purchase of the Bonds will be received at the office of the Municipal Advisory Council of Michigan, 26211 Central Park Blvd, Ste 508, Southfield, Michigan 48076.

**FAXED BIDS**, signed by the bidder, may be submitted by members of the Municipal Advisory Council of Michigan to MAC at fax number (313) 963-0943 or by any bidder to the City at fax (517) [fax number], Attention: Chief Strategy and Financial Officer; provided that faxed bids must arrive before the time of sale and the bidder bears all risks of transmission failure.

**ELECTRONIC BIDS:** Electronic bids will be received by Bidcomp/Parity as agent of the undersigned. Further information about Bidcomp/Parity, including any fee charged, may be obtained from Bidcomp/Parity, Anthony Leyden or Client Services, 1359 Broadway, Second Floor, New York, New York 10018, (212) 849-5021. If any provision of this Official Notice of Sale shall conflict with information provided by Bidcomp/Parity, as the approved provider of electronic bidding services, this Official Notice of Sale shall control. No change of the dated date will be allowed for the computation of the winning bid.

Bidders may choose any means to present bids but a bidder may not present a bid by more than one means. The City will award or reject bids on the date of the bid opening.

**BOND DETAILS:** The Bonds will be registered bonds of the denomination of \$5,000 or integral multiples thereof up to the amount of that maturity, originally dated as of the date of delivery thereof (currently anticipated to be [date]), and will bear interest from their date payable on November 1, \_\_\_\_\_, and semiannually thereafter.

The Bonds will mature on May 1 of each year, as follows:

**YEAR PRINCIPAL AMOUNT**

| Year | Amount |  | Year | Amount |
|------|--------|--|------|--------|
|------|--------|--|------|--------|

|      |  |  |      |  |
|------|--|--|------|--|
| 2023 |  |  | 2028 |  |
| 2024 |  |  | 2029 |  |
| 2025 |  |  | 2030 |  |
| 2026 |  |  | 2031 |  |
| 2027 |  |  | 2032 |  |

[Additional years to incorporate the useful life of the Capital Improvements]

**INTEREST RATE AND BIDDING DETAILS:** The Bonds shall bear interest at a rate or rates such that the net interest cost shall not exceed 6.00% per annum, if issued on a tax-exempt basis, or 9.00% per annum, if issued on a taxable basis, to be fixed by the bids therefor, expressed in multiples of 1/8 or 1/20 of 1%, or both. The interest on any one Bond shall be at one rate only and all Bonds maturing in any one year must carry the same interest rate. The difference between the highest and lowest interest rate on the Bonds shall not exceed 1.00% per annum. **THE INTEREST RATE BORNE BY BONDS MATURING IN ANY ONE YEAR SHALL NOT BE LESS THAN THE INTEREST RATE BORNE BY BONDS MATURING IN THE RESPECTIVE PRECEDING YEAR.** No proposal for the purchase of less than all of the Bonds or at a price less than 97% or more than 120% of their par value will be considered. In submitting a bid for the Bonds, the bidder agrees to the representation of the City by Dykema Gossett PLLC as bond counsel.

**TERM BOND OPTION:** Bidders shall have the option of designating the Bonds as term bonds or serial bonds or both. The bid must designate whether each of the principal amounts shown above represent a serial maturity or a mandatory redemption requirement for a term bond maturity. In any event, the above principal amount schedule shall be represented by either serial bond maturities or mandatory redemption requirements, or a combination of both. Any such designation must be made at the time bids are submitted. If the term bond option is selected, then the principal amount of the term bonds of a maturity to be redeemed on the dates set forth above may be reduced by the principal amount of the term bonds of the same maturity which have been previously redeemed or called for redemption (other than as a result of a mandatory redemption) or purchased or acquired by the City and delivered to the transfer agent. The City may satisfy mandatory redemption requirements by the purchase and surrender of term bonds in lieu of the calling of such term bonds for redemption.

Notice of mandatory redemption of any Bond or portion thereof shall be given by the transfer agent at least thirty (30) days prior to the date fixed for redemption by mail to the registered owner at the registered address shown on the registration books kept by the transfer agent. No further interest on a Bond or portion thereof called for redemption shall accrue after the date fixed for redemption, whether presented for redemption or not, provided funds are on hand with the transfer agent to redeem the Bond or portion thereof. In case less than the full amount of an outstanding Bond is called for redemption, the transfer agent, upon presentation of the Bond called for redemption, shall register, authenticate and deliver to the registered owner of record a new Bond in the principal amount of the portion of the original Bond not called for redemption.

[NO] OPTIONAL REDEMPTION: The bonds [are/are not] subject to optional redemption prior to maturity.

ADJUSTMENT IN PRINCIPAL AMOUNT: Following receipt of bids and prior to final award, the College reserves the right to increase or decrease the principal amount of the bonds. Such adjustment, if necessary, will be made in increments of \$5,000, and may be made in one or more maturities. The purchase price will be adjusted proportionately to the adjustment in the principal amount of the bonds, but the interest rates specified by the successful bidder will not change. The successful bidder may not withdraw its bid as a result of any changes made as provided in this paragraph.

AWARD OF BONDS - TRUE INTEREST COST: The Bonds will be awarded to the bidder whose bid produces the lowest true interest cost determined in the following manner: the lowest true interest cost will be the single interest rate (compounded on May 1, 2023 and semiannually thereafter) necessary to discount the debt service payments from their respective payment date to [date], [2022/2023] in an amount equal to the price bid. [date], [2022/2023] is the anticipated date of delivery of the Bonds. In the event there is an election to exercise the Term Bond option, true interest cost shall be calculated by applying the interest rate of such Term Bonds to each mandatory sinking fund redemption for such Term Bonds.

BOOK-ENTRY-ONLY OPTION: At the option of the purchaser of the Bonds, the Bonds will be issued in book-entry-only form as one fully registered Bond per maturity and will be registered in the name of Cede & Co., as bondholder and nominee for The Depository Trust Company ("DTC"), New York, New York. If this option is selected, then an authorized agent of DTC will act as securities depository for the Bonds, purchase of the Bonds will be made in book-entry only form, in the denomination of \$5,000 or any integral multiple of \$5,000, and bondholders will not receive certificates representing their interest in Bonds purchased. The book-entry-only system is described further in the preliminary Official Statement for the Bonds. It will be the responsibility of the purchaser to obtain DTC eligibility. Failure of the purchaser to obtain DTC eligibility shall not constitute cause for a failure or refusal by the purchaser to accept delivery of and pay for the Bonds.

TRANSFER AGENT AND REGISTRATION: Principal and interest shall be payable to the registered owner of the Bonds at the designated office of a bank or trust company qualified to carry out such duties under the laws of the State of Michigan to be designated as transfer agent by the City. If the purchaser chooses the book-entry-only option, then as long as The Depository Trust Company or its nominee, Cede & Co., is the bondholder, payments will be made directly to DTC. Disbursement of such payments to the DTC Participants is the responsibility of DTC and disbursement of such payments to the beneficial owners of the Bonds is the responsibility of the DTC Participants and Indirect Participants as described in the preliminary official statement for the Bonds. Interest shall be paid by check or draft mailed to the registered owner of record as shown on the registration books kept by the transfer agent as of the 15th day of the month prior to an interest payment date. The Bonds will be transferred only upon the registration books of the City kept by the transfer agent.

**PURPOSE AND SECURITY:** The Bonds are issued pursuant to Act 34, Public Acts of Michigan, 2001, as amended, and a resolution of the City Council for the purpose of acquiring, constructing and installing within the City certain capital improvements, including a public media and performing arts center, with parking and other necessary appurtenances and infrastructure. The Bonds will pledge the limited tax full faith and credit of the City for payment of the principal and interest thereon, and will be payable as a first budget obligation from the general fund of the City, and from ad valorem taxes, which may be levied against all taxable property in the City, subject to applicable constitutional, statutory, and charter tax rate limitations. The rights or remedies of bondholders may be affected by bankruptcy, insolvency, fraudulent conveyance or other laws affecting creditors' rights generally, now existing or hereafter enacted, and by the application of general principles of equity including those relating to equitable subordination.

**GOOD FAITH:** A good faith deposit in the form of a certified or cashier's check drawn upon an incorporated bank or trust company, or wire transfer, in the amount of \$\_\_\_\_\_ payable to the order of the City Treasurer, will be required of the successful bidder. THE SUCCESSFUL BIDDER IS REQUIRED TO SUBMIT ITS GOOD FAITH DEPOSIT TO THE CITY AS INSTRUCTED BY THE CITY OR THE MUNICIPAL ADVISOR NOT LATER THAN NOON, EASTERN TIME, ON THE NEXT BUSINESS DAY FOLLOWING THE SALE. The good faith deposit will be applied to the purchase price of the Bonds. In the event the purchaser fails to honor its accepted bid, the good faith deposit will be retained by the City. No interest shall be allowed on the good faith check. The good faith check of the successful bidder will be cashed and payment for the balance of the purchase price of the Bonds shall be made at the closing.

**[TAX MATTERS:** In the opinion of Dykema Gossett PLLC, bond counsel, under existing law, assuming compliance with certain covenants, interest on the Bonds is excludable from gross income for federal income tax purposes as described in the opinion, and the Bonds and interest thereon are exempt from all taxation by the State of Michigan or by any taxing authority within the State of Michigan except inheritance and estate taxes and taxes on gains realized from the sale, payment or other disposition thereof.]

**[NOT] BANK QUALIFIED:** The Bonds have [not] been designated as qualified tax exempt obligations for purposes of deduction of interest expense by financial institutions pursuant to the Internal Revenue Code.

**[ISSUE PRICE CERTIFICATE:** The successful bidder will be required to furnish, prior to the delivery of the Bonds, a certificate in a form acceptable to bond counsel as to the "issue price" of the Bonds within the meaning of Section 1273 of the Internal Revenue Code of 1986, as amended. Such certificate will include (i) for those maturities where 10% of each such maturity of the Bonds has been sold to members of the general public (excluding underwriters, brokers and dealers) prior to delivery of the Bonds, the price at which the first 10% of each such maturity was sold to members of the general public, and (ii) for those maturities where 10% of such maturity has not been sold to members of the general public (excluding underwriters, brokers and dealers) prior to delivery of the

Bonds, an agreement by the successful bidder to provide bond counsel with the prices at which the first 10% of each such maturity is ultimately sold to members of the general public.]

**LEGAL OPINION:** Bids shall be conditioned upon the approving opinion of Dykema Gossett PLLC, attorneys of Lansing and Detroit, Michigan. The opinion will be furnished without expense to the purchaser of the Bonds at the delivery thereof. The fees of Dykema Gossett PLLC, for services rendered in connection with such approving opinion are expected to be paid from Bond proceeds. Except to the extent necessary to issue its approving opinion as to the validity of the Bonds, Dykema Gossett PLLC has not been requested to examine or review and has not examined or reviewed any financial documents, statements or materials that have been or may be furnished in connection with the authorization, issuance or marketing of the Bonds, and accordingly will not express any opinion with respect to the accuracy or completeness of any such financial documents, statements or materials.

**DELIVERY OF BONDS:** The City will furnish executed Bonds to be delivered at its expense to an authorized agent of DTC or such other place to be agreed upon. The usual closing documents, including a certificate that no litigation is pending affecting the issuance of the Bonds, will be delivered at the time of delivery of the Bonds. If the Bonds are not tendered for delivery by twelve o'clock noon, Eastern Time, on the 45th day following the date of sale, or the first business day thereafter if said 45th day is not a business day, the successful bidder may on that day, or any time thereafter until delivery of the Bonds, withdraw its proposal by serving notice of cancellation, in writing, on the undersigned in which event the City shall promptly return the good faith deposit. Payment for the Bonds shall be made in immediately available funds.

**BOND INSURANCE AT PURCHASER'S OPTION:** If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefor at the option of the bidder/purchaser, the purchase of any such insurance policy or the issuance of any such commitment shall be at the option and expense of the purchaser of the Bonds. Any increased costs of issuance of the Bonds resulting from such purchase of insurance shall be paid by the purchaser, except that, if the City has requested and received a rating on the Bonds from a rating agency, the City will pay for the requested rating. Any other rating agency fees shall be the responsibility of the purchaser of the insurance. **FAILURE OF THE MUNICIPAL BOND INSURER TO ISSUE THE POLICY AFTER THE BONDS HAVE BEEN AWARDED TO THE PURCHASER SHALL NOT CONSTITUTE CAUSE FOR FAILURE OR REFUSAL BY THE PURCHASER TO ACCEPT DELIVERY OF THE BONDS FROM THE CITY.**

**CUSIP NUMBERS:** CUSIP identification numbers will be printed on the Bonds, but neither the failure to print such numbers on any Bonds nor any error with respect thereto shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for the Bonds. The CUSIP Service Bureau charge for the assignment of such numbers shall be the responsibility of and shall be paid for by the [City of Lansing, Michigan/purchaser of the Bonds].

**OFFICIAL STATEMENT:** A preliminary Official Statement that the City deems to be final as of its date, except for the omission of information permitted to be omitted by Rule 15c2-12 of the Securities and Exchange Commission, has been prepared and may be obtained from the City's Municipal Advisor, Robert W. Baird & Co. Incorporated at the address and telephone listed under MUNICIPAL ADVISOR below. The City will provide the winning bidder with a reasonable number of final Official Statements within 7 business days from the date of sale so as to permit the underwriter to comply with Rule 15c2-12. Additional copies of the Official Statement will be supplied by Robert W. Baird & Co. Incorporated upon request and agreement by the purchaser of the Bonds to pay the cost of additional copies. Requests for additional copies should be made to Robert W. Baird & Co. Incorporated within 24 hours of the date of sale.

**CONTINUING DISCLOSURE:** As described more fully in the Official Statement, the City will execute and deliver prior to delivery of the Bonds a written continuing disclosure undertaking in order to enable the underwriters of the Bonds to comply with the requirements of Rule 15c2-12 promulgated by the Securities and Exchange Commission.

**MUNICIPAL ADVISOR:** Additional information may be obtained from the City's Municipal Advisor, Robert W. Baird & Co. Incorporated, attention: Brian J. Lefler, 124 West Allegan Street, Suite 2200, Lansing, Michigan 48933, telephone (517) 371-2607.

In submitting a bid for the Bonds, the bidder represents that it is not an "Iran linked business" within the meaning of the Iran Economic Sanctions Act, Act 517 of the Public Acts of Michigan of 2012.

THE RIGHT IS RESERVED TO REJECT ANY OR ALL BIDS.

ENVELOPES containing the bids should be plainly marked "Proposal for [2022/2023] Capital Improvement Bonds."

Chris Swope, City Clerk  
City of Lansing, Michigan



**Resolution #2022-289**  
By the Committee of the Whole  
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing (City) and the Charter Township of Windsor (Township) are considering entry into an agreement for the conditional transfer of property pursuant to 1984 PA 425 (Act 425 Agreement) from the Township to the City; and

WHEREAS, the legal description of the property being considered for conditional transfer is:

A parcel of land in the North 1/2 of the Northwest 1/4 of Section 10, Township 3 North, Range 3 West, Windsor Township, Eaton County, Michigan described as follows: Beginning at the North 1/4 corner of said Section; thence South 00 degrees 44 minutes 21 seconds East, on the North & South 1/4 line of said Section, 1332.08 feet to the North 1/8 line of said Section; thence North 89 degrees 46 minutes 39 seconds West, on said North 1/8 line, 2646.67 feet to the West line of said Section; thence North 00 degrees 13 minutes 11 seconds West, on said West Section line, 325.28 feet; thence North 89 degrees 46 minutes 49 seconds East, perpendicular to said West Section line, 60.00 feet; thence North 00 degrees 13 minutes 11 seconds West, parallel with said West Section line, 459.79 feet to a point of curvature; thence 246.15 feet on a curve to the left, having a radius of 878.51 feet, a central angle of 16 degrees 03 minutes 13 seconds, and a long chord which bears North 08 degrees 14 minutes 47 seconds West, 245.35 feet to the beginning of an existing Limited Access Right of Way; thence North 23 degrees 05 minutes 11 seconds East, on said Limited Access Right of Way line, 127.96 feet; thence North 64 degrees 59 minutes 25 seconds East, on said Limited Access Right of Way line, 66.86 feet to the end of said Limited Access Right of Way; thence continuing North 64 degrees 59 minutes 25 seconds East, 45.87 feet to a point of curvature; thence 332.12 feet on a curve to the right, having a radius of 758.51 feet, a central angle of 25 degrees 05 minutes 15 seconds, and a long chord which bears North 77 degrees 32 minutes 03 seconds East, 329.47 feet; thence North 00 degrees 04 minutes 40 seconds East, perpendicular to the North line of said Section, 60.00 feet to said North Section line; thence South 89 degrees 55 minutes 20 seconds East, on said North Section line, 2133.55 feet to the point of beginning.

Parcel Number 080-010-100-010-01

Commonly Known as 7000 N. Canal Rd, Dimondale, MI 48821;

and

WHEREAS, the Act 425 Agreement is being considered the purpose of the transferred area development by Consumers Energy for a new service center project; and

WHEREAS, a copy of the proposed Act 425 Agreement was placed on file with the City Clerk on October 24, 2022, and is publicly available for viewing.

NOW THEREFORE BE IT RESOLVED that a public hearing be held on December 5, 2022, at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10<sup>th</sup> Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan.

BE IT FINALLY RESOLVED that the City Clerk give notice of the hearing as required by Public Act 425 of 1984 and in compliance with the Michigan Open Meetings Act.



Chris Swope, CMMC/MMC  
Lansing City Clerk

I hereby certify that the foregoing is true  
and is a complete copy of the action  
adopted by the Lansing City Council.

**Resolution #2022-290**  
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 2026 W. JOLLY RD., Parcel # 33-01-01-32-352-221 legally described as LOT 132 PLEASANT GROVE SUB., City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on September 14, 2021; 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 August 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 October 24, 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 2026 W. Jolly Road, as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 60 days from the date of this resolution, November 14, 2022.

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

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

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

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

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



Chris Swope, CMMC/MMC  
Lansing City Clerk

I hereby certify that the foregoing is true  
and is a complete copy of the action  
adopted by the Lansing City Council.

## INTRODUCTION OF ORDINANCE

The Committee of the Whole introduced:

An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified Ordinances by Adding Chapter 291, Sections 291.01-291.04, to establish a conflict of interest policy and regulations for U.S. Department of Housing and Urban Development (HUD) Programs and Funding; including, but not limited to, Continuum of Care (24 CFR 578.95); Emergency Services Grants (24 CFR 576.404); and CDBG (24 CFR 570.611, 24 CFR 578.95, 24 CFR 576.404); and to provide penalties for any violations of the provisions of this ordinance.

The Ordinance is read a first time by its title and referred to the Committee of the Whole

### **Resolution #2022-292**

By the Committee of the Whole

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, December 5, 2022 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting and/or opposing

An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified Ordinances by Adding Chapter 291, Sections 291.01-291.04, to establish a conflict of interest policy and regulations for U.S. Department of Housing and Urban Development (HUD) Programs and Funding; including, but not limited to, Continuum of Care (24 CFR 578.95); Emergency Services Grants (24 CFR 576.404); and CDBG (24 CFR 570.611, 24 CFR 578.95, 24 CFR 576.404); and to provide penalties for any violations of the provisions of this ordinance.



Chris Swope, CMMC/MMC  
Lansing City Clerk

I hereby certify that the foregoing is true  
and is a complete copy of the action  
adopted by the Lansing City Council.

September 14, 2022

ORDINANCE NO. \_\_\_\_\_

**An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified Ordinances by Adding Chapter 291, Sections 291.01-291.04, to establish a conflict of interest policy and regulations for U.S. Department of Housing and Urban Development (HUD) Programs and Funding; including, but not limited to, Continuum of Care (24 CFR 578.95); Emergency Services Grants (24 CFR 576.404); and CDBG (24 CFR 570.611, 24 CFR 578.95, 24 CFR 576.404); and to provide penalties for any violations of the provisions of this ordinance.**

The City of Lansing Ordains:

Section 1. That the Code of Ordinances of Lansing, MI be and is hereby amended by adding Chapter 291, Sections 291.01-291.04 and shall read as follows:

**291.01 – Establishment**

**This Ordinance adopts a Conflict of Interest Policy, including regulations, for U.S. Housing and Urban Development (HUD) programs administered by the City of Lansing (City). The purpose of this policy is to adopt the process and regulations by which the City of Lansing (“City”) administers the use of HUD funds for the administration, including financial administration, of any program established and funded by HUD, including, but not limited to, Continuum of Care, (24 CFR 578.95); Emergency Services Grants, (24CFR576.404); Community Development Block Grant (24 CFR 570.611);, and the HOME Investment Partnership Program, (24 CFR 92.356) and of 2 CFR 200.318 to prevent any real or perceived conflict of interest with regard to the use of these funds. A conflict of interest exists where there is an actual or perceived potential gain or bias by an**

1 employee of the City. An apparent conflict of interest arises when a City employee is  
2 involved in a particular matter and the circumstances are such that a reasonable person  
3 with knowledge of the relevant facts would question the impartiality of the employee in the  
4 matter. Family member, for purposes of this policy, is defined as any person related by  
5 blood or adoption as detailed in the City Personnel Policy.

6 In addition, the federal procurement standards found at 2 CFR 200.318 are incorporated  
7 by reference into this policy as regulations.

8 (a) Conflict of Interest Application. Conflict of interest provisions are applicable to any  
9 person or entity including any benefitting business, utility provider, or other third-  
10 party entity that is receiving assistance, directly or indirectly, under a contract or  
11 award from the City pursuant to a HUD-funded activity or program, or that is  
12 required to complete some or all work under the contract that might potentially  
13 receive benefits from Lansing from the HUD-funded activity or contract.

14 (b) Conflicts Prohibited. Except for the use of HUD funds to pay salaries and other  
15 related administrative or personnel costs as allowable, the general rule is that no  
16 persons described in paragraph (c) of this section who exercise or have exercised  
17 any functions or responsibilities with respect to HUD supported activities, or who  
18 are in a position to participate in a decision making process or to gain inside and/or  
19 confidential information with regard to such activities, may obtain a financial  
20 interest or benefit from a HUD assisted activity, or have a financial interest in any  
21 contract, subcontract, or agreement with respect to a HUD assisted activity, or with  
22 respect to the proceeds of the HUD assisted activity, either for themselves or those

1 with who they have family or business ties and/or associations, during their tenure  
2 or for one year thereafter.

3 **(c) Persons Covered.** The conflict-of-interest provisions of paragraph (b) of this section  
4 apply to any person who is an employee, agent, consultant, officer, or elected official  
5 or appointed official of the recipient, or of any designated public agencies, or  
6 subrecipients which are receiving HUD funds. This Ordinance shall also apply to:  
7 City employees and/or their family members; to City oversight boards;  
8 subrecipients of grants and funding; and organizations that request assistance in the  
9 form of grants, payments, or loans funded by HUD and administered by the City; or  
10 other activities funded by HUD and administered through City programs.

11 **291.02. Scope and application of this policy.**

12 As per 24CFR 570.611 (CDBG) this Ordinance shall apply in the procurement of  
13 supplies, equipment, construction, and services by the City and its subrecipients,  
14 subgrantees and subawardees. As per 24 CFR 92.356 (HOME) this Ordinance shall apply  
15 in the procurement of property and services by the City (the Participating Jurisdiction), its  
16 subrecipients and developers. This Ordinance also applies to the procurement of goods and  
17 services under Emergency Service Grants (24CFR576.404).

18 In the administration and potential award of HUD funds for employees and for  
19 subrecipients, the following conflict of interest provisions shall apply:

20 No employee, officer, agent, consultant, or elected/appointed official of the recipient City,  
21 or of any designated public agencies, or of subrecipients that are receiving funds under any  
22 of the HUD-funded grant programs cited in this Ordinance may participate in the



1 selection, award, or administration of a contract or grant supported by a Federal HUD  
2 award if he or she has a real or apparent conflict of interest. Such a conflict of interest  
3 would arise when the employee, officer, or agent, any member of his or her immediate  
4 family, or an organization which employs or is about to employ any of the parties indicated  
5 herein, has a financial or other interest in or a tangible personal benefit from a firm  
6 considered for a contract or grant. The officers, employees, and agents of the non-Federal  
7 entity may neither solicit nor accept gratuities, favors, or anything of monetary value from  
8 contractors or parties to subcontractors or parties to subcontracts in connection with any  
9 of the programs cited in this Ordinance.

10 Exceptions to any of the provisions of this Ordinance can only be permitted by HUD.

11 **291.03. Process.**

12 Disclosure of a potential conflict of interest must be made by a City Employee,  
13 Oversight Board Member, or potential subrecipient of HUD funding before the  
14 commencement of the administration, or application for, any HUD funding whatsoever by  
15 such persons or entities or before an employee gains any financial interest in any project or  
16 contract to be assisted with HUD funds. Disclosure shall be made on the Statement of  
17 Financial Interest and Personal Interest Form described in Chapter 290.08 and shall apply  
18 to those persons covered by Chapter 291.01(c). The Statement of Financial Interest and  
19 Person Interest form shall be filed with the City Clerk who shall transmit to the City  
20 Finance Director and the City Attorney. In addition, The Finance Department and the  
21 Human Resources Department shall review each potential award, grant or contract  
22 utilizing HUD funds of any nature, including a review of: any filed Statement of Personal

September 14, 2022

1 **Interest and Financial Interest Forms; Verification of legal status, including Articles,**  
2 **Bylaws, Annual Reports; Business Filings; and Officer/Director filings with regulatory**  
3 **agencies for potential conflicts of interest. A current Board roster signed by the Board**  
4 **Chair shall accompany all non-profit submissions and shall be compared with current**  
5 **public documents on file with the applicable regulatory agency.**

6 **291.04. Penalties.**

7 **A violation of any provision of this Ordinance shall constitute a misdemeanor and**  
8 **subject the offender to a \$500 fine and/or 90 days imprisonment.**

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

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

14 Section 4. This ordinance shall take effect on the 30th day after enactment, unless given  
15 immediate effect by City Council and shall expire December 31, 2031.

16  
17  
18 Approved as to form:

19  
20  
21 \_\_\_\_\_ City Attorney

22 Dated: \_\_\_\_\_  
23

## PASSAGE OF ORDINANCE

**An Ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances by amending Chapter 822, Sections 822.01 through 822.05, 822.11, 822.18, and 822.19, and repealing Chapter 822, Sections 822.16, 822.17, and 822.20, to eliminate City licensing requirements for massage therapists.**

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

| COUNCIL MEMBER                   | YEAS                            | NAYS                     |
|----------------------------------|---------------------------------|--------------------------|
| BROWN                            | <input type="checkbox"/>        | <input type="checkbox"/> |
| DANIELS                          | <input type="checkbox"/>        | <input type="checkbox"/> |
| GARZA                            | <input type="checkbox"/>        | <input type="checkbox"/> |
| HUSSAIN                          | <input type="checkbox"/>        | <input type="checkbox"/> |
| JACKSON                          | <input type="checkbox"/>        | <input type="checkbox"/> |
| SPADAFORE                        | <input type="checkbox"/>        | <input type="checkbox"/> |
| SPITZLEY                         | <input type="checkbox"/>        | <input type="checkbox"/> |
| WOOD                             | <input type="checkbox"/>        | <input type="checkbox"/> |
|                                  | _____                           | _____                    |
| <input type="checkbox"/> ADOPTED | <input type="checkbox"/> FAILED |                          |

## Ordinance #1307

**An Ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances by amending Chapter 822, Sections 822.01 through 822.05, 822.11, 822.18, and 822.19, and repealing Chapter 822, Sections 822.16, 822.17, and 822.20, to eliminate City licensing requirements for massage therapists.**

The City of Lansing Ordains:

Section 1. That Chapter 822, Sections 822.01 through 822.05, 822.11, 822.18, and 822.19, of the Code of Ordinances of the City of Lansing, Michigan be and is hereby amended to read as follows:

822.01. - Purposes.

In their interpretation and application, the provisions of this chapter shall be held to be the minimum requirements adopted for the promotion of the public health, safety and general welfare of the people of the City receiving services from health, massage, bath or similar establishments.

822.02. - Definitions.

As used in this chapter:

*Health club* means any establishment which offers services in the form of massages, baths, exercises or similar services, singly or in combination, to club members or to the public for a charge. "Health club" does not include:

(1) Hospitals, nursing homes or medical clinics, or the office or quarters of a physician, surgeon, chiropractor or osteopath;

(2) Exercise clubs exclusively for members or clientele where the services, without massage in any form, are performed by persons of the same sex as the members or clientele, and where the facilities are not utilized by members of both sexes at the same time; **or**

(3) Barber shops and beauty parlors; ~~or~~

~~(4) The office or quarters of a qualified and certified massage therapist, or the home, office or workplace of a client of a qualified and certified massage therapist, provided the massage therapy is provided only by the qualified and certified massage therapist and not by any other person.~~

~~*Qualified and certified massage therapist* means a person who has successfully completed, as evidenced by a certificate of completion, diploma, certified transcript, degree or other confirming documentation satisfactory to the City Clerk, a comprehensive course of study in massage therapy at a school either established by legislative enactments of the State or approved by the State Board of Education or by the American Massage Therapy Association, or a comprehensive course of study in massage therapy specifically licensed by the State Board of Education. Such a comprehensive course of study, in order to be deemed adequate, must include classes in anatomy, physiology, massage practice and theory, and related course work, and must consist of a minimum of 260 hours of instruction and practical training. Effective July 1, 1990, such a course of study must consist of a minimum of 300 hours of instruction and practical training, provided that this provision shall not apply to individuals first approved by Council prior to~~

July 1, 1990. Alternatively, "qualified and certified massage therapist" means a person who has successfully completed the examination offered by the American Massage Therapy Association for membership therein, or who has been admitted to membership therein by virtue of holding a State license, and who is currently a member in good standing therein.

822.03. - License required; exemption.

(a) No person shall establish, maintain, operate or conduct a health club without first obtaining a license therefor from the City Clerk.

(b) No person who has failed to obtain a license to establish, maintain, operate or conduct a health club shall be deemed a qualified and certified massage therapist unless he or she has first obtained an exemption approved by the City Clerk.

(c) No person who has failed to obtain a health club license shall provide massage services, without first obtaining the City Clerk approval of an exemption as a qualified and certified massage therapist, unless otherwise excluded from this chapter by the provisions hereof.

822.04. - License expiration and renewal.; expiration of exemptions.

(a) Licenses issued under this chapter shall be renewed annually and shall, in each case, expire on April 30 of each year. Licenses issued during the year and later than May 1 in any given year shall likewise expire on April 30 in any succeeding year.

(b) Exemptions for qualified and certified massage therapists shall, in each case, expire on April 30 of each year. Exemptions approved during the year and later than May 1 in any given year shall likewise expire on April 30 in any succeeding year.

822.05. - License applications; exemptions.

(a) An application for a license required by this chapter shall be filed with the City Clerk. Such application shall be accompanied by plans and specifications of the quarters showing such details as entrances, partitions, windows, openings, ventilation, plumbing fixtures and water supply.

(b) Application blanks shall be furnished by the City Clerk. An application for renewal of a license must be made at least 60 days before the current license held by the applicant expires.

(c) An application for an exemption as a qualified and certified massage therapist shall be filed with the City Clerk. Such application shall be on a form supplied by the City Clerk. An application for a renewal of an exemption must be made at least 60 days before the current exemption held by the applicant expires.

(d) The initial application for an exemption as a qualified and certified massage therapist shall be accompanied by the documentary evidence described in Section 822.02(b). The application for exemption as a qualified and certified massage therapist shall contain the following:

- (1) The name, address and date of birth of the applicant;
- (2) The location of the office or quarters where massages will be regularly performed;
- (3) Whether the applicant has ever been convicted of a felony or misdemeanor and, if so, the nature of the offense and where the conviction occurred;
- (4) Whether the applicant, any business owned by the applicant or any business in which the applicant has been employed or otherwise affiliated with, has ever been sued

~~for operating or maintaining a nuisance and, if so, when or where this lawsuit occurred and its outcome;~~

~~(5) Any course of study in massage therapy completed by the applicant, including the dates, the number of credit hours and the names of institutions attended;~~

~~(6) Any equipment to be installed at the office or quarters where massages are to be regularly performed;~~

~~(7) An acknowledgment that the applicant understands that providing knowingly false information shall be justification for denial of an exemption or revocation of an exemption that has already been issued; and~~

~~(8) An authorization for release to the City of personal, confidential or privileged information, including educational records, bearing on the applicant's qualifications or fitness for an exemption.~~

~~822.11. - Personnel requirements.~~

~~(a) No person shall operate an establishment licensed under this chapter without having on the premises at least one person who is a qualified and certified massage therapist as defined in Section 822.02(b).~~

~~(b) No person shall practice any of the services of a health club without first obtaining a certificate of good health issued by a duly licensed physician. Such certificate shall be renewed every six months on May 1 and November 1 of each year. The licensee shall deposit with the City Clerk such certificate on or before the date any person provides such service in his or her licensed establishment and again on the semi-annual certificate renewal dates.~~

~~(c) No licensee shall allow any person within his or her licensed establishment to provide any services to a member of the opposite sex where physical contact is required.~~

~~822.18. **822.16.** - Notice of denial of license or exemption as a qualified and certified massage therapist.~~

~~If the City Clerk denies an application for a health club license or an application for an exemption as a qualified and certified massage therapist, the City Clerk shall notify the applicant of such denial by registered or certified mail, return receipt requested, sent to the address on the application. The notice of denial shall include a statement of the reasons therefor.~~

~~822.19. **822.17** - Appeals.~~

~~Any applicant aggrieved by the action of the City Clerk in the denial of a license as a health club, or in the denial of an exemption as a qualified and certified massage therapist, may appeal to Council by filing, within 14 days after notice of the denial has been mailed to the applicant's address contained on the application, a written statement setting forth fully the grounds for the appeal. Upon appeal to Council, the matter shall be referred to the General Services Committee or consideration. The Committee shall set a time and place for a hearing on such appeal and notice of such hearing shall be given by registered or certified mail. After reviewing the appeal, the General Services Committee shall make a recommendation to the Council for final decision. The decision of Council on such appeal shall be final and conclusive.~~

Section 2. That Chapter 822, Sections 822.16, 822.17, and 822.20, of the Code of Ordinances of the City of Lansing, Michigan be and is hereby repealed in their entirety and shall be null and void and of no effect.

Section 3. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions are repealed.

Section 4. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 5. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2031.



Chris Swope, CMMC/MMC  
Lansing City Clerk

I hereby certify that the foregoing is true  
and is a complete copy of the action  
adopted by the Lansing City Council.



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## Chris Swope

### Lansing City Clerk

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November 10, 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**

|                                         |                    |
|-----------------------------------------|--------------------|
| LEPFA Board of Commissioners            | September 27, 2022 |
| Planning Board                          | October 4, 2022    |
| Parks Board                             | October 12, 2022   |
| Fire Board of Commissioners             | September 14, 2022 |
| Police and Fire Retirement System Board | October 18, 2022   |
| Employees' Retirement System Board      | October 18, 2022   |
| Police Board of Commissioner            | October 18, 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

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





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## Chris Swope

### Lansing City Clerk

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November 10, 2022

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

Dear President and Council Members:

Pursuant to Section 7-110 of the Lansing City Charter, on November 1, 2022 the Mayor's Office placed on file with my office:

[Fiscal Year 2023 First Quarter Budget and Vacancy Report](#)

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

Sincerely,

Chris Swope, CMC  
Lansing City Clerk

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, with the condition that the allowable uses of the property are restricted to one single family dwelling, one two-family dwelling or a state licensed adult foster care home with a maximum capacity of 20 residents, with approval of a special land use permit. |

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 30<sup>th</sup> day after enactment.

## **Z-1-2022 & SLU-1-2022, 109 E. Randolph Street**

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At its June 7, 2022 meeting, the Planning Board recommended 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, to authorize a Special Land Use Permit to allow the existing building on the property to be used for a state-licensed adult foster care, large group home for the aged providing care for up to 20 residents.

The City Council subsequently denied the requests citing concerns about other uses that could potentially occupy the property/building under the R-AR zoning that may not be compatible with the surrounding residential neighborhood. In response, the applicant is requesting consideration of a conditional rezoning wherein the allowable uses will be restricted to one single family dwelling, one two-family dwelling or a state licensed adult foster care home with a maximum capacity of 20 residents, if the special land use permit is approved.

At its October 4, 2022, meeting, the Planning Board held a new public hearing and recommended approval of the conditional rezoning and the special land use permit. The City Council will also need to hold a new public hearing before making its decision on the requests.

**CITY OF LANSING  
NOTICE OF PUBLIC HEARINGS**

**109 E. Randolph Street**

**Z-1-2022**, Conditional 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,           , 2022 at 7:00 p.m. in Council Chambers, 10<sup>th</sup> 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, with the condition that the uses of the property are limited to one single family dwelling, one two-family dwelling or a state licensed adult foster care home with a maximum capacity of 20 residents, with approval of a special land use permit.

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 this matter, 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,           2022 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email [city.clerk@lansingmi.gov](mailto:city.clerk@lansingmi.gov).

Chris Swope, City Clerk

**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, with the condition that the uses of the property will be limited to one single family dwelling, one two-family dwelling or a state licensed adult foster care home with a maximum capacity of 20 residents, subject to approval of the requested special land use permit.

**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, with the condition that the uses of the property will be limited to one single family dwelling, one two-family dwelling or a state licensed adult foster care home with a maximum capacity of 20 residents, subject to approval of the requested special land use permit. 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, with the condition that the uses of the property are limited to one single family dwelling, one two-family dwelling or a state licensed adult foster care home with a maximum capacity of 20 residents, with approval of a special land use permit.

Staff also recommend approval of 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**



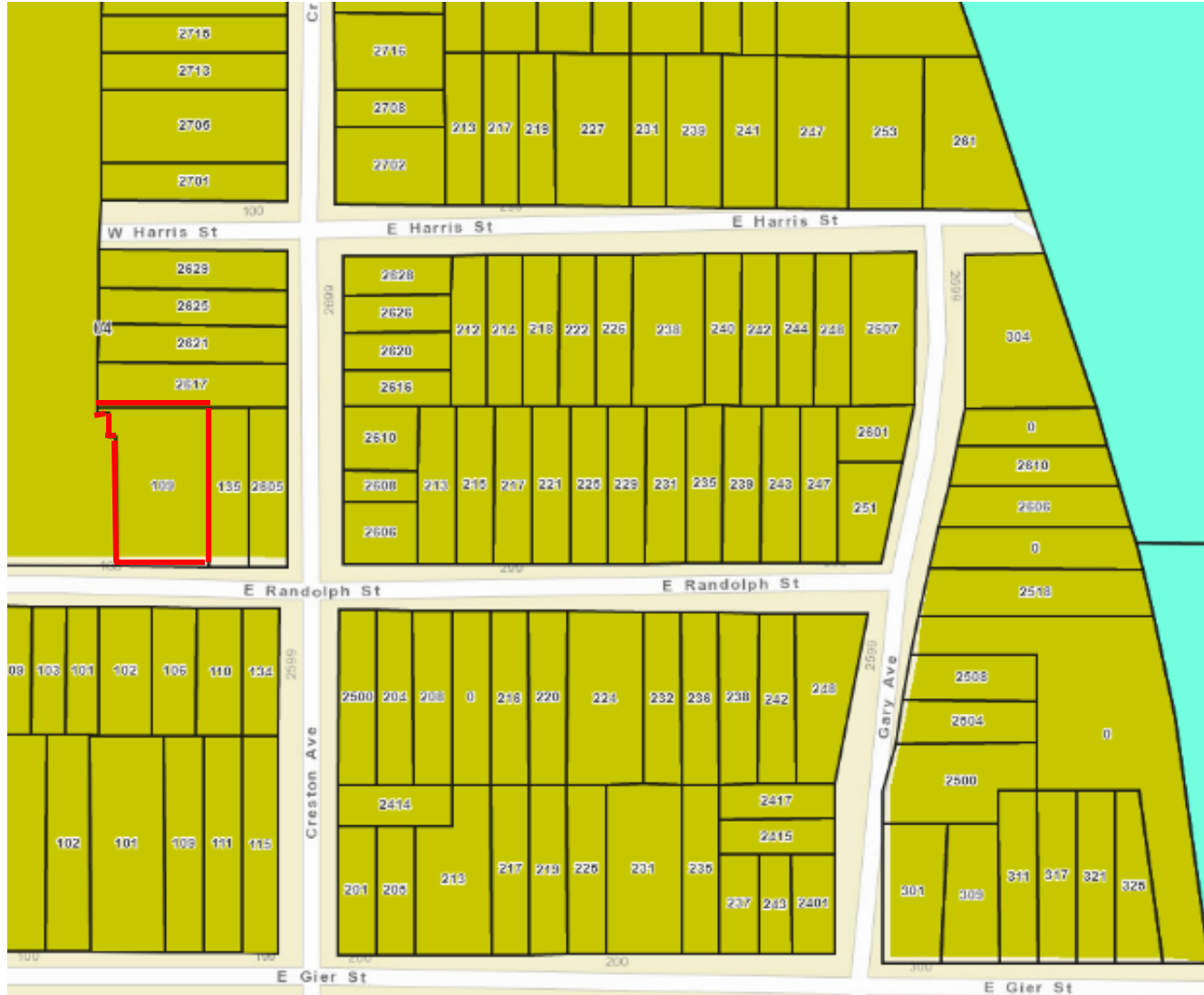






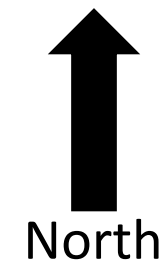


# City of Lansing Zoning Map



## 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



## INTRODUCTION OF ORDINANCES

The Committee on Development & Planning introduced:

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.

Z-1-2022: 109 E. Randolph Street, from "R-6A" Urban Detached Residential to "R-AR" Residential Adaptive Reuse, with the condition that the uses of the property are limited to one single family dwelling, one two-family dwelling or a state licensed adult foster care home with a maximum capacity of 20 residents, with approval of a special land use permit

is read a first time by its title and referred to the Committee on Development and Planning.

BY THE COMMITTEE ON DEVELOPMENT & 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, , 2022, at 7 p.m. in City Council Chambers, 10<sup>th</sup> Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-1-2022: 109 E. Randolph Street, from “R-6A” Urban Detached Residential to “R-AR” Residential Adaptive Reuse, with the condition that the uses of the property are limited to one single family dwelling, one two-family dwelling or a state licensed adult foster care home with a maximum capacity of 20 residents, with approval of a special land use permit



BY THE COMMITTEE ON DEVELOPMENT & 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, , 2022, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the request for a special land use permit:

|             |                                                                                                                                       |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------|
| SLU-1-2022: | 109 E. Randolph Street, Special Land Use permit authorizing a 20-bed, state-licensed adult foster care, large group home for the aged |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------|

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

**SLU-1-2022**

**109 E. Randolph Street**

**State-Licensed Adult Foster Care Large Group Home**

WHEREAS, the applicant, Bruce Hicks has requested a special land use permit to authorize the use of the existing building at 109 E. Randolph Street for a state-licensed adult foster care, large group home for the aged with a maximum capacity of 20 residents; and

WHEREAS, a review was completed by staff evaluating the character, location and impact of the proposal on the surrounding area, the environment and public services as well as its consistency with the existing zoning and land use patterns in the area and with the objectives of the Design Lansing Comprehensive Plan; and

WHEREAS, the Planning Board held a public hearing on June 7, 2022 at which the applicant and 2 other persons spoke in favor of the request and no other comments were received; and

WHEREAS, the Planning Board, at its June 7, 2022, meeting, voted (6-0) to recommend approval of SLU-1-2022 for a special land use permit to authorize the use of the existing building at 109 E. Randolph Street for a state-licensed adult foster care, large group home for the aged with a maximum capacity of 20 residents; and

WHEREAS, the City Council held a public hearing regarding SLU-1-2022 on                      2022; and

WHEREAS, the Committee on Development and Planning has reviewed the report and residential development recommendation of the Planning Board and concurs therewith.

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-1-2022 for a special land use permit to authorize the use of the existing building at 109 E. Randolph Street for a state-licensed adult foster care, large group home for the aged with a maximum capacity of 20 residents.

BE IT FURTHER RESOLVED that this Special Land Use permit shall remain in effect only so long as the petitioner fully complies with this resolution, and if the petitioner fails to comply, the Special Land Use permit may be terminated by City Council Resolution.

BE IT FINALLY RESOLVED that in granting this request, the City Council determines the following:

1. The proposed group home will be harmonious with the character of adjacent properties and surrounding uses.
2. The proposed group home will not change the essential character of the area.
3. The proposed group home will not interfere with the enjoyment of adjacent properties.
4. The proposed group home does represent an improvement to the property.

5. The proposed group home will not generate any nuisances or hazardous conditions.
6. The proposed group home can be adequately served by public services and utilities.
7. The proposed group home will not place any demand on public services and facilities in excess of current capacities.
8. The proposed group home is consistent with the goals of the Zoning Code and the Design Lansing Comprehensive Plans.
9. The only Zoning Ordinance dimensional requirement that applies to this request is compliance with the parking requirement, for which the applicant is seeking a variance from the Board of Zoning Appeals.

## **Z-1-2022 & SLU-1-2022, 109 E. Randolph Street**

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At its June 7, 2022 meeting, the Planning Board recommended 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, to authorize a Special Land Use Permit to allow the existing building on the property to be used for a state-licensed adult foster care, large group home for the aged providing care for up to 20 residents.

The City Council subsequently denied the requests citing concerns about other uses that could potentially occupy the property/building under the R-AR zoning that may not be compatible with the surrounding residential neighborhood. In response, the applicant is requesting consideration of a conditional rezoning wherein the allowable uses will be restricted to one single family dwelling, one two-family dwelling or a state licensed adult foster care home with a maximum capacity of 20 residents, if the special land use permit is approved.

At its October 4, 2022, meeting, the Planning Board held a new public hearing and recommended approval of the conditional rezoning and the special land use permit. The City Council will also need to hold a new public hearing before making its decision on the requests.

BY THE COMMITTEE ON DEVELOPMENT & 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, , 2022, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the request for a special land use permit:

|             |                                                                                                                                       |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------|
| SLU-1-2022: | 109 E. Randolph Street, Special Land Use permit authorizing a 20-bed, state-licensed adult foster care, large group home for the aged |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------|

**CITY OF LANSING  
NOTICE OF PUBLIC HEARINGS**

**109 E. Randolph Street**

**Z-1-2022**, Conditional 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,           , 2022 at 7:00 p.m. in Council Chambers, 10<sup>th</sup> 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, with the condition that the uses of the property are limited to one single family dwelling, one two-family dwelling or a state licensed adult foster care home with a maximum capacity of 20 residents, with approval of a special land use permit.

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 this matter, 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,           2022 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email [city.clerk@lansingmi.gov](mailto:city.clerk@lansingmi.gov).

Chris Swope, City Clerk

**Resolution #2022-###**

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

WHEREAS, the City of Lansing is the owner of real property commonly known as the “Lot 48 Richfield Park Sub” (the “Property”) of North Cemetery located at 845 E. Miller Rd, Lansing, Michigan and legally described as:

LOT 48 RICHFIELD PARK, A SUBDIVISION OF A PART OF THE SW 1/4 OF SECTION 3, T3N, R3W, CITY OF LANSING, COUNTY OF INGHAM, STATE OF MICHIGAN, SUBJECT TO ALL BUILDING, USE AND OTHER RESTRICTIONS OF RECORD; and

WHEREAS, sale of the Property is in the best interest of the City because the City will no longer incur the expenses associated with maintaining the Property; and

WHEREAS, the electors of the City of Lansing on the August 2, 2022 ballot voted and approved to sell the property commonly known as “Lot 48 Richfield Park Sub” of North Cemetery currently located on the parcel of property located at 845 E. Miller Rd. in Lansing; and

WHEREAS, the City published a Request for Proposal, RFP/23/026, to purchase the Lot 48 Richfield Park Sub” of North Cemetery on September 26, 2022 which generated one (1) proposal; and

WHEREAS, the proposal that was best able to comply with the terms of the Request for Proposal was received from VMG Construction whose address is 6081 S. MLK Jr. Blvd. Lansing, Michigan, for purchase in the amount of Eight Thousand Five Hundred Dollars (\$8,500.00), subject to the terms of the Request for Proposal, the proceeds of which will go towards upgrading North Cemetery; and

WHEREAS, the offer for this property was higher than the August 9, 2021, appraised value of Eight Thousand Dollars (\$8,000.00); and

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the offer by VMG Construction for the City of Lansing.

BE IT FURTHER RESOLVED, the Lansing City Council approves the sale of the Property, legally described as:

LOT 48 RICHFIELD PARK, A SUBDIVISION OF A PART OF THE SW 1/4 OF SECTION 3, T3N, R3W, CITY OF LANSING, COUNTY OF INGHAM, STATE OF MICHIGAN, SUBJECT TO ALL BUILDING, USE AND OTHER RESTRICTIONS OF RECORD.

For the sum of Eight Thousand Five Hundred Dollars (\$8,500.00), to VMG Construction.

BE IT FINALLY RESOLVED, the Administration, on behalf of the City, is hereby authorized to sign and execute all documents, receive the funds, create the necessary accounts, and make necessary transfers for their administration in accordance with the requirements of the grantor to effectuate this transaction, subject to their prior approval as to content and form by the City Attorney.



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 4580 SEAWAY DR., Parcel # 23-50-40-36-407-011 legally described as LOT 137 GLENBURNE NO 2., 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 7, 2021; and

WHEREAS, a hearing was held by the Lansing Demolition Board on September 22, 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 October 22, 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 4580 Seaway Drive, 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<br>DEMOLITION HEARING BOARD | <b>ORDER TO MAKE SAFE,<br/>DEMOLISH OR MAINTAIN<br/>BUILDING OR STRUCTURE</b> | FILE NO.<br>D2022-0012 |
|---------------------------------------------|-------------------------------------------------------------------------------|------------------------|

Matter of the building/structure at **4580 SEAWAY DR.** which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: **September 22, 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 **\$150,515.00**
8. The cost to repair the building or structure to make it safe is **\$407,759.64**
9. The real estate is described as follows:

**Parcel Number: 23 50 40 36 407 011**

**LOT 137 GLENBURNE NO 2, City of Lansing**

**IT IS ORDERED THAT:**

10. ☐ The matter is closed.

☒ The building/structure shall be made safe or demolished on or before 10-22-2022

☐ 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

9/22/22

Hearing Officer

*Dave Muelle*

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

|                       |                        |
|-----------------------|------------------------|
| <b>ADDRESS:</b>       | <b>4580 SEAWAY DR.</b> |
| <b>PARCEL NUMBER:</b> | 23-50-40-36-407-011    |

|                                 |            |
|---------------------------------|------------|
| <b>SHOW CAUSE HEARING DATE:</b> |            |
| <b>DEMOLITION CASE FILE #:</b>  | D2022-0012 |

|                            |                       |
|----------------------------|-----------------------|
| <b>LISTED TAXPAYER:</b>    | WOODSIDE MEADOWS APT  |
| <b>INTERESTED PARTIES:</b> | WOODSIDE MEADOWS APT  |
| <b>SEV INFORMATION:</b>    | \$1,409,941.00        |
| <b>LAND VALUE:</b>         | \$450,000.00          |
| <b>BUILDING VALUE:</b>     | \$3,385,589.00        |
| <b>LOT SIZE:</b>           | FRONTAGE 60 X 100.120 |

|                                    |                   |
|------------------------------------|-------------------|
| <b>HOUSING CODE VIOLATION LTR:</b> | 5/7/2021          |
| <b>ORIGINAL RED TAG DATE:</b>      | 5/7/2021          |
| <b>ZONING:</b>                     | "DM-1" COMMERCIAL |
| <b>ESTIMATE OF REPAIRS:</b>        | \$407,759.64      |
| <b>PICTURES:</b>                   | YES               |
| <b>OTHER:</b>                      |                   |

|                           |                        |
|---------------------------|------------------------|
| <b>LEGAL DESCRIPTION:</b> | LOT 137 GLENBURNE NO 2 |
|---------------------------|------------------------|

**ORDER OF DEMOLITION BOARD**

|                                       |                         |
|---------------------------------------|-------------------------|
| <b>DEMOLITION BOARD MEETING DATE:</b> | SEPTEMBER 22,2022       |
| <b>ORDER:</b>                         | MAKE SAFE BY 10/22/2022 |
| <b>REASON/CONDITIONS:</b>             | SEVERLY FIRE DAMAGED    |
| <b>HEARING OFFICER:</b>               |                         |

**CURRENT CITY COUNCIL ACTIVITY**

|                                             |            |
|---------------------------------------------|------------|
| <b>REQUEST FOR SHOW CAUSE SENT:</b>         | 10/28/2022 |
| <b>SHOW CAUSE HEARING DATE:</b>             |            |
| <b>PUBLIC SAFETY COMMITTEE WILL REVIEW:</b> |            |

**CURRENT PERMIT ACTIVITY**

|                    |                              |
|--------------------|------------------------------|
| <b>BUILDING:</b>   | REQUIRED NOT YET APPLIED FOR |
| <b>ELECTRICAL:</b> | REQUIRED NOT YET APPLIED FOR |
| <b>MECHANICAL:</b> | REQUIRED NOT YET APPLIED FOR |
| <b>PLUMBING:</b>   | REQUIRED NOT YET APPLIED FOR |
| <b>DEMOLITION:</b> | REQUIRED NOT YET APPLIED FOR |

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 4580 SEAWAY DR., Parcel # 23-50-40-36-407-011, legally described as: LOT 137 GLENBURNE NO 2, 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 7, 2021 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on September 22, 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 October 22, 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 4580 Seaway Drive, 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 \_\_\_\_\_  
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the appointment of Dr. Thomas Woods as an At-Large member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2025; and

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

WHEREAS, the Committee \_\_\_\_\_ took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Dr. Thomas Woods as an At-Large member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2025.

**Resolution #2022-###**

By the Committee \_\_\_\_\_  
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the appointment of Mary Ellen Jeffries as a Lansing Resident Non-Retiree member of the Employees' Retirement System Board of Trustees for a term to expire June 30, 2024; and

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

WHEREAS, the Committee \_\_\_\_\_ took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Mary Ellen Jeffries as a Lansing Resident Non-Retiree member of the Employees' Retirement System Board of Trustees for a term to expire June 30, 2024.

October 6, 2022

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

Dear Mr. Swope:

M3 Group, LLC, as the new owner of 221 W. Saginaw Street ("Property"), seeks transfer of the Obsolete Property Rehabilitation Exemption Certificate that was issued in 2017 ("Certificate"). Enclosed with this letter please find an Obsolete Property Rehabilitation Exemption Certificate Application, the original issued Obsolete Property Rehabilitation Exemption Certificate, City of Lansing Treasury Form, and a copy of the letter from the previous owner of the Property detailing the Property's rehabilitation history and requesting transfer of the issued Certificate.

The Property was previously owned by Motion Properties, Inc. and occupied by M3 Group, as a marketing agency. M3 Group's personal property assets, as well as the Property, were purchased by an entity now known as M3 Group, LLC. M3 Group, LLC occupying and M3 Group, LLC's use of the Property is the same as the use of the Property by M3 Group, Inc. Therefore, the proposed use of the Property has not changed.

Similarly, the description of the facility and the rehabilitation has not changed since the transfer of ownership. The history of the Property and rehabilitation is outlined in the attached letter from the previous owner.

The economic advantages from the exemption as it relates to the rehabilitation also remains the same given the Property rehabilitation has already taken place, and M3 Group, LLC occupies the Property for the same purpose as the previous occupant.

On behalf of M3 Group, LLC, I am requesting that the Certificate issued by the City of Lansing be transferred to M3 Group, LLC for the remaining term of the Certificate – to December 30, 2029. If you need anything further, please let me know. You can reach me at 517-203-3333. Thank you.

Sincerely,



Tiffany Dowling  
President

M3 Group, LLC  
221 W. Saginaw St.  
Lansing, MI 48933

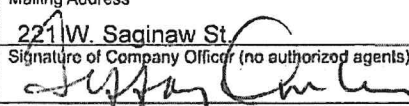


## Application for Obsolete Property Rehabilitation Exemption Certificate

Issued under authority of Public Act 146 of 2000, as amended.

This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

**INSTRUCTIONS:** File the completed application and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) See State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                  |                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| Applicant (Company) Name (applicant must be the OWNER of the facility)                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                  |                                                                                                          |
| M3 Group, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                  |                                                                                                          |
| Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code)                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                  |                                                                                                          |
| 3777 West Rd, East Lansing, MI, 48823                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                  |                                                                                                          |
| Location of obsolete facility (Number and Street, City, State, ZIP Code)                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                  |                                                                                                          |
| 221 W. Saginaw St., Lansing, MI 48933                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                  |                                                                                                          |
| City, Township, Village (indicate which)                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                  | County                                                                                                   |
| City                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                  | Ingham                                                                                                   |
| Date of Commencement of Rehabilitation (mm/dd/yyyy)                                                                                                                                                                                                                                                                                                                                                                                                                                                | Planned date of Completion of Rehabilitation (mm/dd/yyyy)        | School District where facility is located (include school code)                                          |
| May 2017                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | October 2017                                                     | Lansing B-0063-0021                                                                                      |
| Estimated Cost of Rehabilitation                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Number of years exemption requested                              |                                                                                                          |
| \$700,000.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Remaining term of previous Certificate Issued - Dec. 30, 2029    |                                                                                                          |
| Attach legal description of obsolete property on separate sheet.                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                  |                                                                                                          |
| * Expected Project Outcomes (Check all that apply)                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                  |                                                                                                          |
| <input checked="" type="checkbox"/> Increase commercial activity                                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> Retain employment            | <input checked="" type="checkbox"/> Revitalize urban areas                                               |
| <input checked="" type="checkbox"/> Create employment                                                                                                                                                                                                                                                                                                                                                                                                                                              | <input checked="" type="checkbox"/> Prevent a loss of employment | <input type="checkbox"/> Increase number of residents in the community in which the facility is situated |
| Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. 15                                                                                                                                                                                                                                                                                                                                                   |                                                                  |                                                                                                          |
| <input type="checkbox"/> Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.                                                                                                                                                                                                                                   |                                                                  |                                                                                                          |
| <b>APPLICANT CERTIFICATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                  |                                                                                                          |
| The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy. |                                                                  |                                                                                                          |
| The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.                                                                                                                                                                  |                                                                  |                                                                                                          |
| It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.         |                                                                  |                                                                                                          |
| Name of Company Officer (No authorized agents)                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Telephone Number                                                 | Fax Number                                                                                               |
| Tiffany Dowling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 517-203-3333                                                     |                                                                                                          |
| Mailing Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | E-mail Address                                                   |                                                                                                          |
| 221 W. Saginaw St.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | tiffany@m3group.biz                                              |                                                                                                          |
| Signature of Company Officer (no authorized agents)                                                                                                                                                                                                                                                                                                                                                                                                                                                | Title                                                            |                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                 | President & CEO                                                  |                                                                                                          |
| <b>LOCAL GOVERNMENT UNIT CLERK CERTIFICATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                  |                                                                                                          |
| The Clerk must also complete Parts 1, 2 and 4 on page 2. Part 3 is to be completed by the Assessor.                                                                                                                                                                                                                                                                                                                                                                                                |                                                                  |                                                                                                          |
| Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Date Application Received                                        |                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                  |                                                                                                          |
| <b>FOR STATE TAX COMMISSION USE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                  |                                                                                                          |
| Application Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Date Received                                                    | LUCI Code                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                  |                                                                                                          |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                  |                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------------|
| <b>LOCAL GOVERNMENT ACTION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  |                                         |
| <p>This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                  |                                         |
| <b>PART 1: ACTION TAKEN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                  |                                         |
| Action Date _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                         |
| <input type="checkbox"/> Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)<br><input type="checkbox"/> Denied                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                         |
| Date District Established _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | LUCI Code _____                  | School Code _____                       |
| <b>PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                  |                                         |
| <p>A statement that the local unit is a Qualified Local Governmental Unit.</p> <p>A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.</p> <p>A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility.</p> <p>If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.</p> <p>A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.</p>                                |                                  |                                         |
| <p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.</p> <p>A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.</p> <p>A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.</p> <p>A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(i) of Public Act 146 of 2000.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p> |                                  |                                         |
| <b>PART 3: ASSESSOR RECOMMENDATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |                                         |
| Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                  |                                         |
| Building Taxable Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                  | Building State Equalized Value          |
| \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  | \$                                      |
| Name of Government Unit _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Date of Action Application _____ | Date of Statement of Obsolescence _____ |
| <b>PART 4: CLERK CERTIFICATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                         |
| The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act of 2000 may be in jeopardy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                  |                                         |
| Name of Clerk _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Telephone Number _____           |                                         |
| Clerk Mailing Address _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                  |                                         |
| Mailing Address _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |                                         |
| Telephone Number _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Fax Number _____                 | E-mail Address _____                    |
| Clerk Signature _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  | Date _____                              |

For faster service, email completed application and attachments to [PTE@michigan.gov](mailto:PTE@michigan.gov). An additional submission option is to mail the completed application and attachments to Michigan Department of Treasury, State Tax Commission, PO Box 30471, Lansing, MI 48909. If you have any questions, call 517-335-7491.



## Obsolete Property Rehabilitation Exemption Certificate

Certificate No. 3-17-0006 Amended

Pursuant to the provisions of Public Act 146 of 2000, as amended, the State Tax Commission hereby issues an Obsolete Property Rehabilitation Exemption Certificate for the commercial real property, as described in the approved application, owned by **Motion Properties**, and located at **221 E Saginaw, City of Lansing, County of Ingham, Michigan**.

This certificate provides the authority for the assessor to exempt the commercial property for which this Obsolete Property Rehabilitation Exemption Certificate is in effect, but not the land on which the rehabilitated facility is located or the personal property, from ad valorem taxation. This certificate further provides the authority to levy a specific tax known as the Obsolete Properties Tax.

This certificate, unless revoked as provided by Public Act 146 of 2000, as amended, shall remain in force for a period of **12 year(s)**;

**Beginning December 31, 2017, and ending December 30, 2029.**

The real property investment amount for this obsolete facility is **\$816,500**.

The frozen taxable value of the real property related to this certificate is **\$118,348**.

The State Treasurer has not excluded local school operating or state education tax levied from the specific Obsolete Property Rehabilitation.

**Certificate Effective Date: June 6, 2017**

This amended Obsolete Property Rehabilitation Exemption Certificate is issued on **September 18, 2017** and supersedes all previously issued certificates.



Douglas B. Roberts, Chairperson  
State Tax Commission

A TRUE COPY  
ATTEST:

Emily Leik  
Michigan Department of Treasury

October 6, 2022

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

Dear Mr. Swope:

This letter's purpose is to provide the City with a summary of the rehabilitation work completed on 221 W. Saginaw Street ("Property") and to request a transfer of the Obsolete Property Rehabilitation Exemption Certificate that was issued in 2017 ("Certificate"). Motion Properties, Inc. was the owner of the Property when the Certificate was issued, but Motion Properties has since sold the Property to M3 Group, LLC.

The history of the Property dates back to the late 1800s. The Property originally consisted of 221 W. Saginaw and 618 Seymour, and had a small community church building and minister rectory. The buildings were used in that manner until the 1960s when the buildings were then utilized as business properties. Thereafter, it was used as a daycare, and most recently, before renovation, a law firm. The buildings had fallen into disrepair and were in desperate need of renovation.

The Property, listed as 221 W. Saginaw and 618 Seymour as one parcel, was purchased by Motion Properties in early 2017. The initial investment in the Property was \$250,000.00 for both parcels. Motion Properties then invested \$700,000.00 in renovations and improvements to the Property over the next six months.

221 W. Saginaw went through a complete renovation that consisted of a 90% interior tear out, redesign and rebuild construction project. The end result produced a vibrant, fun and professional office space that will allow for growth for business, namely the marketing agency currently occupying the Property.

Specifically, 221 W. Saginaw's transformation consisted of:

1. Reimagination of the entire space including the installation of a mezzanine level of 1,000 square feet;
2. All surfaces were updated and remodeled, except the main floor ceiling and lower-level sink;
3. New mechanicals including electrical (including CAT 5), HVAC and plumbing;
4. Remediation of the environmental contaminants;
5. The lower level was updated with a state-of-the-art water mitigation system to allow for safe workspace;
6. New drywall and insulation, as well as new flooring;
7. Brick tucking in the stairwells; and
8. Updated sewer section to the street.

618 Seymour's transformation consisted of:

1. New flooring;
2. Sanding and staining wood floors;
3. New paint; and
4. Two updated bathrooms.

As noted above, Motion Properties sold the Property to M3 Group, LLC earlier this year. On behalf of Motion Properties, I am requesting that the Certificate issued by the City of Lansing be transferred to the new owner M3 Group, LLC. I understand the new owner is submitting an application and other required documents to assist in facilitating the transfer. If anything further is needed from Motion Properties, please let me know. You can reach me at 517-333-2424, ext. 4810. Thank you.

Sincerely,



Patrick Dowling  
President  
Motion Properties, Inc.  
1014 Walbridge Dr.  
East Lansing, MI 48823

**Resolution #2022-###**

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

Resolution to Approve an Obsolete Property Rehabilitation Act Certificate Transfer  
221 West Saginaw Street

WHEREAS, pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (PA 146 of 2000), M3 Group, LLC has filed an application for the transfer of an Obsolete Property Rehabilitation Exemption Certificate (OPRA Certificate) with the Lansing City Clerk, for the property at 221 W. Saginaw St. Lansing, Michigan (Property); and

WHEREAS, M3 Group, LLC (the Applicant) recently acquired the Property; and

WHEREAS, the Property is located within an Obsolete Property Rehabilitation District legally established by resolution adopted November 28, 2016, after a public hearing was held on November 14, 2016, as provided by section 3 of PA 146 of 2000; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Lansing; and

WHEREAS, an Obsolete Property Rehabilitation Act Certificate by Motion Properties was approved by resolution adopted on November 28, 2016 after a public hearing was held on November 14, 2016, as provided by PA 146 of 2000; and

WHEREAS, an Obsolete Property Rehabilitation Act Certificate was issued by the State Tax Commission to Motion Properties for the 221 W. Saginaw St. property on June 6, 2017 for a period of 12 years, ending December 30, 2029; and

WHEREAS, Motion Properties completed a rehabilitation program for Property which constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and is situated within an Obsolete Property Rehabilitation District established in the City of Lansing eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, the Applicant requests the existing Obsolete Property Rehabilitation Act Certificate be transferred from the previous owner, Motion Properties, to the current owner, M3 Group, LLC; and

WHEREAS, the application is for the remaining period of the OPRA Certificate and under no circumstances or criteria will an extension of the exemption be considered; and

WHEREAS, M3 Group, LLC has been certified in writing by the City of Lansing Treasurer to be not delinquent in any taxes related to the facility; and

WHEREAS, the Applicant has provided answers to all required questions under the application instructions to the City of Lansing; and

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, revitalize urban areas, create employment, retain employment, and increase the number of residents in the community in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby grants an Obsolete Property Rehabilitation Exemption Transfer for the real property, excluding land, located in an Obsolete Property Rehabilitation District at property located at 221 W. Saginaw St., Lansing, Michigan, legally described as LOT 8 & N 1 R LOT 7 BLOCK 63 ORIG PLAT, Tax Parcel Number Parcel Number: 33-01-01-16-127-001.

BE IT FINALLY RESOLVED that the City Clerk shall cause the Application for Obsolete Property Rehabilitation Certificate to be completed, including the "Clerk Certification" and shall file the completed application, together with a certified copy of this resolution with the State Tax Commission.



October 5, 2016

Lansing City Clerk  
City Hall  
124 West Michigan Ave.  
Lansing, MI 48933

Re: Obsolete Property Rehabilitation Act District Application  
221 E. Saginaw Street, Lansing MI 48933

**General Project Description**

The project at 221 E. Saginaw in Lansing will be the new headquarters of M3 Group. Currently, M3 Group, a branding and publications agency established in 2002, is located at 610 and 614 Seymour Ave. M3 Group has used the two buildings to continue growth over the last 14 years. At 25 full-time employees, the two buildings are inefficient and becoming too small.

The new renovation project proposed at 221 E. Saginaw would put all M3 Group employees under one roof with room to grow. Specifics for the project include: creating additional windows in the lower level; updating the HVAC, electric and plumbing; creating a mezzanine level to add additional square footage and making use of the vaulted ceilings; newly insulated walls, ceiling and floors; and develop an open environment that is suitable for a creative team to thrive.

**District Establishment Purpose**

In an effort to maximize the utility value of the functionally obsolete building, the applicant is committed to doing complete rehabilitation of the building. In that context, and as more fully detailed below, the developer will incur considerable renovation costs. The establishment of the OPRA District, with its multi-year property tax deferment benefit is vital to making the economics of this project work.

**Community Benefits**

Redevelopment of the property would provide numerous benefits to the City. While the specific facility would undergo considerable renovation, the entire area would benefit from the transformation of a vacant building into a thriving and fully utilized property. The OPRA District designation, and resulting tax benefits, would not only permit the applicant to attract new businesses and new business owners, operators and employees to the area, while at the same time retaining existing businesses and existing businesses surrounding the community at-large. The owners of the applicant have provided a full range of marketing services to commercial organizations in and around the City of Lansing for many years and are thoroughly committed to seeing the City thrive and continue to grow. Through this rehabilitation project, the applicant and its owners are confident that the City of Lansing will be further on its way to achieving both.



### **Basis of Eligibility**

As to the eligibility of this project under OPRA, an investigation of the Subject Property by Sharon Frischman, City of Lansing Assessor, on June 9, 2016 resulted in a finding that the Building meets the definition of functionally obsolete. Functionally obsolete property is property that is “unable to be used to adequately perform the function of which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or super inadequacies in design, or other similar factors that affect the property itself or the property’s relationship with other surrounding property.” MCL § 125.2652(s).

The Subject Property has two structures currently on the parcel. The main building is a one story, former church and the secondary building is a two story residential dwelling converted to offices. Ms. Frischman’s inspection of the Subject Property revealed physical deterioration on the secondary building resulting from extensive deferred maintenance. The primary building’s windows and doors are out of date and inefficient to today’s standards, as well as the electrical, mechanical and plumbing. Since the building’s original purpose was a church, it is functionally obsolete to be used as an office due in part to the higher than normal ceiling heights and other characteristics that are not typically found in a modern office building.

### **Project Costs and Phasing**

The OPRA tax abatement is a significant component of the funding of this project. The applicant has estimated the total costs for this rehabilitation project to be \$816,500.00. Renovations are scheduled to commence promptly following the approval of the ORPA tax abatement and are targeted for completion approximately twelve (12) months following such commencement. The renovation estimate includes:

|                                              |               |
|----------------------------------------------|---------------|
| Building Renovations: (Incl. Imprv. to home) | \$ 448,000.00 |
| Building Leasehold Improvements:             | \$ 25,000.00  |
| Furniture & Fixtures:                        | \$ 269,000.00 |
| Computers:                                   | \$ 10,000.00  |
| Baseline Environmental Activities:           | \$ 2,000.00   |
| Paving:                                      | \$ 30,000.00  |
| Demolition:                                  | \$ 0.00       |
| Site preparation:                            | \$ 32,500.00  |

TOTAL (estimate):    **\$ 816,500.00**

### **Property Taxable Value and Legal Description**

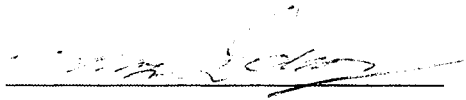
This property covers one parcel of real property containing a total of .365 acres and listed in the City of Lansing’s Assessment records as having an address of 221 E. Saginaw, Lansing, MI 48933. Specifics on the Subject Property are as follows:

|                                |                                   |
|--------------------------------|-----------------------------------|
| Address:                       | 221 E. Saginaw, Lansing, MI 48933 |
| Owner’s Name:                  | Motion Properties                 |
| Acreage of Land:               | .365                              |
| Sq. Feet of Building:          | Approximately 5,611               |
| Tax Parcel Identification No.: | 33-01-01-16-127-001               |

|                         |                                           |
|-------------------------|-------------------------------------------|
| Taxable Value Land:     | \$ 25,979.00                              |
| SEV Land:               | \$ 33,300.00                              |
| Taxable Value Building: | \$ 118,348.00                             |
| SEV Building:           | \$ 151,700.00                             |
| Legal Description:      | LOT 8 & N 1 R LOT 7 BLOCK 63 ORIG<br>PLAT |

Thank you in advance for your assistance and consideration in this matter.

Sincerely,  
MOTION PROPERTIES



### **Legal Description of Obsolete Property**

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

LOT 8 & N 1 R LOT 7 BLOCK 63 ORIG PLAT

Commonly known as 221 West Saginaw, Lansing, MI 48933

Tax Parcel Identification No. 33-01-01-16-127-001

GENERAL DESCRIPTION OF PROPOSED USE OF THE REHABILITATED FACILITY  
(221 WEST SAGINAW STREET, LANSING MICHIGAN 48912)

- (a) General Description of Obsolete Facility (year built, original use, most recent use, number of stories, square footage)

Following a June 9, 2016 investigation by Ms. Sharon Frischman, City of Lansing Assessor, of the facility described in the table below, Ms. Frischman found that the subject facility meets the definition of “functional obsolescence”. Specifically, Ms. Frischman’s inspection of the subject facility revealed: (1) physical deterioration resulting from extensive deferred maintenance; (2) windows and doors are out of date and inefficient to today’s standards; (3) electrical, mechanical and plumbing are out of date and inefficient to today’s standards. Ms. Frischman also found that the building suffered from functional obsolescence requiring modernization and from super adequacy of design.

This application concerns the following described facility:

|                            |                                   |
|----------------------------|-----------------------------------|
| Address:                   | 221 W. Saginaw, Lansing, MI 48912 |
| Tax Parcel ID #:           | 33-01-01-16-127-001               |
| Current Owner’s Name:      | Motion Properties, Inc.           |
| Acreage of Land:           | 0.365                             |
| Building:                  |                                   |
| (a) Type:                  |                                   |
| Structure 1:               | 1 Story Church                    |
| Structure 2:               | 2 Story Office Building           |
| (b) Year Built:            |                                   |
| Structure 1:               | 1900’s                            |
| Structure 2:               | Early 1900’s                      |
| (c) Size (in square feet): | 5,611                             |
| Structure 1:               | 3,441                             |
| Structure 2:               | 2,170                             |
| Original Use:              |                                   |
| Structure 1:               | Church/Religious facility         |
| Structure 2:               | Residential                       |
| Most Recent Use:           |                                   |
| Structure 1:               | Office space                      |
| Structure 2:               | Office space                      |

**GENERAL DESCRIPTION OF PROPOSED USE OF THE REHABILITATED FACILITY  
(221 WEST SAGINAW STREET, LANSING MICHIGAN 48912)**

(b) General Description of the Proposed use of the rehabilitated facility

The project at 221 West Saginaw in Lansing will be the new headquarters of M3 Group. Currently, M3 Group, a branding and publications agency established in 2002, is located at 610 and 614 Seymour Ave. M3 Group has used the two buildings to grow over the last 14 years. At 25 full-time employees, the two buildings are inefficient and becoming too small. The new renovation project proposed at 221 West Saginaw would put all M3 Group employees under one roof with room to grow. M3 plans to hire 15 full-time employees over the next 3 years. Specifics for the rehabilitation project include: creating additional windows in the lower level; updating the HVAC, electric and plumbing; creating a mezzanine level to add additional square footage and making use of the vaulted ceilings; newly insulated walls, ceiling and floors; and develop an open environment that is suitable for a creative team to thrive.

GENERAL DESCRIPTION OF PROPOSED USE OF THE REHABILITATED FACILITY  
(221 WEST SAGINAW STREET, LANSING MICHIGAN 48912)

(c) Description of the general nature and extent of the rehabilitation to be undertaken

The extensive renovations to the facility will include the following: (1) complete demolition and remodel of the interior of the Church and demolition of structure two, the office building; (2) paving the demolition site of structure two to create additional parking for staff and visitors; (3) masonry restoration; (4) freshly painted surfaces and other cosmetic alterations; (5) interior office space build-out; (6) upgrades to the HVAC unit(s), plumbing, and electrical systems servicing the building; (7) landscaping; (8) new technology for staff; (9) updated furniture and fixtures; and (10) general site work and related improvements.

(d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility

|                                    |               |
|------------------------------------|---------------|
| Building Renovations:              | \$ 418,000.00 |
| Building Leasehold Improvements:   | \$ 25,000.00  |
| Furniture & Fixtures:              | \$ 269,000.00 |
| Computers:                         | \$ 10,000.00  |
| Baseline Environmental Activities: | \$ 2,000.00   |
| Paving:                            | \$ 30,000.00  |
| Demolition:                        | \$ 15,000.00  |
| Site preparation:                  | \$ 32,500.00  |

TOTAL (estimate): **\$ 805,000.00**

GENERAL DESCRIPTION OF PROPOSED USE OF THE REHABILITATED FACILITY  
(221 WEST SAGINAW STREET, LANSING MICHIGAN 48912)

- (e) A time schedule for undertaking and completing the rehabilitation of the facility

The applicant presently contemplates that: (1) commencement of the facility's rehabilitation will occur promptly following the establishment of the requested Obsolete Property Rehabilitation District and issuance of the Obsolete Property Rehabilitation Exemption Certificate related thereto; and (2) completion of the facility rehabilitation is targeting to occur **approximately twelve (12) months** following the commencement date of such rehabilitation.



(f) A statement of the economic advantages expected from the exemption

In an effort to maximize the utility value of the functionally obsolete facility, the applicant is committed to providing a high quality commercial facility that will service companies throughout the City of Lansing, as well as across the state. In that context, as more fully detailed in the applicant's Application of Obsolete Property Rehabilitation Exemption Certificate and this attachment thereto, the applicant will incur considerable renovation costs in connection with such rehabilitation project. However, the establishment of the requested Obsolete Property Rehabilitation District, with its multi-year property tax deferment benefit, will provide an excellent inducement to the applicant to proceed with the proposed rehabilitation project and will allow the applicant to create an updated, high quality commercial office space in an area of Lansing that desires to accelerate its redevelopment process, while at the same time reducing the financial and logistical challenges incurred by the applicant in connection with such an undertaking.

The facility's rehabilitation will undoubtedly provide numerous benefits to the City of Lansing. Specifically, while the subject facility will clearly benefit from the considerable amount of facility renovation planned by the applicant, the areas surrounding the facility will also greatly benefit from the added jobs and added consumer activity resulting from such a rehabilitation project. Additionally, with an anticipated increase in the density of companies resulting from the facility's rehabilitation, and the subsequent use and operation thereof, the City of Lansing business and related markets will have a better chance of supporting new investment in the future without substantial subsidy due to growth in value.

The requested Obsolete Property Rehabilitation District designation will not only permit the applicant to attract new businesses and new business owners and employees to the area, while at the same time assisting in the retention of existing businesses, business owners and employees. It will also allow the applicant to further demonstrate its strong commitment to the surrounding community at-large. The owners of the applicant have, for many years, provided a full range of marketing services to a variety of commercial customers in and around the Lansing area, and are deeply committed to seeing the City of Lansing grown and thrive. The applicant firmly believes that this facility rehabilitation project, once completed, will go a long way in helping the City of Lansing achieve such success and growth.



Virg Bernero, Mayor

**CITY OF LANSING  
ASSESSING DEPARTMENT**

Sharon L. Frischman, Assessor  
3<sup>rd</sup> Floor, City Hall  
124 W. Michigan Ave.  
Lansing, MI 48933  
517-483-4020

June 9, 2016

Statement of Functional Obsolescence  
In Compliance with the Obsolete Property Rehabilitation Act (OPRA)  
P.A. 146 of 2000

Address: 221 W. Saginaw  
Parcel #: 33-01-01-16-127-001  
Owner: Connemara Properties LLC

RE: Statement of Obsolescence

The subject has two structures currently on this parcel. The main building is a one story former church and secondary building is a two story residential dwelling converted to offices. Assessing office personnel only performed an interior/exterior inspection of the church building. According to the potential buyer, the former residential structure suffers from extensive deferred maintenance; the future plans are to demolish this structure and use for parking. The church building was built around 1900. The windows and doors are old and inefficient to today's standards. The single pane windows do not open and the doors do not close tightly. The electrical, mechanical and plumbing are also inefficient for today's standards. Part of the electrical system may be knob and tube. Because the building was originally built as a church it is functionally obsolete to be used as an office due in part to the higher than normal ceiling heights and other characteristics that are not typically found in a modern office building. It is the opinion of this assessor that this building suffers more than 50% functional obsolescence.

A handwritten signature in black ink, appearing to read "S. Frischman", is written over a horizontal line.

Sharon Frischman, MMAO  
City of Lansing Assessor

Date: June 9, 2016

October 6, 2022

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

Dear Mr. Swope:

M3 Group, LLC, as the new owner of 221 W. Saginaw Street ("Property"), seeks transfer of the Obsolete Property Rehabilitation Exemption Certificate that was issued in 2017 ("Certificate"). Enclosed with this letter please find an Obsolete Property Rehabilitation Exemption Certificate Application, the original issued Obsolete Property Rehabilitation Exemption Certificate, City of Lansing Treasury Form, and a copy of the letter from the previous owner of the Property detailing the Property's rehabilitation history and requesting transfer of the issued Certificate.

The Property was previously owned by Motion Properties, Inc. and occupied by M3 Group, as a marketing agency. M3 Group's personal property assets, as well as the Property, were purchased by an entity now known as M3 Group, LLC. M3 Group, LLC occupying and M3 Group, LLC's use of the Property is the same as the use of the Property by M3 Group, Inc. Therefore, the proposed use of the Property has not changed.

Similarly, the description of the facility and the rehabilitation has not changed since the transfer of ownership. The history of the Property and rehabilitation is outlined in the attached letter from the previous owner.

The economic advantages from the exemption as it relates to the rehabilitation also remains the same given the Property rehabilitation has already taken place, and M3 Group, LLC occupies the Property for the same purpose as the previous occupant.

On behalf of M3 Group, LLC, I am requesting that the Certificate issued by the City of Lansing be transferred to M3 Group, LLC for the remaining term of the Certificate – to December 30, 2029. If you need anything further, please let me know. You can reach me at 517-203-3333. Thank you.

Sincerely,



Tiffany Dowling  
President

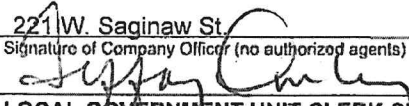
M3 Group, LLC  
221 W. Saginaw St.  
Lansing, MI 48933

## Application for Obsolete Property Rehabilitation Exemption Certificate

Issued under authority of Public Act 146 of 2000, as amended.

This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

**INSTRUCTIONS:** File the completed application and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) See State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                  |                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| Applicant (Company) Name (applicant must be the OWNER of the facility)                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                  |                                                                                                          |
| M3 Group, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                  |                                                                                                          |
| Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code)                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                  |                                                                                                          |
| 3777 West Rd, East Lansing, MI, 48823                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                  |                                                                                                          |
| Location of obsolete facility (Number and Street, City, State, ZIP Code)                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                  |                                                                                                          |
| 221 W. Saginaw St., Lansing, MI 48933                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                  |                                                                                                          |
| City, Township, Village (Indicate which)                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                  | County                                                                                                   |
| City                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                  | Ingham                                                                                                   |
| Date of Commencement of Rehabilitation (mm/dd/yyyy)                                                                                                                                                                                                                                                                                                                                                                                                                                                | Planned date of Completion of Rehabilitation (mm/dd/yyyy)        | School District where facility is located (include school code)                                          |
| May 2017                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | October 2017                                                     | Lansing B-0063-0021                                                                                      |
| Estimated Cost of Rehabilitation                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Number of years exemption requested                              |                                                                                                          |
| \$700,000.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Remaining term of previous Certificate Issued - Dec. 30, 2029    |                                                                                                          |
| Attach legal description of obsolete property on separate sheet.                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                  |                                                                                                          |
| Expected Project Outcomes (Check all that apply)                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                  |                                                                                                          |
| <input checked="" type="checkbox"/> Increase commercial activity                                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> Retain employment            | <input checked="" type="checkbox"/> Revitalize urban areas                                               |
| <input checked="" type="checkbox"/> Create employment                                                                                                                                                                                                                                                                                                                                                                                                                                              | <input checked="" type="checkbox"/> Prevent a loss of employment | <input type="checkbox"/> Increase number of residents in the community in which the facility is situated |
| Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. 15                                                                                                                                                                                                                                                                                                                                                   |                                                                  |                                                                                                          |
| <input type="checkbox"/> Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.                                                                                                                                                                                                                                   |                                                                  |                                                                                                          |
| <b>APPLICANT CERTIFICATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                  |                                                                                                          |
| The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy. |                                                                  |                                                                                                          |
| The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.                                                                                                                                                                  |                                                                  |                                                                                                          |
| It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.         |                                                                  |                                                                                                          |
| Name of Company Officer (No authorized agents)                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Telephone Number                                                 | Fax Number                                                                                               |
| Tiffany Dowling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 517-203-3333                                                     |                                                                                                          |
| Mailing Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | E-mail Address                                                   |                                                                                                          |
| 221 W. Saginaw St.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | tiffany@m3group.biz                                              |                                                                                                          |
| Signature of Company Officer (no authorized agents)                                                                                                                                                                                                                                                                                                                                                                                                                                                | Title                                                            |                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                 | President & CEO                                                  |                                                                                                          |
| <b>LOCAL GOVERNMENT UNIT CLERK CERTIFICATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                  |                                                                                                          |
| The Clerk must also complete Parts 1, 2 and 4 on page 2. Part 3 is to be completed by the Assessor.                                                                                                                                                                                                                                                                                                                                                                                                |                                                                  |                                                                                                          |
| Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Date Application Received                                        |                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                  |                                                                                                          |
| <b>FOR STATE TAX COMMISSION USE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                  |                                                                                                          |
| Application Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Date Received                                                    | LUCI Code                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                  |                                                                                                          |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                  |                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------------|
| <b>LOCAL GOVERNMENT ACTION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  |                                         |
| <p>This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                  |                                         |
| <b>PART 1: ACTION TAKEN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                  |                                         |
| Action Date _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                         |
| <input type="checkbox"/> Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)<br><input type="checkbox"/> Denied                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                         |
| Date District Established _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | LUCI Code _____                  | School Code _____                       |
| <b>PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                  |                                         |
| <p>A statement that the local unit is a Qualified Local Governmental Unit.</p> <p>A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.</p> <p>A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility.</p> <p>If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.</p> <p>A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.</p>                                |                                  |                                         |
| <p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.</p> <p>A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.</p> <p>A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.</p> <p>A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p> |                                  |                                         |
| <b>PART 3: ASSESSOR RECOMMENDATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |                                         |
| Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                  |                                         |
| Building Taxable Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                  | Building State Equalized Value          |
| \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  | \$                                      |
| Name of Government Unit _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Date of Action Application _____ | Date of Statement of Obsolescence _____ |
| <b>PART 4: CLERK CERTIFICATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |                                         |
| The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act of 2000 may be in jeopardy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                  |                                         |
| Name of Clerk _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Telephone Number _____           |                                         |
| Clerk Mailing Address _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                  |                                         |
| Mailing Address _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |                                         |
| Telephone Number _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Fax Number _____                 | E-mail Address _____                    |
| Clerk Signature _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  | Date _____                              |

For faster service, email completed application and attachments to [PTE@michigan.gov](mailto:PTE@michigan.gov). An additional submission option is to mail the completed application and attachments to Michigan Department of Treasury, State Tax Commission, PO Box 30471, Lansing, MI 48909. If you have any questions, call 517-335-7491.





## Obsolete Property Rehabilitation Exemption Certificate

Certificate No. 3-17-0006 Amended

Pursuant to the provisions of Public Act 146 of 2000, as amended, the State Tax Commission hereby issues an Obsolete Property Rehabilitation Exemption Certificate for the commercial real property, as described in the approved application, owned by **Motion Properties**, and located at **221 E Saginaw, City of Lansing, County of Ingham, Michigan**.

This certificate provides the authority for the assessor to exempt the commercial property for which this Obsolete Property Rehabilitation Exemption Certificate is in effect, but not the land on which the rehabilitated facility is located or the personal property, from ad valorem taxation. This certificate further provides the authority to levy a specific tax known as the Obsolete Properties Tax.

This certificate, unless revoked as provided by Public Act 146 of 2000, as amended, shall remain in force for a period of **12 year(s)**;

**Beginning December 31, 2017, and ending December 30, 2029.**

The real property investment amount for this obsolete facility is **\$816,500**.

The frozen taxable value of the real property related to this certificate is **\$118,348**.

The State Treasurer has not excluded local school operating or state education tax levied from the specific Obsolete Property Rehabilitation.

**Certificate Effective Date: June 6, 2017**

This amended Obsolete Property Rehabilitation Exemption Certificate is issued on **September 18, 2017** and supersedes all previously issued certificates.



Douglas B. Roberts, Chairperson  
State Tax Commission

A TRUE COPY  
ATTEST:

Emily Leik  
Michigan Department of Treasury

October 6, 2022

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

Dear Mr. Swope:

This letter's purpose is to provide the City with a summary of the rehabilitation work completed on 221 W. Saginaw Street ("Property") and to request a transfer of the Obsolete Property Rehabilitation Exemption Certificate that was issued in 2017 ("Certificate"). Motion Properties, Inc. was the owner of the Property when the Certificate was issued, but Motion Properties has since sold the Property to M3 Group, LLC.

The history of the Property dates back to the late 1800s. The Property originally consisted of 221 W. Saginaw and 618 Seymour, and had a small community church building and minister rectory. The buildings were used in that manner until the 1960s when the buildings were then utilized as business properties. Thereafter, it was used as a daycare, and most recently, before renovation, a law firm. The buildings had fallen into disrepair and were in desperate need of renovation.

The Property, listed as 221 W. Saginaw and 618 Seymour as one parcel, was purchased by Motion Properties in early 2017. The initial investment in the Property was \$250,000.00 for both parcels. Motion Properties then invested \$700,000.00 in renovations and improvements to the Property over the next six months.

221 W. Saginaw went through a complete renovation that consisted of a 90% interior tear out, redesign and rebuild construction project. The end result produced a vibrant, fun and professional office space that will allow for growth for business, namely the marketing agency currently occupying the Property.

Specifically, 221 W. Saginaw's transformation consisted of:

1. Reimagination of the entire space including the installation of a mezzanine level of 1,000 square feet;
2. All surfaces were updated and remodeled, except the main floor ceiling and lower-level sink;
3. New mechanicals including electrical (including CAT 5), HVAC and plumbing;
4. Remediation of the environmental contaminants;
5. The lower level was updated with a state-of-the-art water mitigation system to allow for safe workspace;
6. New drywall and insulation, as well as new flooring;
7. Brick tucking in the stairwells; and
8. Updated sewer section to the street.

618 Seymour's transformation consisted of:

1. New flooring;
2. Sanding and staining wood floors;
3. New paint; and
4. Two updated bathrooms.

As noted above, Motion Properties sold the Property to M3 Group, LLC earlier this year. On behalf of Motion Properties, I am requesting that the Certificate issued by the City of Lansing be transferred to the new owner M3 Group, LLC. I understand the new owner is submitting an application and other required documents to assist in facilitating the transfer. If anything further is needed from Motion Properties, please let me know. You can reach me at 517-333-2424, ext. 4810. Thank you.

Sincerely,



Patrick Dowling  
President  
Motion Properties, Inc.  
1014 Walbridge Dr.  
East Lansing, MI 48823





Andy Schor, Mayor

Date:

Desiree A. Kirkland, MA, MiCPT, CPFIM  
City Treasury/Income Tax Administrator  
Treasury & Income Tax Department  
**Approved - Taxpayer Status Confirmed**

## City of Lansing Department of Treasury & Income Tax Taxpayer Information Verification Form

This affidavit must be completed by each person that has a 20% or greater ownership interest in the Applicant.

Legal Business Name

Doing Business As (DBA)

FEIN

M3 Group, LLC

88-2565243

Corporate Street Address

City

State

Zip Code

3777 West Rd

East Lansing

CHOOSE  
MI

48823

Applicant First Name

Applicant Last Name

Street Address

City

State

Zip Code

221 W. Saginaw St.

Lansing

CHOOSE  
MI

48933

Last 4 of SSN

Driver's License Number

Date of Birth

- ☒ I affirm that I, the Applicant, am not delinquent or late on any property taxes owed to the City of Lansing for properties in which the Applicant has ownership interest of greater than 20%.
- ☒ I affirm that I, the Applicant: ☒ am an employer in the City of Lansing and I am in compliance with all required wage withholding and income tax reporting requirements, or, ☐ am not an employer in the City of Lansing.
- ☒ I affirm that I, the Applicant, am not delinquent or late on any corporate or other business income taxes owed to the City of Lansing, and, have submitted any required forms to the City Treasurer & Income Tax Administrator

**CONSENT FOR DISCLOSURE:** By my signature below I expressly consent the Income Tax Administrator to disclose to the Lansing Economic Development Corporation (LEDC) whether the Taxpayer is delinquent on income tax payments, or not. Taxpayer is responsible for any necessary subsequent disclosure.

**I affirm that the statements above are true to the best of my information, knowledge, and belief.**

April M. Clobes, President/CEO of  
Reseda Group, LLC, sole member of Applicant,  
M3 Group, LLC

**Resolution #2022-###**

By the Committee \_\_\_\_\_  
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the reappointment of Shirley Carter-Powell as an At-Large member of the Arts and Culture Commission for a term to expire June 30, 2026; and

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

WHEREAS, the Committee \_\_\_\_\_ took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Shirley Carter-Powell as an At-Large member of the Arts and Culture Commission for a term to expire June 30, 2026.

**Resolution #2022-###**

By the Committee \_\_\_\_\_  
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the appointment of Karl Dorshimer as an At-Large member of the Next Michigan Development Corporation Board for a term to expire April 15, 2024; and

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

WHEREAS, the Committee \_\_\_\_\_ took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Karl Dorshimer as an At-Large member of the Next Michigan Development Corporation Board for a term to expire April 15, 2024.

**Resolution #2022-###**

By the Committee \_\_\_\_\_  
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the reappointment of Jennie Gies as a City of Lansing member of the Capital Area Transportation Authority Board for a term to expire September 30, 2025; and

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

WHEREAS, the Committee \_\_\_\_\_ took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Jennie Gies as a City of Lansing member of the Capital Area Transportation Authority Board for a term to expire September 30, 2025.

**Resolution #2022-###**

By the Committee \_\_\_\_\_  
Resolved by the City Council of the City of Lansing

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

**RESOLUTION AUTHORIZING ISSUANCE AND SALE OF  
UNLIMITED TAX GENERAL OBLIGATION BONDS**

**A RESOLUTION TO APPROVE:**

- Up to \$175,000,000 of Unlimited Tax General Obligation Bonds to finance lawful capital improvement needs of the City;
- Sale of Bonds or Notes in one or more series;
- Pledge of City's unlimited tax full faith and credit for the payment of the Bonds;
- Authorized Officers to sell Bonds without further Council action;
- Rating application, official statement, and continuing disclosure; and
- Other matters necessary to sell and deliver the Bonds.

**WHEREAS**, the City, a municipal corporation of the State, has been duly created under the provisions of Act 279, pursuant to which the City has the comprehensive home rule power conferred upon it by Act 279 and the Constitution, subject only to the limitations on the exercise of that power contained in the Constitution, by statute of the State or by provisions of the Charter; and

**WHEREAS**, at a general election held on November 8, 2022, the qualified electors of the City approved a ballot proposal (the "2022 Public Safety Proposal") authorizing the City to borrow the sum of not to exceed One Hundred Seventy-Five Million Dollars (\$175,000,000) and to issue its general obligation unlimited tax bonds, in one or more series, for the purpose of erecting, acquiring and equipping new public safety buildings and the sites for such buildings, including but not limited to, police department facilities and fire department stations and training centers, court(s), detention and other related facilities; rehabilitating and updating existing such public safety buildings; acquiring and installing instructional/public safety technology and instructional/public safety technology equipment for new and existing public safety buildings; equipping and re-equipping existing public safety buildings; and developing, equipping and improving facilities, parking areas, driveways, infrastructure and sites (the "Capital Improvements"); and

**WHEREAS**, the City determines it to be necessary for the public health, safety and welfare of the City and its residents to acquire and construct within the City the Capital Improvements; and

**WHEREAS**, under the provisions of Act 34 a City may issue municipal securities to pay the cost of any capital improvement items within the limitations provided by law; and

**WHEREAS**, staff of the City recommend that issuance by the City of its Capital Improvement Notes or Bonds (Unlimited Tax General Obligation), in one or more series, pursuant to the applicable terms of Act 34 and this Resolution, in an aggregate amount borrowed of not to exceed One Hundred Seventy-Five Million Dollars (\$175,000,000) (the “Bonds”) for the purpose of financing costs of acquisition and construction of the Capital Improvements is the most practical means to that end; and

**WHEREAS**, it is proposed that the Bonds be unlimited tax general obligation bonds secured by a pledge of the City’s full faith and credit, pursuant to the terms of the 2022 Public Safety Proposal; and

**WHEREAS**, Act 34 permits the City to authorize, within limitations which shall be contained in the authorizing resolution of the governing body, an Authorized Officer to sell and deliver and receive payment for obligations, approve interest rates or methods for fixing interest rates, prices, discounts, maturities, principal amounts, denominations, dates of issuance, interest payment dates, redemption rights, the place of delivery and payment, and other matters and procedures necessary to complete the transactions authorized; and

**WHEREAS**, the City Council of the City (“Council”) wishes to authorize an Authorized Officer to sell and deliver and receive payment for the Bonds without the necessity of Council taking further action prior to sale and delivery of the Bonds.

**WHEREAS**, the Bonds will be issued pursuant to such terms and bear interest at such rates as finally determined at the time of sale of such Bonds in one or more Sale Orders in accordance with the parameters of this Resolution or the terms of a Bond Purchase Agreement; and

**WHEREAS**, the Council desires to delegate to any Authorized Officer the authority to make certain determinations with respect to the Bonds, if necessary, within the parameters of this Resolution and to take such other actions and make such other determinations as may be necessary to accomplish the sale and delivery of the Bonds and the transactions contemplated by this Resolution, as shall be confirmed in one or more Sale Orders or a Bond Purchase Agreement; and

**WHEREAS**, the Council wishes to authorize the determination of the method of sale of the Bonds pursuant to a Sale Order, which sale will be by either (a) negotiated sale to one or more underwriters, (b) public/competitive sale or (c) private placement with a designated purchaser; and

**WHEREAS**, if the Bonds are sold pursuant to a negotiated or public/competitive sale, the Council desires to authorize the submission of disclosure information in connection with the distribution of one or more preliminary official statements (together with any supplements thereto, each a “Preliminary Official Statement”) and final official statements (together with any supplements thereto, each an “Official Statement”) in connection with the offering for sale of a certain series or all of the Bonds; and

**WHEREAS**, if the Bonds are sold pursuant to a negotiated or public/competitive sale, it will be required, as a condition precedent to the purchase of the Bonds, that the City agree to provide continuing disclosure as required by Section (b)(5) of Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities and Exchange Act of 1934, as amended; and

**WHEREAS**, the Bonds may be issued as tax-exempt bonds pursuant to the requirements of the Code, in reliance on the advice of the City's Municipal Advisor and the City's Bond Counsel, each as appointed and defined below.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY THAT:

## **ARTICLE I DEFINITIONS AND INTERPRETATION**

Section 101. Definitions. The words and terms defined in the preambles and recitals hereof and the following words and terms as used in this Resolution shall have the meanings ascribed therein or herein to them unless a different meaning clearly appears from the context:

"Act 34" means the Revised Municipal Finance Act, Act 34, Public Acts of Michigan, 2001, as amended.

"Act 279" means the Home Rule City Act, Act 279, Public Acts of Michigan, 1909, as amended.

"Authorized Officer" means each of the Mayor, the Deputy Mayor, the City Clerk, the Chief Strategy Officer and the Finance Director of the City.

"Bond Counsel" means Dykema Gossett PLLC, attorneys of Lansing, Michigan.

"Bondholder," "Bondowner," "Owner" or "Registered Owner" means, with respect to any Bond, the person in whose name such Bond is registered in the Bond Registry.

"Bond Insurer" means the issuer of a Municipal Bond Insurance Policy with respect to the Bonds, if any, named in the Sale Order.

"Bond Purchase Agreement" means each bond purchase agreement between the City and the Underwriters or purchaser or purchasers of the Bonds providing for the terms and conditions of the purchase of the Bonds.

"Bond Registry" means the books for the registration of Bonds maintained by the applicable Transfer Agent.

"Bonds" means the City's 2022 or 2023 Unlimited Tax General Obligation Bonds, issued in one or more series, as authorized by Article III of this Resolution.

"Bonds Maximum Interest Rate" means a rate of interest not to exceed the maximum rate permitted by law.

“Bonds Maximum Principal Amount” means an amount not to exceed One Hundred Seventy-Five Million Dollars (\$175,000,000), exclusive of any original issue discount or original issue premium.

“Capital Improvement Fund” means the fund so designated and established under Section 501 hereof.

“Charter” means the Home Rule Charter of the City, as amended from time to time.

“City” means the City of Lansing, Counties of Ingham and Eaton, State of Michigan.

“Code” means the Internal Revenue Code of 1986, as amended.

“Constitution” means the Constitution of the State of Michigan of 1963, as amended.

“Council” means the City Council of the City of Lansing, Michigan.

“Debt Retirement Fund” means the fund so designated and established under Section 501 hereof.

“Fiscal Year” means the fiscal year of the City as in effect from time to time.

“Interest Payment Date” has the meaning given such term in Section 303.

“Mayor” means the mayor of the City or his designee.

“Municipal Advisor” means Robert W. Baird & Co. Incorporated, Lansing, Michigan.

“Municipal Bond Insurance Policy” means one or more policies of municipal bond insurance, if any, issued by the Bond Insurer insuring the payment when due of the principal of and interest on the Bonds determined to be insured as set forth in a Sale Order.

“Non-Arbitrage and Tax Compliance Certificate” means each Non-Arbitrage and Tax Compliance Certificate of the City regarding rebate requirements and other tax responsibilities of the City relating to the Bonds under the Code.

“Regular Record Date” has the meaning given such term in Section 303.

“Resolution” means this Resolution, as supplemented by one or more Sale Orders.

“Sale Order” means the order or orders executed by an Authorized Officer approving the sale of any series of Bonds and making certain determinations and/or confirming the final details of such Bonds upon the sale thereof in accordance with the parameters of this Resolution and the terms of the Bond Purchase Agreement.



“State” means the State of Michigan.

“Transfer Agent” means a bank or trust company to be selected by an Authorized Officer of the City to serve as the transfer agent or paying agent.

“Underwriters” means such underwriter or underwriters as shall be designated in the Sale Order.

Section 102. Interpretation. (a) Words of the feminine or masculine genders include the correlative words of the other gender or the neuter gender.

(b) Unless the context shall otherwise indicate, words importing the singular include the plural and vice versa, and words importing persons include corporations, associations, partnerships (including limited partnerships), trusts, firms and other legal entities, including public bodies, as well as natural persons.

(c) Articles and Sections referred to by number mean the corresponding Articles and Sections of this Resolution.

(d) The terms “hereby,” “hereof,” “hereto,” “herein,” “hereunder” and any similar terms as used in this Resolution, refer to this Resolution as a whole unless otherwise expressly stated.

## **ARTICLE II DETERMINATIONS**

Section 201. Authorization of Bonds: Finding and Declaration of Need to Borrow. The Council hereby finds and declares that it is necessary for the City to borrow hereunder such sum as shall be determined by an Authorized Officer not in excess of the Bonds Maximum Principal Amount and to evidence such borrowing by the issuance of the Bonds not in excess, in aggregate principal amount, of such Bonds Maximum Principal Amount, pursuant to the Charter and in accordance with the provisions hereof, for the purpose of paying all or part of the costs of acquiring and constructing the Capital Improvements, including the costs incidental to the issuance, sale and delivery of the Bonds, all as finally confirmed by an Authorized Officer in the Sale Order.

The Bonds may be issued in one or more series, on different dates, in order to best manage the costs of the Bonds and Capital Improvements, as determined by an Authorized Officer.

The Bonds may be issued as draw down bonds, as revolving bonds, and as serial and term bonds.

Bonds issued to fund construction of the Capital Improvements may be refunded or refinanced with longer-term Bonds, within the parameters of this Resolution, as approved by an Authorized Officer, so long as the aggregate amount borrowed does not exceed the Bonds Maximum Principal Amount.

The Bonds shall consist of bonds in fully-registered form in denominations of \$5,000, or integral multiples thereof, or in minimum denominations of \$100,000 and \$5,000 additional integral multiples thereof, not exceeding for each maturity the maximum principal amount of that maturity, numbered as determined by the Transfer Agent (as hereinafter defined). The Bonds shall bear interest at the rates determined upon sale of the Bonds but in any event the net interest cost of any Tax-Exempt Bonds (as defined below) shall not exceed 8.00% per annum and the net interest cost of any Taxable Bonds (as defined below) shall not exceed 10.00% per annum. The Bonds shall bear interest, mature as serial bonds, term bonds, revolving bonds or drawdown bonds, and be payable at the times and in the manner as may be determined by the Authorized Officer in a Sale Order at the time of sale of the Bonds. The Bonds shall be dated as of the date of delivery thereof or as may be otherwise determined by the Authorized Officer at the time of sale of the Bonds. The Bonds may be subject to redemption prior to maturity at the times and prices and in the manner as may be determined by the Authorized Officer at the time of sale of the Bonds.

The Bonds may be issued in book-entry only form through The Depository Trust Company in New York, New York ("DTC") and the Authorized Officer is authorized to execute such custodial or other agreement with DTC as may be necessary to accomplish the issuance of the Bonds in book-entry only form, and to make such changes in the form of the Bonds within the parameters of this resolution as may be required to accomplish the foregoing.

Interest on the Bonds shall be payable to the registered owner of record as of the fifteenth (15<sup>th</sup>) day of the month prior to the payment date for each interest payment. The record date of determination of registered owners for purposes of payment of interest as provided in this paragraph may be changed by the City to conform to market practice in the future. Interest shall be payable by check or draft drawn on the Transfer Agent mailed to the registered owner at the registered address, as shown on the registration books of the City maintained by the Transfer Agent. The principal of the Bonds shall be payable upon presentation and surrender of such Bonds to the Transfer Agent. Notwithstanding the foregoing, if the Bonds are held in book-entry form by DTC, payment shall be made in the manner prescribed by DTC.

The Authorized Officer is hereby authorized to appoint a bank or trust company to act as bond registrar, paying agent and transfer agent (the "Transfer Agent") for the Bonds. The Authorized Officer is hereby authorized to execute one or more agreements with the Transfer Agent on behalf of the City. The City reserves the right to replace the Transfer Agent at any time, provided written notice of such replacement is given to the registered owners of record of the Bonds not less than sixty (60) days prior to an interest payment date.

**ARTICLE III**  
**AUTHORIZATION; PLEDGE; SECURITY; DESIGNATIONS; REDEMPTION OF THE BONDS**

Section 301. Unlimited Tax Pledge; Security. (a) The City hereby irrevocably pledges its unlimited tax full faith and credit for the prompt payment of the Bonds. Commencing with the fiscal year beginning July 1, 2023, it shall be the duty of the City to levy a tax annually in an amount sufficient so that the estimated collections therefrom will be sufficient to pay promptly when due the principal of and interest becoming due on the Bonds, which tax levies shall not be subject to limitation as to rate or amount. The rights or remedies of Bondholders may be affected by bankruptcy, insolvency, fraudulent conveyance or other laws affecting creditors' rights generally now existing or hereafter enacted and by the application of general principles of equity including those relating to equitable subordination.

(b) Each Authorized Officer is hereby authorized to negotiate and execute any indenture or indentures, or agreements as shall be deemed necessary by an Authorized Officer and confirmed in a Sale Order for and on behalf of the City, to provide for the pledge of security and otherwise to secure payment of the Bonds.

Section 302. Tax-Exempt Bonds; Taxable Bonds. The Authorized Officers are each hereby authorized and directed to determine whether all or any portion of the Bonds shall be sold as: (i) Bonds the interest on which is excluded from gross income for federal income tax purposes ("Tax-Exempt Bonds"), or (ii) taxable Bonds the interest on which, if any, is included in gross income for federal income tax purposes under the Code ("Taxable Bonds"), or any combination thereof.

Section 303. Designations, Dates, Interest Rates, Maturities, Redemption and Other Terms of the Bonds.

(a) The Bonds shall be issued in one or more series to be designated as "UNLIMITED TAX GENERAL OBLIGATION BONDS", or such other designation determined by an Authorized Officer. The Bonds shall further bear a series designation corresponding to the year of issuance and other necessary identifying information as shall be provided in the Sale Order; shall be issued in fully registered form as serial bonds, term bonds, a combination thereof, or as a single instrument bond, as provided in the Sale Order. Each series of Bonds shall be dated and issued in authorized denominations all as determined in the Sale Order.

(b) In making the determinations set forth in this Resolution with respect to the Sale Order, the Authorized Officers shall be limited to the parameters as follow:

(1) The first maturity date or mandatory sinking fund redemption date for each series of the Bonds shall not be later than five (5) years from the date of issuance; and the final maturity dates for the Bonds shall not be

later than the earlier of (i) the last year of the weighted average estimated period of usefulness of the Capital Improvements or (ii) 30 years.

(2) To the extent permitted by applicable law, the Bonds may be sold with an original issue premium or original issue discount in an amount as determined by an Authorized Officer.

(3) The maximum rate of interest on the Bonds shall not exceed the Bonds Maximum Interest Rate.

(c) The Bonds shall mature on such dates and shall bear interest at such rates on a fixed and/or variable and tax-exempt or taxable basis not in excess of the legal limit, and payable on such dates (each an "Interest Payment Date"), all as shall be provided in a Sale Order. Unless otherwise provided by an Authorized Officer in a Sale Order, interest on the Bonds shall be calculated on the basis of a 360-day year consisting of twelve 30-day months. The Bonds shall be payable as to principal and interest in lawful money of the United States of America.

(d) Except as may be otherwise provided by an Authorized Officer in a Sale Order, interest on the Bonds shall be payable on each Interest Payment Date to the Registered Owner of record as of the 15th day of the month, whether or not a Business Day (a "Regular Record Date"), prior to each Interest Payment Date. Interest on the Bonds shall be payable to such Registered Owners by check or draft drawn on the Transfer Agent on each Interest Payment Date and mailed by first class mail or, upon the written request of the Owner of \$1,000,000 or more in aggregate principal amount of Bonds (with complete wiring instructions no later than the Regular Record Date for such Interest Payment Date), by wire transfer by the Transfer Agent to such Owner. Such a request may provide that it will remain in effect with respect to subsequent Interest Payment Dates unless and until changed or revoked at any time prior to a Regular Record Date by subsequent written notice to the Transfer Agent.

(e) The principal of the Bonds shall be payable to the Owners of the Bonds upon the presentation of the Bonds to the Transfer Agent at the principal corporate trust office of the Transfer Agent. If the Bonds are held in book-entry form by the Depository Trust Company in New York, New York ("DTC"), payment shall be made in the manner prescribed by DTC

(f) The Bonds may be subject to redemption and/or tender for purchase prior to maturity or shall not be subject thereto, upon such terms and conditions as shall be provided by an Authorized Officer in the Sale Order delivered in connection with the Bonds.

(g) An Authorized Officer, after consultation with Bond Counsel and the Municipal Advisor, may designate and issue the Bonds as "qualified tax-exempt obligations" for purposes of interest expense by financial institutions as defined in Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the "Code").

Unless waived by any Registered Owner of the Bonds to be redeemed, official notice of redemption shall be given by the Transfer Agent on behalf of the City. Such notice shall be dated and shall contain at a minimum the following information: original issue date; maturity dates; interest rates, CUSIP numbers, if any; certificate numbers, and in the case of partial redemption, the called amounts of each certificate; the redemption date; the redemption price or premium; the place where the Bonds called for redemption are to be surrendered for payment; and that interest on the Bonds or portions thereof called for redemption shall cease to accrue from and after the redemption date.

In addition, further notice shall be given by the Transfer Agent in such manner as may be required or suggested by regulations or market practice at the applicable time, but no defect in such further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as prescribed herein.

Section 304. Execution, Authentication and Delivery of Bonds. The Bonds shall be executed in the name of the City by the manual or facsimile signatures of the Authorized Officers and authenticated by the Transfer Agent, or a trustee if an indenture is executed in connection with the issuance of the Bonds, and the seal of the City (or a facsimile thereof), if applicable, shall be impressed or imprinted on the Bonds. After the Bonds have been executed and authenticated for delivery to the original purchaser thereof, they shall be delivered to the purchasers thereof upon receipt of the purchase price. If the Bonds are not authenticated, then at least one signature on the Bonds shall be a manual signature. The Bonds shall be delivered to the Transfer Agent for authentication and be delivered by the Transfer Agent to the purchaser or other person in accordance with instructions from the Authorized Officer.

Section 305. Mutilated, Destroyed, Stolen or Lost Bonds. (a) Subject to the provisions of Act 354, Public Acts of Michigan, 1972, as amended, and any other applicable law, if (i) any mutilated Bond is surrendered to the City, and the City receives evidence to its satisfaction of the destruction, loss or theft of any Bond and (ii) there is delivered to the City such security or indemnity as may be required by it to save the City harmless, then, in the absence of notice to the City that such Bond has been acquired by a bona fide purchaser, the City shall execute and deliver in exchange for or in lieu of any such mutilated, destroyed, lost or stolen Bond, a new Bond of like tenor and principal amount, bearing a number not contemporaneously outstanding.

(b) If any such mutilated, destroyed, lost or stolen Bond has become or is about to become due and payable, the City in its discretion may, instead of issuing a new Bond, pay such Bond.

(c) Any new Bond issued pursuant to this section in substitution for a Bond alleged to be mutilated, destroyed, stolen or lost shall constitute an original additional contractual obligation on the part of the City, and shall be equally secured by and entitled to equal proportionate benefits with all other Bonds of like tenor issued under this Resolution.

Section 306. Form of the Bonds. The Bonds shall be in substantially the following form with such insertions, omissions, substitutions and other variations as shall not be inconsistent with this Resolution or permitted by the Sale Order or as approved by an Authorized Officer and Bond Counsel:

[Remainder of page intentionally left blank]

[Form of Bond]

United States of America  
State of Michigan  
Counties of Ingham and Eaton

CITY OF LANSING  
[2022/2023] UNLIMITED TAX GENERAL OBLIGATION BOND

| <u>Interest Rate</u> | <u>Date of Maturity</u> | <u>Date of Original Issue</u> | <u>CUSIP</u> |
|----------------------|-------------------------|-------------------------------|--------------|
|----------------------|-------------------------|-------------------------------|--------------|

Registered Owner:

Principal Amount: \_\_\_\_\_ Dollars (\$\_\_\_\_\_)

The CITY OF LANSING, Counties of Ingham and Eaton, State of Michigan (the "City"), acknowledges itself to owe and for value received hereby promises to pay to the Registered Owner specified above, or registered assigns, the Principal Amount specified above, in lawful money of the United States of America, on the Date of Maturity specified above, unless prepaid prior thereto as hereinafter provided, with interest thereon (computed on the basis of a 360-day year consisting of twelve 30-day months) from the Date of Original Issue specified above or such later date to which interest has been paid, until paid, at the Interest Rate per annum specified above, first payable on \_\_\_\_\_ 1, 20\_\_ and semiannually thereafter. Principal of this bond is payable at the corporate trust office of \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, or such other transfer agent as the City may hereafter designate by notice mailed to the registered owner not less than sixty (60) days prior to any interest payment date (the "Transfer Agent"). Interest on this bond is payable to the registered owner of record as of the fifteenth (15th) day of the month preceding the interest payment date as shown on the registration books of the City kept by the Transfer Agent by check or draft mailed to the registered owner of record at the registered address.

The unlimited tax full faith, credit and resources of the City are pledged for the payment of the Bonds of this issue, and the City has covenanted that, commencing with the fiscal year beginning July 1, 2023, it shall be the duty of the City to levy a tax annually in an amount sufficient so that the estimated collections therefrom will be sufficient to pay promptly when due the principal of and interest becoming due on the Bonds, which tax levies shall not be subject to limitation as to rate or amount.

[This bond is one of a series of [2022/2033] Unlimited Tax General Obligation Bonds (the "Bonds") aggregating the principal sum of \$\_\_\_\_\_, issued for the purpose of erecting, acquiring and equipping new public safety buildings and the sites for such buildings, including but not limited to, police department facilities and fire department stations and training centers, court(s), detention and other related facilities; rehabilitating and updating existing such public safety buildings; acquiring and installing instructional/public safety technology and instructional/public safety technology equipment for new and existing public safety buildings; equipping and re-equipping existing public safety buildings; and developing, equipping and improving facilities, parking areas, driveways, infrastructure and sites (collectively, the "Capital Improvements"), [paying capitalized interest] and paying costs incidental to the issuance of the Bonds.]

Bonds of this issue maturing in the years 20\_\_ to \_\_\_\_\_, inclusive, shall not be subject to redemption prior to maturity. Bonds or portions of bonds of this issue in multiples of \$[5,000] maturing in the year \_\_\_\_\_ and thereafter shall be subject to redemption prior to maturity, at the option of the City, in any order of maturity and by lot within any maturity, on any date on or after \_\_\_\_\_ 1, \_\_\_\_\_, at par and accrued interest to the date fixed for redemption.

[Insert any draw down, revolving or term bond provisions, if applicable.

In case less than the full amount of an outstanding bond is called for redemption, the Transfer Agent, upon presentation of the bond called in part for redemption, shall register, authenticate and deliver to the registered owner of record a new bond in the principal amount of the portion of the original bond not called for redemption.

Notice of redemption shall be given by the Transfer Agent to the registered owner of any bond or portion thereof called for redemption by mailing of such notice not less than thirty (30) days prior to the date fixed for redemption to the registered address of the registered owner of record. A bond or portion thereof so called for redemption shall not bear interest after the date fixed for redemption provided funds are on hand with the Transfer Agent to redeem said bond or portion thereof. Bonds shall be called for redemption in multiples of \$5,000, and bonds of denominations of more than \$5,000 shall be treated as representing the number of bonds obtained by dividing the denomination of the bonds by \$5,000, and such bonds may be redeemed in part. The notice of redemption for bonds redeemed in part shall state that, upon surrender of the bond to be redeemed, a new bond or bonds in the same aggregate principal amount equal to the unredeemed portion of the bonds surrendered shall be issued to the registered owner thereof with the same interest rate and maturity. No further interest on bonds or portions of bonds called for redemption shall accrue after the date fixed for redemption, whether the bonds have been presented for redemption or not, provided funds are on hand with the Transfer Agent to redeem the bonds or portion thereof.]

[This bond is transferable only upon the registration books of the City kept by the Transfer Agent by the registered owner of record in person, or by the registered owner's attorney duly authorized in writing, upon the surrender of this bond together with a written instrument of transfer satisfactory to the Transfer Agent duly executed by the registered



owner or the registered owner's attorney duly authorized in writing, and thereupon a new registered bond or bonds in the same aggregate principal amount and of the same maturity shall be issued to the transferee in exchange therefor as provided in the resolution authorizing this bond and upon the payment of the charges, if any, therein prescribed. The Transfer Agent shall require the bondholder requesting the transfer to pay any tax or other governmental charge required to be paid with respect to the transfer. [The Transfer Agent shall not be required to issue, register the transfer of, or exchange any bond during a period beginning at the opening of business 15 days before the day of the mailing of a notice of redemption of bonds selected for redemption and ending at the close of business on the day of that mailing.]

It is hereby certified and recited that all acts, conditions and things required by law to be done, precedent to and in the issuance of this bond and the series of bonds of which this is one, exist and have been done and performed in regular and due form and time as required by law, and that the total indebtedness of the City, including this bond, does not exceed any constitutional, statutory or charter debt limitation.

This bond is not valid or obligatory for any purpose until the Transfer Agent's Certificate of Authentication on this bond has been executed by the Transfer Agent.

IN WITNESS WHEREOF, the City of Lansing by authority of its City Council, has caused this bond to be signed for and on its behalf and in its name by the manual or facsimile signatures of the Mayor and Clerk of the City, and the official seal of the City or a facsimile thereof to be impressed or printed hereon, all as of the Date of Original Issue.

**CITY OF LANSING**  
Counties of Ingham and Eaton  
State of Michigan

By\_\_\_\_\_

Its Mayor

(SEAL)

Countersigned:

By\_\_\_\_\_

Its City Clerk

Certificate of Authentication

This bond is one of the bonds described in the within-mentioned resolution.

\_\_\_\_\_, Michigan  
Transfer Agent

By \_\_\_\_\_  
Its: Authorized Signature

Date of Authentication: \_\_\_\_\_, [2022/2023]

Section 311. Sale of Bonds to Underwriters or Direct Purchaser. Any series of Bonds may, if deemed appropriate by an Authorized Officer, be sold to (i) the Underwriters pursuant to a Bond Purchase Agreement or (ii) a bank or other financial institution qualified by law to purchase and take delivery of such Bonds for its own investment, pursuant to a purchase contract, in which case (A) such purchaser shall deliver an investor letter in a form acceptable to an Authorized Officer and (B) the City's obligations hereunder relating to the Preliminary Official Statement, Official Statement and Undertaking (as defined below) may not apply.

#### **ARTICLE IV SPECIAL COVENANTS**

Section 401. Reimbursement. For the purposes of complying with the reimbursement rules of Treasury Regulations 1.150-2 pursuant to the Code, the City reasonably expect to reimburse itself for expenditures for the costs of the Capital Improvements with proceeds of Bonds.

Section 402. Tax Exemption Covenant for Tax-Exempt Bonds. The City covenants that it will not take any action, or fail to take any action required to be taken, if taking such action or failing to take such action would adversely affect the general exclusion from gross income of interest on any Tax-Exempt Bonds, from federal income taxation under the Code.

Section 403. Arbitrage Covenant. (a) The City will not directly or indirectly (1) use or permit the use of any proceeds of any Tax-Exempt Bonds or other funds of the City or (2) take or omit to take any action required by Section 148(a) of the Code in order to maintain the exclusion from gross income of the interest on any Tax-Exempt Bonds for federal income tax purposes. To that end, the City will comply with all requirements of Section 148 of the Code to the extent applicable to the Bonds and the requirements set forth in the Non-Arbitrage and Tax Compliance Certificate of the City.

(b) Without limiting the generality of subsection (a), above, the City agrees that there shall be paid by the City from time to time all amounts, if any, required to be rebated to the United States pursuant to Section 148(f) of the Code. This covenant shall survive payment in full or defeasance of the Tax-Exempt Bonds.

(c) Notwithstanding any provision of this Section, if the City obtains an opinion of Bond Counsel to the effect that any action required under this Section is no longer required, or that some further action is required, to maintain the exclusion from gross income of the interest of any Tax-Exempt Bonds for federal income tax purposes pursuant to Section 103 of the Code, the City may conclusively rely on such opinion in complying with the provisions hereof.

## **ARTICLE V**

### **BONDS FUNDS AND ACCOUNTS; DISPOSITION OF BONDS PROCEEDS**

Section 501. Establishment of Accounts and Funds. (a) Each Authorized Officer is hereby authorized to establish such accounts, subaccounts or other funds as shall be required for the payment of the Bonds, and for the payment of the Capital Improvements, including but not limited to, with such modifications or additions to facilitate the identification of such accounts, subaccounts or other funds:

- A. Debt Retirement Fund; and
- B. Capital Improvement Fund.

Each Authorized Officer is hereby authorized to establish such accounts, subaccounts or funds as shall be required for the issuance and delivery of the Bonds, if any, to accommodate the requirements of such series of Bonds, including, but not limited to, such accounts, subaccounts or funds necessary to facilitate the purchase and payment of variable rate bonds. Each Authorized Officer is hereby authorized to allocate any net original issue premium, if any, received upon the sale of the Bonds to such accounts and in such amounts as permitted by applicable law.

Section 502. Debt Retirement Fund. An Authorized Officer is authorized and directed to open a separate depository or trust account with a bank or trust company to be designated as the [2022/2023] CAPITAL IMPROVEMENT BONDS (UNLIMITED TAX GENERAL OBLIGATION) DEBT RETIREMENT FUND (the "Debt Retirement Fund"). The Debt Retirement Fund may be pooled or combined with other debt retirement funds for issues of bonds of like character as provided by Act 34 or other state law. An amount sufficient to assure timely payment of the principal of and interest on the Bonds shall be transferred each year into the Debt Retirement Fund from the general fund of the City or other funds legally available therefor. The moneys deposited in the fund shall be used solely for the purpose of paying the principal of and interest on the Bonds and, as may be necessary, to rebate arbitrage earnings, if any, to the United States Department of Treasury as required by the Internal Revenue Code of 1986, as amended. The accrued interest and premium, if any, received upon delivery of the Bonds shall also be deposited in the Debt Retirement Fund.

The City may provide for the payment of principal of any of the Bonds issued as term bonds through the purchase of municipal securities in the open market at a price not greater than that payable on the next redemption date in order to satisfy all or part of the next succeeding scheduled mandatory redemption.

Section 503. Capital Improvement Fund. The City Treasurer is authorized and directed to create a fund designated as the [2022/2023] CAPITAL IMPROVEMENT BONDS (UNLIMITED TAX GENERAL OBLIGATION) CAPITAL IMPROVEMENT FUND (the "Capital Improvement Fund"). The City Treasurer shall deposit the proceeds of the Bonds into the Capital Improvement Fund, less accrued interest and premium, if any, which shall be deposited into the Debt Retirement Fund. The moneys in the Capital Improvement Fund shall be used to pay the costs of the Capital Improvements and to pay

the costs of issuance of the Bonds. Moneys remaining in the Capital Improvement Fund after completion of the Capital Improvements may be used for any purpose permitted by law.

Section 504. Investment of Monies in the Bonds Funds and Accounts. (a) An Authorized Officer shall direct the investment of monies on deposit in the funds and accounts established hereunder, and the Transfer Agent, upon written direction or upon oral direction promptly confirmed in writing by an Authorized Officer, shall use its best efforts to invest monies on deposit in the funds and accounts in accordance with such direction.

(b) Monies on deposit in the funds and accounts established under this Article V may be invested in such investments and to the extent permitted by applicable law.

## **ARTICLE VI DEFEASANCE**

Section 601. Defeasance. Bonds shall be deemed to be paid in full upon the deposit in trust of cash or direct obligations of, or obligations the principal of and interest on which are unconditionally guaranteed by, the United States of America, or any combination thereof, not redeemable at the option of the issuer thereof, the principal and interest payments upon which, without reinvestment thereof, will come due at such times and in such amounts, as to be fully sufficient to pay when due, the principal of such Bonds and interest to accrue thereon, as confirmed by a verification report prepared by an independent certified public accountant. Such cash and securities representing such obligations shall be deposited with a bank or trust company and held for the exclusive benefit of the Owners of such Bonds. After such deposit, such Bonds shall no longer be entitled to the benefits of this Resolution (except for any rights of transfer or exchange of Bonds as therein or herein provided for) and shall be payable solely from the funds deposited for such purpose and investment earnings, if any, thereon, and the lien of this Resolution for the benefit of such Bonds shall be discharged.

## **ARTICLE VII OTHER PROVISIONS OF GENERAL APPLICATION**

Section 701. Credit Enhancement. There is hereby authorized to be obtained a Municipal Bond Insurance Policy or other credit enhancement or a combination thereof to secure the payment of all or part of the Bonds, if, and provided that, it shall be determined by an Authorized Officer that such cost of such Municipal Bond Insurance Policy or other credit enhancement or a combination thereof is less than the interest rate savings therefrom or otherwise that it is in the best interest of the City. In the event a commitment for a Municipal Bond Insurance Policy is obtained or a commitment for other credit enhancement is obtained, each Authorized Officer is hereby authorized to approve the terms, perform such acts and execute such instruments that shall be required, necessary or desirable to effectuate the terms of such commitment and the transactions described therein and in this Resolution and the Sale Order provided that such terms are not materially adverse to the City.

Section 702. Approval of Other Documents and Actions; Treasury Approval. The Authorized Officers and any other officers or employees of the City are hereby authorized and directed on behalf of the City to take any and all other actions, perform any and all acts, and execute any and all documents that shall be required, necessary or desirable to implement this Resolution. The Bonds shall neither be sold nor issued unless and only so long as the issuance of the Bonds as provided herein shall have been authorized and approved in accordance with the applicable provisions of Act 34 and Act 279.

Each Authorized Officer is hereby authorized to do and perform any and all acts and things with respect to the Bonds which are necessary and appropriate, consistent with this Resolution, including to pay the related fees, if any, to the Michigan Department of Treasury (the "Department") at his or her discretion under Act 34 for an Order or Orders of Approval to issue all or a portion of the Bonds; to file applications with the Department for a waiver of the investment grade rating requirement; to enter into one or more dealer-manager agreements, remarketing agreements, indentures, letters of credit and reimbursement agreements, to seek such waivers or other Department approvals as necessary to implement the sale, delivery and security for the Bonds, and as required by the Department and Act 34; to pay any post-closing filing fees required by Act 34 to the Department or other specified agency, as a cost of issuance or from other legally available funds; to secure ratings by bond rating agencies, if cost effective; to negotiate and acquire a Municipal Bond Insurance Policy and/or other credit enhancement, if any, to further secure the Bonds or any portions thereof; to acquire an irrevocable surety bond to fulfill the City's obligation to fund any reserve account; and to incur and pay reasonable fees, costs and expenses incidental to the foregoing and other costs of issuance of the Bonds including, but not limited to fees and expenses of Bond Counsel, the Municipal Advisor, accountants and others, from Bond proceeds or other available funds, for and on behalf of the City.

Section 703. Continuing Disclosure Undertaking. If the Bonds are sold pursuant to a negotiated or public/competitive sale, or as otherwise required, the City shall enter into a continuing disclosure undertaking pursuant to Rule 15c2-12 promulgated by the Securities and Exchange Commission (the "Rule") for the benefit of the holders and beneficial owners of the Bonds as to which the Rule is applicable, as more specifically set forth in Exhibit A hereto (the "Undertaking"); provided, however, that the terms of the Undertaking are subject to completion and modification prior to delivery of the Bonds to such extent as an Authorized Officer shall deem necessary to comply with law or market requirements of the Underwriters. Each Authorized Officer is hereby authorized to execute and deliver the Undertaking after completion and modification as provided in this Resolution and the Sale Order.

Section 704. Delegation to Authorized Officers. (a) Prior to the sale date or dates for the Bonds, an Authorized Officer may cause the preparation and approve the form and distribution of necessary City disclosure for any Preliminary Official Statement or Official Statement and other offering materials to be used in conjunction with the sale or offering of the Bonds, and an Authorized Officer may deem the City's disclosure "final" for purposes of Rule 15c2-12 of the Securities and Exchange Commission.

(b) Pursuant to the authority of Section 315(1)(d) of Act 34, each Authorized Officer is hereby authorized to make the following determinations with respect to the Bonds within the parameters of this Resolution: (i) to determine the principal amounts of the Bonds to be issued on a fixed or variable interest rate basis and tax exempt or taxable basis; (ii) to determine the interest rate provisions, tender and other requirements for Bonds issued on a variable rate basis; (iii) to negotiate the terms for the sale of the Bonds to the Underwriters or other purchasers; (iv) to cause the Preliminary Official Statement and the final Official Statement for the Bonds to be prepared and circulated; and (v) to take such other actions and make such other determinations as may be necessary to accomplish the sale and delivery of the Bonds and the transactions contemplated by this Resolution, as shall be confirmed in the Sale Order.

(c) Except as otherwise provided herein, all determinations and decisions of an Authorized Officer with respect to the issuance and sale of the Bonds as permitted or required by this Resolution shall be confirmed in a Sale Order or Sale Orders, and such confirmations shall constitute determinations that any conditions precedent to such determinations and decisions of any Authorized Officer have been fulfilled.

Section 705. Approving Legal Opinions with Respect to the Bonds. The sale of the Bonds shall be conditioned upon receiving, at the time of delivery, the approving opinion of Bond Counsel, approving legality of the Bonds and, with respect to Bonds determined by an Authorized Officer to be issued as Tax-Exempt Bonds, the exclusion from gross income of the interest paid thereon from federal and State income taxation only.

Section 706. Method of Sale; Award. (a) The Bonds shall be sold at a negotiated sale described in subsection (b) below, or shall be sold at a public sale following the publication of an Official Notice of Sale as described in (c), below, all as shall be determined by an Authorized Officer to be in the best interests of the City based on the recommendation of Bond Counsel and the Municipal Advisor.

(b) *Negotiated Sale.* In order to optimize the interest rate upon the issuance of the Bonds and in order to provide flexibility with respect to the sale date for the Bonds, the Bonds are authorized to be sold via a negotiated sale or private placement, based on recommendations of Bond Counsel and the Municipal Advisor.

(c) *Public Sale.* If an Authorized Officer, based on recommendations of Bond Counsel and the Municipal Advisor, determines that it is in the best interests of the City to sell the Bonds at a public sale, then each Authorized Officer is authorized and directed to fix the date of sale of the Bonds and to publish an Official Notice of Sale relating to the Bonds in substantially the form attached as Exhibit B (the "Official Notice of Sale"), in accordance with law, once in either The Bond Buyer or other newspaper of general circulation at least seven days prior to the date fixed for receipt of bids for the purchase of the Bonds. The Authorized Officers, and each of them individually, are hereby authorized to act for and on behalf of the City to receive bids for the purchase of the Bonds and to take all other steps necessary in connection with the sale, award and delivery thereof.

Section 707. Delivery of Bonds. Subject to the provisions of the Sale Order, each Authorized Officer is hereby authorized to deliver the Bonds to the Underwriters upon receiving the purchase price therefor in lawful money of the United States.

Section 708. Official Statement. Each Authorized Officer is hereby authorized to execute the Official Statement or other offering materials with respect to the Bonds in the form approved by an Authorized Officer with such changes as an Authorized Officer may authorize. Such Official Statement or other offering materials to be used in conjunction with the sale or offering of the Bonds are hereby authorized to be printed and used by the Underwriters in connection with the sale of the Bonds to the public. Circulation of the Preliminary Official Statement, if any, or other preliminary offering materials by the Underwriters is hereby approved.

Section 709. Appointment of Bond Counsel, Municipal Advisor; Engagement of Other Parties. The appointment of the law firm of Dykema Gossett PLLC of Lansing, Michigan, as Bond Counsel for the Bonds is hereby ratified and confirmed, notwithstanding the periodic representation by Dykema Gossett PLLC in unrelated matters of other parties and potential parties to the issuance of the Bonds. The fees and expenses of Bond Counsel and other accumulated bond-related fees and expenses shall be payable as a cost of issuance from proceeds of the Bonds or other available funds in accordance with the letter of such firm on file with the City.

The appointment of Robert W. Baird & Co. Incorporated as Municipal Advisor for the Bonds is hereby ratified and confirmed. The fees and expenses of the Municipal Advisor and other accumulated bond related fees and expenses shall be payable as a cost of issuance from proceeds of the Bonds or other available funds in accordance with the letter of such firm on file with the City.

Each Authorized Officer is hereby authorized to engage other necessary professionals as he or she deems necessary and appropriate in connection with the sale, issuance and delivery of the Bonds and to pay the fees and expenses thereof from the proceeds of the Bonds or other available funds.

Section 710. No Recourse Under Resolution. All covenants, agreements and obligations of the City contained in this Resolution shall be deemed to be the covenants, agreements and obligations of the City and not of any councilperson, member, officer or employee of the City in his or her individual capacity, and no recourse shall be had for the payment of the principal of or interest on the Bonds or for any claim based thereon or on this Resolution against any councilperson, member, officer or employee of the City or any person executing the Bonds in his or her official individual capacity.

Section 711. Severability. If any one or more sections, clauses or provisions of this Resolution shall be determined by a court of competent jurisdiction to be invalid or ineffective for any reason, such determination shall in no way affect the validity and effectiveness of the remaining sections, clauses and provisions hereof.

Section 712. Cover Page, Table of Contents and Article and Section Headings. The cover page, table of contents and Article and Section headings hereof are solely for



convenience of reference and do not constitute a part of this Resolution, and none of them shall affect its meaning, construction or effect.

Section 713. Conflict. All resolutions or parts of resolutions or other proceedings of the City in conflict herewith shall be and the same hereby are repealed insofar as such conflict exists.

Section 714. Governing Law and Jurisdiction. This Resolution shall be governed by and construed in accordance with the laws of the State.

Section 715. Resolution and Sale Order are a Contract. The provisions of this Resolution and the Sale Order shall constitute a contract between the City, the Bondholders and the Bond Insurer, if any.

Section 716. Effective Date. This Resolution shall take effect immediately upon its adoption by the Council.

YEAS:

NAYS:

ABSTENTIONS:

ABSENT:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN ) ss.

COUNTIES OF INGHAM AND EATON )

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regularly scheduled meeting of the City Council of the City of Lansing, Michigan held on the \_\_\_\_ day of \_\_\_\_\_, 2022 and said resolution is on file in the office of the City of Lansing and is available to the public. Public notice of the said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan 1976, including in the case of a special or re-scheduled meeting, notice by publication or posting of at least eighteen (18) hours prior to the time set for the meeting. In addition, said meeting was held in full compliance with the City's Charter. The members of the City Council present at the meeting constituted a quorum.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this \_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Chris Swope, City Clerk  
City of Lansing, Michigan

**EXHIBIT A**  
**FORM OF CONTINUING DISCLOSURE UNDERTAKING**

This Continuing Disclosure Undertaking (the "Undertaking") is executed and delivered by the City of Lansing, Counties of Ingham and Eaton, State of Michigan (the "City") in connection with the issuance of its [ ] (the "Bonds"). The City covenants and agrees for the benefit of the Bondholders, as hereinafter defined, as follows:

(a) *Purpose of the Disclosure Undertaking.* This Undertaking is being executed and delivered by the City for the benefit of the Bondholders and in order to assist the Participating Underwriter in complying with section (b)(5) of the Rule. In consideration of the purchase and acceptance of any and all of the Bonds by those who shall hold the same or shall own beneficial ownership interests therein from time to time, this Undertaking shall be deemed to be and shall constitute a contract between the City and the Bondholders from time to time of the Bonds, and the covenants and agreements herein set forth to be performed on behalf of the City shall be for the benefit of the Bondholders of any and all of the Bonds.

(b) *Definitions.* The following terms used herein shall have the following meanings:

"Audited Financial Statements" means the City's audited financial statements prepared by an individual or firm of independent certified public accountants as required by Act 2, Public Acts of Michigan, 1968, as amended, which presently requires preparation in accordance with generally accepted accounting principles.

"Bondholders" shall mean the registered owner of any Bond or any person (a) with the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bond (including any person holding a Bond through a nominee, depository or other intermediary) or (b) treated as the owner of any Bond for federal income tax purposes.

"Disclosure Representative" means the Finance Director of the City or her designee, or such other officer, employee, or agent as the City shall designate from time to time in writing.

"EMMA" shall mean the MSRB's Electronic Municipal Market Access System.

"MSRB" means the Municipal Securities Rulemaking Board.

"Official Statement" means the final Official Statement for the Bonds dated \_\_\_\_\_, 20\_\_.

"Participating Underwriter" means any of the original underwriters of the Bonds required to comply with the Rule in connection with the primary offering of the Bonds.

“Rule” means Rule 15c2-12 promulgated by the SEC pursuant to the Securities Exchange Act of 1934, as amended.

“SEC” means the United States Securities and Exchange Commission.

“Unaudited Financial Statements” means the same as Audited Financial Statements, except that they shall not have been audited by an individual or firm of independent certified public accountants.

(c) *Continuing Disclosure.* The City hereby agrees, in accordance with the provisions of the Rule, to provide or cause to be provided to the MSRB through EMMA, on or before the last day of the sixth (6<sup>th</sup>) month following the end of the fiscal year of the City, commencing with the fiscal year ended June 30, 2023, in an electronic format as prescribed by the MSRB:

- (1) Certain annual financial information and operating data reasonably available to the City in form and substance similar to the information appearing in the sections or tables in the [Main Body and Appendix #] of the Official Statement relating to the Bonds as described below:

**[TO BE CONFORMED TO HEADINGS USED IN APPLICABLE OFFICIAL STATEMENT]**

- a. Appendix A - GENERAL FINANCIAL INFORMATION - Historical Valuation;
- b. Appendix A - GENERAL FINANCIAL INFORMATION - Major Taxpayers;
- c. Appendix A - GENERAL FINANCIAL INFORMATION - Tax Rates (Per \$1,000 of Valuation);
- d. Appendix A - GENERAL FINANCIAL INFORMATION - Tax Levies and Collections;
- e. Appendix A - GENERAL FINANCIAL INFORMATION - City Income Tax;
- f. Appendix A - GENERAL FINANCIAL INFORMATION - Revenues From the State of Michigan;
- g. Appendix A - GENERAL FINANCIAL INFORMATION - Labor Force;
- h. Appendix A - GENERAL FINANCIAL INFORMATION – Employees Retirement System;
- i. Appendix A - GENERAL FINANCIAL INFORMATION – Police and Fire Retirement System;
- j. Appendix A - GENERAL FINANCIAL INFORMATION - Debt Statement - Direct Debt; and
- k. Appendix B - General Fund Budget Summary.

- (2) The Audited Financial Statements. Provided, however, that if the Audited Financial Statements are not available by the date specified above, they shall be provided when available and unaudited financial statements will be filed by such date and the Audited Financial Statements will be filed as soon as available.
- (3) Such additional financial information or operating data as may be determined by the City and its advisors as desirable or necessary to comply with the Rule.

Such annual financial information and operating data described above are expected to be provided directly by the City or by specific reference to other documents available to the public through EMMA or filed with the SEC, including official statements of debt issues of the City or related public entities.

If the fiscal year of the City is changed, the City shall send notice of such change to the MSRB through EMMA prior to the earlier of the ending date of the fiscal year prior to such change or the ending date of the fiscal year as changed.

(d) *Notice of Failure to Disclose.* The City agrees to provide or cause to be provided, in a timely manner, to the MSRB through EMMA, notice of a failure by the City to provide the Annual Financial Information with respect to the City described in subsection (c) above on or prior to the dates set forth in subsection (c) above.

(e) *Occurrence of Events.* The City agrees to provide or cause to be provided in a timely manner not in excess of ten (10) business days to the MSRB through EMMA, notice of the occurrence of any of the following events listed in (b)(5)(i)(C) of the Rule with respect to the Bonds, if applicable, if material (each a "Material Event"):

- (1) principal and interest payment delinquencies;
- (2) non-payment related defaults;
- (3) unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) substitution of credit or liquidity providers, or their failure to perform;
- (6) adverse tax opinions or events affecting the tax-exempt status of the Bonds;
- (7) modifications to rights of holders of the Bonds;
- (8) Bond calls;
- (9) defeasances;
- (10) release, substitution, or sale of property securing repayment of the Bonds; and
- (11) rating changes;
- (12) bankruptcy, insolvency, receivership or similar event of the Issuer, which is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Issuer in a proceeding under the U.S. Bankruptcy Code or in any other

proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer;

- (13) the consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- (14) appointment of a successor or additional trustee or the change of name of a trustee, if material.
- (15) incurrence of a financial obligation of the issuer or obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the issuer or obligated person, any of which affect security holders, if material; and
- (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the financial obligation of the issuer or obligated person, any of which reflect financial difficulties.

(f) *Materiality Determined Under Federal Securities Laws.* The City agrees that its determination of whether any event listed in subsection (e) is material shall be made in accordance with federal securities laws.

(g) *Termination of Reporting Obligation.* The obligation of the City to provide Annual Financial Information and notices of Material Events, as set forth above, shall be terminated if and when the City no longer remains an “obligated person” with respect to the Bonds within the meaning of the Rule, including upon legal defeasance of all Bonds.

(h) *Benefit of Bondholders.* The City agrees that its undertaking pursuant to the Rule set forth in this Section is intended to be for the benefit of the Bondholders and shall be enforceable by any Bondholder; provided that, the right to enforce the provisions of this Undertaking shall be limited to a right to obtain specific enforcement of the City’s obligations hereunder and any failure by the City to comply with the provisions of this Undertaking shall not constitute a default or an event of default with respect to the Bonds or under the Resolution.

(i) *Amendments to the Undertaking.* Amendments may be made in the specific types of information provided or the format of the presentation of such information to the extent deemed necessary or appropriate in the judgment of the Disclosure

Representative on behalf of the City, provided that the City agrees that any such amendment will be adopted procedurally and substantively in a manner consistent with the Rule, including, any interpretations thereof by the SEC, which, to the extent applicable, are incorporated herein by reference. Such interpretations currently include the requirements that (a) the amendment may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of the City or the type of activities conducted thereby, (b) the undertaking, as amended, would have complied with the requirements of the Rule at the time of the primary offering of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances, and (c) the amendment does not materially impair the interests of Bondholders, as determined by parties unaffiliated with the City (such as independent legal counsel), but such interpretations may be changed in the future. If the accounting principles to be followed by the City in preparing the Audited Financial Statements are modified, the Annual Financial Information for the year in which the change is made shall present a comparison between the financial statements as prepared on the prior basis and the statements as prepared on the new basis, and otherwise shall comply with the requirements of the Rule, in order to provide information to investors to enable them to evaluate the ability of the City to meet its obligations. A notice of the change in accounting principles shall be sent to the MSRB through EMMA.

(j) *Additional Information.* Nothing in this Undertaking shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Undertaking or any other means of communication, or including any other information in any Annual Financial Information or notice of occurrence of a Material Event, in addition to that which is required by this Undertaking.

(k) *Governing Law.* This Undertaking shall be construed and interpreted in accordance with the laws of the State of Michigan (the "State"), and any suits and actions arising out of this Undertaking shall be instituted in a court of competent jurisdiction in the State; *provided*, that to the extent this Undertaking addresses matters of federal securities laws, including the Rule, this Undertaking shall be construed in accordance with such federal securities laws and official interpretations thereof.

IN WITNESS WHEREOF, the City has caused this Undertaking to be executed by its authorized officer.

**CITY OF LANSING**  
Counties of Ingham and Eaton  
State of Michigan

By \_\_\_\_\_

Its

Dated: \_\_\_\_\_

**EXHIBIT B**  
**FORM OF OFFICIAL NOTICE OF SALE**

\$ \_\_\_\_\_  
CITY OF LANSING

Counties of Ingham and Eaton, State of Michigan  
[2022/2023] CAPITAL IMPROVEMENT BONDS  
(UNLIMITED TAX GENERAL OBLIGATION)

**BID OPENING:** Bids for the purchase of the above bonds (the “Bonds”) will be publicly opened and read by an agent of the City of Lansing on [date], until [time] Eastern Time.

**SEALED BIDS** for the purchase of the Bonds will be received at the office of the Municipal Advisory Council of Michigan, 26211 Central Park Blvd, Ste 508, Southfield, Michigan 48076.

**FAXED BIDS**, signed by the bidder, may be submitted by members of the Municipal Advisory Council of Michigan to MAC at fax number (313) 963-0943 or by any bidder to the City at fax (517) [fax number], Attention: Chief Strategy and Financial Officer; provided that faxed bids must arrive before the time of sale and the bidder bears all risks of transmission failure.

**ELECTRONIC BIDS:** Electronic bids will be received by Bidcomp/Parity as agent of the undersigned. Further information about Bidcomp/Parity, including any fee charged, may be obtained from Bidcomp/Parity, Anthony Leyden or Client Services, 1359 Broadway, Second Floor, New York, New York 10018, (212) 849-5021. If any provision of this Official Notice of Sale shall conflict with information provided by Bidcomp/Parity, as the approved provider of electronic bidding services, this Official Notice of Sale shall control. No change of the dated date will be allowed for the computation of the winning bid.

Bidders may choose any means to present bids but a bidder may not present a bid by more than one means. The City will award or reject bids on the date of the bid opening.

**BOND DETAILS:** The Bonds will be registered bonds of the denomination of \$5,000 or integral multiples thereof up to the amount of that maturity, originally dated as of the date of delivery thereof (currently anticipated to be [date]), and will bear interest from their date payable on November 1, \_\_\_\_, and semiannually thereafter.

The Bonds will mature on May 1 of each year, as follows:



| Year | Principal Amount |  | Year | Principal Amount |
|------|------------------|--|------|------------------|
| 2023 |                  |  | 2028 |                  |
| 2024 |                  |  | 2029 |                  |
| 2025 |                  |  | 2030 |                  |
| 2026 |                  |  | 2031 |                  |
| 2027 |                  |  | 2032 |                  |

[Additional years to incorporate the useful life of the Capital Improvements]

**INTEREST RATE AND BIDDING DETAILS:** The Bonds shall bear interest at a rate or rates such that the net interest cost shall not exceed 8.00% per annum, if issued on a tax-exempt basis, or 10.00% per annum, if issued on a taxable basis, to be fixed by the bids therefor, expressed in multiples of 1/8 or 1/20 of 1%, or both. The interest on any one Bond shall be at one rate only and all Bonds maturing in any one year must carry the same interest rate. The difference between the highest and lowest interest rate on the Bonds shall not exceed 1.00% per annum. THE INTEREST RATE BORNE BY BONDS MATURING IN ANY ONE YEAR SHALL NOT BE LESS THAN THE INTEREST RATE BORNE BY BONDS MATURING IN THE RESPECTIVE PRECEDING YEAR. No proposal for the purchase of less than all of the Bonds or at a price less than 97% or more than 120% of their par value will be considered. In submitting a bid for the Bonds, the bidder agrees to the representation of the City by Dykema Gossett PLLC as bond counsel.

**TERM BOND OPTION:** Bidders shall have the option of designating the Bonds as term bonds or serial bonds or both. The bid must designate whether each of the principal amounts shown above represent a serial maturity or a mandatory redemption requirement for a term bond maturity. In any event, the above principal amount schedule shall be represented by either serial bond maturities or mandatory redemption requirements, or a combination of both. Any such designation must be made at the time bids are submitted. If the term bond option is selected, then the principal amount of the term bonds of a maturity to be redeemed on the dates set forth above may be reduced by the principal amount of the term bonds of the same maturity which have been previously redeemed or called for redemption (other than as a result of a mandatory redemption) or purchased or acquired by the City and delivered to the transfer agent. The City may satisfy mandatory redemption requirements by the purchase and surrender of term bonds in lieu of the calling of such term bonds for redemption.

Notice of mandatory redemption of any Bond or portion thereof shall be given by the transfer agent at least thirty (30) days prior to the date fixed for redemption by mail to the registered owner at the registered address shown on the registration books kept by the transfer agent. No further interest on a Bond or portion thereof called for redemption shall accrue after the date fixed for redemption, whether presented for redemption or not, provided funds are on hand with the transfer agent to redeem the Bond or portion thereof. In case less than the full amount of an outstanding Bond is called for redemption, the transfer agent, upon presentation of the Bond called for redemption, shall register,

authenticate and deliver to the registered owner of record a new Bond in the principal amount of the portion of the original Bond not called for redemption.

[NO] OPTIONAL REDEMPTION: The bonds [are/are not] subject to optional redemption prior to maturity.

ADJUSTMENT IN PRINCIPAL AMOUNT: Following receipt of bids and prior to final award, the City reserves the right to increase or decrease the principal amount of the bonds. Such adjustment, if necessary, will be made in increments of \$5,000, and may be made in one or more maturities. The purchase price will be adjusted proportionately to the adjustment in the principal amount of the bonds, but the interest rates specified by the successful bidder will not change. The successful bidder may not withdraw its bid as a result of any changes made as provided in this paragraph.

AWARD OF BONDS - TRUE INTEREST COST: The Bonds will be awarded to the bidder whose bid produces the lowest true interest cost determined in the following manner: the lowest true interest cost will be the single interest rate (compounded on May 1, 2023 and semiannually thereafter) necessary to discount the debt service payments from their respective payment date to [date], [2022/2023] in an amount equal to the price bid. [date], [2022/2023] is the anticipated date of delivery of the Bonds. In the event there is an election to exercise the Term Bond option, true interest cost shall be calculated by applying the interest rate of such Term Bonds to each mandatory sinking fund redemption for such Term Bonds.

BOOK-ENTRY-ONLY OPTION: At the option of the purchaser of the Bonds, the Bonds will be issued in book-entry-only form as one fully registered Bond per maturity and will be registered in the name of Cede & Co., as bondholder and nominee for The Depository Trust Company ("DTC"), New York, New York. If this option is selected, then an authorized agent of DTC will act as securities depository for the Bonds, purchase of the Bonds will be made in book-entry only form, in the denomination of \$5,000 or any integral multiple of \$5,000, and bondholders will not receive certificates representing their interest in Bonds purchased. The book-entry-only system is described further in the preliminary Official Statement for the Bonds. It will be the responsibility of the purchaser to obtain DTC eligibility. Failure of the purchaser to obtain DTC eligibility shall not constitute cause for a failure or refusal by the purchaser to accept delivery of and pay for the Bonds.

TRANSFER AGENT AND REGISTRATION: Principal and interest shall be payable to the registered owner of the Bonds at the designated office of a bank or trust company qualified to carry out such duties under the laws of the State of Michigan to be designated as transfer agent by the City. If the purchaser chooses the book-entry-only option, then as long as The Depository Trust Company or its nominee, Cede & Co., is the bondholder, payments will be made directly to DTC. Disbursement of such payments to the DTC Participants is the responsibility of DTC and disbursement of such payments to the beneficial owners of the Bonds is the responsibility of the DTC Participants and Indirect Participants as described in the preliminary official statement for the Bonds. Interest shall be paid by check or draft mailed to the registered owner of record as shown on the

registration books kept by the transfer agent as of the 15th day of the month prior to an interest payment date. The Bonds will be transferred only upon the registration books of the City kept by the transfer agent.

**PURPOSE AND SECURITY:** The Bonds are issued pursuant to Act 34, Public Acts of Michigan, 2001, as amended, and a resolution of the City Council for the purpose of erecting, acquiring and equipping new public safety buildings and the sites for such buildings, including but not limited to, police department facilities and fire department stations and training centers, court(s), detention and other related facilities; rehabilitating and updating existing such public safety buildings; acquiring and installing instructional/public safety technology and instructional/public safety technology equipment for new and existing public safety buildings; equipping and re-equipping existing public safety buildings; and developing, equipping and improving facilities, parking areas, driveways, infrastructure and sites. The Bonds will pledge the unlimited tax full faith and credit of the City for payment of the principal and interest thereon. Commencing with the fiscal year beginning July 1, 2023, it shall be the duty of the City to levy a tax annually in an amount sufficient so that the estimated collections therefrom will be sufficient to pay promptly when due the principal of and interest becoming due on the Bonds, which tax levies shall not be subject to limitation as to rate or amount. The rights or remedies of bondholders may be affected by bankruptcy, insolvency, fraudulent conveyance or other laws affecting creditors' rights generally, now existing or hereafter enacted, and by the application of general principles of equity including those relating to equitable subordination.

**GOOD FAITH:** A good faith deposit in the form of a certified or cashier's check drawn upon an incorporated bank or trust company, or wire transfer, in the amount of \$\_\_\_\_\_ payable to the order of the City Treasurer, will be required of the successful bidder. THE SUCCESSFUL BIDDER IS REQUIRED TO SUBMIT ITS GOOD FAITH DEPOSIT TO THE CITY AS INSTRUCTED BY THE CITY OR THE MUNICIPAL ADVISOR NOT LATER THAN NOON, EASTERN TIME, ON THE NEXT BUSINESS DAY FOLLOWING THE SALE. The good faith deposit will be applied to the purchase price of the Bonds. In the event the purchaser fails to honor its accepted bid, the good faith deposit will be retained by the City. No interest shall be allowed on the good faith check. The good faith check of the successful bidder will be cashed and payment for the balance of the purchase price of the Bonds shall be made at the closing.

**[TAX MATTERS:** In the opinion of Dykema Gossett PLLC, bond counsel, under existing law, assuming compliance with certain covenants, interest on the Bonds is excludable from gross income for federal income tax purposes as described in the opinion, and the Bonds and interest thereon are exempt from all taxation by the State of Michigan or by any taxing authority within the State of Michigan except inheritance and estate taxes and taxes on gains realized from the sale, payment or other disposition thereof.]

**[NOT] BANK QUALIFIED:** The Bonds have [not] been designated as qualified tax exempt obligations for purposes of deduction of interest expense by financial institutions pursuant to the Internal Revenue Code.

[ISSUE PRICE CERTIFICATE: The successful bidder will be required to furnish, prior to the delivery of the Bonds, a certificate in a form acceptable to bond counsel as to the "issue price" of the Bonds within the meaning of Section 1273 of the Internal Revenue Code of 1986, as amended. Such certificate will include (i) for those maturities where 10% of each such maturity of the Bonds has been sold to members of the general public (excluding underwriters, brokers and dealers) prior to delivery of the Bonds, the price at which the first 10% of each such maturity was sold to members of the general public, and (ii) for those maturities where 10% of such maturity has not been sold to members of the general public (excluding underwriters, brokers and dealers) prior to delivery of the Bonds, an agreement by the successful bidder to provide bond counsel with the prices at which the first 10% of each such maturity is ultimately sold to members of the general public. THIS FORM WILL BE EXPANDED TO INCLUDE HOLD-THE-OFFERING PRICE RULE PROVISIONS RELATING TO COMPETITIVE SALES]

LEGAL OPINION: Bids shall be conditioned upon the approving opinion of Dykema Gossett PLLC, attorneys of Lansing and Detroit, Michigan. The opinion will be furnished without expense to the purchaser of the Bonds at the delivery thereof. The fees of Dykema Gossett PLLC, for services rendered in connection with such approving opinion are expected to be paid from Bond proceeds. Except to the extent necessary to issue its approving opinion as to the validity of the Bonds, Dykema Gossett PLLC has not been requested to examine or review and has not examined or reviewed any financial documents, statements or materials that have been or may be furnished in connection with the authorization, issuance or marketing of the Bonds, and accordingly will not express any opinion with respect to the accuracy or completeness of any such financial documents, statements or materials.

DELIVERY OF BONDS: The City will furnish executed Bonds to be delivered at its expense to an authorized agent of DTC or such other place to be agreed upon. The usual closing documents, including a certificate that no litigation is pending affecting the issuance of the Bonds, will be delivered at the time of delivery of the Bonds. If the Bonds are not tendered for delivery by twelve o'clock noon, Eastern Time, on the 45th day following the date of sale, or the first business day thereafter if said 45th day is not a business day, the successful bidder may on that day, or any time thereafter until delivery of the Bonds, withdraw its proposal by serving notice of cancellation, in writing, on the undersigned in which event the City shall promptly return the good faith deposit. Payment for the Bonds shall be made in immediately available funds.

BOND INSURANCE AT PURCHASER'S OPTION: If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefor at the option of the bidder/purchaser, the purchase of any such insurance policy or the issuance of any such commitment shall be at the option and expense of the purchaser of the Bonds. Any increased costs of issuance of the Bonds resulting from such purchase of insurance shall be paid by the purchaser, except that, if the City has requested and received a rating on the Bonds from a rating agency, the City will pay for the requested rating. Any other rating agency fees shall be the responsibility of the purchaser of the insurance. FAILURE OF

THE MUNICIPAL BOND INSURER TO ISSUE THE POLICY AFTER THE BONDS HAVE BEEN AWARDED TO THE PURCHASER SHALL NOT CONSTITUTE CAUSE FOR FAILURE OR REFUSAL BY THE PURCHASER TO ACCEPT DELIVERY OF THE BONDS FROM THE CITY.

CUSIP NUMBERS: CUSIP identification numbers will be printed on the Bonds, but neither the failure to print such numbers on any Bonds nor any error with respect thereto shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for the Bonds. The CUSIP Service Bureau charge for the assignment of such numbers shall be the responsibility of and shall be paid for by the [City of Lansing, Michigan/purchaser of the Bonds].

OFFICIAL STATEMENT: A preliminary Official Statement that the City deems to be final as of its date, except for the omission of information permitted to be omitted by Rule 15c2-12 of the Securities and Exchange Commission, has been prepared and may be obtained from the City's Municipal Advisor, Robert W. Baird & Co. Incorporated at the address and telephone listed under MUNICIPAL ADVISOR below. The City will provide the winning bidder with a reasonable number of final Official Statements within 7 business days from the date of sale so as to permit the underwriter to comply with Rule 15c2-12. Additional copies of the Official Statement will be supplied by Robert W. Baird & Co. Incorporated upon request and agreement by the purchaser of the Bonds to pay the cost of additional copies. Requests for additional copies should be made to Robert W. Baird & Co. Incorporated within 24 hours of the date of sale.

CONTINUING DISCLOSURE: As described more fully in the Official Statement, the City will execute and deliver prior to delivery of the Bonds a written continuing disclosure undertaking in order to enable the underwriters of the Bonds to comply with the requirements of Rule 15c2-12 promulgated by the Securities and Exchange Commission.

BIDDER CERTIFICATION: NOT "IRAN-LINKED BUSINESS": By submitting a bid, the bidder shall be deemed to have certified that it is not an "Iran-Linked Business" as defined in Act 517, Public Acts of Michigan, 2012, as amended, being MCL 129.311 et. seq.

MUNICIPAL ADVISOR: Additional information may be obtained from the City's Municipal Advisor, Robert W. Baird & Co. Incorporated, attention: Brian J. Lefler, 124 West Allegan Street, Suite 2200, Lansing, Michigan 48933, telephone (517) 371-2607.

THE RIGHT IS RESERVED TO REJECT ANY OR ALL BIDS.

ENVELOPES containing the bids should be plainly marked "Proposal for [2022/2023] Capital Improvement Bonds (Unlimited Tax General Obligation)."

Chris Swope, City Clerk  
City of Lansing, Michigan



## CITY OF LANSING AFFIDAVIT OF DISCLOSURE

TO: CITY CLERK

DATE: 30SEP22

I CEDRIC H. FORD make the following disclosure under oath:  
(Name)

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

☐ Yes ☐ No

- 1 ☒ ☐ I am an ☐ elected or ☐ appointed ☒ officer or ☐ employee of the City of Lansing holding the position of Sgt in the Department
- ☐ ☒ I am an immediate family member related to an elected or appointed officer or employee of the City of Lansing named \_\_\_\_\_, holding the position of \_\_\_\_\_ in the \_\_\_\_\_ Department
- ☐ ☒ I am a Business Associate of an elected or appointed officer or employee of the City of Lansing named \_\_\_\_\_ holding the position of \_\_\_\_\_ in the \_\_\_\_\_ Department.
- 2 ☐ ☒ I may derive income or benefit directly or indirectly from the bidding of, negotiation of, solicitation of or entry into a contract with the City or from and City action detailed below. (Charter 5-505.1)
- ☐ ☒ I may have a conflict between a personal interest and the public interest, the nature of which is disclosed below. (Charter 5-505.2) [Chapter 290.04(I) of the Code of Ordinances]
- ☐ ☒ I may have a financial interest in a matter proposed to be acted upon by the City of Lansing as described below. [Chapter 290.04(I) of the Code of Ordinances]
- ☐ ☒ I make this disclosure because of a possible appearance that I may be in violation of or in conflict with the City of Lansing Ethics Ordinance as provided for in the Code of Ordinances and in the City Charter.
- 3 My City of Lansing position is:  
☒ Full-time ☐ Part-time (less than 25 hours/wk.) ☐ Unpaid

OCT21'22 10AMCLERK

4 PLEASE DESCRIBE IN DETAIL YOUR REASON(S) FOR SUBMITTING THIS DISCLOSURE AND EXPLAIN WHY YOU THINK A CONFLICT MAY/MAY NOT EXIST.

PER L.P.D. POLICY.

I hereby certify that this disclosure is complete and accurate to the best of my knowledge, information, and belief.

The foregoing Affidavit of Disclosure was executed on this 30 day of SEP, 2022.

Cherice Fleming  
State of Michigan, County of INGHAM

Subscribed and sworn to before me this 30 Sep 22 day of September, 2022

Cherice Fleming  
Notary Public/or Deputy Clerk  
Ingham County, Michigan  
My Commission Expires: 30 Dec 25



Cherice A Fleming  
NOTARY PUBLIC - STATE OF MICHIGAN  
County of Ingham  
My Commission Expires 12/30/2025  
Acting in the County of Ingham

## ATTACHMENT TO AFFIDAVIT OF DISCLOSURE

Please provide additional information about your outside business or employment. Of special interest to the Board is how the activities of the business or employment may directly or indirectly affect the City. This disclosure is about information and is not an indication of any anticipated conflict of interest or suspected wrongdoing. Therefore, please describe for the Board what it is you actually do and be detailed and specific. You are not required to limit your disclosure only to the following questions. For each business, include in your answer such things as:

- What is the form of your business entity and what percentage do you own? 0 ;  
\_\_\_\_\_ %
- Are you self-employed? N/A
- Who is your employer, if applicable? CITY OF LANSING AND  
LANSING SCHOOLS
- What are the things you actually do in the business? POLICE AND COACH  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Who are your clients and who receives your goods or services? N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- How and where are your services performed? PATROL AND COACH.  
\_\_\_\_\_  
\_\_\_\_\_
- How often do you do outside work? 15 HRS. / WEEK FOR COACHING.  
\_\_\_\_\_



Does your business or employer contract with the City? NO

\_\_\_\_\_

- In performing your business or outside employment, do you use any City facilities or equipment?

NO If so, describe: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- Is any of your business or employment conducted in the City? NO If so, describe:

\_\_\_\_\_

\_\_\_\_\_

- Does your business advertisement or circulars, if any, contain any reference to the City or your City employment? NO

\_\_\_\_\_

\_\_\_\_\_

- Is there any additional information that you believe would assist the Board of Ethics in its review of your business or personal activities for potential conflicts of interest? If so, please describe: NO

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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



**Lansing Police Department**  
**Supplemental Off-Duty**  
**Employment Request Form**

☐ Renewal  
☒ Reg. Off-Duty Employment  
Date: 30SEP22

Employee Requesting Approval: CEDRIC FORD Badge No: 317  
Current Duty Assignment: PATROL  
Hours: 0600 - 1600 Division: PATROL

**SUPPLEMENTAL EMPLOYEMENT INFORMATION**

Name of Employer: LANSBURG PUBLIC SCHOOLS  
Type of Business: HIGH SCHOOL  
Business Address: 205 S. WOODHULL RD. LANSBURG MI 48848  
Owner or Manager's Name: MATT SHASTAL Telephone No: 517 651 2705  
Location of Employment: 205 S. WOODHULL RD.  
Description of Work Duties: JUNIOR VARSITY FOOTBALL COACH  
Work Schedule: MON - FRI 3pm - 6pm  
Number of Hours Per Week: 15 Duration of Employment: AUG - OCT.

Does this employment require any security or law enforcement responsibility including the enforcement of any state or local law or the exercise of any police power on behalf of the employer? ☐ Yes ☒ No

I understand that in cases of supplemental employment, the only liability insurance coverage or workers compensation coverage available would be that which may be supplied by the supplemental employer. Insurance procured by the City of Lansing and other benefits are not applicable.

I understand that in cases of private security supplemental employment, the only liability insurance coverage or workers compensation coverage available would be that which is supplied by the supplemental employer. While an indemnification agreement and certificate of insurance is a prerequisite, these forms do not constitute a guarantee by the City or the Police Department that insurance exists, is adequate, or has not been canceled without notice to the Police Department or employee. Insurance procured by the City of Lansing and other benefits are not applicable.

Cedric Ford  
Employee Signature

**Before any supplemental employment begins, this form must be filled out, signed, and approved by the Chief of Police or the Chief's Designee. Approval may be revoked at any time by the Chief of Police.**

Captains Recommendation Date: 9-30-2022 Initials: KMP ☒ Approved ☐ Disapproved

Captain's Comments: \_\_\_\_\_  
Ellery Sosebee Date 10/5/22 ☒ Approved ☐ Disapproved  
Ellery Sosebee, Chief of Police

Copy of form sent to employee on \_\_\_\_\_.



**CITY OF LANSING**  
**AFFIDAVIT OF DISCLOSURE**

TO: CITY CLERK

DATE: 11/1/2022

I, Peter Scaccia make the following disclosure under oath:  
Name (please print)

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

Yes No

1. ☒ ☐ I am an ☒ elected or ☐ appointed ☐ officer or ☐ employee of the City of Lansing holding the position of detective in the Police Department.

☐ ☒ I am an immediate family member related to an elected or appointed officer or employee of the City of Lansing named \_\_\_\_\_, holding the position of \_\_\_\_\_ in the \_\_\_\_\_ Department

☐ ☒ I am a Business Associate of an elected or appointed officer or employee of the City of Lansing named \_\_\_\_\_ holding the position of \_\_\_\_\_ in the \_\_\_\_\_ Department.

2. ☐ ☒ I may derive income or benefit directly or indirectly from the bidding of, negotiation of, solicitation of or entry into a contract with the City or from any City action detailed below. (Charter 5-505.1)

☐ ☒ I may have a conflict between a personal interest and the public interest, the nature of which is disclosed below. (Charter 5-505.2)  
[Chapter 290.04(I) of the Code of Ordinances]

☐ ☒ I may have a financial interest in a matter proposed to be acted upon by the City of Lansing as described below. [Chapter 290.04(I) of the Code of Ordinances]

☐ ☒ I make this disclosure because of a possible appearance that I may be in violation of or in conflict with the City of Lansing Ethics Ordinance as provided for in the Code of Ordinances and in the City Charter.

3. My City of Lansing position is:

☒ Full-time ☐ Part-time (less than 25 hours/wk) ☐ Unpaid

4. Name of the activity/business in question: MOLES

5. Do you have ownership or interest in the activity/business? Yes \_\_\_\_\_ No X

Updated Feb 2022



6. Does this activity/business conduct business with the City of Lansing? Yes ☒ No ☐  
If yes, please explain Possible training

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

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

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

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

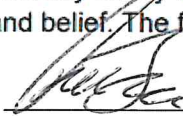
11. Explain what you will be doing in the activity/business:  
Training MOLES classes regarding domestic assault

12. Explain why you believe a conflict may/may not exist with this activity/business:  
There is no conflict because I would be doing the training on my own time.

13. Is there any additional information that you believe would assist the Board of Ethics in its review of your business or personal activities for potential conflicts of interest? Yes ☐ No ☒  
If so, please describe:  
\_\_\_\_\_  
\_\_\_\_\_

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

I hereby certify that this disclosure is complete and accurate to the best of my knowledge, information and belief. The foregoing Affidavit of Disclosure was executed on this 3 day of November, 2022.



Signature of Filer



Cheirice A Fleming  
NOTARY PUBLIC - STATE OF MICHIGAN  
County of Ingham  
My Commission Expires 12/30/2025  
Acting In the County of Ingham

STATE OF MICHIGAN     )  
                                          )ss.  
COUNTY OF Ingham )

The foregoing instrument was acknowledged before me this 3 day of November, 2022 (year), by Cheirice Fleming (Notary Signature)

Cheirice Fleming (Print Name)

Notary Public, Ingham County,  
Acting in Ingham County,  
My Commission Expires: 30 Dec 25

## ATTACHMENT TO AFFIDAVIT OF DISCLOSURE

Please provide additional information about your outside business or employment. Of special interest to the Board is how the activities of the business or employment may directly or indirectly affect the City. This disclosure is about information and is not an indication of any anticipated conflict of interest or suspected wrongdoing. Therefore, please describe for the Board what it is you actually do and be detailed and specific. You are not required to limit your disclosure only to the following questions. For each business, include in your answer such things as:

- What is the form of your business entity and what percentage do you own? Classroom Training 0%
- Are you self-employed? No
- Who is your employer, if applicable? City of Lansing
- What are the things you actually do in the business? Train and speak  
to police officers about domestic violence  
investigations
- Who are your clients and who receives your goods or services? police officers,  
Various departments throughout the state
- How and where are your services performed? 1 day a month  
at different locations throughout the state
- How often do you do outside work?  
possibly once a month, if not less

Does your business or employer contract with the City? \_\_\_\_\_

Potentially - But it's not my business, it's State Mandated Training

- In performing your business or outside employment, do you use any City facilities or equipment?

NO If so, describe: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

- Is any of your business or employment conducted in the City? \_\_\_\_ If so, describe:

possibly if they host a training day

\_\_\_\_\_

- Does your business advertisement or circulars, if any, contain any reference to the City or your City employment? \_\_\_\_\_

NO  
\_\_\_\_\_  
\_\_\_\_\_

- Is there any additional information that you believe would assist the Board of Ethics in its review of your business or personal activities for potential conflicts of interest? If so, please describe: \_\_\_\_\_

NO  
\_\_\_\_\_  
\_\_\_\_\_

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



**Lansing Police Department**  
**Supplemental Off-Duty**  
**Employment Request Form**

NOV 4'22 3PMCLERK

☐ Renewal

☒ Reg. Off-Duty Employment

Date: 10/19/2022

Employee Requesting Approval: Peter Scaccia Badge No: 424  
Current Duty Assignment: Detective  
Hours: 0700-1500 Division: Detective

**SUPPLEMENTAL EMPLOYMENT INFORMATION**

Name of Employer: Michigan Commission on Law Enforcement Standards  
Type of Business: Training / Teaching  
Business Address: 927 Centennial Way, Lansing MI 48917  
Owner or Manager's Name: Matthew Krumbach Telephone No: 517 636 7880  
Location of Employment: State of Michigan  
Description of Work Duties: Teaching MCOLES classes  
Work Schedule: Varies Month to Month  
Number of Hours Per Week: 8 Duration of Employment: 1 yr

Does this employment require any security or law enforcement responsibility including the enforcement of any state or local law or the exercise of any police power on behalf of the employer? ☐ Yes ☒ No

I understand that in cases of supplemental employment, the only liability insurance coverage or workers compensation coverage available would be that which may be supplied by the supplemental employer. Insurance procured by the City of Lansing and other benefits are not applicable.

I understand that in cases of private security supplemental employment, the only liability insurance coverage or workers compensation coverage available would be that which is supplied by the supplemental employer. While an indemnification agreement and certificate of insurance is a prerequisite, these forms do not constitute a guarantee by the City or the Police Department that insurance exists, is adequate, or has not been canceled without notice to the Police Department or employee. Insurance procured by the City of Lansing and other benefits are not applicable.

[Signature]  
Employee Signature

Before any supplemental employment begins, this form must be filled out, signed, and approved by the Chief of Police or the Chief's Designee. Approval may be revoked at any time by the Chief of Police.

Captains Recommendation Date: 10-26-2022 Initials: CSJ ☒ Approved ☐ Disapproved

Captain's Comments: DET SCACCIA WOULD BE TEACHING MCOLES CLASSES ON DOMESTIC VIOLENCE.  
OFF DUTY TIME, OR VACATION TIME.

[Signature] Date: 10/31/2022 ☒ Approved ☐ Disapproved  
Ellery Sosebee, Chief of Police

Copy of form sent to employee on \_\_\_\_\_.





# City of Lansing

OFFICE OF THE CITY ATTORNEY

1922

## Claims Review Committee Form

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

NAME: A.A.A Michigan Homes LLC DATE: 08.22.2022  
 MAILING ADDRESS: 21 Shield rd EMAIL: Sergio m Sousa reo@yahoo.com  
 CITY: Millstone STATE: NY ZIP CODE: 08535  
 TELEPHONE: Home (973) 747 7418 Work (973) 747 7418

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

ADDRESS: 1119 Bement St PARCEL NO. \_\_\_\_\_

DATE OF INCIDENT: Last Yr and this Yr AMOUNT YOU WERE BILLED: over 4 thousand

TOTAL AMOUNT YOU ARE CONTESTING: ~~4,000.00~~ \$8,978.00

TYPE OF ASSESMENT: Single Family purchased through Land Bank Authority

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

Fines For grass and garbage as had a stroke when that  
as we were cleaning dumped material Inspector was aware  
in yard and grass was, is and always  
cut twice a month by landscape company  
and questions 973.747.7418.  
Sergio m Sousa reo@yahoo.com

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/211/Claims-Against-Lansing>

**CITY OF LANSING**  
**JULY 2022**  
**REAL PROPERTY TAX BILLING**

As of March 1st, all or part of your prior year taxes were returned delinquent to the County. For more information please call the County Treasurer.

**All payments must be received by 5 p.m. on or before the due date to be considered on time.**

**PROPERTY INFORMATION**

Property Assessed To:

A.A.A. MICHIGAN HOMES L L C

434 WEST ST  
 LANSING, MI 48915

Prop #: 33-01-01-15-378-191

School: LANSING PUBLIC

Prop Addr: 1119 BEMENT ST

**OPERATING FISCAL YEARS**

The taxes on this bill will be used for governmental operations for the following fiscal year(s):

|         |               |
|---------|---------------|
| County: | 01/01 - 12/31 |
| City:   | 07/01 - 06/30 |
| School: | 07/01 - 06/30 |
| State:  | 10/01 - 09/30 |

Does NOT affect when the tax is due or its amount

Payment by credit card or electronic check is available via the Internet, Phone or the City Treasurer's Office (see box below). This program is administered by Point & Pay. Point & Pay charges a 3% convenience fee for credit card payments. There is no charge to use electronic checks. City NSF charges will be added for all returned checks. Point & Pay customer service: 888-891-6064 x 1.

To Pay by Credit Card

Call 1-855-474-4076  
 Or visit [www.lansingmi.gov](http://www.lansingmi.gov)  
 I want to "pay"  
 There will be a 3% convenience fee charged for this service.

**PAYMENT INFORMATION**

This tax is due by 5 p.m.: 08/31/2022

Pay by mail to: CITY OF LANSING  
 DEPT., 3201  
 P.O. Box 30516  
 LANSING, MI 48909-8016  
 Phone: 517-483-4121

\*\*See reverse side for additional information\*\*

**TAX DETAIL**

|                        |        |                    |     |
|------------------------|--------|--------------------|-----|
| Taxable Value:         | 36,800 | Class:             | 401 |
| State Equalized Value: | 36,800 |                    |     |
| PRE/MBT %:             | 0.0000 | RESIDENTIAL-IMPROV |     |

| DESCRIPTION      | MILLAGE  | AMOUNT   |
|------------------|----------|----------|
| LANSING OPER     | 19.44000 | 715.39   |
| LANS COM COLLEGE | 3.76920  | 138.70   |
| LANSING SCH DEBT | 4.10000  | 150.88   |
| LANSING SCH OPER | 17.44780 | 642.07   |
| LANSING SCH SINK | 2.95750  | 108.83   |
| INGHAM INTERMED  | 4.93780  | 181.71   |
| STATE EDUCATION  | 6.00000  | 220.80   |
| INGHAM CNTY SUM  | 6.78070  | 249.52   |
| MONTGOMERY DRAIN | 0.26000  | 9.56     |
| TAG MONITORING   |          | 900.00   |
| TAG LATE FEE     |          | 45.00    |
| TRASH REMOVAL    |          | 8,978.00 |

|                           |          |           |
|---------------------------|----------|-----------|
| <b>TOTAL TAX</b>          | 65.69300 | 12,364.63 |
| <b>Administrative Fee</b> |          | 24.17     |
| <b>Interest/Penalty</b>   |          | 0.00      |
| <b>TOTAL TAX DUE</b>      |          | 12,364.63 |

**CURRENT AMOUNT DUE** 12,364.63

Failure to send or receive a tax notice does not in any way prejudice the City's right to collect or enforce the payment of any tax. See back of tax bill for more information.

Confirm the parcel number and address of property to be paid, especially if you write it on a check or pay by credit card. If you pay the tax on the wrong parcel number, State of Michigan case law holds you responsible for the payment and we can not issue a refund.

Please detach along the dotted line. Keep the top portion.

Pay this tax to:  
 City of Lansing Treasurer  
 Dept., 3201  
 P.O. Box 30516  
 Lansing, MI 48909-8016



Payment may be made at any  
 MSU FEDERAL CREDIT UNION BRANCH  
 VISIT [MSUFCU.ORG/COL](http://MSUFCU.ORG/COL) FOR FULL DETAILS  
 Property Addr:  
 1119 BEMENT ST

|                                                                         |                                     |
|-------------------------------------------------------------------------|-------------------------------------|
| <b>PLEASE RETURN THIS PORTION WITH PAYMENT IN THE ENCLOSED ENVELOPE</b> |                                     |
| <b>Due by 5 p.m. 08/31/2022</b>                                         |                                     |
| A 3% Penalty will be added after the due date.                          |                                     |
| Summer 2022                                                             | Tax for Prop #: 33-01-01-15-378-191 |

Make Check Payable To: LANSING CITY TREASURER

**TOTAL AMOUNT DUE: 12,364.63**

Amount Remitted:

|    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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|----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

To: A.A.A. MICHIGAN HOMES L L C  
 434 WEST ST  
 LANSING MI 48915

483-4361

08/22/2022  
11:11 AM

INGHAM COUNTY  
TAX DETAIL

Page: 1/1  
DB: Ingham

PARCEL: 33-01-01-15-378-191 2021 SCHOOL: 33020 CLASS: 401

OWNER: A.A.A. MICHIGAN HOMES L L C  
PROPERTY ADDRESS: 1119 BEMENT ST LANSING, MI 48912

RECEIVED AUG 22 2022

|                         |        |           |       |          |       |
|-------------------------|--------|-----------|-------|----------|-------|
| TAXABLE:                | 0      | ASSESSED: | 0     | PRE:     | 0.00% |
|                         | Seas   | Tax       | Paid  | Dlq      |       |
| RCYCL/YARD              | Wint S | 117.00    | 0.00  | 117.00   |       |
| TRASH REMOVAL           | Wint S | 5,488.00  | 0.00  | 5,488.00 |       |
| BOARD UP FEE            | Wint S | 898.60    | 0.00  | 898.60   |       |
| TAG MONITORING          | Wint S | 300.00    | 0.00  | 300.00   |       |
| TAG LATE FEE            | Wint S | 15.00     | 0.00  | 15.00    |       |
| Code PTA                | Wint S | 200.00    | 0.00  | 200.00   |       |
|                         |        | -----     | ----- | -----    |       |
| TAX TOTAL               | Wint   | 7,018.60  | 0.00  | 7,018.60 |       |
|                         |        | -----     | ----- | -----    |       |
| TAX TOTAL - ALL SEASONS |        | 7,018.60  | 0.00  | 7,018.60 |       |

LEGAL DESCR:  
Property exempt from Ad Valorem taxes and assessed on the Special  
Act Roll pursuant to PA 261 of 2003 expiring 05/21/2026.  
LOT 35 BLOCK 6 LANSING IMPROVEMENT COMPANYS ADD

DATE: 10/11/2022

1922

PPN: 33-01-01-15-378-191  
 DATE SUBMITTED: 8/22/2022  
 ADDRESS OF VIOLATION: 1119 Bement Street  
 LISTED TAXPAYER OF RECORD:  
 OTHER TAXPAYER OF RECORD: AAA Michigan Homes LLC  
 CLAIMANT: AAA Michigan Homes LLC  
 CLAIMANT'S ADDRESS: 21 Shield Road Millstone, NJ 08535  
 TYPE OF ACTIONS CONTESTED: Trash Removal  
 VIOLATION DATE: 11/03/2021  
 NOTIFICATION DATE: 11/03/2021  
 2<sup>ND</sup> NOTICE ASSESSMENT DATE:  
 AMOUNT OF ASSESSMENT: \$8,978.00  
 CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 21-T079 12/08/2021  
 AMOUNT OF CLAIM: \$8,978.00

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

|          |                                                                           |                                         |                            |
|----------|---------------------------------------------------------------------------|-----------------------------------------|----------------------------|
| HISTORY: | Grass<br>Violation<br>5/20/2022 (City<br>of Lansing<br>mowed<br>property) | Construction<br>w/o Permit<br>8/11/2022 | Red<br>Tagged<br>4/10/2017 |
|----------|---------------------------------------------------------------------------|-----------------------------------------|----------------------------|

|                             |                                                                                  |                       |                                  |
|-----------------------------|----------------------------------------------------------------------------------|-----------------------|----------------------------------|
| CITATIONS IN PREVIOUS YEAR: | Trash<br>Violation<br>6/24/2021<br>(City of<br>Lansing<br>removed<br>\$5,488.00) | Board Up<br>7/22/2021 | Trash<br>Violation<br>11/03/2021 |
|-----------------------------|----------------------------------------------------------------------------------|-----------------------|----------------------------------|

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This Red Tagged property was purchased by the claimant 5/21/2021 at the Ingham County Tax sale. The claimant contacted the Code Officer on 12/10/2021 regarding the violation at 1121 Bement they stated they had a house fire at their primary residence in NJ and would not be back until 12/15/2021 the Code Officer reminded them that they also had an open trash violation for this property it had already been submitted to the contractor and they could not get an extension on the violations. This office recommends denial of the claim, the City of Lansing has performed 2 large trash removals the City of Lansing grass contractor mowed the grass this year as well. This office would like to note the claimant purchased this home Red Tagged it remains tagged to date.



## City of Lansing

OFFICE OF THE CITY ATTORNEY

1922

## Claims Review Committee Form

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

NAME: A.A.A Michigan Homes LLC DATE: 08-22-2022  
 MAILING ADDRESS: 21 Shield Rd EMAIL: Sergio m Sousa reo@Yahoo.com  
 CITY: Millstone STATE: IL ZIP CODE: 08535  
 TELEPHONE: Home 973 747 7418 Work 973 747 7418

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

ADDRESS: 1119 Bement St PARCEL NO. \_\_\_\_\_

DATE OF INCIDENT: Last Yr and this Yr AMOUNT YOU WERE BILLED: over 4 thousand

TOTAL AMOUNT YOU ARE CONTESTING: ~~4,000.00~~ 88,978.00

TYPE OF ASSESMENT: Single Family purchased through Land Bank Auction

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

Fines For grass and garbage as had a stroke when they  
as we were cleaning dumped material happened and  
in yard and grass was, is and always  
cut twice a month by landscape company  
and question 3. 973.747.7418.  
Sergio m Sousa reo@Yahoo.com

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/211/Claims-Against-Lansing>

**CITY OF LANSING**  
**JULY 2022**  
**REAL PROPERTY TAX BILLING**

As of March 1st, all or part of your prior year taxes were returned delinquent to the County. For more information please call the County Treasurer.

**All payments must be received by 5 p.m. on or before the due date to be considered on time.**

**PROPERTY INFORMATION**

Property Assessed To:

A.A.A. MICHIGAN HOMES L L C

434 WEST ST  
LANSING, MI 48915

Prop #: 33-01-01-15-378-191

School: LANSING PUBLIC

Prop Addr: 1119 BEMENT ST

**OPERATING FISCAL YEARS**

The taxes on this bill will be used for governmental operations for the following fiscal year(s):

|         |               |
|---------|---------------|
| County: | 01/01 - 12/31 |
| City:   | 07/01 - 06/30 |
| School: | 07/01 - 06/30 |
| State:  | 10/01 - 09/30 |

Does NOT affect when the tax is due or its amount

Payment by credit card or electronic check is available via the Internet, Phone or the City Treasurer's Office (see box below). This program is administered by Point & Pay. Point & Pay charges a 3% convenience fee for credit card payments. There is no charge to use electronic checks. City NSF charges will be added for all returned checks. Point & Pay customer service: 888-891-6064 x 1.

To Pay by Credit Card

Call 1-855-474-4076

Or visit [www.lansingmi.gov](http://www.lansingmi.gov)

I want to "pay"

There will be a 3% convenience fee charged for this service.

**PAYMENT INFORMATION**

This tax is due by 5 p.m.: 08/31/2022

Pay by mail to: CITY OF LANSING  
DEPT., 3201  
P.O. Box 30516  
LANSING, MI 48909-8016  
Phone: 517-483-4121

\*\*See reverse side for additional information\*\*

**TAX DETAIL**

|                        |        |                    |
|------------------------|--------|--------------------|
| Taxable Value:         | 36,800 | Class: 401         |
| State Equalized Value: | 36,800 | RESIDENTIAL-IMPROV |
| PRE/MBT %:             | 0.0000 |                    |

| DESCRIPTION      | MILLAGE  | AMOUNT   |
|------------------|----------|----------|
| LANSING OPER     | 19.44000 | 715.39   |
| LANS COM COLLEGE | 3.76920  | 138.70   |
| LANSING SCH DEBT | 4.10000  | 150.88   |
| LANSING SCH OPER | 17.44780 | 642.07   |
| LANSING SCH SINK | 2.95750  | 108.83   |
| INGHAM INTERMED  | 4.93780  | 181.71   |
| STATE EDUCATION  | 6.00000  | 220.80   |
| INGHAM CNTY SUM  | 6.78070  | 249.52   |
| MONTGOMERY DRAIN | 0.26000  | 9.56     |
| TAG MONITORING   |          | 900.00   |
| TAG LATE FEE     |          | 45.00    |
| TRASH REMOVAL    |          | 8,978.00 |

|                      |          |           |
|----------------------|----------|-----------|
| <b>TOTAL TAX</b>     | 65.69300 | 12,364.63 |
| Administrative Fee   |          | 24.17     |
| Interest/Penalty     |          | 0.00      |
| <b>TOTAL TAX DUE</b> |          | 12,364.63 |

**CURRENT AMOUNT DUE** 12,364.63

Failure to send or receive a tax notice does not in any way prejudice the City's right to collect or enforce the payment of any tax. See back of tax bill for more information.

Confirm the parcel number and address of property to be paid, especially if you write it on a check or pay by credit card. If you pay the tax on the wrong parcel number, State of Michigan case law holds you responsible for the payment and we can not issue a refund.

Please detach along the dotted line. Keep the top portion.

Pay this tax to:  
City of Lansing Treasurer  
Dept., 3201  
P.O. Box 30516  
Lansing, MI 48909-8016



Payment may be made at any  
MSU FEDERAL CREDIT UNION BRANCH  
VISIT [MSUFUCU.ORG/COL](http://MSUFUCU.ORG/COL) FOR FULL DETAILS  
Property Addr:  
1119 BEMENT ST

To: A.A.A. MICHIGAN HOMES L L C  
434 WEST ST  
LANSING MI 48915

|                                                                         |                                     |
|-------------------------------------------------------------------------|-------------------------------------|
| <b>PLEASE RETURN THIS PORTION WITH PAYMENT IN THE ENCLOSED ENVELOPE</b> |                                     |
| <b>Due by 5 p.m. 08/31/2022</b>                                         |                                     |
| A 3% Penalty will be added after the due date.                          |                                     |
| Summer 2022                                                             | Tax for Prop #: 33-01-01-15-378-191 |

Make Check Payable To: LANSING CITY TREASURER

**TOTAL AMOUNT DUE: 12,364.63**

Amount Remitted:

\$ 

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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483-4361

4071212022330101153781910012364636

08/22/2022  
11:11 AM

INGHAM COUNTY  
TAX DETAIL

Page: 1/1  
DB: Ingham

PARCEL: 33-01-01-15-378-191 2021 SCHOOL: 33020 CLASS: 401

OWNER: A.A.A. MICHIGAN HOMES L L C  
PROPERTY ADDRESS: 1119 BEMENT ST LANSING, MI 48912

RECEIVED AUG 22 2022

| TAXABLE:                | 0      | ASSESSED: | 0    | PRE:     | 0.00% |
|-------------------------|--------|-----------|------|----------|-------|
|                         | Seas   | Tax       | Paid | Dlg      |       |
| RCYCL/YARD              | Wint S | 117.00    | 0.00 | 117.00   |       |
| TRASH REMOVAL           | Wint S | 5,488.00  | 0.00 | 5,488.00 |       |
| BOARD UP FEE            | Wint S | 898.60    | 0.00 | 898.60   |       |
| TAG MONITORING          | Wint S | 300.00    | 0.00 | 300.00   |       |
| TAG LATE FEE            | Wint S | 15.00     | 0.00 | 15.00    |       |
| Code PTA                | Wint S | 200.00    | 0.00 | 200.00   |       |
| TAX TOTAL               | Wint   | 7,018.60  | 0.00 | 7,018.60 |       |
| TAX TOTAL - ALL SEASONS |        | 7,018.60  | 0.00 | 7,018.60 |       |

LEGAL DESCR:

Property exempt from Ad Valorem taxes and assessed on the Special  
Act Roll pursuant to PA 261 of 2003 expiring 05/21/2026.  
LOT 35 BLOCK 6 LANSING IMPROVEMENT COMPANYS ADD



Moved to NEAT Team and set to bill by AC on 8/4/2017 sks

10/24/17 - changed to NO BILL. spoke to Jeff and they are actively working on clean up. also issued after hours letter/alc

04/02/18 - appeared in 54A court for animal adandon/cruelty against Samantha Leigh Smith for leaving 2 dogs and 1 cat in this vacant/tagged house. She signed pets over to Animal Control & \$1,000 fine/alc

03/22/19 - changed status to BILL. I have not seen any evidence of work being done on this property. Roof has been torn off since fall and now the tarps are coming off. The upper level has been open to the elements since last fall/alc

10-23-19 360 Update. Building unsecure. Front door could not lock, the back door had been forced open and could not be locked. Four of the Interior windows were opened and could not be lock. I boarded up 4 windows and two doors.

8/13/20-OWNED BY INGHAM COUNTY/LMP

2-17-21: 360 SECURE. JDO

3-18-21: 360 SECURE. JDO

4-27-21 360 SECURE. JDO

06/11/21 - contacted by realitor. New owner purchased/alc

Hi Amy,

This is Rebekah Schwartz with Laura DeLong Realty. My buyer just purchased 1119 Bement and he would like to start renovating it. Has it been red tagged by the city, and if so does he need a letter from the city to begin work on it? Feel free to email me or call (517) 899-3121. Thank you for your assistance!

6-24-21 360 SECURE. Trash violation written. JDO

7-27-21 360 SECURE. JDO

7/28/21-NEW OWNER AS OF MAY 2021 PLACED BACK ON A BILL STATUS/LMP

7/29/21-e-mail roxanne case at the ingham county land bank if we continue to have premise issues with the owner/lmp

8-27-21 360 SECURE. JDO

9-29-21 360 SECURE. JDO

12/10/21 - spoke to owner (Sergio 973-747-7418) he stated that he has been at his primary residence in NJ because of a house fire that took place there on 10/31/21. He will be back here by 12/15/21 to take care of the trash violation at 1121 Bement and to pull required permits. I did explain to him that the trash violation at 1119 Bement has already been submitted to the trash contractor and it is too late to request an extension for this/alc

1/31/22 - 360, secured. BTB

3/8/22 - 360 SECURED BTB.

10/05/2022-PLACED BACK ON A BILL STATUS ROOFING PERMIT ISSUED IN AUGUST NO INSPECTIONS/LMP



Andy Schor, Mayor

## Economic Development & Planning Code Enforcement Office

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

### TRASH AND DEBRIS CORRECTION NOTICE

Occupant  
1119 BEMENT ST  
LANSING, MI 48912

Violation Date: 11/03/2021  
Violation Location: 1119 BEMENT ST  
Parcel No: 33-01-01-15-378-191  
Compliance Due Date: November 10, 2021

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

*Violation: Trash found in bags/boxes/barrels*

**INSPECTOR COMMENTS:** *Entire yard including porches, driveway, beside, behind, and inside of garage.*

*Violation: Deteriorated Lumber*

*Violation: Paper/Glass/Plastic/Metal/Cardboard debris*

*Violation: Deteriorated building materials*

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

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

Code Officer: Amy Castillo (517) 702 4751 [amy.castillo@lansingmi.gov](mailto:amy.castillo@lansingmi.gov)

"Equal Opportunity Employer"

Taxpayer's Copy



Andy Schor, Mayor

## Economic Development & Planning Code Enforcement Office

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

### TRASH AND DEBRIS CORRECTION NOTICE

A.A.A. MICHIGAN HOMES L L C  
434 WEST ST  
LANSING, MI 48915

Violation Date: 11/03/2021  
Violation Location: 1119 BEMENT ST  
Parcel No: 33-01-01-15-378-191  
Compliance Due Date: November 10, 2021

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

*Violation: Trash found in bags/boxes/barrels*

**INSPECTOR COMMENTS:** *Entire yard including porches, driveway, beside, behind, and inside of garage.*

*Violation: Deteriorated Lumber*

*Violation: Paper/Glass/Plastic/Metal/Cardboard debris*

*Violation: Deteriorated building materials*

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

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Code Officer: Amy Castillo (517) 702 4751 [amy.castillo@lansingmi.gov](mailto:amy.castillo@lansingmi.gov)

"Equal Opportunity Employer"

Taxpayer's Copy



Andy Schor, Mayor

## Economic Development & Planning Code Enforcement Office

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

### Trash Authorization Form

Submitted to: Eric Crutcher on 12/01/2021

TAXPAYER: A.A.A. MICHIGAN HOMES L L C, 434 WEST ST LANSING, MI 48915

**Location of Work:**

**Enf Num: E21-44883**

**Address: 1119 BEMENT ST**

**Lot No:**

**Description:**

**Parcel No: 33-01-01-15-378-191**

**Remove Trash and Debris**

**Work Authorized:**

***Violation: Trash found in bags/boxes/barrels***

**INSPECTOR COMMENTS: *Entire yard including porches, driveway, beside, behind, and inside of garage.***

***Violation: Deteriorated Lumber***

***Violation: Paper/Glass/Plastic/Metal/Cardboard debris***

***Violation: Deteriorated building materials***

**PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY**

**Authorized Time required to complete work: 5**

**Authorized Cubic Yards: 15**

**Warning Comment:**

**none**

**Submitted By: Amy Castillo (517) 702 4751**

This action is authorized by the Manager of Code Compliance

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

## INVOICE

### BILL TO

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

INVOICE # 4794  
DATE 12/20/2021

PROPERTY ADDRESS  
1119 Bement

PARCEL NUMBER  
33-01-01-15-378-191

| DESCRIPTION                                        | QTY | RATE   | AMOUNT   |
|----------------------------------------------------|-----|--------|----------|
| city:1hour 3 yards<br>first hour and 3 cubic yards | 1   | 225.00 | 225.00   |
| city:add hours<br>any hours after 1                | 26  | 200.00 | 5,200.00 |
| city:add cy<br>any after 3                         | 12  | 34.00  | 408.00   |
| city:class 2<br>construction material after 3      | 72  | 40.00  | 2,880.00 |
| 12/8/21<br>87 yards<br>amy castillo                |     |        |          |

BALANCE DUE

**\$8,713.00**



Andy Schor, Mayor

## CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Building Safety (517) 483-4355

Code Compliance (517) 483-4361

Fax: (517) 377-0100

Invoice No.: 00190292

Date: 12/21/2021

Record: E21-44883

A.A.A. MICHIGAN HOMES L L C

434 WEST ST

LANSING, MI 48915

**TOTAL AMOUNT DUE**

**\$8,978.00**

| Item Category    | Item Description          | Amount Due |
|------------------|---------------------------|------------|
| Code Compliance  | Trash - Admin Fee         | \$265.00   |
| Code Compliance  | Trash - Contractor Charge | \$8,713.00 |
| Total Amount Due |                           | \$8,978.00 |



IMG\_0223

12/02/2021 07:54

ACastillo





IMG\_0224

12/02/2021 07:54

ACastillo



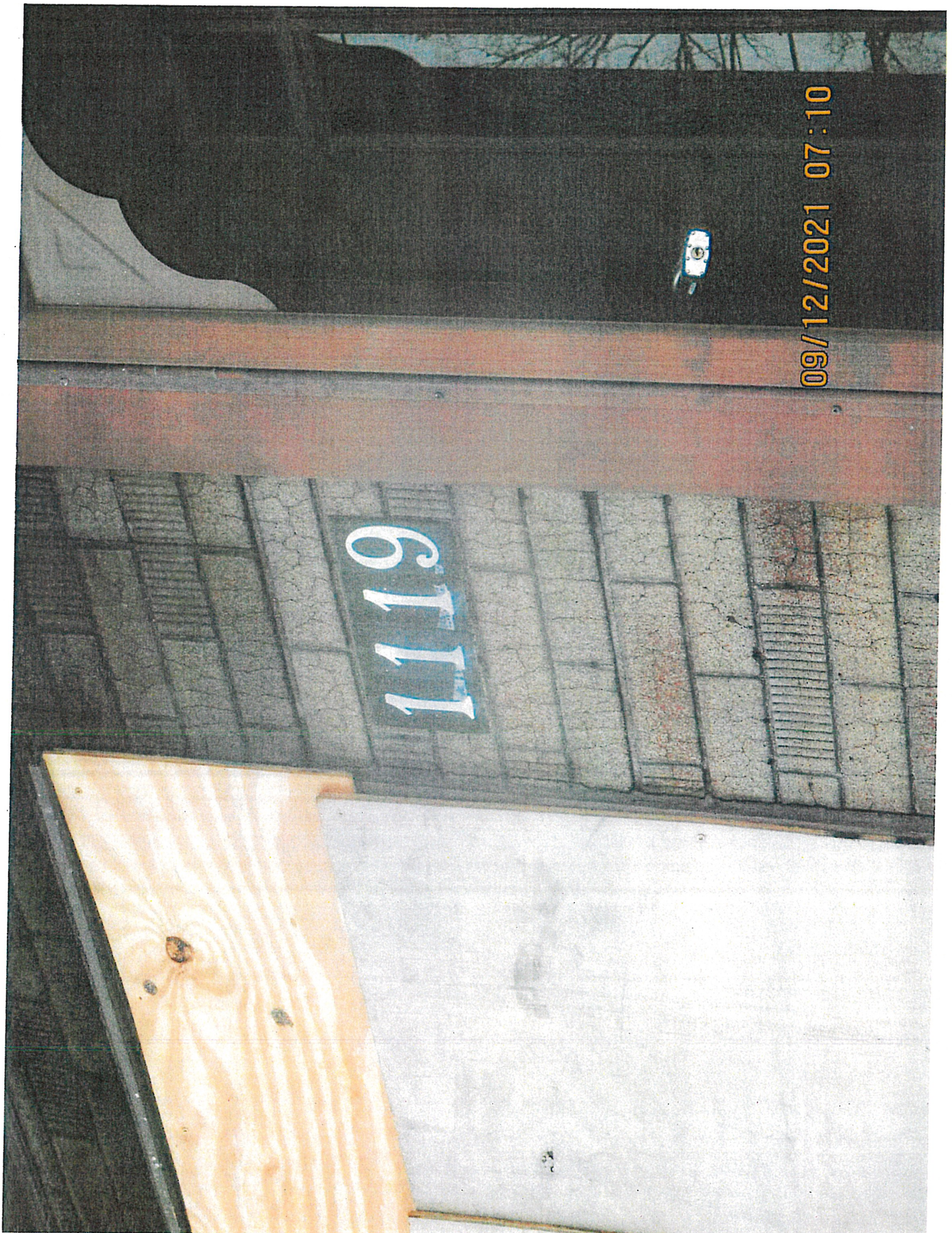


IMG\_0115

11/08/2021 09:06

ACastillo









09/12/2021 07:10





09/12/2021 07:10

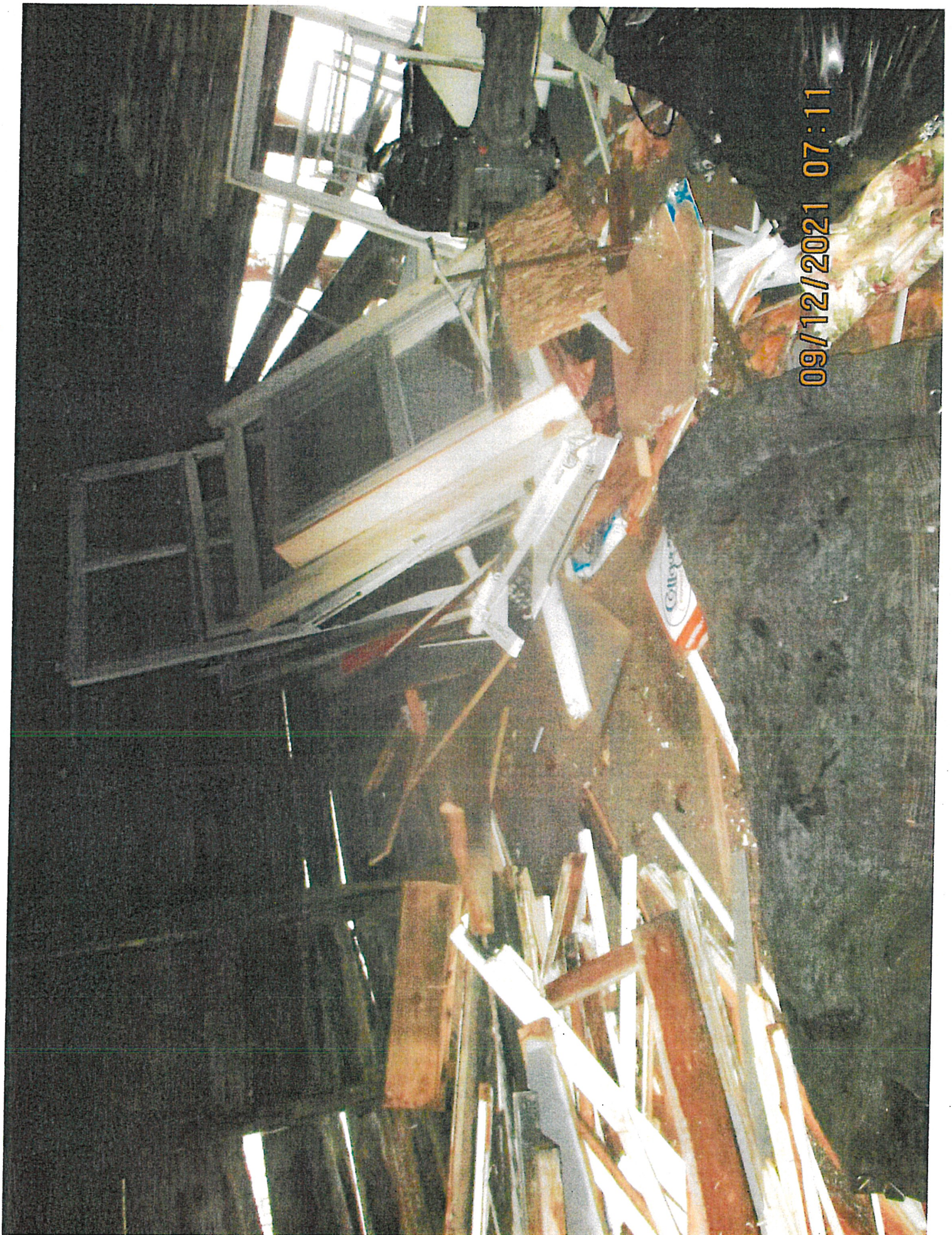




















09/12/2021 17:34

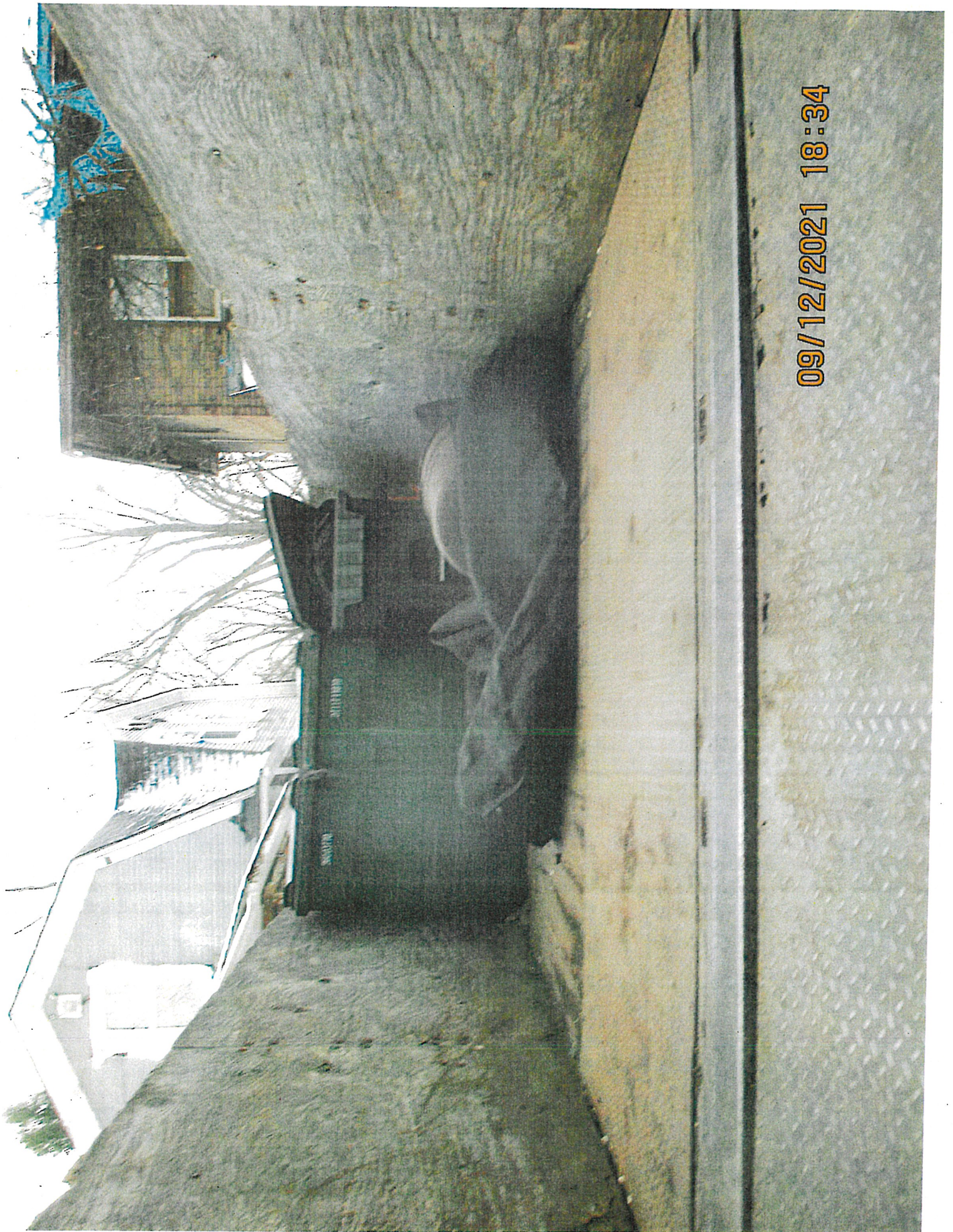




























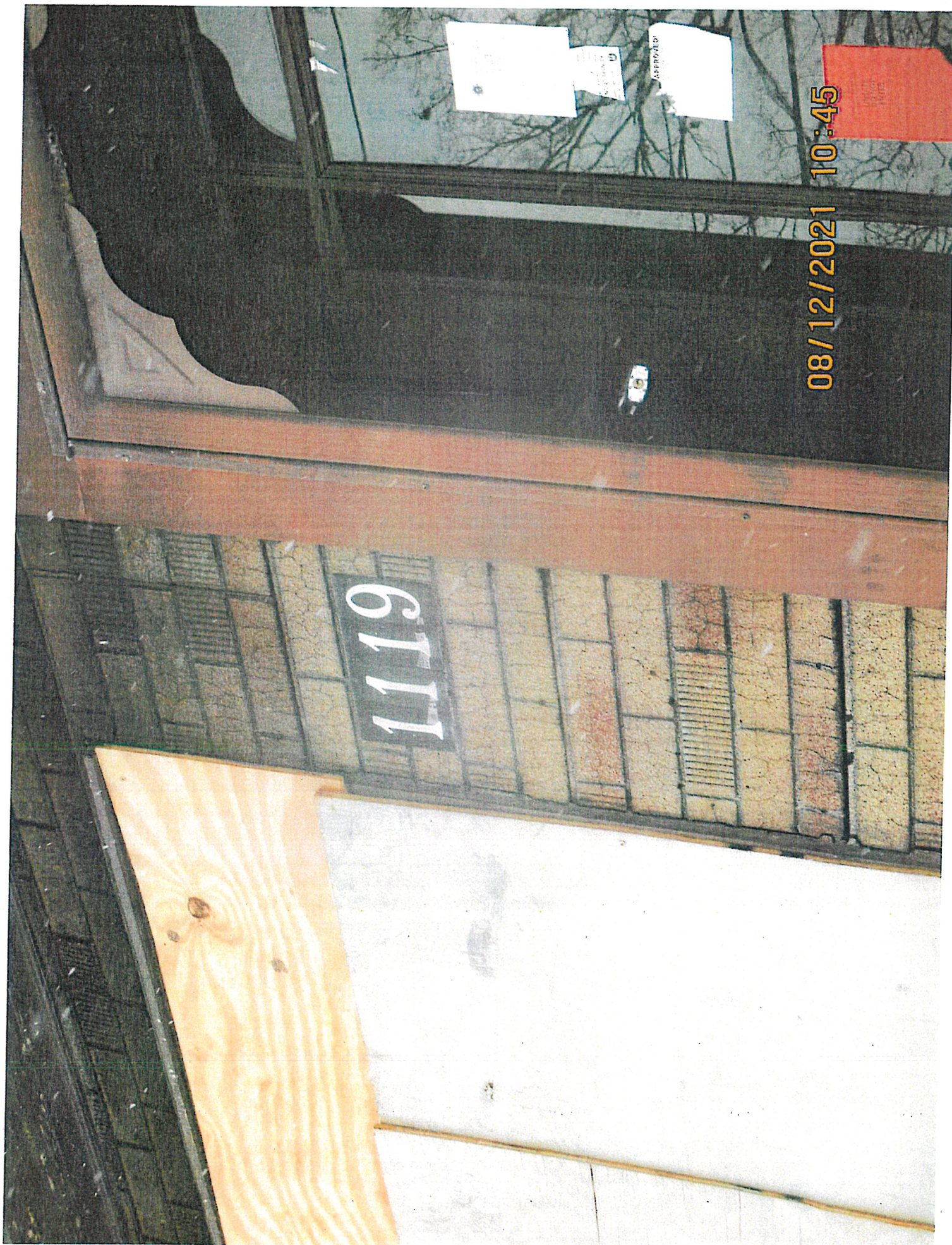
























08/12/2021 10:46





















08/12/2021 16:55



















10/12/2021 07:10

6117









10/12/2021 07:10





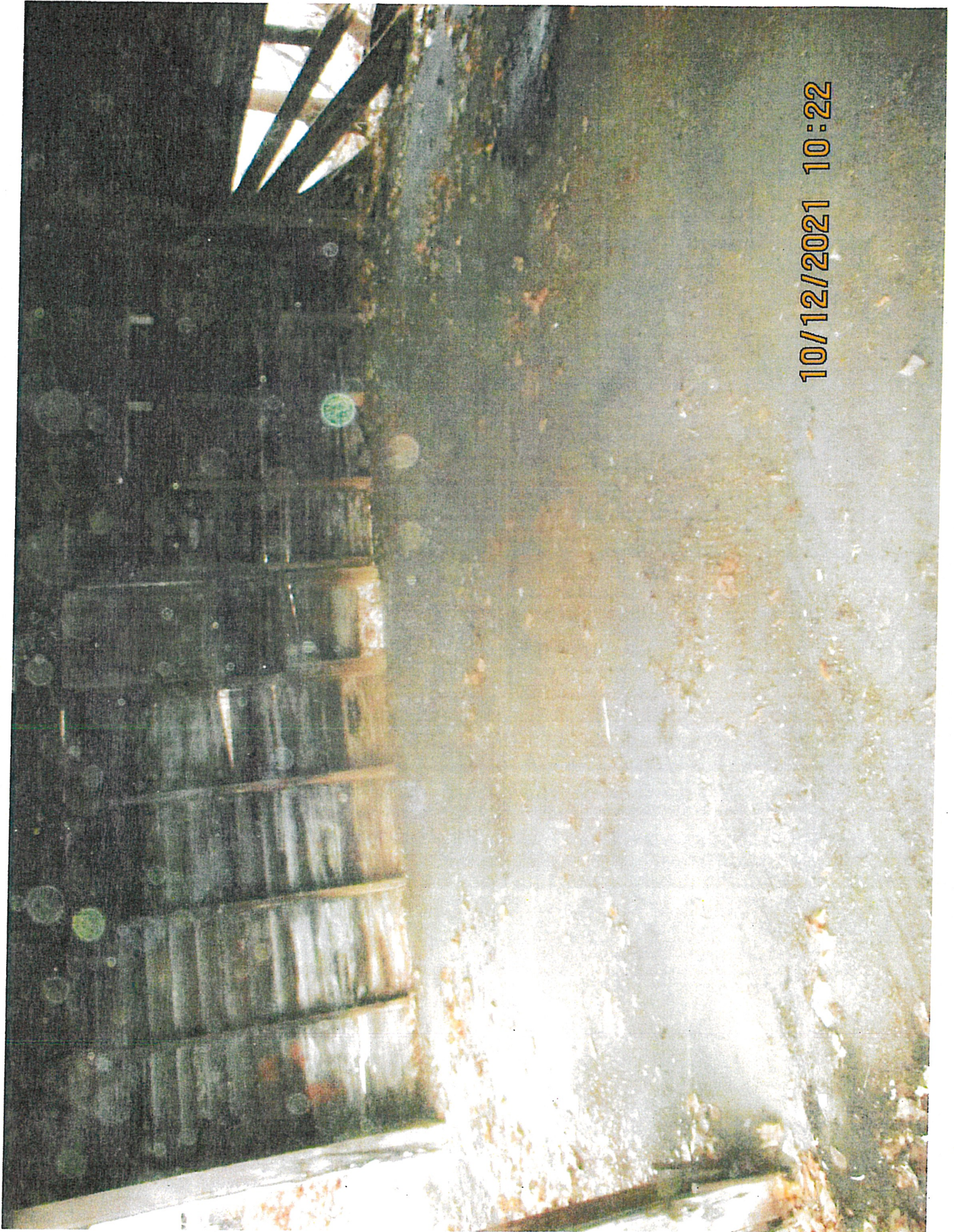






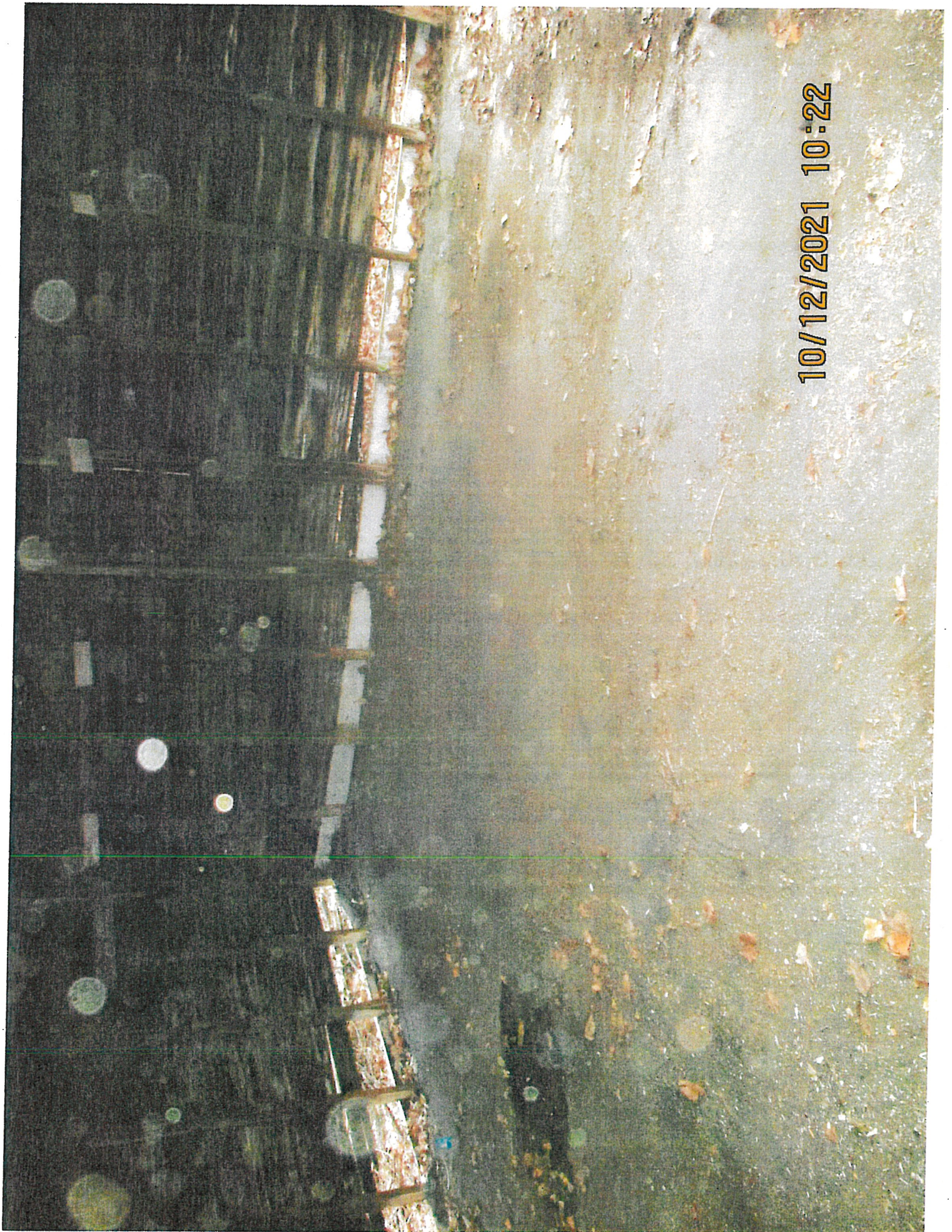






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10/12/2021 10:22



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Topic(s) to be addressed City Attny & ED & P office

Name (print) Tamara Arend E-Mail (optional) \_\_\_\_\_

Address (street, city, zip) 1125 Bengsch

Company or organization represented, etc. (if applicable) \_\_\_\_\_

Signature [Handwritten Signature]

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Topic(s) to be addressed INPATIENT Hospitals

Name (print) RANDY MARTIN E-Mail (optional) ramthree3@yahoo.com

Address (street, city, zip) 2612 CHATHAM - Lansing, MI. 48219

Company or organization represented, etc. (if applicable) \_\_\_\_\_

Signature Randy Martin

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Topic(s) to be addressed CSO  
Name (print) Michael Morofsky E-Mail (optional) \_\_\_\_\_  
Address (street, city, zip) 1360 Woodbine Ave  
Company or organization represented, etc. (if applicable) CVNA  
Signature [Handwritten Signature]

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## Swope, Chris

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**From:** Hussain, Adam  
**Sent:** Sunday, November 13, 2022 5:01 PM  
**To:** Kenneth Corrigan  
**Cc:** Schor, Andy; Malvetis, Alec; Wood, Carol; Jerry Stych; jeannette.garr@gmail.com; Boak, Sherrie; Clerk, City  
**Subject:** Re: [EXTERNAL] another cso fiasco

Sherrie,

Can you make sure this is made part of an upcoming council meetings minutes?

Thanks,

Adam

Sent from my iPhone

On Nov 13, 2022, at 4:33 PM, Kenneth Corrigan <oldnhyankee@gmail.com> wrote:

Will one of you please rectify our situation. First, the workers lowered the street up by my house by at least 1 foot. I asked that Adam could come out and look at this. I was home last friday when they tore out my rock garden on the west end of my property, claiming that it was city property. I would like to see something in writing concerning the ordinance that allows them to go 1 foot onto my property. There are quite a few neighbors that I have talked to that are very upset about this ruling that you are enacting or enforcing when you feel like it. Last year when Consumers Energy put in the new pipe line, they added the raised curbing on the sidewalk on my Marion Ave. side. There was never a problem of using my rocks as a form to put their curbing in. They worked with me. Then this year, after Alex screamed at me on the telephone about a question that I had from a resident concerning workers pouring chemicals into the water main. I later found out it was just

chlorine to sanitise the main. It seems that some guy who works for Fishbeck, named Dustin, as by his own words was told " he was not supposed to talk to me". It appears that this must have been from Alec Malvetis. It seems that I am being singled out for some unexplained reason. There is a small walkway that was put in years ago between my sidewalk and the curb.several other houses also have this short walkway. We all know that this is city property that we have to maintain. I asked 2 different workers early on in the project after they damaged my walkway, "will you be replacing it?" On both occasions I eas told "It should be taken care of by the end of the project". Of course, mine and the residence at 1312 Woodbine were taken out and never replaced. Here we go again, it seems like we are being deceived by the public service department. According to the fact sheet that I was sent, " Following completion of utility and road construction, the contractor will work to restore and renew the surface features of the public right of way areas including the parkway (the grassy area between the sidewalk and the curb). One of the features that I and the resident of 1312 had on our right of way was a cement walkway that the contractors demolished. Now they are playing stupid. We want what we had restored, not shoved down our throats again. We are tired of being bullied by city hall. Mr Malvedis is a very hard person to deal with, yelling at me on the phone is not very proffesional. I would like this addressed and someone send an email back to me and the resident of 112 Woodbine [jeannette.garr@gmail.com](mailto:jeannette.garr@gmail.com) In addition, I have nine additional addresses which have the same type of walkways. I will be walking down every street from Cooper to Victor looking for more addresses with this type of walkways and I will be contacting the residents and letting them know what to expect next year when the cso work comes through and they eliminate



their walkways that they have had for years. I will be giving you the individual addresses next spring before you start the CSO work. Adam. since you are president of City Council, I am requesting that you enter this email into the minutes of the City Council meeting and put this email into the public service committee meeting when they next meet. I really wish that you could have come over to see the mess in my front yard and I could have explained to you. I am a little disappointed. I was hoping that one of you would take up the fight for the residents. Mike Morofsky Area 1 Rep. CVNA

<jeanette mail20221113\_16315662.pdf>

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Topic(s) to be addressed \_\_\_\_\_

Name (print) Lorella Stanaway E-Mail (optional) \_\_\_\_\_

Address (street, city, zip) 546 Armstrong Rd \_\_\_\_\_

Company or organization represented, etc. (if applicable) \_\_\_\_\_

Signature Lorella Stanaway \_\_\_\_\_

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Topic(s) to be addressed *Homeless*

Name (print) *Jody Washington* E-Mail (optional) \_\_\_\_\_

Address (street, city, zip) *521 Danubet*

Company or organization represented, etc. (if applicable) \_\_\_\_\_

Signature *Jody Washington*

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Asked to be in order

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Topic(s) to be addressed City elections, prop 3

Name (print) Ross Fisher E-Mail (optional) \_\_\_\_\_

Address (street, city, zip) 215 Horton St

Company or organization represented, etc. (if applicable) \_\_\_\_\_

Signature *Ross Fisher*

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Topic(s) to be addressed Proposal 3

Name (print) Rikki Reynolds E-Mail (optional) rikki.g.reynolds@gmail.com

Address (street, city, zip) 1123 Hickory St

Company or organization represented, etc. (if applicable) \_\_\_\_\_

Signature [Handwritten Signature]

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## **CITY OF LANSING NOTICE OF PUBLIC HEARING**

Notice is hereby given that a Public Hearing will be held on Monday, November 14 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI, on the proposed South Martin Luther King Jr. Boulevard Corridor Improvement Authority Development and Finance Plan in accordance with the provisions of Part 6, Corridor Improvement Authorities, of the Recodified Tax Increment Financing Act, Public Act 57 of 2018, as amended (the Act) and as defined by Public Act 57 of 2018 as:

In 2019 the City of Lansing used the adopted State Law (Act 280 of 2005) to create what is known as the South Martin Luther King Jr. Boulevard Corridor Improvement Authority (CIA) and established a District with eligible property within an area encompassing 500 feet of the centerline of South Martin Luther King Jr. Boulevard, from the railroad tracks south of Victor Avenue to I-96.

The purpose of the Corridor Improvement Authority Act is to help communities plan for and fund improvements along a corridor. The overall goal is to help support economic development and redevelopment of this area. The types of improvements could include sidewalks/pathways, streetlights, streetscape enhancements, façade improvements, and other public investments which could support and enhance economic development and the quality of life for business owners and residents within this district. The CIA's first task to be able to fund these improvements is to create a Development and Tax Increment Financing Plan. This plan describes the types of activities that the CIA can participate in as well as how those activities are financed. The plan covers a 15-year period and explains how Tax Increment Financing (TIF) will work, which is the primary means in which new projects would be funded. It is important to note that TIF is not a new tax nor does it raise property owner's taxes.

City Council will hear comments from citizens, taxpayers and property owners, officials from any affected taxing jurisdiction and any other interested persons. All aspects of the Plan will be open for discussion at the public hearing. Maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at the Lansing City Clerk's Office, 124 W Michigan Avenue, 9th Floor of City Hall, Lansing, MI 48933. The Development and Finance Plan can be found on the S. Martin Luther King Jr. Boulevard CIA website: <https://mi-lansing3.civicplus.pro/627/South-MLK-Jr-Blvd-Corridor-Improvement-A>

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](mailto:city.clerk@lansingmi.gov).

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**[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)**  
**[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)**

**CITY OF LANSING  
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To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Brownfield Plan #83 – Moneyball Brownfield Redevelopment Project pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for properties commonly referred to as 923 and 927 West Saginaw Street located in the City of Lansing, but more particularly described as:

923 W SAGINAW ST (Tax Parcel No. 33-01-01-17-226-262):  
LOT 5 WHITES SUB W OF BUTLER REC L 1 P 15

927 W SAGINAW ST (Tax Parcel No. 33-01-01-17-226-271):  
LOT 7 WHITES SUB W OF BUTLER REC L 1 P 15

Approval of this Brownfield Plan will enable the Lansing Brownfield Redevelopment Authority to capture incremental tax increases which result from the redevelopment of the property to pay for costs associated therewith. Further information regarding this issue, including maps, plats, and a description of the brownfield plan will be available for public inspection and may be obtained from Kris Klein, Vice President, Lansing Economic Development Corporation, 230 N. Washington Sq, Suite. 212, Lansing, MI 48933, (517) 599-1136.

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

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**[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)**  
**[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)**

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To afford an opportunity for all residents, taxpayers of the City of Lansing, City Assessor, other interested persons, and ad valorem taxing units to appear and be heard on the approval of an Obsolete Property Rehabilitation District (the "District"), pursuant to and in accordance with the provisions of the Obsolete Property Rehabilitation Act, Public Act 146 of 2000, for the properties located at 1703, 1717, and 1723 E. Michigan Avenue, Lansing, Michigan, 48912 legally described as:

LOTS 4, 5, 6 & 7, ALSO ENTIRE VAC ALLEY LYING ACROSS THIS BLOCK BLOCK 6  
RUMSEYS MICHIGAN AVENUE ADD, 33-01-01-15-280-042;  
LOT 4 ASSESSORS PLAT NO 35, 33-01-01-15-280-071;  
LOT 3 ASSESSORS PLAT NO 35, 33-01-01-15-280-081

Approval of this District will allow the owners of real property within the District to apply for an abatement of certain property taxes for the improvements to their property located within the District. Further information regarding this issue may be obtained from Aurelius Christian, Lansing Economic Development Corporation (LEDC), 230 N. Washington Sq. Ste 212 Lansing, MI 48933, (517) 331-2773.

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](mailto:city.clerk@lansingmi.gov).

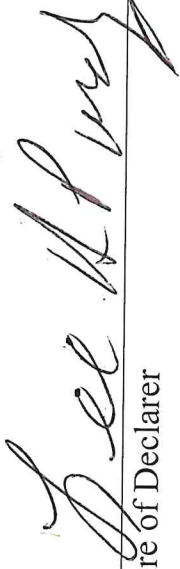
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[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)



## AFFIDAVIT OF PUBLICATION

I, Lee Purdy, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement - CP#22-235 - **CITY OF LANSING Notice of Public Hearing Home ARP Allocation Plan** - appeared Wednesday, October 26, 2022, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 26<sup>th</sup> day of October 2022



Signature of Declarer

State of Michigan  
County of Ingham

\_\_\_\_\_  
This instrument was acknowledged before me on October 26, 2022

By Lee Purdy



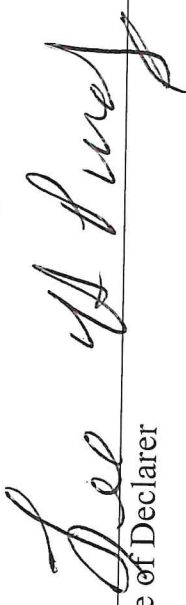
\_\_\_\_\_  
Berl Schwartz, Notary Public

My commission expires January 24, 2025

## AFFIDAVIT OF PUBLICATION

I, Lee Purdy, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement - CP#22-236 - **CITY OF LANSING Notice of Election Tuesday, November 8, 2022** - appeared Wednesday, October 26, 2022, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 26<sup>th</sup> day of October 2022

  
\_\_\_\_\_  
Signature of Declarer

State of Michigan  
County of Ingham

\_\_\_\_\_  
This instrument was acknowledged before me on October 26, 2022

By Lee Purdy



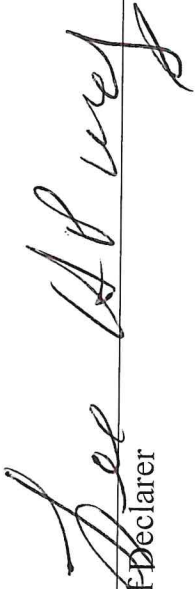
\_\_\_\_\_  
Berl Schwartz, Notary Public

My commission expires January 24, 2025

## AFFIDAVIT OF PUBLICATION

I, Lee Purdy, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement - CP#22-237 - **CITY OF LANSING Public Accuracy Test for the Tuesday, November 8, 2022 Election** - appeared Wednesday, October 26, 2022, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 26<sup>th</sup> day of October 2022

  
\_\_\_\_\_  
Signature of Declarer

State of Michigan  
County of Ingham

\_\_\_\_\_  
This instrument was acknowledged before me on October 26, 2022

By Lee Purdy



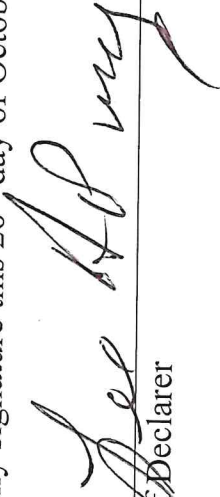
\_\_\_\_\_  
Berl Schwartz, Notary Public

My commission expires January 24, 2025

**AFFIDAVIT OF PUBLICATION**

I, Lee Purdy, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement - CP#22-240 - **CITY OF LANSING Notice of Public Hearing** - appeared Wednesday, October 26, 2022, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 26<sup>th</sup> day of October 2022

  
\_\_\_\_\_  
Signature of Declarer

State of Michigan  
County of Ingham

\_\_\_\_\_  
This instrument was acknowledged before me on October 26, 2022

By Lee Purdy



\_\_\_\_\_  
Berl Schwartz, Notary Public

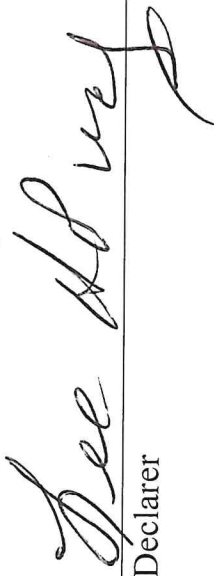
My commission expires January 24, 2025



## AFFIDAVIT OF PUBLICATION

I, Lee Purdy, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement - CP#22-241 - **CITY OF LANSING Notice of Public Hearing** - appeared Wednesday, October 26, 2022, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 26<sup>th</sup> day of October 2022



Signature of Declarer

State of Michigan  
County of Ingham

\_\_\_\_\_  
This instrument was acknowledged before me on October 26, 2022

By Lee Purdy



\_\_\_\_\_  
Berl Schwartz, Notary Public

My commission expires January 24, 2025

## AFFIDAVIT OF PUBLICATION

I, Lee Purdy, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement - CP#22-242 - **CITY OF LANSING Notice of Public Hearing** - appeared Wednesday, October 26, 2022, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 26<sup>th</sup> day of October 2022



Signature of Declarer

State of Michigan  
County of Ingham

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This instrument was acknowledged before me on October 26, 2022

By Lee Purdy



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Berl Schwartz, Notary Public

My commission expires January 24, 2025

**CITY OF LANSING  
NOTICE OF ELECTION  
TUESDAY, NOVEMBER 8, 2022**

To the qualified electors of the City of Lansing:

Please take notice that the City of Lansing will hold an Election on Tuesday, November 8, 2022. Polls will be open at 7:00 a.m. and will remain open until 8:00 p.m.

For the purpose of electing candidates to the following offices:

**State:** Governor and Lieutenant Governor, Secretary of State, Attorney General; **Congressional:** Representative in Congress; **Legislative:** State Senator, Representative in State Legislature; **State Boards:** Member of State Board of Education, Regent of University of Michigan, Trustee of Michigan State University, Governor of Wayne State University; **County:** County Commissioner; Treasurer (Ingham County ONLY); **Judicial:** Justice of Supreme Court, Judge of Court of Appeals, Judge of Circuit Court, Judge of Probate Court, Judge of District Court; **Community College:** Board of Trustees Member; **City:** Council Member Ward 1; **Local School District:** Board Member.

For the purpose of voting on the following proposals:

**State: Proposal 22-1** A proposal to amend the state constitution to require annual public financial disclosure reports by legislators and other state officers and change state legislator term limit to 12 total years in legislature; **Proposal 22-2** A proposal to amend the state constitution to add provisions regarding elections.; **Proposal 22-3** A proposal to amend the state constitution to establish new individual right to reproductive freedom, including right to make all decisions about pregnancy and abortion; allow state to regulate abortion in some cases; and forbid prosecution of individuals exercising established right

**Eaton County:** County Parks & Open Space Millage Question  
**City:** City of Lansing Charter Amendment Proposal; Bonding Proposal

Voting Precincts and Polling Places are:

**Lansing Ward 1**

Pct. 1 – Gier Park Community Center  
Pct. 2 – Johnson Fieldhouse  
Pct. 3 – Post Oak School  
Pct. 4 – Grand River Head Start  
Pct. 5 – Foster Community Center  
Pct. 6 – Foster Community Center  
Pct. 7 – Johnson Fieldhouse  
Pct. 8 – Johnson Fieldhouse  
Pct. 9 – Board of Water and Light  
Pct. 10 – Bethlehem Lutheran Church

**Lansing Ward 2**

Pct. 11 – South Washington Office Complex  
Pct. 12 – Lyons School  
Pct. 13 – Cavanaugh School  
Pct. 14 – Bethlehem Lutheran Church  
Pct. 15 – Parker Memorial Baptist Church  
Pct. 16 – Parker Memorial Baptist Church  
Pct. 17 – Forest View School  
Pct. 18 – Gardner School  
Pct. 19 – North School  
Pct. 20 – Gardner School

**Lansing Ward 3**

Pct. 21 – Alfreda Schmidt Southside Community Center  
Pct. 22 – Woodcreek School  
Pct. 23 – Dwight Rich School  
Pct. 24 – Dwight Rich School  
Pct. 25 – Tabernacle of David Church  
Pct. 26 – Tabernacle of David Church  
Pct. 27 – Dr. Halik Professional Development Center (formerly Wainwright)

Anyone who qualifies as an elector may register to vote in person with proof of residency (MCL 168.492) at the following locations and times:

| Location                           | Address                                    | Regular Business Hours<br>September 29 – November 4 |
|------------------------------------|--------------------------------------------|-----------------------------------------------------|
| Lansing City Clerk – City Hall     | 124 W Michigan Ave<br>Lansing, MI 48933    | Mon – Fri<br>8am – 5pm                              |
| Lansing City Clerk – Election Unit | 2500 S Washington Ave<br>Lansing, MI 48910 | Mon – Fri<br>8am – 5pm<br>Wednesdays<br>8am – 7pm   |

Additional times outside of the above listed regular business hours are as follows:

| Location                           | Address                                    | Additional Hours                                                                                                                                                                                      |
|------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Foster Community Center            | 200 N Foster<br>Lansing, MI 48912          | October 25 –<br>November 4<br>Mon – Fri<br>1pm – 6pm<br><br>Monday<br>November 7<br>8am – 4pm<br><br>Election Day<br>November 8<br>7am – 8pm                                                          |
| Lansing City Clerk – City Hall     | 124 W Michigan Ave<br>Lansing, MI 48933    | Monday<br>November 7<br>8am – 4pm<br><br>Election Day<br>November 8<br>7am – 8pm                                                                                                                      |
| Lansing City Clerk – Election Unit | 2500 S Washington Ave<br>Lansing, MI 48910 | Saturday<br>October 29<br>10am – 6pm<br><br>Saturday<br>November 5<br>10am – 6pm<br><br>Sunday<br>November 6<br>10am – 6pm<br><br>Monday<br>November 7<br>8am – 4pm<br><br>Election Day<br>November 8 |



### NOTICE OF PUBLIC HEARING HOME ARP (American Rescue Plan) Allocation Plan

Notice is hereby given that the City of Lansing City Council will hold a public hearing to solicit public input on the proposed HOME ARP Allocation Plan for the City of Lansing. The HOME ARP Allocation Plan will be included as a substantial amendment to the FY2021 Annual Action Plan. As required by the U.S. Department of Housing and Urban Development (HUD), the City of Lansing must amend its FY2021 Annual Action Plan to allow the city to receive the HOME ARP funds. The City of Lansing has been awarded \$2,784,822 to the needs of Qualifying Populations by creating affordable housing or non-congregate shelter units, providing tenant based rental assistance (TBRA) or supportive services to qualifying (homeless, at-risk of homelessness, those fleeing domestic violence, etc.) populations. For additional information regarding the HOME ARP Program and Qualifying Populations, please visit <https://www.wvhudexchange.info/programs/home-arp/>

The City encourages participation at the public hearing to allow citizens an opportunity to provide input on the proposed HOME ARP Allocation Plan and the projected use of the funds. A copy of the HOME ARP Allocation Plan can be reviewed on the City of Lansing Development Office website at: [www.lansingmi.gov/development](http://www.lansingmi.gov/development). Comments received during the 15-day public comment period of October 27th through November 14th will be considered prior to final submission of the HOME ARP Allocation Plan to the Department of Housing and Urban Development (HUD).

The public hearing will be held before City Council on Monday, November 14, 2022, 7:00 p.m. at 124 W. Michigan Avenue, 10th floor., City Hall, Lansing, MI 48933.

Further information regarding this issue, please contact Doris Witherspoon, Senior Planner of the City of Lansing Department of Economic Development and Planning Office, 316 North Capitol Avenue, Lansing, MI, [doris.witherspoon@lansingmi.gov](mailto:doris.witherspoon@lansingmi.gov), (517) 483-4063.

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 [cityclerk@lansingmi.gov](mailto:cityclerk@lansingmi.gov)

Chris Swope, Lansing City Clerk, MMC/MIPMC  
[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)  
[www.facebook.com/LansingClerkSwope](http://www.facebook.com/LansingClerkSwope)

CP#22-235

### CITY OF LANSING PUBLIC ACCURACY TEST FOR THE TUESDAY, NOVEMBER 8, 2022 ELECTION

Notice is hereby given that the public test of the program, which will be used for tabulating the results of the Election to be held Tuesday, November 8, 2022 in the City of Lansing, will be conducted at the Lansing City Clerk's Election Unit located at the South Washington Office Complex at 2500 South Washington Avenue on Tuesday, November 1, 2022 at 2:00 p.m.

The public accuracy test is conducted to determine that the program used to tabulate the results of the election counts the votes in the manner prescribed by law.

#### ABSENT VOTER BALLOTS

Any registered voter may request an Absent Voter Ballot. No reason required.

We must have a signed application to issue an Absent Voter Ballot. Applications are available at [www.lansingvotes.gov](http://www.lansingvotes.gov) or by calling 517-483-4131.

### CITY OF LANSING NOTICE OF PUBLIC HEARING

The Lansing City Council will hold a public hearing on Monday, November 14, 2022, at 7:00 p.m. in the Tony Benavides City of Lansing Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave. Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Brownfield Plan #83 – Moneyball Brownfield Redevelopment Project pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for properties commonly referred to as 923 and 927 West Saginaw Street located in the City of Lansing, but more particularly described as:

923 W SAGINAW ST (Tax Parcel No. 33-01-01-17-226-262);  
LOT 5 WHITES SUB W OF BUTLER REC L 1 P 15

927 W SAGINAW ST (Tax Parcel No. 33-01-01-17-226-271);  
LOT 7 WHITES SUB W OF BUTLER REC L 1 P 15

Approval of this Brownfield Plan will enable the Lansing Brownfield Redevelopment Authority to capture incremental tax increases which result from the redevelopment of the property to pay for costs associated therewith. Further information regarding this issue, including maps, plats, and a description of the brownfield plan will be available for public inspection and may be obtained from Kris Klein, Vice President, Lansing Economic Development Corporation, 230 N. Washington Sq. Suite. 212, Lansing, MI 48933, (517) 599-1136.

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

Chris Swope, Lansing City Clerk  
[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)  
[www.facebook.com/LansingClerkSwope](http://www.facebook.com/LansingClerkSwope)

CP#22-242

### NOTICE OF PUBLIC HEARING EAST LANSING PLANNING COMMISSION

Notice is hereby given of the following public hearing to be held by the East Lansing Planning Commission on **Wednesday, November 9, 2022 at 7:00 p.m. at the East Lansing Hannah Community Center**, 819 Abbot Road, East Lansing, MI, 48823.

A public hearing will be held to consider Ordinance 1517: A request from Woodside Properties, LLC to rezone one 0.292-acre parcel located at 1788 Woodside Drive (Parcel ID #33-20-02-08-307-004) from B-2 (Retail Sales Business District) to RM-32 (City Center Multiple-Family Residential District).

The public may attend and participate at all meetings in person or electronically. Please contact the Planning and Zoning Administrator or visit the City's public meeting portal for electronic meeting access information:

Peter Menser – Planning and Zoning Administrator  
410 Abbot Road  
East Lansing, MI 48823  
517.319.6861 or [pmenser@cityofeastlansing.com](mailto:pmenser@cityofeastlansing.com)



## AFFIDAVIT OF PUBLICATION

I, Lee Purdy, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement - CP#22-256- **CITY OF LANSING NOTICE OF PUBLIC HEARING** - appeared Wednesday, November 9, 2022, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 9<sup>th</sup> day of November 2022

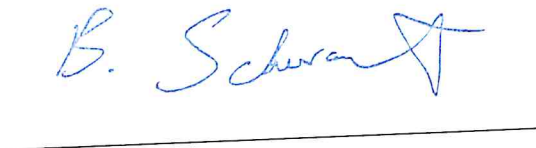


Signature of Declarer

State of Michigan  
County of Ingham

\_\_\_\_\_  
This instrument was acknowledged before me on November 9, 2022

By Lee Purdy



\_\_\_\_\_  
Berl Schwartz, Notary Public

My commission expires January 24, 2025