Regular Meeting Of Lansing City Council

Tony Benavides Lansing City Council Chambers
David C. Hollister Lansing City Hall
124 W. Michigan Avenue,10th Floor
Lansing, Michigan

Agenda for April 6, 2026 at 7:00 PM

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

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

Roll Call

Meditation and Pledge of Allegiance

Approval of Printed Council Proceedings

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

1. Appointment; Michael Lynn Jr. as the 3rd Ward member of the Board of Fire Commissioners for a term to expire June 30, 2027 (PEND-4394)
2. Obsolete Property Rehabilitation Act (OPRA) District; 418 Baker St., Ron Holdings LLC (PEND-4382)

Comments by Council Members and the City Clerk

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

Speaker Registration for Public Comment on Legislative Matters

Speakers at the meeting must sign up on BLUE form by the deadline announced by the City Clerk.

Virtual Participation is available for Public Comment on Legislative Matters. Sign up by 6:30 p.m. using the following link:
https://events.gcc.teams.microsoft.com/event/ccc6f0f7-ef02-40b2-accf-461abf084281@87509dee-095b-4ff8-ba5a-0035cdfc715d

Mayor's Comments

Show Cause Hearings

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

Scheduled Public Hearings

3. Noise Special Permit; Michigan Paving and Materials Company request to allow for major reconstruction on Pennsylvania Ave., Mt. Hope Ave., and Jolly Rd. (PEND-4407)
4. Noise Special Permit; Granger Construction request to allow for the Tecumseh River Road Pump Station (TRRPS) Project (PEND-4396)
5. SLU-3-2026, 5200 S. Cedar St., Unit 5206, to authorize use of the rear suite as a place of worship (PEND-4370)
6. Obsolete Property Rehabilitation Act (OPRA) District; 418 Baker St., Ron Holdings LLC (PEND-4382)
7. Amending Chapter 1243, Table 1243.03 to add Liquor Store to the Commercial Mixed-Use Districts Allowable Use Table (PEND-4375)
8. Amending Chapter 1245, Table 1245.03 to add Liquor Store to the Special Districts Allowable Use Table (PEND-4377)
9. An Ordinance to Amend Chapter 1240, Section 1240.04 to define the term “liquor store” within the Zoning Code (PEND-4152)
10. An Ordinance to Amend Chapter 1250 to add Subsection 1250.02.13 to provide for a limitation on proximity of liquor stores to each other (PEND-4156)
11. Z-3-2026; 220 S. Larch St. and 3 adjoining parcels on E. Kalamazoo St. and S. Cedar St., Conditional Rezoning from "DT-3" Urban Core to "IND-1" Industrial (PEND-4415)

Council Consideration of Legislative Matters

Referral of Public Hearings

Consent Agenda

12. Appointment; Michael Lynn Jr. as the 3rd Ward member of the Board of Fire Commissioners for a term to expire June 30, 2027 (PEND-4394)
13. Reappointment; Brian Baer as a member of the Capital Area District Library Board for a term to expire April 15, 2030 (PEND-4428)
14. Wet Weather Control Program Project Plan amendment (PEND-4426)
15. Liquor License; Shake Shack Michigan LLC for a SDM and Class C license, SDM Sunday Sales PM, On Premises Sunday Sales (AM/PM), Outdoor Service at 3106 E. Saginaw St., Suite A (PEND-4430)
16. Setting a Public Hearing on Community Development Block Grant (CDBG) Annual Action Plan for Fiscal Year 2026-2027, funding allocations (PEND-4425)
17. Setting a Public Hearing on Fiscal Year 2026-2027 Budget (PEND-4431)
18. Donation Acceptance; Daugherty and Miles Families Appreciation of Services Donation for the D.I.V.E. Unit (PEND-4420)

19. Grant Acceptance; Michigan Department of State Police, Emergency Management and Homeland Security Division State and Local Cybersecurity Grant Program (SLCGP) for (PEND-4380)
20. Grant Acceptance; Ingham County Housing and Homeless Millage for hotel accommodations for unhoused individuals (PEND-4423)
21. Grant Acceptance; Department of Housing and Urban Development Lead Hazard Reduction Grant for Lead-Safe Lansing, Phase 5 Program (PEND-4429)

Resolutions for Action

22. ~~Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 813 Bement St. (PEND-4409)~~ Note: not reported from the Committee on Public Safety
23. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 108 W. Barnes Ave. (PEND-4411)
24. Special Assessment; Glenburne Commons, Trash & Grass Abatement (PEND-4355)
25. Special Assessment; Principal Shopping District 2026 Roll (PEND-4383)
26. Act-7-2025; Sale of City Property, Lot 49, 200 block S. Cedar St. (PEND-4276)

Reports from Council Committees

Ordinances for Introduction and Setting of Public Hearings

27. Setting a Public Hearing on Re-Adopting the Codified Ordinances (PEND-4437)

Ordinances for Passage

28. Amending Chapter 1460 to clarify and update the regulation and certification of rental properties (PEND-4296)
29. Z-3-2026; 220 S. Larch St. and 3 adjoining parcels on E. Kalamazoo St. and S. Cedar St., Conditional Rezoning from "DT-3" Urban Core to "IND-1" Industrial (PEND-4415)

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

Item(s) from the Mayor re:

31. Grant Acceptance; Michigan Recycling Coalition Community Education Subaward Program Grant (PEND-4436)
32. Local Development Finance Authority Budget Amendment; Fiscal Year 2025-2026 (PEND-4439)

33. Traffic Control Order No. 26-02; regulate parking along the 100 block of W. Elm St. (PEND-4443)
34. Traffic Control Order No. 25-27; regulate parking along Cascade Blvd. (PEND-4444)
35. Traffic Control Order No. 24-62; regulate parking along Markley Pl. (PEND-4445)
36. Traffic Control Order No. 24-57; regulate parking along Kensington Rd. (PEND-4446)
37. Sole Source Purchase; Public Safety Department notification of Great Lakes Breathing Air LLC as the vendor for Make Air Compressors for new fire stations and fire training building
38. Human Resources and Community Services Fiscal Year 2025-2026 Quarterly General Fund Grants Reports

Item from the Lansing Economic Development Corporation

39. Lansing Economic Development Corporation 2025 Annual Report

Items from the Lansing Housing Commission

40. Lansing Housing Commission Financial Statements and Independent Auditors' Report for Fiscal Year ended June 30, 2025
41. Lansing Housing Commission Annual Report 2025

Communications and Petitions

42. Affidavit of Disclosure; Joseph Sterle, Police Department
43. Claim Appeal; Claim #2225, Najah Nona for $345 in grass fees at 2215 Greencroft Rd. (PEND-4440)
44. Claim Appeal; Claim #2230, Charles Haynes for $550 in trash fees at 817 Prospect St. (PEND-4441)
45. Claim Appeal; Claim #2234, Jeremiah Hepner for $840 in rental registration violation fees at 800 W. Ionia St. (PEND-4442)
46. Fourteen communications from Alison Peeler regarding various City government related issues

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.

CITY OF LANSING
NOTICE OF PUBLIC HEARING
Noise Special Permit

April 6th, 2026, at 7 p.m. Predominantly impacted streets include

Pennsylvania Ave., Mt Hope Ave., and Jolly Rd.

The Lansing City Council will hold a public hearing on Monday April 6th, 2026, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 W. Michigan Ave., Lansing, Michigan for the purpose stated below:

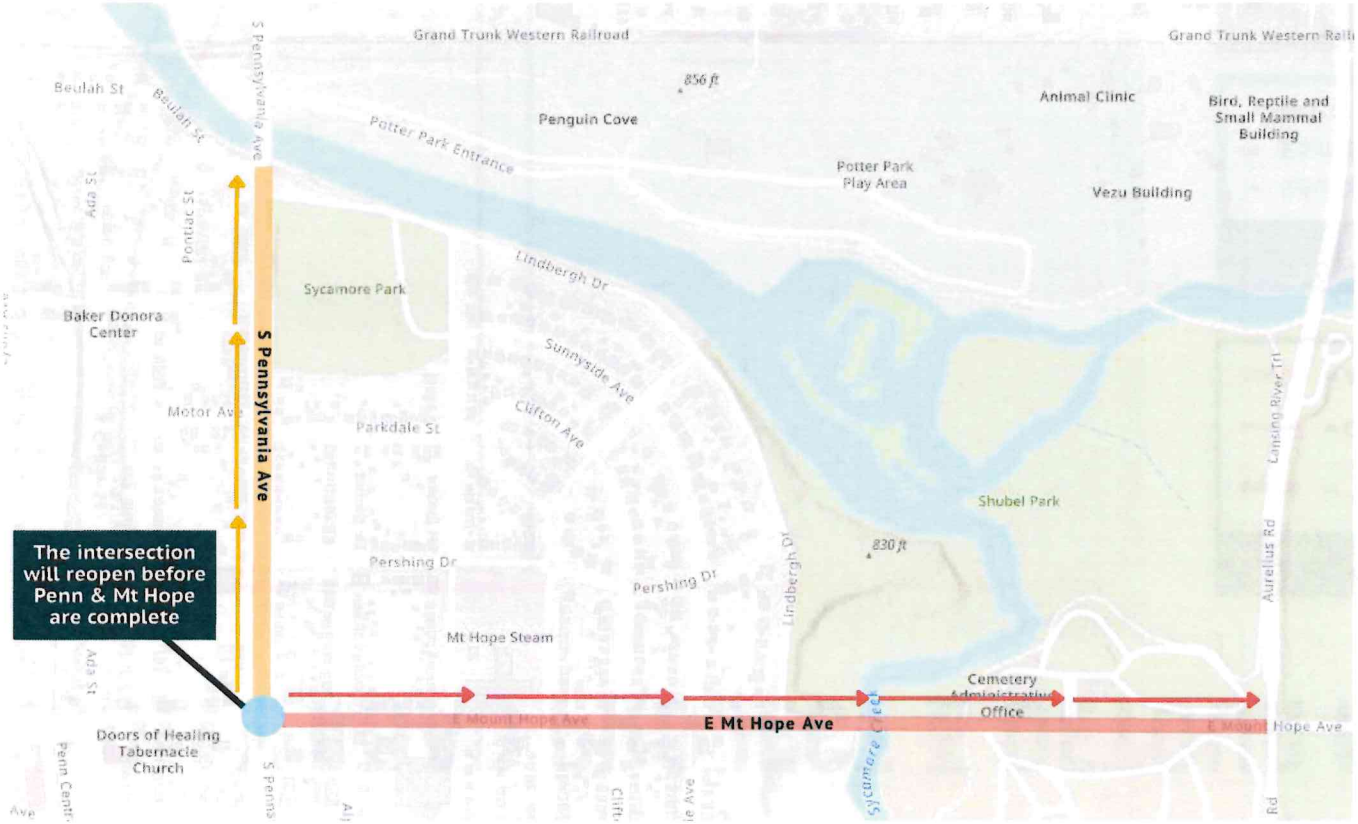
To afford an opportunity for all residents of the City of Lansing to appear and be heard with regard to a request for a Noise Special Permit in accordance with the provisions of Chapter 654 of the Code of Ordinances, filed by the City of Lansing Department of Public Service. The Public Service Department has requested to allow the Contractor to work Saturdays from 8 AM to 5 PM from April 1, 2026, through November 14, 2026, to limit the amount of time that vehicle traffic will be detoured, and limit the duration businesses and residents are impacted, and to keep the project on schedule with uncertainty of weather delays.

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

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

PHASING OF MT. HOPE AVENUE & PENNSYLVANIA AVENUE

LANSING



Tentative Phasing Schedule

- = Pennsylvania Ave begins March 9, 2026, estimated to be complete by mid-July
- = Intersection of Penn & Mt Hope begins once frost laws lift, estimated to be complete after 5-6 weeks
- = Mt Hope begins once frost laws lift, estimated to be complete by mid-August
- → = Construction work flow/progression

Submitted @ Mtg

JOLLY ROAD PROJECT & DETOUR MAP

CITY OF LANSING

Tentative Phasing Schedule

= Jolly Road tentatively scheduled to start mid-June 2026 and to be completed by early-October 2026

= Construction work flow/progression

= Additional roadway that will be restriped

Eastbound Detour

- South on Cedar Street
- East on Miller Road
- North on Pennsylvania Avenue back to Jolly Road

Westbound Detour

- South on Pennsylvania Avenue
- West on Miller Road
- North on Cedar Street back to Jolly Road

CITY OF LANSING
NOTICE OF PUBLIC HEARING
Noise Special Permit

April 6th, 2026, at 7 p.m. Tecumseh River Road Pump Station

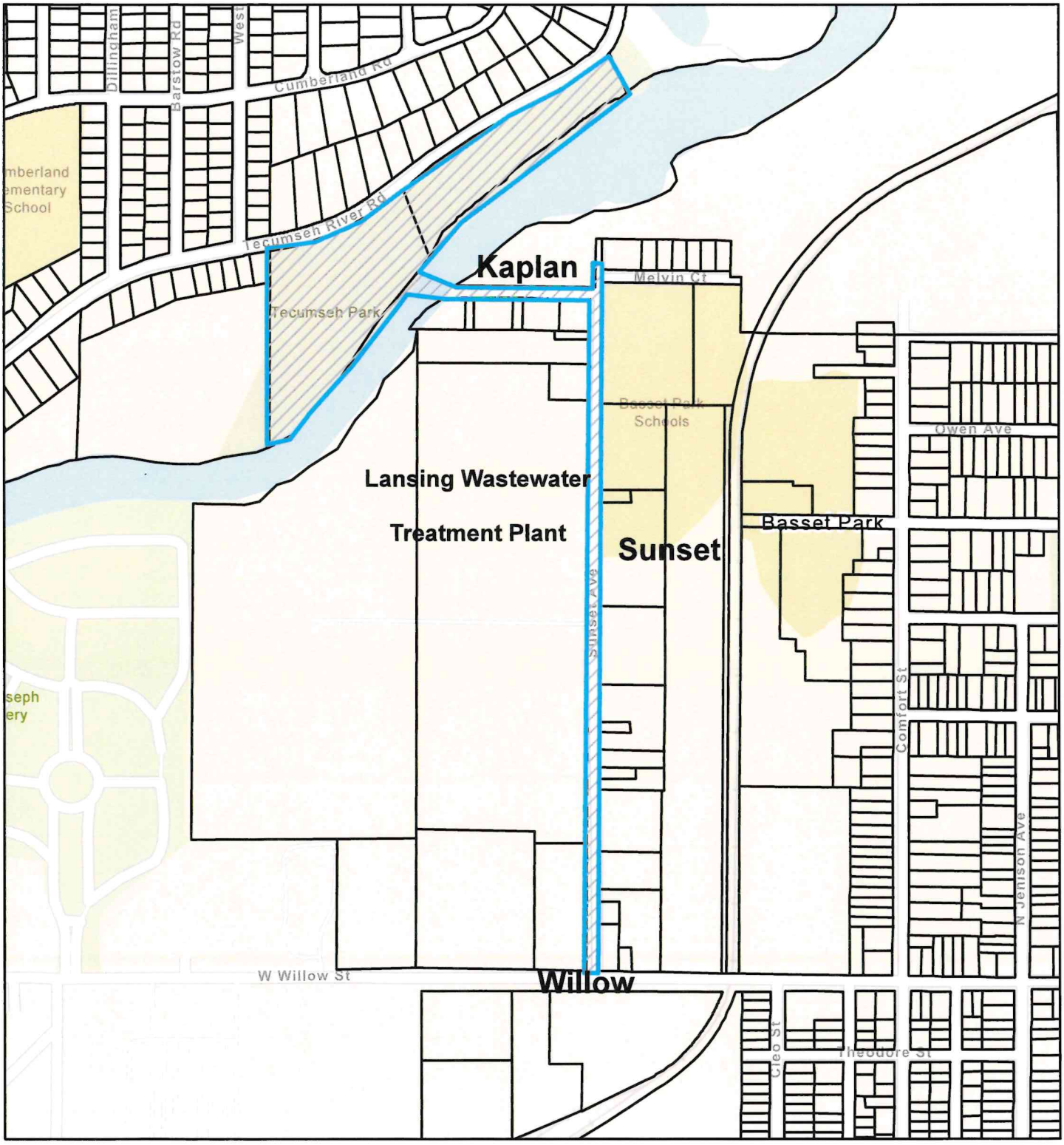
The Lansing City Council will hold a public hearing on Monday April 6th, 2026, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 W. Michigan Ave., Lansing, Michigan for the purpose stated below:

To afford an opportunity for all residents of the City of Lansing to appear and be heard with regard to a request for a Noise Special Permit in accordance with the provisions of Chapter 654 of the Code of Ordinances, while Granger Inc., is conducting work as part of the utility and infrastructure improvements associated with the Tecumseh River Pump Station (TRRPS). Project on Saturdays from 7:00 AM to 3:30 PM for the period of April 11, 2026, through October 30 2027. **The project area is generally bounded by Tecumseh River Park on the north side, Tecumseh River Park and the Lansing Wastewater Treatment Plant on the west side, Willow Street on the south side, and Sunset Drive on the east side.**

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

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

TRRPS Noise Waiver Request Area



3/11/2026

1:9,437

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Submitted @ Mtg

CITY OF LANSING
NOTICE OF PUBLIC HEARING

5200 S Cedar Street
Special Land Use Permit – Place of Worship

The Lansing City Council will hold a public hearing on Monday, , 2026 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider a request for a special land use permit to permit a place of worship in the rear suite at 5200 S. Cedar Street. Places of worship are permitted in zoning districts, subject to approval of a special land use permit/

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, 2026 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

GENERAL INFORMATION

APPLICANT:	Islamic Society of Greater Lansing 920 S Harrison Rd. East Lansing, MI 48823
OWNER:	Global Plaza LLC 5132 S Cedar St. Lansing, MI 48911
REQUESTED ACTION:	Special Land Use Permit for a place of worship
EXISTING LAND USE:	Shopping plaza suite (vacant)
EXISTING ZONING:	"MX-2" Mixed Use Community Center
PROPERTY SIZE:	Suite: 4,838 square feet. Site: 4.76 acres.
SURROUNDING LAND USE:	N: Commercial, S: Commercial E: Motor vehicle sales, Ingham Co. Health Dept. W: Commercial
SURROUNDING ZONING:	N: "MX-2" Mixed Use Community Center S: "MX-2" Mixed Use Community Center E: "MX-2" Mixed Use Community Center, "INST-1" Institutional W: "MX-2" Mixed Use Community Center
MASTER PLAN DESIGNATION:	The Design Lansing Master Plan designates the subject property as "Mixed-Use Community Center". This section of S. Cedar Street is designated as an "Suburban Corridor".

APPLICANT'S REQUEST

This is a request for a special land use permit to allow a place of worship (church) to occupy unit 5206 of the multi-tenant building at 5200 S. Cedar Street. The suite is located and accessed at the rear/west wall of the building. Churches are permitted in all zoning districts with approval of a Special Land Use permit by the Lansing City Council, following review and a recommendation by the Planning Commission.

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 church will be harmonious with the commercial area in which it is located. The suite for the church is located and accessed at the rear of the building and the congregants will utilize the parking in that area as well. The use will not generate noise, fumes, light glare or other nuisances that would be disruptive to the surrounding area or the other tenants in the building in which it will be located. Church services will be held multiple times on a daily basis, bringing many people to the site that may increase the customer base for the commercial businesses in the area.

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

The proposed church will not change the essential character of the area as it will merely be occupying one suite in an existing multi-tenant commercial building. The primary concern with churches in commercial areas is that they typically generate very little traffic on a daily basis. Most of the time the sites that are occupied solely by churches are holes of little activity with empty parking lots which detract, rather than contribute to the vibrancy of commercial districts. In this case, however, the commercial uses in the building will continue to exist as is and thus, the use of a rear suite for a church will have no impact on the surrounding commercial are and will not change the commercial nature of the site.

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

The only potential concern in this regard is that City Ordinance 830.03 (b) (2) prohibits the issuance of liquor licenses if the proposed establishment is within 500 feet of a church, measured from entranceway to entranceway. This could negatively impact the surrounding commercial area as it would prevent new bars and restaurants in locations that are appropriate for such uses.

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?

No physical changes will be made to the site as a result of the special land use permit and thus, it will have no impact on the natural environment. The proposed church will represent an improvement to the use and character of site as it will fill a vacant suite in the building. Vacant buildings and suites located therein have a negative impact on the appearance and vibrancy of commercial corridors.

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 church will generate a fairly significant amount of traffic but not generate smoke, odors, fumes, glare or anything else that would be detrimental or disruptive to the surrounding area. The transportation systems in the area are designed to accommodate the highest volumes of traffic.

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 adequately served by all necessary public facilities and utilities.

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

The church is a very low-impact use and will not place any demands on public utilities or services in excess of 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 proposed church will generally be consistent with the intent and purpose of the Zoning Ordinance and Comprehensive Plan. not negatively impact the surrounding area. It will generate a low volume of traffic, will not result in overuse of on-street parking, and will not produce noise, fumes, light glare or an overall level of activity that would be disruptive to the area or the adjoining residential property in particular The proposed use will, therefore, be consistent with the intent and purpose of the Comprehensive Plan, the Zoning Ordinance and proper planning principles in general.

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 required number of parking spaces. Section 1254.01.03 of the Zoning Ordinance requires one parking space for each three seats or six linear feet of pew/bench in the main sanctuary. According to the applicant, the suite has a maximum allowable occupancy of 300 people unless a lower number is established by the City Fire Marshal. The overall site is expected to easily accommodate the increased parking needs, particularly since visitors to the church will park behind the building where there is a large, underutilized parking lot.

SUMMARY

The available information supports a finding that the request satisfies all of the criteria set forth in the Zoning Ordinance for evaluating special land use permits, as detailed in this staff report.

RECOMMENDATION

Staff recommends approval of SLU-3-2026, for a special land use permit to allow a church to occupy unit 5206 of the multi-tenant building at 5200 S. Cedar Street.

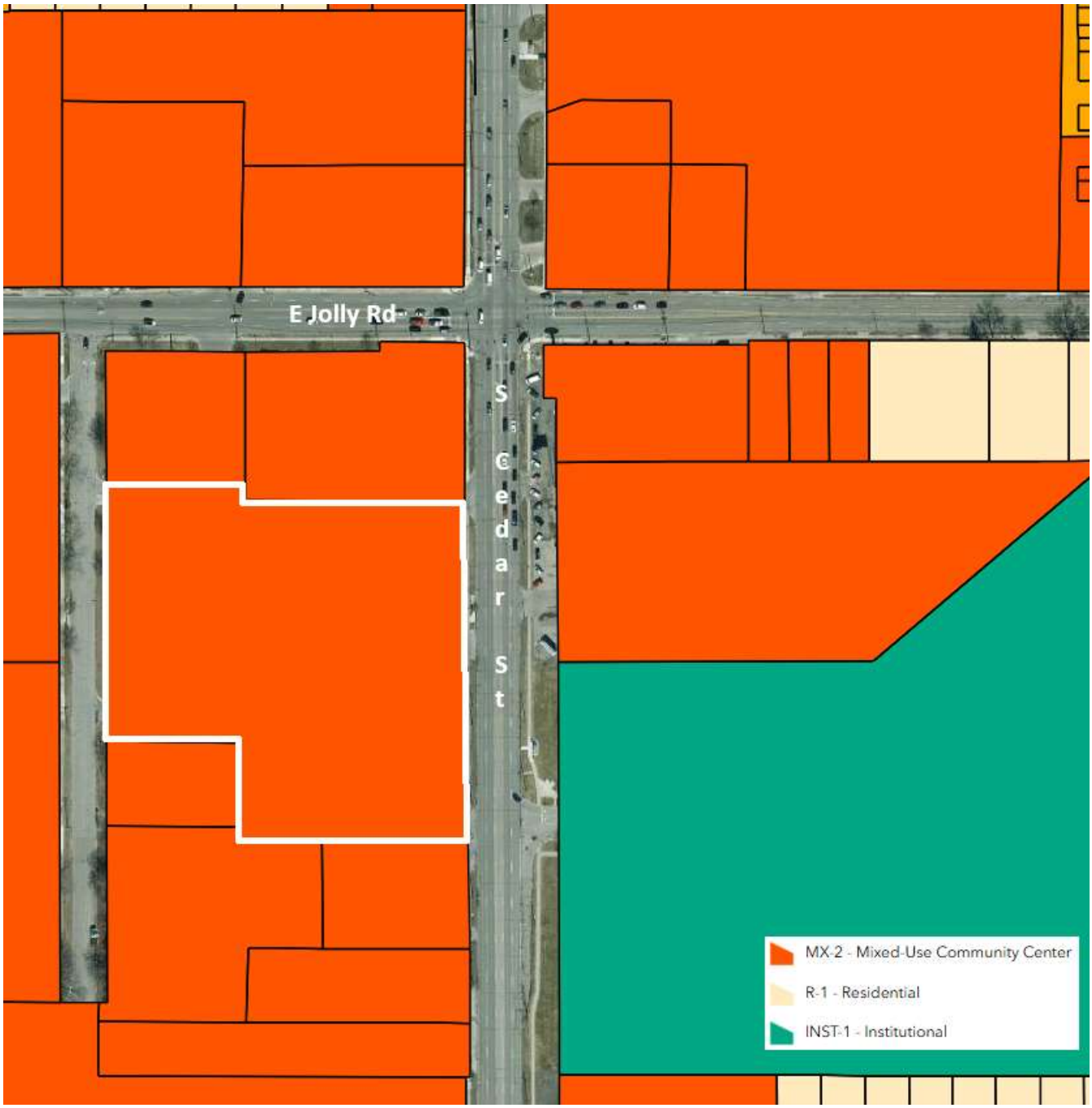
Respectfully Submitted,

Susan Stachowiak
Zoning Administrator

Aerial:



Zoning:


E Jolly Rd
S Cedar St
MX-2 - Mixed-Use Community Center
R-1 - Residential
INST-1 - Institutional

Street view:



PETITION FOR SPECIAL LAND USE

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print Form

Andy Schor, Mayor

FILE NUMBER:

DATE SUBMITTED: 1/13/2026

To the Honorable Mayor and City Council:

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

5206 S Cedar, Lansing MI 48911

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

Legal description: The Islamic Society of Greater Lansing has entered into an agreement with Global Plaza, LLC, to lease the unit, 5206 S Cedar for the purposes of serving the spiritual, social and welfare needs of the Muslim Community in the South Lansing area.

Applicant: Thasin Sardar, on behlaf of The Islamic Society of Greater Lansing

Address *(including zip code)*: 920 S Harrison Rd, E Lansing, MI 48823

Phone number(s): 517.351.4309 (office) | 517.944.5056 (cell)

Name of owner(s): Hashmat S Ibrahimi, Global Plaza, LLC

Owner address *(including zip code)*: 5200 S Cedar, Lansing, MI 48911

Owner phone number(s): 5177559021

Interest in property *(please check one)*:

☐ Option to buy ☐ Owner

☐ Lessee ☐ Represent owner

☑ Other *(please specify)*: Lessee (per agreement with the owner)

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

Proposed Special Land Use: House of Worship and Community Service Center

☐ Child Care *(13 or more)* ☐ Residential Care Facility *(7 or more)*

Zoning of the property: Commercial

Size of Parcel:

Width: 48' 5.75" ft. Length: 98' 7.875" ft. Area: 4838 Sq. ft.

Irregular: *(specify and attach scale drawing with dimension)*

Please describe your proposal:

The Society intends to operate it as an Islamic Center to offer worship services and serve the needs of the community (mentor youth, refugees, new arrival families and assist underprivileged families, single mothers and women)

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

Submit the following:

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

FEES:

Consolidated Rate: $1,100.00

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

Signature of applicant: 

Name: Thasin Sardar

For assistance, please contact:

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



ISLAMIC SOCIETY OF GREATER LANSING

We have been serving the spiritual and social needs of the Muslim community in the Greater Lansing area since 1979.

ISLAMIC CENTER OF EAST LANSING

Whom we are trying to serve

- Over six to seven thousand Muslims live in the Greater Lansing area.
- Several new arrivals to Michigan are settled in the South Lansing area. This includes:
  - Recent Afghan arrivals
  - Some refugees and economic migrants
- Several Professionals work in the Lansing area, particularly in the health care sector
- Some have launched businesses in the Lansing area

ISLAMIC CENTER OF EAST LANSING

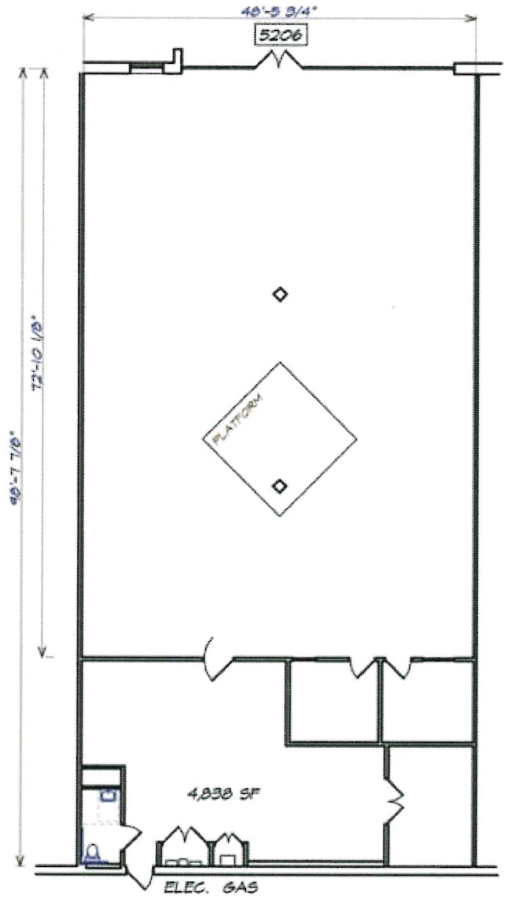
How will the new facility be used – prayer and fellowship

- To offer daily worship services and Friday afternoon congregational prayer services

- To serve the community
  - Youth Mentoring programs
  - Women care services
  - Health fairs and other welfare programs
  - Assist those in hardship

- Collaborate with other organizations in the area to serve the larger community

ISLAMIC CENTER OF EAST LANSING

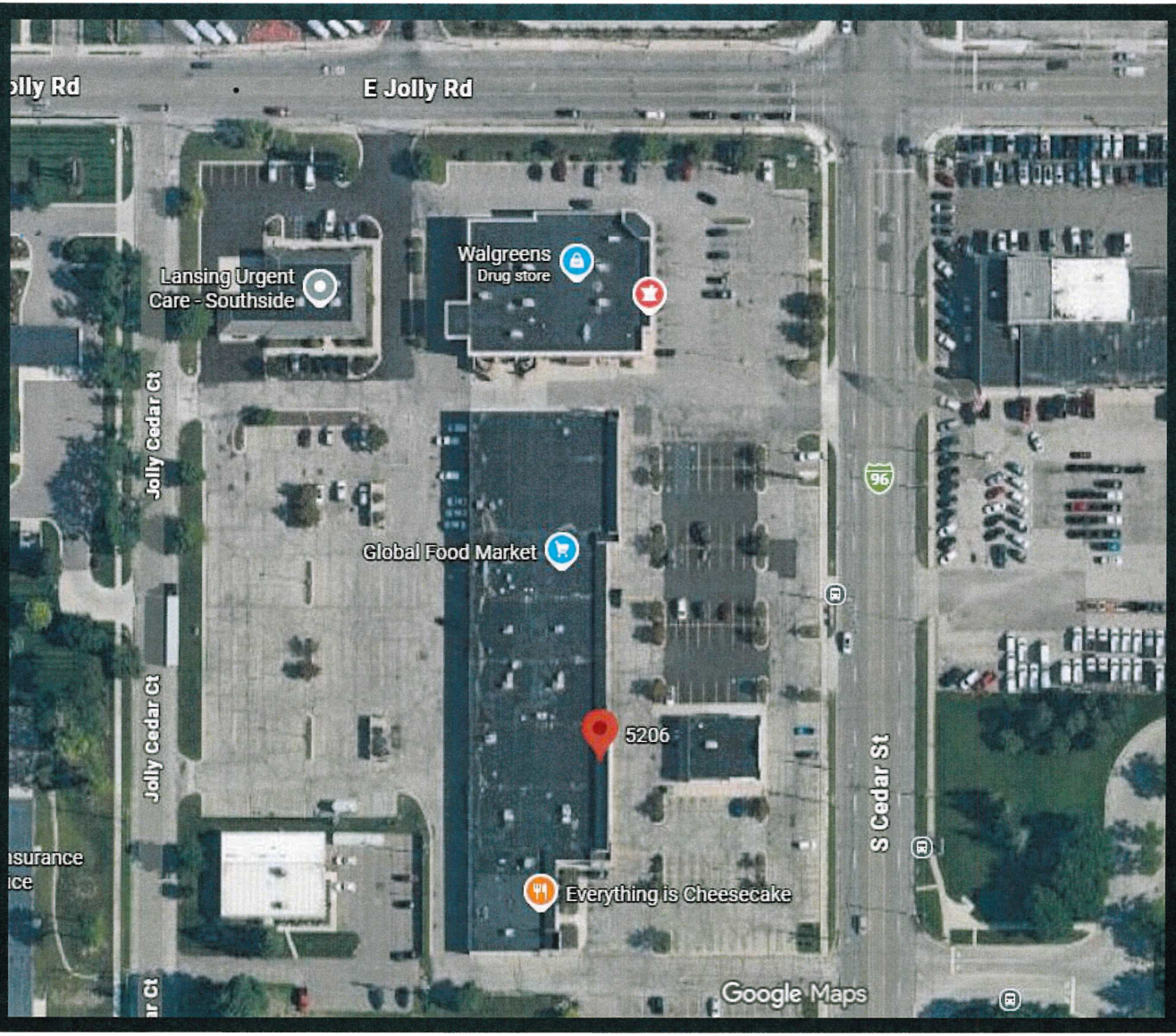


Martin

5206 S. CEDAR STREET
JOLLY-CEDAR PLAZA
LANSING, MICHIGAN

Area
4838 sq ft

ISLAMIC CENTER
OF EAST LANSING



ISLAMIC CENTER OF EAST LANSING

About the facility

- Businesses in this strip mall will get the benefit of commerce activity from our parishioners.
- Business parking will be unaffected as our primary parking area in the back of the building.
  - We intend to use the door on the West side of the building as the entrance.
  - The East side door (the front door facing S Cedar) will serve an emergency exit.
- Area businesses will benefit from new customers resulting in a more vibrant place.
- We plan to upgrade the front façade of the facility thus enhancing curb appeal of the front the facility.
- The prior lessee used to promote it as an event center to host 300

CITY OF LANSING
NOTICE OF PUBLIC HEARING

The Lansing City Council will hold a public hearing on Monday, April 6, 2026, 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, 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 property located at 418 Baker Street in the City of Lansing, Michigan, legally described as:

418 Baker Street (Tax Parcel No. 33-01-01-21-429-051):

> LOTS 1 & 2 EXC N 53.06 FT OF W 41 FT; BLOCK 1 AMENDED PLAT OF HALL'S SOUTH SIDE ADD

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 Kris Klein, President & CEO, Lansing Economic Development Corporation (LEDC), 401 S. Washington Sq. Suite 101, 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.

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

February 5, 2026

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

Re: Obsolete Property Rehabilitation Act District for 418 Baker Lansing, MI 48910

Dear Clerk Swope,

Pursuant to the Obsolete Property Rehabilitation Act (OPRA), Act 146 of 2000, Ron Holdings, LLC respectfully requests the establishment of an OPRA District for the property commonly known as **418 Baker Street** (the "Property"), with the legal description attached hereto.

The Property has been inspected by the City of Lansing Assessor and determined to suffer from functional obsolescence. Constructed in 1911, the two-story mixed-use commercial building has historically supported neighborhood commercial activity but is now vacant and unable to compete in the modern commercial and residential marketplace without substantial rehabilitation.

The building currently exhibits significant deficiencies, including the absence of a functioning electrical system, lack of gas service and heat, a deteriorated plumbing system, structural violations, and an aged, leaking roof. Interior conditions include missing drywall and insulation, inadequate flooring, and the absence of operational kitchens and bathrooms. Collectively, these conditions render the property unsuitable for productive use in its current state.

Ron Holdings, LLC intends to undertake a comprehensive rehabilitation and redevelop the structure into a modern mixed-use building designed to support both residential and neighborhood-serving commercial activity. The planned redevelopment includes:

- One retail space to be leased to an affiliated real estate firm
- Conversion of the west retail space into a work/live unit featuring a two-bedroom, one-bathroom residence with integrated office space
- Renovation of the second floor into two residential apartments, consisting of one two-bedroom, two-bathroom unit and one three-bedroom, two-bathroom unit

- Comprehensive exterior modernization, including updated façade elements, new signage, enhanced lighting, and high-quality mixed-material finishes

The estimated investment for the project is in excess of $200,000, with final costs to be determined upon completion of design and construction planning.

This redevelopment will reactivate a long-underutilized property, expand local housing options, and contribute to the continued revitalization of the Baker Street corridor. The project is expected to attract new residents, support small business activity, improve neighborhood aesthetics, and strengthen the surrounding economic environment.

Ron Holdings, LLC is committed to the long-term ownership and stewardship of the Property and is working closely with the Lansing Economic Development Corporation to bring this vision to fruition. Establishing the OPRA district prior to permit issuance is essential to ensure the project proceeds in a financially feasible manner.

Thank you for your consideration of this request. We respectfully ask the City to approve the establishment of an OPRA District for the Property.

Sincerely,

Efrat Sadras Ron
Ron Holdings, LLC

Legal Description:

Land is located in the City of Lansing, County of Ingham, State of Michigan, and

described as follows:

The North 33 feet of the South 66 feet of Lots 1 and 2, Block 1, Amended Plat of Hall's Southside Addition, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 4, Ingham County, Michigan. Also: The North 53.6 feet of the East 58 feet of Lot 1, Block 1, Amended Plat of Hall's Southside Addition, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 4, Ingham County, Michigan. Also: The South 2 rods in width of Lots 1 and 2, Block 1, Amended Plat of Hall's Southside Addition, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 4, Ingham County, Michigan.

Assessed for taxes as: Lots 1 and 2, EXCEPT the North 53.06 feet of the West 41 feet thereof, Block 1, Amended Plat of Hall's South Side Addition, according to the recorded Plat thereof, as recorded in Liber 2 of Plats, Page(s) 4, Ingham County Records.

Commonly known as: 418 Baker St., Lansing, MI 48910

Parcel ID: 33-01-01-21-429-051

418 Baker Street

OBSOLETE PROPERTY REHABILITATION ACT (OPRA)

DISTRICT REQUEST

Lansing EDC

Table of Contents

1. What is an OPRA?
2. Development Team
3. Project Overview
4. Request

What is an OPRA?

- The Obsolete Property Rehabilitation Act (OPRA) provides property tax exemptions for rehabilitated commercial properties.

- To be eligible for OPRA exemption, properties must obtain a statement of obsolescence from the assessor and be located in an established Obsolete Property Rehabilitation District.

- Two-step process:
  - **(1) Establish OPRA district**
  - (2) OPRA certificate

- The State Tax Commission is responsible for final approval and issuance of OPRA Certificates.

Development Team

Lior Ron

- Investing in Lansing since 2008.
- 175+ rental units, including 120 affordable units.

Project Overview

- Mixed-use rehabilitation project (estimated investment exceeding $200k)

- Ground-floor activation:
  - Real estate office
  - Two bedroom live/work residential unit.

- Upper-floor (two residential units)
  - Two-bedroom, two-bathroom unit
  - Three-bedroom, two-bathroom unit



Source: Google Maps

Lansing Economic Development Corporation

Project Overview - Current Conditions

- The structure was deemed functionally obsolete by the City Assessor in February 2026.
  - HVAC, electrical, plumbing systems are incomplete and remaining parts obsolete.
  - ADA compliance issues (bathrooms, staircases, entrances)
  - Foundation exceeding useful life, causing vertical cracking.





Request

- Establishment of OPRA District to:
  - Allow development team to stabilize property foundation and roof while maintaining eligibility for future OPRA certificate application.



Rendering provided by Lior Ron

Lansing Economic Development Corporation

THANK YOU

418 Baker Street

OBSOLETE PROPERTY REHABILITATION ACT (OPRA)

DISTRICT REQUEST

Lansing EDC

CITY OF LANSING
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, April 6, 2026 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 Chapter 1243 Table 1243.03 of the Lansing Codified Ordinances to add “Liquor Store” to the Commercial Mixed-Use Districts Allowable Use Table of the Zoning Ordinance.

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

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

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

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Table 1243.03 of the Lansing Codified Ordinances to add "Liquor Store" to the Commercial Mixed-Use Districts Allowable Use Table of the Zoning Ordinance.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1243, Table 1243.03, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

Table 1243.03 Commercial Mixed-Use Districts Allowable Use Table							
P = PRINCIPAL PERMITTED C = CONDITIONAL USE S = SPECIAL LAND USE	MX-C	MX-1	MX-2	DT-1	DT-2	DT-3	Conditions
Commercial/Office							
Retail sales and Personal Services	P	P	P	C	P	P	Permitted on non-local streets. Permitted on local street only within 50' of a non-local street.
Professional/business offices	P	P	P	P	P	P	
Active / Recreational Commercial	C	C	C	C	C	C	1. Permitted on non-local streets. 2. Any facilities or operations held outdoors shall be set back a minimum of 50' from all property lines and shall be screened from view of all public rights-of-way and residential parcels of land by a six (6) foot-high opaque wood or vinyl fence, decorative screen wall or landscaped berm.
Animal Hospital	C	C	C	C	C	C	All operations must be completely enclosed in a soundproof building in such a way as to not produce any objectionable noises or odors at the lot lines.
Bank	P	P	P	P	P	P	
Boarding House	C	C	C	S	C	C	1. Permitted on non-local streets. 2. Staff must be on-site or on-call 24 hours a day
Clinic	C	C	C	C	C	C	At least one property line abutting and all points of ingress/egress directly to a non-local street
Consumer Goods Delivery	C		C				Not permitted on Activity Corridor street type.
Funeral Home	C		S		C	S	1. Assembly area for funeral procession shall be provided in addition to off-street parking requirements. 2. At least one property line abutting and all points of ingress/egress directly to a non-local street
Kennel, Animal Day Care	C	C	C		C		1. Structures must be setback at least 50 feet from each adjacent residential lot line. 2. Outside exercise run or treatment area must be located at least 100 feet from all lots lines and at least 400 feet from an adjacent residential lot line. 3. All operations must be controlled in such a way as to not produce any objectionable noises or odors at the lot lines.
Laundromat, dry cleaner	P	P	P		P	P	
Liquor Store	**P**	**S**	**P**		**P**	**S**	**See Section 1250.02.13** **1. Outdoor Seating shall not be installed.**

Lodging Facility	P	P	P	S	P	P	
Mobile Food Vending (Food trucks and carts)	C	C	C		C		See Section 1250.02.10
Nursery, commercial greenhouse	C				C		1. The outdoor storage of landscape materials, other than plants, shall be screened from view of all public rights-of-way and residential parcels of land by a six (6) foot high opaque wood or vinyl fence, decorative screen wall or landscaped berm.
Parking facility	S	S	S	S	S	S	1. On Activity Corridors, the first floor of a parking structure shall have a minimum depth of 20 feet to be occupied by commercial uses permitted in the district. 2. Access drives shall be permitted on the ground level, provided they are collectively no more than 25% of the frontage. 3. The facade of the parking structure shall be integrally designed with the architecture of the overall building, utilize the same building materials, provide an architectural treatment at the top of the structure, such as a cornice, and have wall openings with proportions that comply with the fenestration requirements in Section 1246.04 4. New parking structures shall be designed with an upper story minimum clear height of 9'. 5. Parking Facilities shall conform with the requirements of Chapter 1252.
Place of Assembly	C	C	C	S	C	C	1. At least one property line abutting a non-local street. 2. Methods to minimize the impact of potential excessive noise on adjacent residential properties are required.
Restaurant, bar, tavern	C	C	C		C	C	Permitted on non-local streets. Permitted on local street only within 50' of a non-local street
Studio (dance, health, music, etc)	P	P	P	P	P	P	
Drive-thru, as accessory use	C	C	C	S	S		1. A drive-thru business may have a front setback greater than the build-to line required in the zoning district only to accommodate a travel lane for safe and efficient interior circulation. 2. No parking is allowed in the front yard. 3. The drive-through window shall be on the side or rear of the building. 4. Methods to minimize the impact of noise from outdoor speakers on adjacent residential are required. 5. The site will be adjacent to a Suburban Corridor, Arterial Corridor, Prime Connector, or Activity Corridor and all points of ingress and egress shall be directly onto one of the aforementioned street types. 6. Adequate waiting or standing areas for vehicles shall be provided on-site so that no vehicle is required to wait, stand, or be stored within a right-of-way, in accordance with the parking requirements of Chapter 1254.
Residential Uses							
Single-Family detached	C	C	C	P			Permitted only on local street
Two-Family dwelling				P	P		
Multi-Family dwelling	P	P	P	P	P	C	Ground floor multiple-family dwelling units not permitted on the frontage of Activity Corridor and Arterial Corridor street types.

Bed and Breakfast			C	C	C		1. Must be the principal residence of the owner and the owner shall live on the premises when in operation. 2. Must provide one surfaced off-street parking spot per guest room in addition to standard parking for residence. In MX-2 parking requirements are not exempt under Section 1254.01.04 (f)
Cottage Court, 3 to 6 bldgs.				C			See 1250.04.07
Housing Cooperative	C	C	C	C	C	C	See 1250.02.11
Rooming House				C			
Short-Term Rental				C			
Human Care Facilities							
Adult Day Care Facility				P	P		
Adult Foster Care (≤ 6)				P			
AFC small group home (≤ 12)				P	P		
AFC large group home (13-20)				S	S		
Child Care centers, preschools, and commercial day care	P	P	P	P	P	P	
Group Day Care Home (7-12 children, <24 hours/day)	C	C	C	C	C		1. The facility provides and maintains on the lot not less than 900 square feet of outdoor play space. 2. The use of the structure as a group day care home shall be clearly incidental to the principal residential use. 3. One person, other than a member of the family residing in the dwelling, may be employed, so long as that person is not the primary caregiver. 4. No change occurs in the outside appearance of the dwelling. 5. No signs are permitted. 6. The outdoor play space shall be fenced. This requirement can be waived by approval of the Planning Office if the specified outdoor area is common open space shared with other dwelling units.
Sheltered Care Facility	S				S		1. At least one property line abutting a Major Arterial street type 2. The proposed Sheltered Care Facility shall be located more than 1,500 feet from an existing Sheltered Care Facility which provides care for more than six persons.
Institutional							
Hospital	C	C	C	C	C	C	Permitted on non-local street type
Library	P	P	P	P	P	P	
Museum				P	P	P	
Park, open space, plaza	P	P	P	P	P	P	
Places of Worship	S	S	S	S	S	S	
Schools	P	P	P	P	P	P	
Trade school	P	P	P	P	P	P	
Industrial							
Cleaning, processing, servicing, or repair of any product	P	C	C		P	C	1. At least one property line abutting a non-local street. 2. Methods to minimize the impact of potential excessive noise on adjacent residential properties are required.

Logistics Terminal, Wholesale and Warehouse uses	S				S		1. All activities conducted and materials stored shall be within an enclosed structure so as to not produce any objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare. 2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required.
Industrial: Assembly, Fabrication, Manufacturing, Production, and Recycling	C				C		1. All activities conducted and materials stored shall be within an enclosed structure so as to not produce any objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare. 2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required.
Non-Hazardous Assembly, Fabrication, Production, and Manufacturing of consumer goods, with retail sales	C	C	C		C	C	
Motor vehicle repair station	C				S		1. All activities conducted and materials stored shall be within an enclosed structure so as to not produce any objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare. 2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required. 3. No materials, junk, or junk vehicles shall be stored on-site except within an enclosed building.
Vehicle sales, vehicle leasing, and other outdoor sales facility	C		S		S		1. The area of the lot on which the items displayed for sale are located shall be covered with Portland cement or asphaltic concrete. 2. Each point of vehicular ingress and egress to the lot shall be not less than 60 feet from the intersection of any two streets. 3. Any repair or refinishing which is done on the lot shall be done within the confines of an enclosed building. 4. Any vehicles awaiting repairs must be stored in the side or rear yard and screened from the public right-of-way. 5. Lighting shall be confined within and directed onto the parking area only. 6. The area of the lot on which the items displayed for sale are located shall be at least eight (8) feet from all lot lines adjacent to the public right -of-way, excluding approved driveways, and any residentially zoned property. The buffer zone shall be landscaped, screened and buffered in accordance with the requirements of Section 1252.08. 7. No junk, junk vehicles, or inoperable vehicles shall be stored on-site except within an enclosed building.
Motor vehicle service station	C	C	C		C		1. For a building located on a corner lot, the secondary front facade may occupy no less than 50% of the frontage. The remainder of the frontage not occupied by the building shall be screened per the parking standards of the district. 2. The fueling pumps shall be located a minimum of 20 feet behind the build-to line. 3. The canopy over the fueling pumps shall have a roof with the same slope as the principal building. Canopy clearance should not exceed 14’ from the ground to the bottom of the canopy. Maximum canopy height is limited to 20’. 4. One access per street frontage however a second access may be approved by city staff upon a finding that the additional access is essential for convenient access, and that the access is spaced adequately and designed to minimize conflicts per Section 1254.01.11. A secondary access drive is permitted for shared access with adjacent parcels. 5. Vehicle sales or leasing shall not be accessory to the principal use. 6. No materials, junk, or junk vehicles shall be stored on-site except within an enclosed building.
Research laboratory	P	S	P	S	P	P	

Self-Storage Rental	S						
Infrastructure	S	S	S	S	S	S	
Adult Business Uses	S						See 1250.02.09
Accessory Uses							
Solar Energy Systems	P	P	P	P	P	P	
Solar Energy Systems - Storage	P	P	P	P	P	P	
Urban Agriculture	P	P	P	P	P	P	
Self-Storage Rental, as an accessory use	C				C		1. Permitted on non-local streets. 2. All activities conducted, and materials stored shall be within an enclosed structure. 3. Storage operations shall not exceed 50% of the principal building's gross floor area. 4. No storage activities or floor area shall be located along the primary frontage. 5. No storage activities, operations, or storage pods may be located on the exterior of the parcel.

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 14th day after enactment, at any later date specified or unless given immediate effect by City Council.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, April 6, 2026 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 Chapter 1245 Table 1245.03 of the Lansing Codified Ordinances to add “Liquor Store” to the Special Districts Allowable Use Table of the Zoning Ordinance.

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

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

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

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Table 1245.03 of the Lansing Codified Ordinances to add "Liquor Store" to the Special Districts Allowable Use Table of the Zoning Ordinance.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1245, Table 1245.03, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

Table 1245.03: Special Districts Allowable Use Table			
P = PRINCIPAL PERMITTED C = CONDITIONAL USE S = SPECIAL LAND USE	IND-1	INST-1	Conditions
Industrial			
Cleaning, processing, servicing, or repair of any product	P		
Dry cleaning plants	C		1. All activities conducted and materials stored shall be within an enclosed structure so as to not produce any objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare. 2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required.
Industrial metal forming and scrap metal processing	P		
Logistics Terminal, Wholesale and Warehouse uses	P		
Industrial: Assembly, Fabrication, Manufacturing, Production, and Recycling	C		1. All activities conducted and materials stored shall be within an enclosed structure so as to not produce any objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare. 2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required.
Non-Hazardous Assembly, Fabrication, Production and Manufacturing of consumer goods, with retail sales	C		
Motor vehicle repair station	C		1. All activities conducted and materials stored shall be within an enclosed structure so as to not produce any objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare. 2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required. 3. Materials, junk, or junk vehicles shall be stored on-site and shall be within an enclosed building or on a hard surface in the rear yard and screened by a 6' opaque fence.

Motor Vehicle sales, vehicle leasing, and other outdoor sales facility; general	C		1. The area of the lot on which the items displayed for sale are located shall be covered with Portland cement or asphaltic concrete. 2. Each point of vehicular ingress and egress to the lot shall be not less than 60 feet from the intersection of any two streets. 3. Any repair or refinishing which is done on the lot shall be done within the confines of an enclosed structure. 4. Any vehicles awaiting repairs must be stored in the side or rear yard and screened from the public right-of-way. 5. Lighting shall be confined within and directed onto the parking area only. 6. The area of the lot on which the items displayed for sale are located shall be at least eight (8) feet from all lot lines adjacent to the public right -of-way, excluding approved driveways, and any residentially zoned property. The buffer zone shall be landscaped, screened and buffered in accordance with the requirements of Section 1252.08. 7. No junk, junk vehicles, or inoperable vehicles shall be stored on-site except within an enclosed building.
Sales and leasing of: commercial or industrial vehicles, equipment, and machinery; recreational vehicles and equipment	C		
Motor Vehicle Service Station	C		1. For a building located on a corner lot, the secondary front facade may occupy no less than 50% of the frontage. The remainder of the frontage not occupied by the building shall be screened per the parking standards of the district. 2. The fueling pumps shall be located a minimum of 20 feet behind the build-to line. 3. The canopy over the fueling pumps shall have a roof with the same slope as the principal building. Canopy clearance should not exceed 14’ from the ground to the bottom of the canopy. Maximum canopy height is limited to 20’. 4. One access per street frontage however a second access may be approved by city staff upon a finding that the additional access is essential for convenient access, and that the access is spaced adequately and designed to minimize conflicts per Section 1254.01.11. A secondary access drive is permitted for shared access with adjacent parcels. 5. Vehicle sales or leasing shall not be accessory to the principal use. 6. Materials, junk, or junk vehicles shall be stored on-site and shall be within an enclosed building or on a hard surface in the rear yard and screened by a 6' opaque fence.
Power plants, Solar Array	P		
Research laboratory	P	P	
Salvage Yards / Junk Yards / Open Storage; Lumber Yard, Vehicle Towing and Storage	C		1. The materials shall be enclosed by a structure or a fence, not less than eight feet in height, that obstructs vision from all property lines. 2. The materials stored within 30 feet of the fence shall not exceed the height of the fence. 3. A plan is submitted to and approved by the Zoning Administrator, which shows the type and location of the fence. 4. No outdoor burning occurs on the lot on which the salvage yard is located. 5. No objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare shall extend past the subject property lines.
Sanitary land fill	S		
Self-Storage Rental	P		
Tool, die, and machine shops	P		
Infrastructure	P	S	

Wireless Communications Towers	S		
Adult Business Uses	S		See 1250.02.09
Residential Uses			
Two-Family dwelling		P	
Multi-Family dwelling	C	P	In Industrial Districts, multiple-family only as part of renovation of or addition to an existing structure.
Human Care Facilities			
Adult Day Care Facility		S	
AFC Foster Care (≤ 6)		P	
AFC small group home		P	
AFC large group home (13-20)		S	
AFC Congregate Care		S	
Child Care centers, preschools, and commercial day care	P	P	At least one property line abutting an arterial, suburban or activity corridor
Convalescent or Nursing Home		P	
Sheltered Care Facility		S	1. At least one property line abutting a Major street type. 2. The proposed Sheltered Care Facility is located more than 1,500 feet from an existing Sheltered Care Facility which provides care for more than six persons.
Institutional			
Hospital		P	
Museum	C	P	1. Front, rear and side yards are not less than 25 feet, except as provided below. 2. If a front, rear or side yard abuts a Commercial Mixed-Use District, then the yard which abuts such District shall meet the dimensional requirements of the District which abuts such front, rear or side yard. 3. No parking exists in the front yard. 4. No accessory structure is located in the front yard.
Library	C	P	
Schools		C	All education facilities, except elementary or middle schools, must have at least one property line abutting and all points of ingress/egress directly to an arterial, suburban or activity corridor
Trade school	C	C	
Park, open space, plaza	P	P	
Places of Worship	S	S	
Commercial/Office			
Retail Sales and Personal Services	P	P	
Professional/Businesses Offices	P	P	
Active / Recreational Commercial	P	P	
Animal Hospital	C	C	All operations must be completely enclosed in a soundproof building in such a way as to produce no objectionable noises or odors at the lot lines
Bank	P	P	

Boarding House		P	1. Permitted on non-local streets. 2. Staff must be on-site or on-call 24 hours a day
Clinic	P	P	
Funeral Home	P	P	
Kennel	C		1. Structures must be setback at least 50 feet from each adjacent residential lot line. 2. Outside exercise run or treatment area shall be screened and must be located at least 100 feet from all lot lines and at least 300 feet from an adjacent residential lot line. 3. All operations must be controlled in such a way as to produce no objectionable noises or odors at the lot lines.
Laundromat, dry cleaner	P	P	
Liquor Store	**P**		**See Section 1250.02.13** **1. Outdoor Seating shall not be installed.**
Lodging Facility	P	C	Permitted on non-local streets
Mobile Food Vending (Food trucks and carts)	C	C	See Section 1250.02.10
Nursery, commercial greenhouse	P		
Parking facility	S	S	1. On Activity Corridors, the first floor shall have a minimum depth of 20 feet to be occupied by commercial uses permitted in the district. 2. Access drives shall be permitted on the ground level, provided they are collectively no more than 25% of the frontage. 3. The facade of the parking structure shall be integrally designed with the architecture of the overall building, utilize the same building materials, provide an architectural treatment at the top of the structure, such as a cornice, and have wall openings with proportions that comply with the fenestration requirements in Section 1246.04 4. New parking structures shall be designed with an upper story minimum clear height of 9'. 5. Parking facilities shall conform with Chapter 1252.
Places of Assembly	C	C	Permitted on non-local streets
Restaurant, bar, tavern	C	C	Permitted on non-local streets.
Studio (dance, health, music, etc.)	P	P	
Drive-thru, as accessory use	C		1. A drive-through business may have a front setback greater than the build-to line required in the zoning district only to accommodate a travel lane for safe and efficient interior circulation 2. No parking is allowed in the front yard. 3. The drive-through window shall be on the side or rear of the building. 4. Methods to minimize the impact of noise from outdoor speakers on adjacent residential are required. 5. The site must be adjacent to a Suburban Corridor, Arterial Corridor, Prime Connector, or Activity Corridor and all points of ingress and egress will be directly onto said street type. 6. Adequate waiting or standing areas for vehicles shall be provided on-site so that no vehicle is required to wait, stand, or be stored within a right-of-way, in accordance with the parking requirements of Chapter 1254.
Accessory Uses			
Solar Energy Systems	P	P	
Solar Energy Systems Storage	P	P	
Urban Agriculture	P	P	

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 14th day after enactment, at any later date specified or unless given immediate effect by City Council.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, April 6, 2026 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 Section 1240.04 of the Lansing Codified Ordinances to define the term “liquor store” within the Zoning Code.

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

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

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

Department of Economic Development and Planning
Rawley Van Fossen, Director

Andy Schor, Mayor

Planning & Zoning Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4066
www.lansingmi.gov/planning

MEMORANDUM

TO: City of Lansing Council Committee on Public Safety

FROM: Planning & Zoning Office

DATE: October 8, 2025

SUBJECT: Planning Commission review of City Council drafted amendment to the Zoning Ordinance, Section 1240.02 Definitions add "Liquor Store", and Subsection 1250.02.13 to provide for a limitation of proximity of liquor stores to each other

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On October 7, 2025, Planning Commission held a public hearing to consider the proposed zoning ordinance amendments to Section 1240.02 to include a new definition for "Liquor Store", and to add Subsection 1250.02.13 that would provide for a limitation of proximity of liquor stores to each other.

One email from the public was included with the agenda's communications.

No one from the public made comments to the Planning Commission.

Planning Commission recommended approval of the draft ordinance amendments, as proposed, with a unanimous vote (7-0). One member was absent. Draft meeting minutes are attached for review.

Fedewa, Andrew

From: Mitch Rice <ricem1957@gmail.com>
Sent: Tuesday, October 7, 2025 8:59 AM
To: Fedewa, Andrew
Subject: [EXTERNAL] Ordinance on Liquor Store

Hi Andrew:

I am supporting the new ordinances on the agenda for the Planning Commission meeting tonight. I agree that the increased distance between stores at 2500 feet is an appropriate change to improve neighborhood and community life in Lansing.

Regards,

Mitch Rice
Ward 2 resident

DRAFT #3
DATE: August 15, 2025

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Section 1240.04 of the Lansing Codified Ordinances to define the term "liquor store" within the Zoning Code.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1240, Section 1240.04, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

1240.04.02. Definitions.

As used in this Zoning Ordinance, unless otherwise provided:

Accessory building or structure means a detached structure on the same lot with, and of a nature customarily incidental and subordinate to, a principal structure, and occupied or devoted exclusively to an accessory use.

Accessory use means a use which meets all of the following criteria:

(1) It is clearly incidental to the principal use.

(2) It is customarily found in connection with the principal use.

(3) It is subordinate to the principal use.

(4) It is located on the same lot as the principal use, except as otherwise permitted in this Zoning Code.

Adjacent residential district means the residential district to which the majority of the subject site is contiguous, abutting or located directly across a public right-of-way.

Adult care facilities means:

(1) *Adult care facilities, state-licensed*. A facility for the care of adults, over 18 years of age, as licensed and regulated by the State under Michigan Public Act 218 of

1979, and rules promulgated by the State Department of Human Services, providing foster care to adults. It includes facilities and foster care homes for adults who are aged, mentally ill, developmentally disabled, or physically handicapped who require supervision on an ongoing basis, but do not require continuous nursing care. An adult foster care facility does not include nursing homes, homes for the aged, hospitals, alcohol or substance abuse rehabilitation center, or a residential center for persons released from or assigned to a correctional facility.

(2) *Adult day-care facility*. A facility other than a private residence, which provides care for more than six adults for less than 24-hour period.

(3) *Adult foster care family home*. A private home with the approved capacity to receive six or fewer adults to be provided with foster care for 24 hours a day for five or more days a week and for two or more consecutive weeks. This may include adult day care for six or fewer adults. The adult foster care family home licensee must be a member of the household and an occupant of the residence.

(4) *Adult foster care large group home*. A private home with approved capacity to receive at least 13 but not more than 20 adults to be provided supervision, personal care, and protection, in addition to room and board, for compensation, for 24 hours a day, five or more days a week, and for two or more consecutive weeks. This may include adult day care for 20 or fewer adults.

(5) *Adult foster care small group home*. A private home with the approved capacity to receive more than six but not more than 12 or fewer adults who are provided

supervision, personal care, and protection in addition to room and board, for 24 hours a day, five or more days a week, and for two or more consecutive weeks for compensation. This may include adult day care for 12 or fewer adults.

(6) *Adult congregate care facility*. A private home with the approved capacity to receive more than 20 adults for 24 hours a day, five or more days a week, and for two or more consecutive weeks.

(7) *Convalescent or nursing home*. A structure with sleeping rooms, where persons are housed or lodged and are furnished with meals, nursing and limited medical care.

Adult uses. See definitions related to adult uses in Chapter 1250.

Alley means any dedicated public right-of-way affording a secondary means of access to abutting property.

Animal hospital means a structure or lot where animals are given medical or surgical care or treatment.

Applicant means a person having a legal, equitable or leasehold interest in a lot, or a representative of such person, who is making a request pursuant to this Zoning Code.

Architectural elements means physical features that relate to building architecture and character such as, but not limited to:

(1) Belt courses;

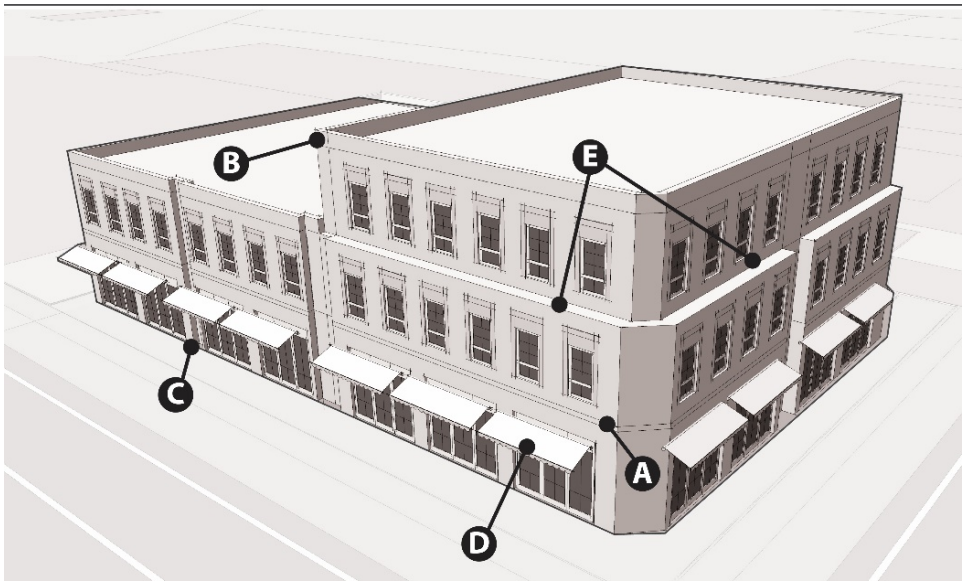
(2) Cornices/moldings;

(3) Columns or recesses;

(4) Awnings/canopies; and

(5) Step-backs; as depicted below.

Figure 1



Articulation means architectural variations in a building wall that accentuates details of the building design and can define a building base, middle and top, and variety along the facade. Horizontal and vertical articulation is achieved by using changes in architectural elements to promote varied front building lines and interesting, non-uniform and non-repetitive facade designs.

Bar. See "Restaurant: Bar/lounge/tavern."

Basement or cellar means that portion of a structure between floor and ceiling which is partly below and partly above grade. A basement is so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling. A cellar is that portion of a structure between floor and ceiling which is wholly or partly below grade and so located that the vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling.

Bed and breakfast inn means any dwelling in which overnight accommodations are provided or offered for transient guest for compensation, including provision for a morning meal only for the overnight guest only. A bed and breakfast is distinguished from a motel in that a bed and breakfast establishment shall have only one set of kitchen facilities, employ only those living in the house or up to one additional employee, and have facade style that is compatible with surrounding homes.

Bedroom means a room within a dwelling unit that meets the following criteria:

(1) It is intended to be used, or is used, for sleeping purposes.

(2) It contains a floor area of not less than 70 square feet.

(3) It is not the only room in the dwelling unit (e.g.: an efficiency dwelling unit).

Berm means an earthen mound designed to separate one area from another.

Block face means the cumulative property on one side of a street exhibiting one of the following characteristics:

(1) The property lying between two intersecting streets or public rights-of-way;

(2) The property lying between an intersecting street and railroad right-of-way, river or stream; or

(3) The property lying between a public right-of-way, railroad right-of-way, river or stream and the corporate boundaries of the City.

Boundary line means the dividing line between zoning districts and/or subdivisions.

Buffer means a land area that separates one land use from another. Such area may be landscaped and may also contain a berm, fence or other screening material.

Building means an independent 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 division walls from the ground up, and without openings, each portion of such structure shall be deemed a separate structure. This refers to both temporary and permanent structures, and includes tents, sheds, garages, stables, greenhouses or other accessory structures. 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.

Building Code means the Stille-Derossett-Hale-Single State Construction Code Act, Act 230 of 1972, known as the Michigan Building Code, with amendments, adopted by reference as part of these Codified Ordinances.

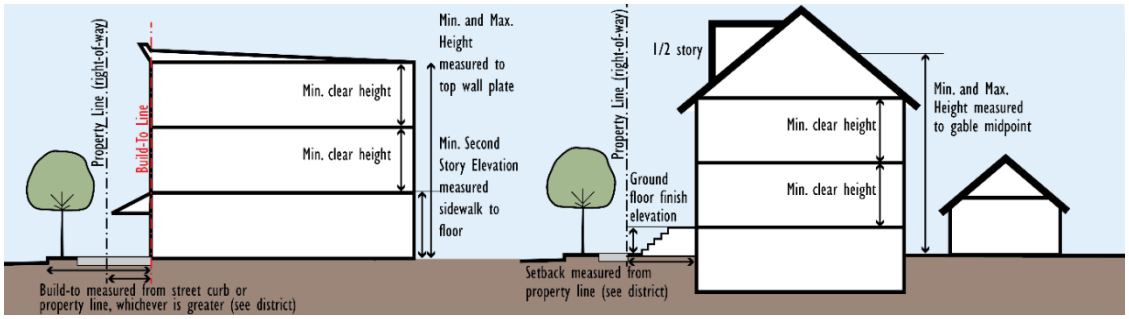
Building frontage means the percentage of the building facade that adjoins the front setback or build-to line.

Building height means the vertical distance from the grade at the front of a structure to the highest point of the coping of a flat roof; the average height between the eaves and a ridge or to the deckline of a mansard roof; or the average height between the plate and ridge of a gable, hip or gambrel roof; in all cases, excluding minor projections such as finials, chimneys, vent pipes, aerials, or other appurtenance of similar scale.

Build-to line means the building line to which a building must be constructed as measured from the property line. When a front parking lot is present on site, the build-to line is measured from the rear edge of the parking lot including the sidewalk used to access the building. Similar to setback, a build-to line runs parallel to the right-of-way and is established to

create a generally consistent building line along a street. The build-to line designates the specific location or range within which the front building line must be located.

Figure 2



Business means an office, commercial or industrial use entered into for the purpose of financial gain, earning a livelihood or improving a person's economic conditions and desires.

Canopy means an ornamental or roof-like structure which is fastened to a structure and used for protection.

Carport means an accessory structure used primarily to shelter private motor vehicles. A carport is attached to the principal structure and is completely open on not less than two sides.

Child care/residential care facilities means:

(1) Child care facility. A facility for the care of children under 18 years of age, as licensed and regulated by the State under Michigan Public Act 116 of 1973 and the associated rules promulgated by the State Department of Human Services.

(2) Child care centers, nursery schools, and day nurseries. A facility, other than a private residence, receiving pre-school or school age children for group care for periods of less than 24 hours a day, and where the parents or guardians are not immediately available to the child. It includes a facility which provides care for

not less than two consecutive weeks, regardless of the number of hours of care per day. The facility is generally described as a child care center, day care center, day nursery, nursery school, parent cooperative preschool, play group, or drop-in center. "Child care center" or "day care center" does not include a Sunday school conducted by a religious organization where children are cared for during short periods of time while persons responsible for such children are attending religious services.

(3) Family day care home (six or fewer children less than 24 hours per day). A private home in which not more than six minor children are received for care and supervision for periods of less than 24 hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage or adoption. It includes a home that gives care to an unrelated child for more than four weeks during a calendar year.

(4) Group day care home (seven to 12 children less than 24 hours per day). A private home in which more than six but not more than l2 children are given care and supervision for periods of less than 24 hours a day unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage or adoption. It includes a home that gives care to an unrelated child for more than four weeks during a calendar year.

(5) Foster family group home. A private home in which more than four but less than seven children, who are not related to an adult member of the household by blood, marriage, or adoption, are provided care for 24 hours a day, for four or more days

a week, for two or more consecutive weeks, unattended by a parent or legal guardian.

(6) Foster family home. A private home in which one but not more than six minor children, who are not related to an adult member of the household by blood, marriage, or adoption, are given care and supervision for 24 hours a day, for four or more days a week, for two or more consecutive weeks, unattended by a parent or legal guardian.

Church. See "Places of assembly."

Clear height, within a structure, means the distance between the floor and ceiling. For entrances and other external building features, the unobstructed distance from the ground to the bottom of the lowest element above.

Clinic means an establishment where human patients who are not lodged overnight are admitted for examination and treatment by physicians, dentists, or similar professionals. A medical clinic may incorporate customary laboratories and pharmacies incidental to or necessary for its operation or to the service of its patients, but may not include facilities for overnight patient care or major surgery. A clinic includes, but is not limited to, a medical/drug testing facility and blood/plasma donation centers.

Comprehensive plan means a master plan described by Public Act 33 of 2008, as amended.

Construction means the putting together of materials to build a new structure or to restore, reconstruct, extend, enlarge or repair an existing structure. This definition does not apply to Section 1250.06.

Construction, start of means the first placement of permanent construction of a structure, other than a mobile home, on a site, such as the pouring of slabs or footings or any work beyond the stage of excavation. "Permanent construction" does not include land preparation, such as clearing, grading and filling; the installation of streets and/or walkways; excavation for a basement, cellar, footings, piers or foundations or for the erection of temporary forms; or the installation on the property of accessory structures, such as garages or sheds, not occupied as dwelling units or part of the main structure. For a structure, other than a mobile home, without a basement, cellar or poured footings, "start of construction" includes the first permanent framing or assembly of the structure or any part thereof on its piling or foundation. For premanufactured homes, "start of construction" means the affixing of the premanufactured home to its permanent site. For mobile homes within mobile home parks or mobile home subdivisions, "start of construction" is the date on which the construction of facilities for servicing the site on which the mobile home is to be affixed, including, at a minimum, the construction of streets, either final site grading or the pouring of concrete pads and the installation of utilities is completed.

Contiguous means abutting.

Cumulative means increasing or enlarging by successive addition through all points in time.

Damaged means an item that still functions as it was intended, but is missing parts or has parts that have suffered some degree of destruction.

Department means the Department of Economic Development and Planning, or its successor.

Deteriorated means an item which still functions as it was intended, but is missing parts or requires substantial maintenance.

Development agreement means a contract between a local jurisdiction and a property owner within the jurisdiction detailing a development plan for the property.

Drive-through [thru] business means a business establishment so developed that its retail or service character is wholly or partly dependent on providing a driveway approach and service windows or facilities for vehicles in order to serve patrons food and beverages in a ready-to-consume state from a drive-through window to patrons in motor vehicles. A drive-through restaurant may or may not also have indoor seating.

Driveway means that space specifically designated and used for the movement of motor vehicles, trailers, and watercraft to or from a lot.

Duplex. See "Dwelling, two-family."

Dwelling, multiple means a structure or portion of a structure which contains three or more dwelling units, including fraternities and sororities.

Dwelling, one-family means a structure designed and/or used exclusively for residential purposes for one family only and containing one dwelling unit.

Dwelling, two-family means an attached or semidetached structure used for residential occupancy by two families living independently of each other. Such dwelling is also known as a "duplex dwelling."

Dwelling unit means a structure or a portion of a structure on a permanent foundation with one or more rooms, including a bathroom and complete kitchen facilities, which rooms are arranged, designed or used as living quarters for one family.

Dwelling unit, efficiency means a dwelling unit of not more than one room in addition to a kitchen and bathroom.

Elevation, secondary means the building elevation built along the build-to line on the secondary frontage.

Emergency services facility, includes, but is not limited to, public or private civil defense, ambulance or fire service.

Excavation means any breaking of ground, except for agricultural purposes, ground care and landscaping.

Extension means an addition to the floor area of an existing structure, an increase in the intensity of a use, an enlargement of land area utilized by a specific use or an increase in the activity of a use.

Facade, primary means the building elevation built along the build-to line on the primary frontage.

Fair market value means an estimate of the actual worth of a lot, structure or combination thereof, which estimate is made by a licensed real estate broker or assessor experienced and qualified in the appraisal of real estate using appropriate appraisal techniques, as determined by the City Assessor.

Family means any one of the following (see also "family, functional" hereof):

(1) An individual;

(2) An individual or two or more persons related by blood, marriage or adoption, together with not more than two other persons as roomers; or

(3) Two or more persons related by blood, marriage, or adoption, with not more than two of the unrelated persons as roomers.

Family, functional means a group of persons, but not more than three adults, which group does not meet the definition of "family" above hereof, living in a dwelling unit as a single housekeeping unit and intending to live together as a group for the indefinite future. "Functional family" does not include a fraternity, sorority, club, hotel or other group of persons whose association is temporary or commercial in nature.

Fence means any wall (except a retaining wall), screen, partition or similar structure existing on a yard or parcel of land, which structure encloses land, divides land into distinct portions, separates contiguous properties, obstructs the passage of light or air into adjacent land or obstructs the vision of motorists on or near public roads. Barbed wire shall not be considered part of a fence for purposes of determining the height thereof.

Fenestration means openings in the building wall, including windows, doors and open areas. When measuring fenestration, framing elements (such as muntins) with a dimension less than one inch are considered part of the opening.

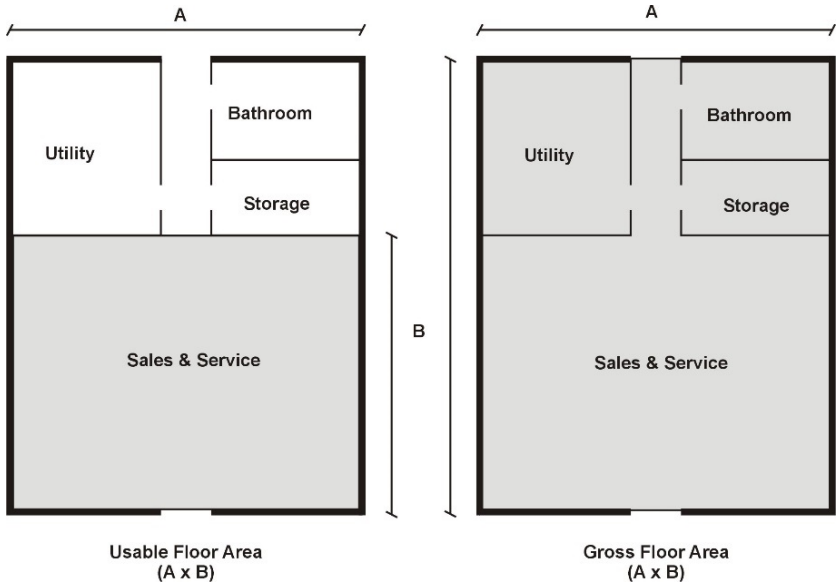
Filling means the permanent depositing or dumping of any matter onto or into the ground, except for agricultural purposes, ground care or landscaping.

Floor area means the sum of the horizontal areas of each story of a structure measured from the exterior faces of the exterior walls.

Floor area, usable, for the purpose of computing parking, means that area used for or intended to be used for the sale of merchandise or services, or for use to serve patrons, clients or customers. Such floor area which is used or intended to be used for hallways, stairways, elevator

shafts, utility or sanitary facilities or the storage or processing of merchandise shall be excluded from this computation of "usable floor area." Measurement of usable floor area shall be the sum of the horizontal areas of each story of a structure measured from the interior faces of the exterior walls.

Figure 3



Footcandle means a unit of luminance amounting to one lumen per square foot.

Frontage means the front part of a property that faces the street, as measured in linear feet.

Frontage, primary means the primary frontage applies to parcels that front on more than one street. The primary frontage shall be considered the property line that abuts the street that either:

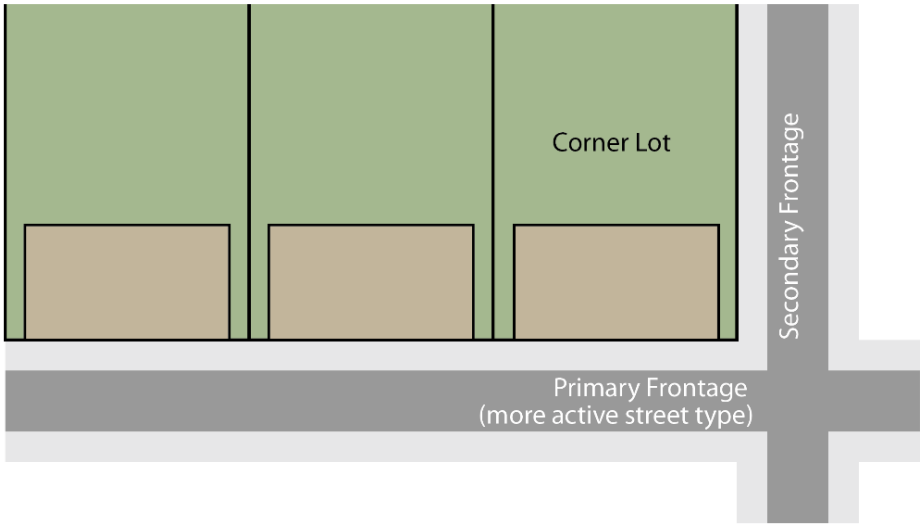
(1) Is envisioned to be the most pedestrian-oriented, according to the street typologies described in the Comprehensive Plan and defined in this ordinance (see "street

types"). In these cases the primary frontage should be considered the more active street type per the list in Section 1242.03.

(2) Or, in the case where the above is not clear or where both streets are the same type, the applicant may decide which frontage is the primary.

Frontage, secondary applies to parcels that front on more than one street. The secondary property lines are those which are not the primary frontage (see "Frontage, primary").

Figure 4



Frontage types means the design for the front facade of a building type, as described below:

(1) *Porch*. A porch is a frontage type applicable to lower density residential buildings and designed to provide covered, outdoor seating space for residents. Porches can project beyond the setback line towards the right-of-way and/or can wrap around the side of the building. An "enclosed porch" is surrounded on all sides by glass,

screen, wood, brick, plastic, or other materials permitted by the Building Code. An "open porch" is one that is not enclosed.

(2) *Stoop*. A stoop is a small elevated landing space above the sidewalk level which provides entry into the building. Stoops may be covered or uncovered and may project beyond the building setback line towards the right-of-way.

(3) *Storefront*. A frontage type appropriate for the ground floor of commercial/retail buildings. Storefronts provide large windows with transparent views into the building interior. Awnings may be incorporated into the frontage design, projecting beyond the building setback line.

(4) *Permanent outdoor seating*. an area that involves the sale or delivery of any prepared food or beverage for consumption in a defined area on the premises but outside of the building in which it is prepared. Examples of defined areas include, but are not limited to, a deck, patio, mall, garden, or balcony.

Funeral home means a structure used and occupied by a professional licensed mortician for burial preparation and funeral services.

Garage means an accessory structure for the storage of motor vehicles.

Garage, private means an accessory structure which is used primarily for the parking of private motor vehicles operated as accessory uses. A private garage has access through an overhead door and has a hard-surfaced driveway leading to the structure from a property line.

Garage, public means any garage other than a private garage.

Garden means the growing of plants for human consumption, including berries, herbs, vegetables, seeds, or other similar products incorporated into, and used as food and flowers, but

not including plants grown for commercial sale or purposes. Gardens that are accessory to a primary permitted use are allowed by right in all residential districts. Gardens that are the primary use of a lot are permitted in all residential districts, subject to compliance with all applicable standards of the Lansing zoning ordinances and sign ordinance, including, but not limited to setback, building height, placement and lot coverage, landscape, screening and buffering and sign restrictions; and also subject to all other applicable State laws and City ordinances, including, but not limited to, noise and other nuisances as defined by City ordinance, except that vegetation as described in a defined garden may exceed eight inches in height.

Garden structure means a structure used for the purpose of enclosing a garden, including the incidental use and storage of gardening implements, machinery, equipment and appurtenances used in the onsite gardening activities. Garden structures are permitted in all residential districts, subject to compliance with setback, lot coverage, building height and all other applicable requirements of the zoning ordinance and building codes.

Gardening means the growing of a garden or the act of working in a garden.

Golf course means a comparatively large, unobstructed acreage involving enough room over which to walk or ride, point to point, over a generally prescribed course, and to strive to send a ball long distances with variable accuracy, all without unreasonably endangering other players or intruding upon them.

Governmental entity means the Federal Government, this State or any of its instrumentalities; a county, city, township, village, school district, community college district or community hospital district; any agency authorized to exercise a governmental function in a limited geographical area or other political subdivision; any instrumentality of one or more of

such units; or any of such units and one or more other states or political subdivision of such states.

Grade means the lowest point of elevation within the area between the exterior surface of the structure and the property line. If the property line is more than five feet from the exterior surface of the structure, "grade" means the lowest point of elevation between the exterior surface of the structure and a line five feet from the exterior surface of the structure.

Green building means a structure that uses practices and materials that are environmentally responsible and resource-efficient throughout a building's life-cycle, from siting to design, construction, operation, maintenance, renovation, and demolition. Although new technologies are constantly being developed to complement current practices in creating greener structures, the common objective is that green buildings are designed to reduce the overall impact of the built environment on human health and the natural environment by:

(1) Efficiently using energy, water, and other resources.

(2) Protecting occupant health and improving employee productivity.

(3) Reducing waste, pollution and environmental degradation.

Greenhouse, commercial means a glass or less than opaque enclosure which exceeds 150 square feet in floor area and is designed or used for the cultivation or protection of plants; or a glassed enclosure, regardless of size, designed or used for the cultivation or protection of plants for commercial purposes.

Hedge means a dense row of low branching trees, shrubs, vines or other plants which encloses land, divides land into distinct portions, separates contiguous properties, obstructs the

passage of light and air into adjacent land or obstructs the vision of motorists on or near public roads.

Home occupation means a business conducted in a dwelling unit by a person with legal or equitable interest in the dwelling unit.

Hospital means a health facility offering in-patient, overnight care and services for observation, diagnosis and active treatment of human patients with a medical, surgical, obstetric, chronic or rehabilitative condition requiring the daily direction or supervision of a physician.

Horizontal mixed-use. See "Mixed-use, horizontal."

Hotel means a building or part of a building, with a common entrance or entrances, in which the dwelling units or rooming units are used primarily for transient occupancy, and/or in which one or more of the following services are offered: maid service, furnishing of linen, telephone, secretarial or desk service, and bellboy service. A hotel may contain within it a restaurant or cocktail lounge, public banquet halls, or meeting rooms.

Incentive means regulatory flexibility, reductions, or rewards that may be granted to a development or project that provides certain recognized benefits or elements that go beyond the minimum requirements. The level of incentive granted is relative to the extent of the recognized benefit provided.

Integrated parking means a feature of a building that utilizes a portion of the ground level for vehicle storage and parking.

Intensity of use means the amount of activity associated with a specific use. Intensity of use shall be determined by the Economic Development and Planning Department based on the following criteria:

(1) Amount of vehicular traffic generated;

(2) Amount of pedestrian traffic generated;

(3) Noise, odor and air pollution generated;

(4) Potential for litter or debris;

(5) Type and storage of materials connected with the use;

(6) Total residential units and density if residential; and

(7) Total structure coverage and structure height on the parcel.

Junk means any of the following products which are stored in the open and which are damaged or deteriorated or are in such a condition that the product cannot be used for the purpose for which it was manufactured:

(1) Machinery;

(2) Appliances;

(3) Merchandise with missing parts;

(4) Scrap metal; and

(5) Scrap materials, including, but not limited to, rags, paper or building materials.

Junk vehicle means a vehicle which cannot be driven upon the public streets for reasons including, but not limited to, being wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

Junkyard means a lot used to store or process junk and junk vehicles.

Kennel means the keeping on a lot for commercial purposes of four or more dogs, cats or other household pets which are more than six months old. Keeping includes, but is not limited to, boarding, breeding or training.

Liquor store **means a retail store licensed by the Liquor Control Commission as a specially designated merchant, specially designated distributor, or both, that is primarily engaged in the sale of tobacco products, vapor products, and alternative nicotine products and packaged alcoholic liquor, beer, spirits, and wine for consumption off of the premises of the business. For the purposes of this definition:**

(1) A retail store is primarily engaged in the sale of tobacco products, vapor products, and alternative nicotine products and alcoholic liquor, beer, spirits, and wine when more than 50 percent of the gross sales of the business are from the sale of any combination of such products as determined by visual inspection, sales records, purchase records, counting of stockkeeping units, or other inventory or accounting recordkeeping methods that are customary or reasonable.

(2) Businesses licensed by the Liquor Control Commission as suppliers and manufacturers are not included within the definition of a liquor store.

(3) Restaurants, bars, lounges, taverns, hotels, and motels, as those terms are defined by this Section of the Code of Ordinances, are not included within the definition of a liquor store.

(4) The terms "specially designated merchant" and "specially designated distributor" are defined by Section 111 of the Michigan Liquor Control Act (MCL 436.1101 et seq); the terms "supplier" and "manufacturer" are provided for by Section 603 of the Michigan Liquor Control Act; the terms "tobacco product," "vapor product," and "alternative nicotine product" are

defined by Section 4 of the Youth Tobacco Act (MCL 722.641 et seq); and the terms "alcoholic liquor," "beer," "spirits," and "wine" are defined by Chapter 830 of this Code of Ordinances.

Loading space or area means an off-street space on the same lot with a structure or group of structures for the temporary parking of a commercial vehicle while loading and unloading merchandise or materials, and having direct and unobstructed access to a public street or alley. "Unobstructed" does not preclude the use of security devices.

Lodging facility means building(s) or part of a building, where by prearrangement transient or extended-stay guests are provided a sleeping room and a bathroom in return for payment. A lodging facility has staff on-site or on-call 24 hours a day and may include, but is not limited to, a boarding or rooming house, hotel, motel or motor lodge, or hostel.

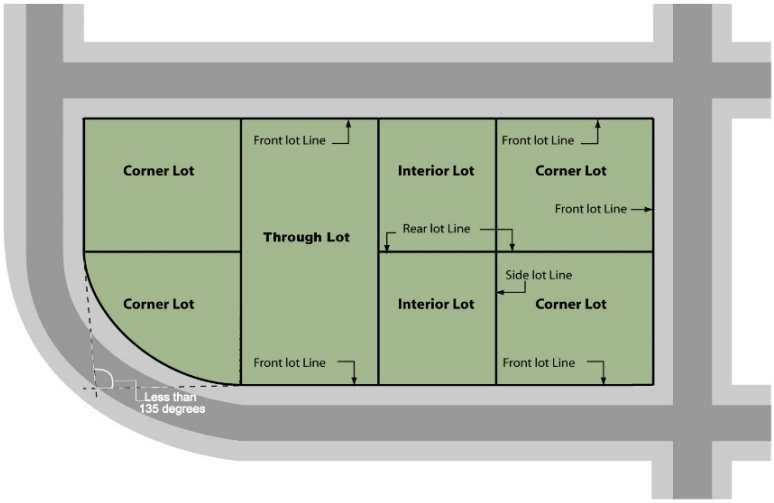
Lot means a parcel of land consisting of one or more lots of record occupied or intended to be occupied by a principal structure or use and any accessory structure or by any other use or activity permitted on the parcel of land. Lot includes the open spaces and yards required under this Zoning Code and has its frontage on a public street or road either dedicated to the public or designated on a recorded subdivision plat. Corner, interior and through lots are described as follows:

(1) *Corner lot*. A lot where the interior angle of two adjacent sides at the intersection of two streets is less than 135 degrees. A lot abutting upon a curved street is a corner lot if the radius of the arc is less than 150 feet and the tangents to the curve at the two points where the lot lines meet the curve or the straight street line extended form an interior angle of less than 135 degrees.

(2) *Interior lot*. A lot other than a corner lot.

(3) *Through lot*. An interior lot having frontage on two more or less parallel streets.

Figure 5



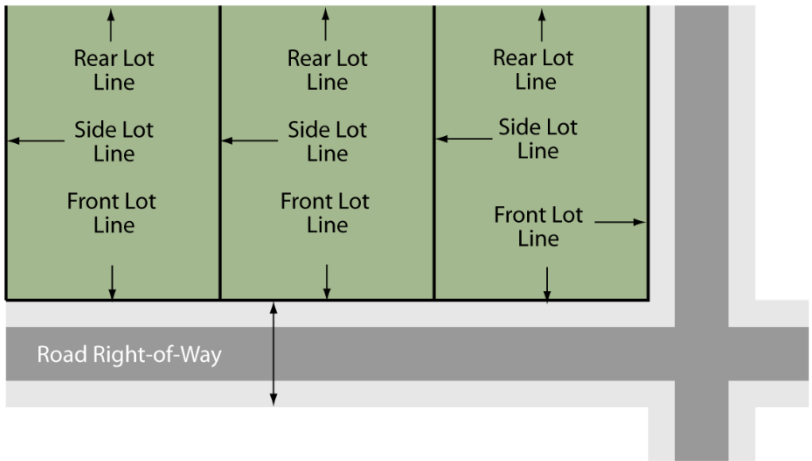
Lot area means the total horizontal area within the lot lines of the lot.

Lot coverage means the part or percentage of lot area, not including right-of-way, occupied by buildings, structures and hard-surfaced parking areas.

Lot depth means the horizontal distance between front and rear lot lines, measured along the median between the side lot lines.

Lot line means any of the lines bounding a lot.

Figure 6



Lot line, front means the line separating a lot from the right-of-way line of a street.

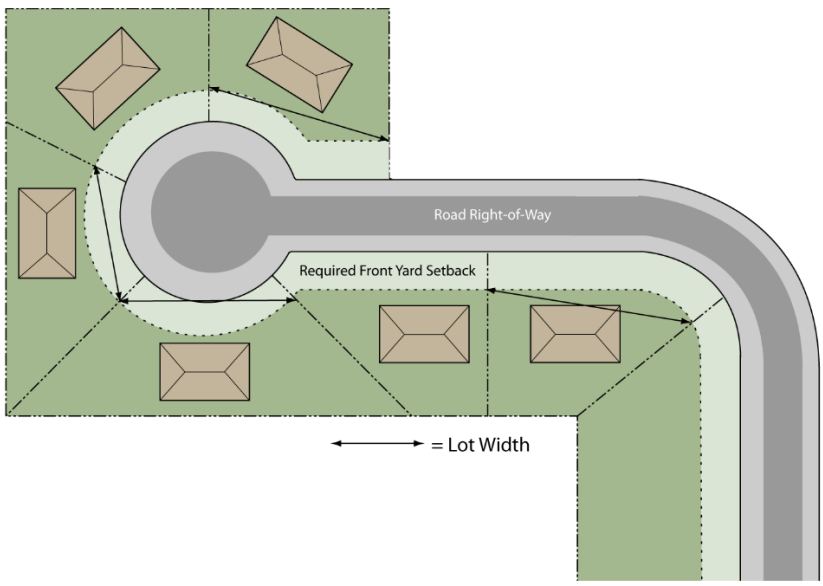
Lot line, rear means a lot line which is opposite the front lot line. In the case of a corner lot, the rear lot line may be opposite either front lot line, but there shall be only one rear lot line. In the case of a lot converging toward the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than ten feet long and wholly within the lot.

Lot line, side means any lot line not a front lot line or a rear lot line.

Lot of record means a parcel of land which is part of a subdivision, the dimension and configuration of which has been recorded on a map in the office of the Register of Deeds for the appropriate county, or a parcel described by metes and bounds in any instrument of conveyance recorded at the appropriate Register of Deeds.

Lot width means the horizontal distance from one side lot line to the opposite side lot line, beginning and ending where the side lot lines meet the required setback from the front lot line.

Figure 7



Low impact development means land development that uses nature, through preserving or recreating natural landscape features and minimizing effective imperviousness, to reduce, reuse and/or manage stormwater thereby protecting water quality.

Maintenance of structure means to keep up, to keep from change, to preserve, to hold or keep in any particular state or condition or to support what has already been brought into existence.

Mid-rise and high-rise means a medium to large size structure that can incorporate a mixture of uses and may often have integrated parking. Mid-rise buildings are typically four to eight floors in height, and high-rise buildings are nine or more floors in height.

Mixed-use means a development that blends a combination of residential and nonresidential where those functions are physically and functionally integrated. Mixed-use development typically uses a combination of vertical and horizontal mixed-use development practices.

(1) *Mixed-use, horizontal*. Horizontal mixed-use refers to development patterns where uses within a development site or along a block are mixed along the extent of the building and/or development. Horizontal mixed-use can be combined with vertical mixed-use.

(2) *Mixed-use, vertical*. Vertical mixed-use refers to development patterns where uses within a building are mixed, often with retail or active commercial uses on the ground and lower floors, and office or residential uses on the upper floors.

Mobile home means a structure, transportable in one or more sections, which is built on a chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained in the structure.

Mobile home park means a parcel or tract of land under the control of a person upon which three or more mobile homes are located on a continual, non-recreational basis and which is offered to the public for that purpose regardless of whether a charge is made therefor, together with any building, structure, enclosure, street, equipment, or facility used or intended for use incident to the occupancy of a mobile home.

Motel means a series of attached, semidetached or detached rental units containing a bedroom and a bathroom. A motel provides for overnight lodging which is offered to the public for compensation and caters primarily to the public traveling by motor vehicle.

Motor vehicle means any self-propelled vehicle, whether operable or not, and includes, but is not limited to, an automobile, bus, truck, pickup truck, truck tractor, van, wrecker or construction equipment such as loaders/backhoes, bulldozers, rollers and forklifts.

Motor vehicle repair station means a use where minor repairs (as defined in "Motor vehicle service station") are performed and any of the following major repairs are performed: Bumping, vehicle painting, replacement of body parts and collision service, engine repair, engine rebuilding or replacement, replacement of transmission or internal transmission parts, and rebuilding or reconditioning of motor vehicles.

Motor vehicle service station means a use for supplying gasoline, oil and minor accessories at retail directly to the customer and which performs minor repairs. "Minor repairs"

means: Engine tune up, alternator or generator replacement, battery replacement, fan belt replacement, radiator hose replacement, radiator repair or replacement, tire and strut repair or replacement, wheel balancing, oil change, windshield repair or replacement, brake repair or replacement, muffler and exhaust system replacement, front end alignment, and automobile washing and detailing.

Nonconformity means a use, structure or lot which does not conform with a use or dimensional provision or any combination of a use or dimensional provision of this Zoning Code, but which use, structure or land was lawfully established prior to the effectiveness date of such use or dimensional provision.

Nonresidential use means any use not a residential use.

Nursery means any land used to raise trees, shrubs, flowers and other plants for sale or for transplanting.

Nursing home. See "Adult care facilities."

Occupant means a person who takes or enters upon possession of all or part of a building, parcel, or lot.

Off-street parking facility means an off-street parking surface lot or an off-street parking structure.

Off-street parking structure means a structure which provides for vehicular parking spaces, along with drives and aisles for maneuvering, so as to provide access for entrance and exit for the parking of two or more vehicles.

Off-street parking surface lot means the use of an area for vehicular parking spaces, along with drives and aisles for maneuvering, so as to provide access for entrance and exit for the parking of more than two vehicles on the surface of a lot.

Office means a structure in which a person transacts his or her business or carries on his or her stated occupation.

Open space means the ground area, and the space above such ground area, which is unimpeded from the ground to the sky by any structure, except that the area may be used for landscaping, gardening or recreational purposes such as swimming, shuffleboard, tennis or similar uses. Parking lots and storage areas for vehicles and material shall not be considered as open space.

Open storage means any of the following items which are stored in the open and which are inoperable, damaged and/or deteriorated in such a condition that any such item cannot be used for the purpose for which it was manufactured, or is not reasonably associated with the principal use of the lot itself, including but not limited to, motor vehicles, machinery, appliances, motor vehicle parts; and other materials, including, but not limited to, metal, pipes, rags, papers or building materials.

Outdoor play space means the outside area on a lot reserved at a day care or group day care home for outside exercise, large motor skill development and play space of children.

Outdoor storage means the keeping, in an unroofed area, of any goods, junk, junk vehicles, material, merchandise or vehicles in the same place for more than 24 hours.

Panelized structure means a structure consisting of preconstructed units for walls, roofs, and floors, which may include structural framing, windows, doors, exterior finishes, interior wall

finishes, installed wiring, plumbing and insulation, which is brought on-site and erected thereon on a permanent foundation.

Parcel means a tract of land officially described and registered under one ownership.

Parking space means an area of defined length and width for the parking of motor vehicles. Such area shall be exclusive of drives, aisles or entrances giving access thereto.

Peak hour parking demand means the number of parking spaces required during the highest intensity of use.

Perimeter line or boundary line means the exterior limits of a lot.

Personal service establishment means any premises or business in which collaborative creative workspace or services for persons are performed, including, but not limited to, 'Makerspace', shoe repair, tailoring, beauty parlors, nail salons, tanning salons, barbershops.

Places of assembly means any structure wherein persons regularly gather for entertainment, social, educational or recreational activities, or political purposes including, but not limited to, theaters, fraternal organizations, community centers, and trade union halls.

Places of worship means any structure wherein persons regularly gather for religious activity including, but not limited to, churches, synagogues, mosques, and temples, and the usual accessory structures and uses, such as convents, rectories, parsonages, monasteries, and church halls.

Planned unit development means an office, residential, commercial, industrial or mixed complex developed as a single entity, which complex contains more than one structure on a lot, not including accessory structures, and which is planned and developed as an integral unit in a single development operation according to the requirements of Chapter 1264.

Plot plan means a diagram depicting the existing and proposed structures, lot lines, setbacks, parking areas and the location of any known wells.

Porch. See "Frontage type."

Premanufactured unit means an assembly of materials or products intended to comprise all or part of a building or structure, and that is assembled at other than the final location of the unit of the building or structure by a repetitive process under circumstances intended to ensure uniformity of quality and material content.

Primary facade. See "Facade, primary."

Primary frontage. See "Frontage, primary."

Principal use means the primary, major, main, leading, outstanding or chief use which a lot serves or is intended to serve.

Probate means the period of probate, as defined in Public Act 386 of 1998, as amended, being MCL 700.1101 et seq.

Production facilities means facilities for the production of consumer goods such as food, beverages, art, clothing, textiles, etc. and have a minimum of 20 percent floor area dedicated to retail sales.

Public utility means electric light and power companies, whether private, public, corporate or cooperative; gas companies; water, telephone, telegraph, oil, gas and pipeline companies; motor carriers; and all public transportation and communication agencies other than railroads and railroad companies.

Real property means a lot, plot or parcel of land recorded and located in the City of Lansing.

Recognized benefit means the provision of certain elements or improvements that are desired by the City, as either expressed in the Comprehensive Plan or as stated in the Zoning Ordinance, or that go beyond the minimum requirements.

Reconstruction means the act of rebuilding a structure to meet the standards of the Building Code or Housing Code.

Recreational equipment means a watercraft, vehicle, or other conveyance designed to be used primarily off of public streets and roads, and not regulated by the Michigan Vehicle Code, including by way of example, but not limited to: Snowmobiles; boats and boat trailers; jet skis, floats and rafts, including transportation equipment.

Recreational facility means a structure or open space which provides activities, including but not limited to, swimming, racquet sports, exercise and fitness rooms or areas, and gymnasiums.

Recreational vehicle means a vehicle primarily designed and used as temporary living quarters for recreational, camping, or travel purposes, including a vehicle having its own motor power or a vehicle mounted on or drawn by another vehicle. This includes by way of example, but is not limited to: Travel trailers; camp trailers; tent trailers; campers, pop-up campers, and pickup campers; folding tent trailers; and utility trailers.

Repair means to restore to a sound or good state after decay, injury, dilapidation or partial destruction.

Residential use means a use all or part of a lot, parcel, or building as a single-family, two-family or multifamily residence, or residential child care facility, and accessory uses thereto.

Restaurant means an establishment serving foods and/or beverages to a customer in a ready-to-consume state. The method of operation may be characteristic of a carry-out, drive-in, drive-through, fast food, standard restaurant, or lounge/tavern, or combination thereof, as defined below:

(1) *Restaurants with outdoor seating*. A use that involves the sale or delivery of any prepared food or beverage for consumption in a defined area on premises but outside of the building in which it is prepared. Examples of defined areas include an external deck, patio, mall, garden, balcony or sidewalk.

(2) *Carry-out restaurant*. A use that involves the sale of food, beverages, and/or desserts in disposable or edible containers or wrappers in a ready-to-consume state for consumption mainly off the premises. A carry out restaurant differs from a drive through restaurant in that a customer must park and walk up to the restaurant or an employee must exit the restaurant and deliver the food to a customer in a parked car.

(3) *Drive-in restaurant*. A use that involves delivery of prepared food so as to allow its consumption within a motor vehicle while parked on the premise.

(4) *Drive-through restaurant*. A use that involves the delivery of prepared food to the customer within a vehicle, typically passing through a pass-through window, for consumption off of the premises.

(5) *Standard restaurant*. A standard restaurant is a use that involves either of the following:

a. The delivery of prepared food by waiters and waitresses to customers seated at tables within a completely enclosed building.

b. The prepared food is acquired by customers at a cafeteria line and is subsequently consumed by the customers within a completely enclosed building.

(6) *Bar/lounge/tavern*. A bar, lounge or tavern is a type of restaurant that is operated primarily for the dispensing of alcoholic beverages. The preparation and sale of food or snacks to customers may be permitted.

Restoration means to put back into original or historic condition.

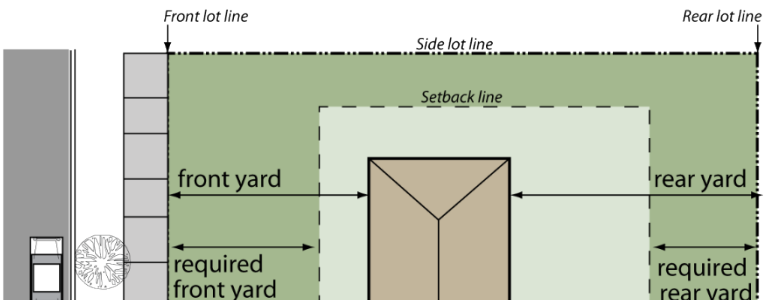
Resumption means to begin the use of a nonconformity after it has been previously discontinued from use.

Retail store means an establishment which primarily serves the surrounding neighborhood and includes, but is not limited to, the following: Limited service food store, drug store, hardware store, laundry or cleaners pickup, jewelry store, florist, gift shop, book store, clothing store, photographer, and bakery whose products are sold only on the premises.

Salvage yard means a lot where any product, including, but not limited to, any of the following, is taken apart in such a way that the usable parts are separated from the nonusable: Motor vehicles, machinery, appliances, fixtures, goods, and merchandise.

Setback means the minimum horizontal distance measured from the lot line, as required under this ordinance, for the front, side, or rear property line as appropriate.

Figure 8



Shared parking means a parking facility that serves two or more parcels of land or multiple uses under different ownership. A recorded shared parking agreement is generally used.

Sheltered care facility means a governmental or nongovernmental establishment having as its principal function the provision of supervision, personal care, and protection for more than six adults, in addition to room and board, for up to 24 hours a day, five or more days a week and for two or more consecutive weeks, with or without compensation. "Sheltered care facility" includes, but is not limited to, emergency shelters, facilities for persons who are homeless, parolees, ex-offenders, aged, or developmentally or physically disabled, who may require supervision on an on-going basis but do not require continuous nursing care. A sheltered care facility does not include any of the following:

(1) A nursing home licensed under Article 17 of Public Act 368 of 1978, as amended, being M.C.L.A. 333.20101 to 333.22181;

(2) A hospital licensed under Article 17 of Public Act 368; or

(3) A hospital for the mentally ill or a facility for the developmentally disabled operated by the Department of Mental Health under Public Act 258 of 1974, as amended, being M.C.L.A. 330.1001 to 330.2106.

Shopping center means a grouping of two or more business establishments developed in accordance to an overall plan and designed and built as an interrelated project. Buildings constructed on outlots shall not be considered part of the shopping center unless access and parking easements are provided.

Site plan means a plan that conforms to the requirements contained in Chapter 1260.

Stable means a structure used to keep horses for commercial purposes.

Stoop. See "Frontage types."

Storage means the holding or safekeeping of goods to await the happening of some future event or contingency which will call for the removal of the goods.

Storefront. See "Frontage types."

Street means a public thoroughfare, avenue, road, highway, boulevard, parkway, way, drive, lane or court which affords the principal means of access to abutting property.

Street, private means a street which is not public.

Street type means a classification or typologies for streets that considers the characteristics of vehicle travel (speed and volume), the street's function in the transportation network (types of travel accommodated: Through traffic, cross-town, connections to highways or local), the extent of pedestrian and bicycle accommodation, typical types of land uses served, the design context (block length, building setbacks), and access system design. In many cases, a streets classification may change as it traverses different zoning districts. The following street types are illustrated on the official Street Typology Map:

(1) *Expressway*. Restricted access divided Interstate and U.S. highways for motor vehicle use only that are typically under the jurisdiction of the State of Michigan or the Federal Highway Administration.

(2) *Non-local streets*:

a. *Activity corridor*. An arterial or major street that traverses an area that typically is designed to promote a multi-modal balance between vehicle, pedestrian and bicycle travel. Such streets may have more frequent traffic signals, a higher level of service of public transit, on-street parking, and more abundant locations for pedestrian crossings to encourage activity along the sidewalks.

b. *Prime connector*. Major collector streets that link higher class streets with local streets. Prime connector typically traverse residential districts and are designed for moderate traffic speeds and volumes, often with special design features to bicyclists.

c. *Suburban corridor*. A class of arterial or major streets that are similar in traffic function as arterial corridors, but typically are lined with more suburban style auto-oriented development with lower density and deeper setbacks.

d. *Arterial corridor*. Major streets that, compared to most other types of streets, are designed accommodate higher volumes of vehicle traffic and often are "cross town" routes that are, or may connect with, state

trunklines or roads in adjacent communities. May also be referred to as principal or major arterials.

e. *Neighborhood connector*. Minor residential collector streets that link local streets with higher classes of streets. Neighborhood connectors are designed for lower traffic volumes and speeds to complement the character of the neighborhoods served. Dedicated bike facilities may be provided.

(3) *Local street*. Lowest traffic streets providing access to residents. Lanes are typically unmarked with on-street parking and stop-controlled intersections.

Structural alteration means any change in the supporting members of a building, such as bearing walls, columns, beams or girders, or any substantial changes in the roof and exterior walls.

Structure means that which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner.

Structure, minor means a structure having a replacement cost of not more than $5,000.00.

Structure, temporary means a structure which is located on a lot for less than one year, or, if the structure is connected with a construction activity on a lot, until the construction activity is completed.

Substitution means to put in place of another.

Tavern. See "Restaurant: Bar/tavern."

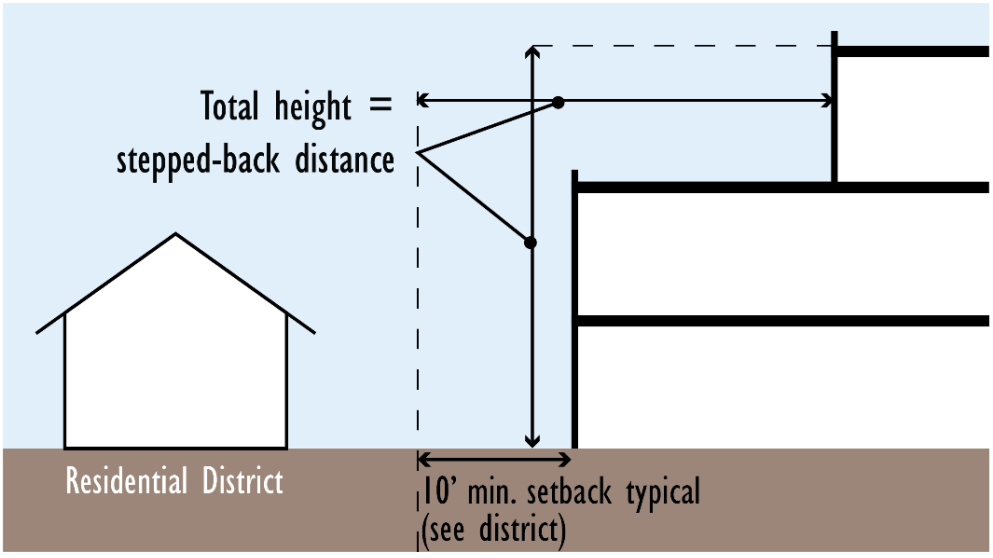
Temporary use means any use that is not permitted as a principal use, accessory use or a conditional use in a zoning district, and which is limited in its duration.

Townhouse means a group of dwellings having party walls with each other and located side by side.

Trailer means a vehicle with or without motive power, other than a pole-trailer, designed for carrying property or persons and for being drawn by a motor vehicle and so constructed that no part of its weight rests upon the towing vehicle. As defined in this Code, trailer is not exclusive of recreational vehicles.

Upper floor stepbacks, for the elevation adjacent to a residential district (R-1 through R-6), means the floors above the second story shall be tiered-back so that the highest point of the building is setback from the adjacent residential district a distance at least equal to the height of the building.

Figure 9



Use means:

(1) Any purpose for which a structure or lot may be designed, arranged, intended, maintained or occupied; or

(2) Any activity, occupation, business or operation carried on in a structure or on a lot.

Vertical mixed-use. See "Mixed-use, vertical."

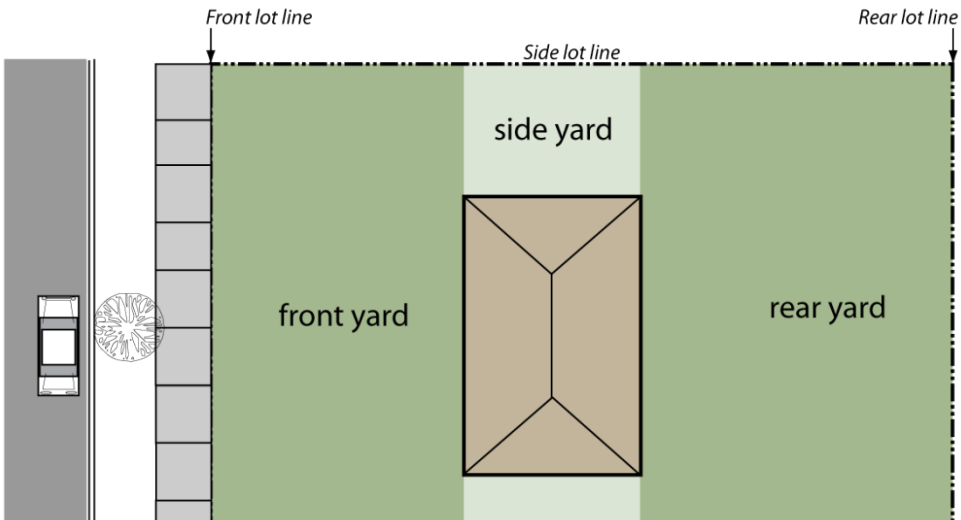
Yard means a space on a lot with a structure, which space is unobstructed and unoccupied from the ground upward, except as occupied or obstructed as permitted in this Zoning Code.

(1) *Front yard* means a yard extending across the full width of a lot between the front lot line of the structure containing the principal use and the front lot line.

(2) *Rear yard* means a yard extending the full width of a lot between the rearmost structure containing the principal use and the rear lot line, the depth of which is the least distance between the rear lot line and the rear of the structure containing the principal use.

(3) *Side yard* means a space within a lot between a side lot line and a structure containing the principal use or an attached accessory structure, whichever is closer to the side lot line. A side yard extends on each side of a lot from the front line of the structure to the rear line of the structure.

Figure 10



Zoning variance means a modification of the strict letter of this Zoning Code granted by the Board of Zoning Appeals when, by reason of exceptional conditions, the strict application of this Zoning Code results in peculiar, exceptional or practical difficulties or unnecessary hardship to the owner of the lot.

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 14th day after enactment, at any later date specified or unless given immediate effect by City Council.

Approved as to form:

_____
City Attorney

Dated: _____

CITY OF LANSING
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, April 6, 2026 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 Section 1250.02 of the Lansing Codified Ordinances to add Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.

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

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

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

DRAFT #3
DATE: August 15, 2025

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Section 1250.02 of the Lansing Codified Ordinances to add Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1250, Section 1250.02, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to add a new Subsection 1250.02.13 to read as follows:

1250.02.13. -Liquor stores.

No liquor store shall be located within 2,500 feet of another liquor store. The distance between liquor stores shall be measured by the shortest straight line between the respective lots in which each liquor store is located, from the two points of each lot line closest to the other lot.

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 14th day after enactment, at any later date specified or unless given immediate effect by City Council.

Approved as to form:

_____
City Attorney

Dated: _____

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-3-2026, 200 blocks of S. Cedar Street and S. Larch Street, 229 S Larch St., Conditional rezoning from DT-3 Downtown Core to IND-1 Industrial

The Lansing City Council will hold a public hearing on Monday, April 6, 2026 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-3-2026 a request to rezone parcel #'s 33-01-01-16-427-122, 33-01-01-16-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192, located on the north side of E. Kalamazoo Street between S. Cedar Street and S. Larch Street – Rezoning from "DT-3" Urban Core to "IND-1" Industrial with the conditions that the parcels will not be used for any purpose other than data center operations and supporting facilities; any structures will be compliant with the dimensional requirements, architectural standards, screening or massing requirements, and exterior materials requirements of the DT-3 classification, as reflected in any final site plan as approved by the City of Lansing; and all use of the parcels will be consistent with requirements of Lansing City Code regarding noise limitations, and the parcels will not be entitled to any exemption for industrial property or industrial use, which shall run with the land and be binding upon all future owners thereof.

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

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

The City of
LANSING
City Council

Legislative Analyst
City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694

P: 517.438.4037 | C: 517.897.4459
lansingmi.gov/council

Legislative Summary of Council Action Item

Item: Z-2-2025
Short Title: Conditional Rezoning for Data Center Development
Date Last Updated: 03.31.2026

Summary:

This ordinance addresses the zoning designation of four parcels of land that are located between Cedar and Larch Streets and along East Kalamazoo St. These parcels are currently zoned for "DT-3" downtown core, which is meant for offices, apartment buildings, retail centers, etc. This **ordinance would allow for those parcels to be rezoned to "IND-1" industrial, on the condition that the development that is put on those parcels is a data center.**

Background:

In November 2025, it was announced that Deep Green, a UK-based data center company, had selected Lansing to be its site for a new data center. They selected four parcels located between Cedar and Larch Streets and along East Kalamazoo St. This proposal was before the City Planning Commission, which approved the sale of the city-owned land, but did not recommend approval of the request for the rezoning when they voted in December 2025. It is now up to the City Council to make the final determination of the rezoning request. Deep Green has stated that if the rezoning request is denied, then it will not purchase the parcels, which include three city-owned parcels and one parcel that is owned by a local developer.

Data centers have become a pressing issue for Michigan residents. With growing community concerns about utility rate increases, water usage and pollution, light and noise pollution, and other environmental concerns, many communities have taken action to drive data center developments out of their communities. These same concerns have been voiced by members of the Lansing community, with residents citing concerns about how the light and the noise will impact the surrounding neighborhood and the effectiveness of Deep Green's proposed sustainability strategy. Deep Green has stated that the proposed data center will reduce emissions by partnering with BWL to use excess heat created by the center to heat the downtown area and the use of environmentally friendly power strategies. Additionally, the data center itself is designed to be much smaller than other proposed data centers in the state, with the Deep Green site planned to be 25,000 square feet and use 24 Megawatts of power. For reference, the proposed data center in Saline Township is planned to be 25,047,000 square feet and to use 1.4 Gigawatts, which is equal to 1,400 Megawatts of electricity.

Council Action:

- 12.15.2025: Council referred the item to the Committee of the Whole
- 01.12.2026: Set for the agenda of the Committee of the Whole
- 01.26.2026: Had a presentation from Deep Green on the project
- 02.09.2026: Public hearing held
- 02.13.2026: Items sent back to City Attorney to strengthen the terms of the buy/sell agreement to better address community concerns
- 03.02.2026: Planning Commission approved the amended plan
- 03.09.2026: Council Set public hearing for 04.06.2026
- 04.06.2026: Public hearing held and Council acts on items

Ordinance #

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

The City of Lansing ordains:

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

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

Case Number:	Z-3-2026
Parcel Number:	33-01-01-16-427-051
Addresses:	0 S Cedar St.
Legal Descriptions:	S 2 R OF N 8 R OF W 1/2 LOT 4 BLOCK 241 ORIG PLAT, from “DT-3” Downtown Core to “IND-1” Industrial

Case Number:	Z-3-2026
Parcel Number:	33-01-01-16-427-082
Addresses:	0 S Cedar St.
Legal Descriptions:	LOT 8 JOHNS SUB, ALSO S 41.25 FT OF W 1/2 LOT 4, W 1/2 LOTS 5 & 6, AND S 57.75 FT OF N 132 FT OF E 1/2 LOT 5 EXC E 114.5 FT BLOCK 241 ORIG PLAT, from “DT-3” Downtown Core to “IND-1” Industrial

Case Number:	Z-3-2026
Parcel Number:	33-01-01-16-427-122
Addresses:	0 E Kalamazoo St.
Legal Descriptions:	S 1/2 R OF E 1/2 LOT 5 & N 1.5 R OF E 1/2 LOT 6, BLOCK 241 ORIG PLAT, ALSO LOTS 1 THRU 7 INCL, JOHNS SUB REC L 1 P 51, from “DT-3” Downtown Core to “IND-1” Industrial

Case Number:	Z-3-2026
Parcel Number:	33-01-01-16-427-192
Addresses:	220 S Larch St.
Legal Descriptions:	S 41.25 FT OF E 1/2 LOT 4, ALSO E 1/2 LOT 5 EXC S 8.25 FT AND EXC COM 99 FT N & 136.55 FT W OF SE COR LOT 5, TH E 22.05 FT, S 57.75 FT, W 17.18 FT, NW'LY 58 FT +/- TO BEG; BLOCK 241 ORIG PLAT, from “DT-3” Downtown Core to “IND-1” Industrial

With the conditions that the parcels will not be used for any purpose other than data center operations and supporting facilities; any structures will be compliant with the dimensional requirements, architectural standards, screening or massing requirements, and exterior materials requirements of the DT-3 classification, as

reflected in any final site plan as approved by the City of Lansing; and all use of the parcels will be consistent with requirements of Lansing City Code regarding noise limitations, and the parcels will not be entitled to any exemption for industrial property or industrial use, which shall run with the land and be binding upon all future owners thereof.

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

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2026, 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 14th day after enactment.

Z-3-2026, 200 block S Cedar St., 500 block E Kalamazoo St., & 220 S. Larch Street.
Rezoning from DT-3 "Downtown Core" to IND-1 "Industrial"

This is a request to rezone the following parcels, owned by the City of Lansing:

33-01-01-16-427-122;
33-01-01-16-427-082; and
33-01-01-16-427-051.

And the following parcel, owned by 220 S Larch LLC:

33-01-01-16-427-192,

Located on the north side of E. Kalamazoo Street, and between S. Cedar Street and S. Larch Street from "DT-3" Urban Core to "IND-1" Industrial with the following conditions, as voluntarily offered by both property owners and consented to by the perspective buyer of all four parcels:

1. The parcels will not be used for any purpose other than data center operations and supporting facilities;
2. Any structures will be compliant with the dimensional requirements, architectural standards, screening or massing requirements, and exterior materials requirements of the DT-3 classification, as reflected in any final site plan as approved by the City of Lansing; and
3. All use of the parcels will be consistent with requirements of Lansing City Code regarding noise limitations, and the parcels will not be entitled to any exemption for industrial property or industrial use.

The purpose of the rezoning is to permit a 24-megawatt (MW) data center that combines computer data storage capacity with an approach for carbon-neutral heat recovery. The Board of Water & Light will be selling 8 MW of electric power to Deep Green for the proposed data center. In return, the center will provide free, carbon-neutral heat directly into the BWL's hot water system downtown as BWL converts from the existing steam system, reducing the natural gas demand for the system and carbon emissions.

Planning Commission previously reviewed Z-2-2025, a conditional rezoning for these four properties from DT-3 to IND-1 to permit a 'data center' and accessory infrastructure. During the public hearing process with City Council, Deep Green Technologies USA, LLC has committed to various agreements for inclusion in a new sale agreement. For the sake of transparency, the City has requested the Planning Commission review the request for a conditional rezoning.

City Planning and Zoning Office staff recommended approval of the rezoning based upon a finding that the proposed data center will be consistent with statements made in the Comprehensive Plan, that light industrial uses may continue in the area east of the Grand River envisioned for mixed-use redevelopment so long as external impacts are minimized. Efforts to minimize potential nuisances are being advanced in conditions of the rezoning and sale agreement. The intent and regulations of the Form Based Zoning Ordinance are being implemented by the condition that the future site plan must conform with the DT-3 district, requiring a building site at the main frontages,

that the building be designed as a common commercial/mixed-use type building, and parking and loading docks be placed in the rear.

At the public hearing held by the Planning Commission on March 3, 2026, five individuals spoke in support, and six individuals spoke in opposition of the request.

At the same meeting, a motion to approve the request was carried by a vote of 5-2.

Commissioners Tony Cox and Katie Alexander cast the dissenting votes.

GENERAL INFORMATION

APPLICANT:
Deep Green Technologies, LLC
1007 N. Orange Street, 4th Floor, Suite 1382
Wilmington, DE 19801

OWNERS:
E Kalamazoo Parcel & S Cedar Parcels (aka Lot 49, Lot 49a):
City of Lansing
124 W. Michigan Avenue
Lansing, MI 48933

220 S. Larch Street: :
220 S. Larch, LLC
330 S. Marshall St, Ste 100
Lansing, MI 48912

REQUESTED ACTIONS:
Conditional rezoning of four contiguous parcels from "DT-3" Downtown Core to "IND-1" Industrial

EXISTING LAND USES:

Parcel A. 220 S. Larch Street:	Motor Vehicle Repair
Parcel B E. Kalamazoo Street:	City parking lot
Parcel C S. Cedar Street 1:	City parking lot
Parcel D S. Cedar Street 2:	Vacant

PROPERTY SIZE:
118,185 +/- square feet – 2.71 acres – All 4 parcels combined

SURROUNDING LAND USE:

N:	Board of Water & Light solar array farm & parking lots
S:	Wendy's Restaurant
E:	Valvoline Oil Change, vehicle sales & vehicle repair
W:	Board of Water & Light Water Treatment Plant

SURROUNDING ZONING:

N:	"DT-3" Downtown Core
S:	"DT-2" Urban Flex
E:	"DT-3" Downtown Core
W:	"DT-3" Downtown Core

COMPREHENSIVE PLAN:
The *Design Lansing* Comprehensive Plan designates the subject properties for "Downtown Mixed-Use Center: Edge". E Kalamazoo Street is designated as a prime connector. S. Larch Street is designated as an arterial corridor and S. Cedar Street is designated as an activity corridor.

NOTE: Planning Commission previously reviewed Z-2-2025, a conditional rezoning for these four properties from DT-3 to IND-1 to permit a 'data center' and accessory infrastructure. During the public hearing process with City Council, Deep Green Technologies USA, LLC has committed to various agreements for inclusion in a new sale agreement. For the sake of transparency, the City has requested the Planning Commission review the request for a conditional rezoning.

DESCRIPTION:

This is a request to conditionally rezone four contiguous parcels (33-01-01-16-427-122, 33-01-01-16-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192) located on the north side of E. Kalamazoo Street between S. Cedar Street and S. Larch Street (see attached aerial and proposed site plan) from "DT-3" Downtown Core to "IND-1" Industrial. The purpose of the rezoning is to permit a 24-megawatt (MW) data center that combines computer data storage capacity with an approach for carbon-neutral heat recovery. The Board of Water & Light will be selling 8 MW of electric power to Deep Green for the proposed data center. In return, the center will provide free, carbon-neutral heat directly into the BWL's hot water system downtown as BWL converts from the existing steam system, reducing the natural gas demand for the system and carbon emissions. A more detailed description of the data center operations is attached to this report. This is a conditional rezoning request wherein, if approved, the only allowable use of the properties would be the data center and accessory power substation. The conditions as voluntarily offered by the property owners, the City of Lansing (Parcels B, C, & D) and 220 S. Larch, LLC (Parcel A) are as follows:

1. The parcels will not be used for any purpose other than data center operations and supporting facilities;

2. Any structures will be compliant with the dimensional requirements, architectural standards, screening or massing requirements, and exterior materials requirements of the DT-3 classification, as reflected in any final site plan as approved by the City of Lansing; and

3. All use of the parcels will be consistent with requirements of Lansing City Code regarding noise limitations, and the parcels will not be entitled to any exemption for industrial property or industrial use.

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

The proposed data center will be compatible with the surrounding industrial and heavy commercial land uses. The data center is most similar to a warehouse of computer equipment with some accessory office use. The previous zoning of the property, prior to adoption of the form-based code was "H" Light Industrial which permitted the surrounding industrial uses and would have permitted the proposed data center by-right. There is a Board of Water & Light (BWL) water conditioning plant to the west, a BWL solar array to the north and various automobile service facilities to the east. To the south is a fast-food restaurant, an office building plaza, and a parking lot. Seven vacant parcels are in the immediate vicinity. While the property is zoned "DT-3" Downtown Core, the area does not share the same characteristics as the majority of the downtown that is primarily comprised of commercial, office, and residential uses in a pedestrian-friendly environment. The subject property, by contrast, is surrounded by three major streets with high volumes of traffic; is located in an area that is dominated by industrial and automobile-oriented businesses, or is otherwise vacant; and is not conveniently located within a critical mass of residential, office and commercial uses that draw a level of pedestrian traffic to the area necessary to support most uses permitted under the existing "DT-3" zoning.

The proposed "IND-1" zoning permits several land uses that would not be appropriate for the subject property such as open storage facilities, heavy manufacturing, and recycling/salvage operations. To

prevent future establishment of incompatible land uses, the property owners have offered this request as a conditional rezoning wherein the allowable use will be restricted to the data center and accessory power infrastructure uses only.

A preliminary rendering of the proposed building is attached to this staff report. The building facades will be a mix of brick and decorative concrete and at least 25 feet in height, as required by the existing and proposed zoning designations. The scale and design of the building will be compatible with the BWL water conditioning plant to the west and will be of higher quality and design than many of the other existing buildings in the area. A condition of the sale agreement and this rezoning request will be that the proposed building comply with the site layout requirements of Section 1243.09, and with the Architectural Standards of Chapter 1254 of the Zoning Ordinance.

The attached, preliminary site plan demonstrates compliance with the basic site layout requirements of both the proposed "IND-1" zoning district and the existing "DT-3" zoning district. The building will be located at the required 5-foot setback line at the northwest corner of N. Larch Street and E. Kalamazoo Street so that the building, rather than the parking lot, will become the dominant feature of the site along those roadways, consistent with the intent of the zoning ordinance and the comprehensive plan. The outdoor equipment/generators will be enclosed by a screen wall with a noise dampening system. The site will be surrounded by a wrought-iron fence for safety and security, and landscaping, including new trees in the right-of-way along all three roadways will be planted. These changes will dramatically improve the appearance of the site compared to current conditions. The final site plan will need to be substantially consistent with the attached preliminary site plan.

The applicant has provided the following statement with respect to impact of the data center operations on the surrounding area:

> "The facility is hyper-efficient and near silent. It will not be any louder than any other nearby land uses, and it will not produce any vibrations. There are no residential properties located adjacent to this facility. The main source of potential noise odor will be the backup power generators. These will need to run for a short time once a month, and the odor is similar to that of french fries. Outside of regular testing, these will only be used in rare instances of power failure. The generators will be housed in acoustic shells and comply with the maximum permitted noise levels set by the relevant city building codes."

The subject property is not located directly adjacent to single-family residential or other low-impact non-residential uses that could be negatively impacted by the potential effects of the facility as described above.

COMPLIANCE WITH COMPREHENSIVE PLAN:

The *Design Lansing* Comprehensive plan designates the subject property for "Downtown Mixed-Use Center: Edge".

The subject area is specifically mentioned in the 2012 *Design Lansing* Comprehensive Plan (pgs. 63-64).

> "This zone creates unappealing vehicular entries to downtown from the east and barriers that discourage pedestrian access to and from near-downtown neighborhoods. Along East Michigan Avenue, a transition to urban mixed use has begun..."

> "Design Lansing recommends a continued transition from industrial and heavy commercial to a mix of office, retail, entertainment, arts/cultural live-work and residential uses."

However, it goes on to concede:

> "Except on the riverfront, light industry can continue to be part of this mixed-use area if external impacts (outdoor storage, noise and truck traffic) are minimized, and buildings and parking are located and designed to make a positive contribution to the area's visual appeal and walkability."

While the proposed data center does not completely align with future land uses being advanced in the comprehensive plan, it is not the kind of heavy industry once located along the east bank of the Grand River and it is consistent with several of *Design Lansing's* goals and objections as well as the basic principles of planning and zoning in general. These include permitting uses in areas where they are compatible with existing uses, eliminating surface parking lots along major road frontages and constructing buildings near front property lines so that they, as opposed to parking lots, become the dominant feature of the site. Buildings along roadways with parking located to the side or rear have the effect of reducing speeds, creating a more pedestrian friendly environment and improving the appearance of the streetscapes.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The proposed data center is not expected to impact vehicular or pedestrian traffic circulation in the area. The building will not be open to the general public and there will be 15 employees across multiple shifts on the site when it is operating at full capacity. The proposed driveways will be located away from the major intersections with Kalamazoo St. There is a proposed loading dock internal to the site and not in conflict with the circulation network. The proposed traffic, therefore, will be minimal and less than what is generated by the existing City-owned parking lots.

IMPACT ON PUBLIC FACILITIES:

The site plan for the proposed development will require administrative site plan review and approval in accordance with applicable City, State and Federal standards and rules, during which a stormwater management plan and the adequacy of the utility systems necessary to serve the data center will be evaluated.

ENVIRONMENTAL IMPACT:

City staff's review of environmental impacts of a rezoning request are preliminary and basic in practice, focused on site development of allowable land uses. Staff evaluates the historical use of a property and the historical development of the site only. Staff does not conduct, nor does the City require, a Phase I or Phase II Environmental Site Assessment reports for a rezoning application.

The subject properties have historically had motor vehicle service stations, a motel, and a taxi-cab headquarters. The only existing building is vacant and was historically a motor vehicle repair station. The sites have been developed for decades. The majority of each parcel is covered by impervious surface except for landscaping setback areas and the vacant parcel (Parcel D) which is grass lawn.

No parcel is part of a wetland and none are within the 100-year floodplain. There are no historical woodlands on site.

Staff's research of Lot 49 and 49a has shown that underground storage tanks have been removed and remediated. If any additional materials are discovered during construction, Deep Green is obligated to address them and take any legally required actions.

The construction of the proposed data center will not impact the physical environment as the site has been developed. There will be very little site disturbance of the natural environment.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

A conditional rezoning request is unique and not expected to set a negative precedent for future requests to rezone property in the area for industrial purposes. The condition for the rezoning limits the allowable use of the property to the proposed data center and accessory infrastructure. The proposed use is low impact and will result in architectural improvements to the site that will bring it further into compliance with the intent and purpose of the comprehensive plan and the zoning ordinance as described in this staff report.

OTHER

The four parcels that comprise the site must be combined into one parcel before any permits can be issued for new construction. This is an administrative process that can be approved once all four parcels are under the exact same ownership.

The conditional rezoning request will need to be put into proper format and signed and notarized before final approval of the rezoning. The Planning and Zoning Office will provide a template.

SUMMARY

This is a request to rezone four contiguous parcels located on the north side of E. Kalamazoo Street between S. Cedar Street and S. Larch Street from "DT-3" Downtown Core to "IND-1" Industrial, with the condition that use of subject properties will be restricted to the proposed data center as described in the attachments provided by the applicant.

The purpose of the rezoning is to permit a 24-megawatt data center that combines computing capacity with an approach to carbon-neutral heat recovery for sustainable technology and clean energy innovation. The Board of Water & Light will be providing power to Deep Green for the proposed data center. In return, the center will provide free, carbon-neutral heat directly into the BWL's hot water system, reducing natural gas demand for the system and carbon emissions.

The findings of fact as described in this staff report support a positive recommendation for the request. The proposed rezoning will have no negative impacts on traffic, public services, the environment, or future patterns of development in the area. In addition, the proposed data center will be compatible with the surrounding land uses and will be consistent with the intent and purpose of the zoning ordinance and the comprehensive plan.

RECOMMENDATION

Staff recommends approval of Z-3-2026, to conditionally rezone the following properties:

Parcel A	220 S Larch St. –	PID # 33-01-01-16-427-192;
Parcel B	(501) 0 E Kalamazoo St. -	PID # 33-01-01-16-427-122;
Parcel C	(229) 0 S Cedar St. -	PID # 33-01-01-16-427-082; and
Parcel D	0 S Cedar St. -	PID # 33-01-01-16-427-051,

From DT-3 Downtown Core to IND-1 Industrial, with the following conditions:

1. The parcels will not be used for any purpose other than data center operations and supporting facilities;

2. Any structures will be compliant with the dimensional requirements, architectural standards, screening or massing requirements, and exterior materials requirements of the DT-3 classification, as reflected in any final site plan as approved by the City of Lansing; and

3. All use of the parcels will be consistent with requirements of Lansing City Code regarding noise limitations, and the parcels will not be entitled to any exemption for industrial property or industrial use.

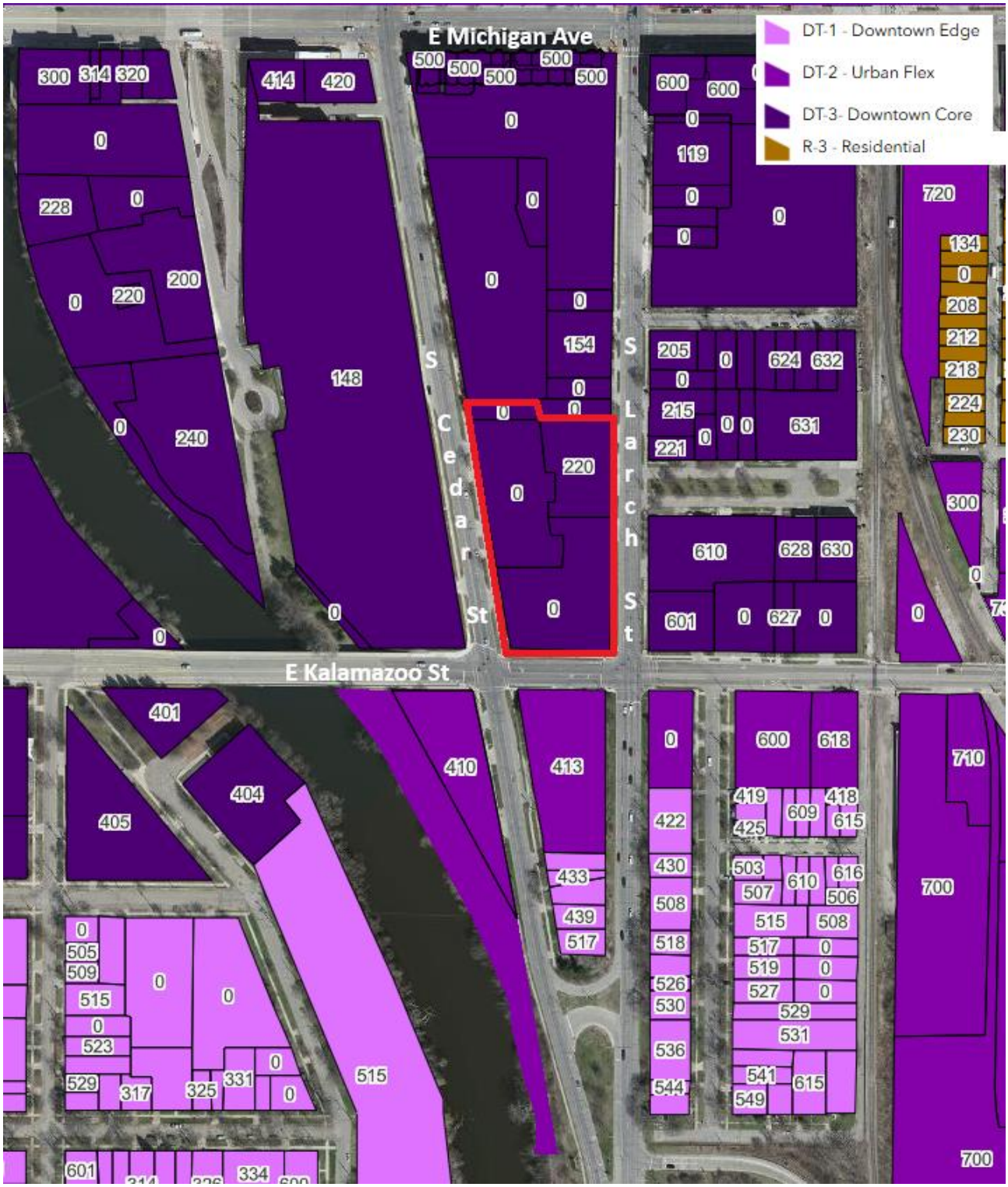
Respectfully Submitted,

Andy Fedewa
Planner

Aerial:



Zoning:


DT-1 - Downtown Edge
DT-2 - Urban Flex
DT-3- Downtown Core
R-3 - Residential
E Michigan Ave
E Kalamazoo St
S Cedar St
S Larch St

Streetview: (looking northwest, July 2025)



(looking east, February 2026)



Proposed Site Plan:



Docusign Envelope ID: C10DFEAC-360A-4BA9-AA21-D3719AFD01E3

Andy Schor, Mayor

PETITION FOR RE-ZONING

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER:

DATE SUBMITTED: 2.26.26

To the Honorable Mayor and City Council:

The undersigned do hereby petition for approval to rezone the following described property:

Street address, including zip code, of property to be rezoned

From DT-3 district to IND-1 district.

Legal description: 229 S. CEDAR: S 1/2 R OF E 1/2 LOT 5 & N 1.5 R OF E 1/2 LOT 6, BLOCK 241 ORIG PLAT, ALSO LOTS 1 THRU 7 INCL, JOHNS SUB REC L 1 P 51, LOT 8 JOHNS SUB, ALSO S 41.25 FT OF W1/2 LOT 4, W 1/2 LOTS 5 & 6, AND S 57.75 FT OF N 132 FT OF E 1/2 LOT 5 EXC E 114.5 FT BLOCK 241 ORIG PLAT, S 2 R OF N 8 R OF W 1/2 LOT 4 BLOCK 241 ORIG PLAT.
220 S. LARCH STREET: S 41.25 FT OF E 1/2 LOT 4, ALSO E 1/2 LOT 5 EXC S 8.25 FT AND EXC COM 99 FT N & 136.55 FT W OF SE COR LOT 5, TH E 22.05 FT, S. 57.75 FT., W. 17.18 FT., NWLY 58 FT +/- TO BEG; BLOCK 241 ORIG PLAT

Applicant: Deep Green Technologies USA, LLC (Purchaser), City of Lansing (Owner)

Address *(including zip code)*: 1007 N. Orange Street, 4th Floor, Suite 1382, Wilmington, DE 19801

Phone number(s): (248) 727-1617

Fax number: (248) 351-3082 Email:

Name of owner: City of Lansing (229 S. Cedar)/220 S. Larch, LLC (220 S. Larch)

Address *(including zip code)*: 219 N. Grand Ave., Lansing, MI 48933-1307/330 Marshall Street, Suite 100, Lansing, MI 48912

Phone number: (517) 483-4320/ (517) 319-9262

Interest in Property *(please check one)*:

- ☐ Option to buy
- ☐ Owner
- ☐ Lessee
- ☐ Represent owner
- ☑ Other (please specify): Applicant has a Buy-Sell Agreement with the City of Lansing, pending court approval, and a Buy-Sell Agreement with 220 S. Larch LLC to purchase the subject parcels.

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

Do you have a specific plan for using this property? ■ Yes ☐ No

If so, describe and / or explain the specific land use proposed for this property: The proposed use for the subject property is a data center with 24 MW of electric power provided by the Lansing Board of Water & Light (LBWL).

Please answer the following:

☐ Check here if residential

Number of bedrooms:

Bedrooms	# of Units	Total Bedrooms
Efficiency		
One bedroom		
Two bedrooms		
Three bedrooms		
TOTAL UNITS		

# of accessible onsite parking spaces: _____

☑ Check here if non-residential

Number of employees (largest shift): TBD

Number of accessible onsite parking spaces: TBD

Hours and days / week of operation: The data center will have continuous 24/7 operations.

Explain what changes or changing conditions make the passage of this rezoning necessary:

The Project will include the new construction and operation of a data center. The current DT-3 zoning designation of the subject property does not expressly permit this use. The proposed rezoning designation of IND-1 allows power plants as a principal permitted use.

Comment on other circumstances which justify the amendment:

A key component of this Project is the reuse by the LBWL of the "waste" heat that will be produced by the proposed data center. LBWL's hot water loop is currently limited to a narrow geographic area in and around downtown Lansing. The subject parcels are ideally situated to both benefit from their proximity to the hot water loop, and to provide immeasurable benefits to the LBWL and the citizens and businesses served by LBWL from the LBWL's efficient reuse of the "waste" heat. The requested rezoning will allow the Project to be constructed in accordance with certain desirable features of the DT-3 designation, while providing the flexibility of the required, expanded use of the IND-1 zoning designation.

A site plan is always helpful in analyzing the petition to rezone land.

A site plan, if appropriate at this time, should be attached to each copy of not less than 1" = 100', identifying the land which would be affected by the rezoning, the existing zoning classification of all abutting land within 300 feet, all public and private rights-of-way and easements. also, show the proposed development on the land with setbacks, access points, locations of accessory structures, trash receptacles, and parking spaces. A Landscape Screening and Buffering plan must be submitted in accordance with Chapter 1290.

If exhibits are to be furnished late, please indicate date of submittal: _____

If exhibits are not submitted in a timely manner, the petition may be tabled or the process delayed.

FEES:

Consolidated Rate: $1,100.00

Please have the petition reviewed by and filed with the Planning Office. The Planning Office will transmit it to the City Clerk for official submission.

Signature of applicant: DocuSigned by: ED34F6920E4C421...

Name: Mark Lee Andy Schor, Mayor

For assistance, please contact:

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

Andy Schor
Mayor



Andy Schor, Mayor

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

OFFICE OF THE MAYOR
CITY OF LANSING, MICHIGAN

February 26, 2026

To Whom It May Concern:

On behalf of the City of Lansing, as the manager of real property, I offer the following conditions to the request to amend the zoning for parcels 33-01-01-16-427-122, 33-01-0116-427-082, and 33-01-01-16-427-051, currently owned and managed by the City of Lansing, and proposed for sale to Deep Green Technologies USA, LLC, from DT-3 Commercial to IND-1 Industrial:

- The parcels will not be used for any purpose other than data center operations and supporting facilities;
- Any structures will be compliant with the dimensional requirements, architectural standards, screening or massing requirements, and exterior materials requirements of the DT-3 classification, as reflected in any final site plan as approved by the City of Lansing; and
- All use of the parcels will be consistent with requirements of Lansing City Code regarding noise limitations, and the parcels will not be entitled to any exemption for industrial property or industrial use.

Sincerely,

Andy Schor
Mayor

GILLESPIE GROUP

City of Lansing
Attn: Planning and zoning office
316 N. Capitol Avenue
Suite D-1
Lansing, MI 48933

Re: Conditions to amend zoning of 220 S. Larch Street, Lansing, MI 48912

To Whom it may concern:

On behalf of 220 S Larch, LLC, as its Manager, I offer the following conditions to the request to amend the zoning for parcel 33-01-01-16-427-192, currently owned by 220 S Larch LLC, and under contract for purchase by Deep Green Technologies USA, LLC, from DT-3 Commercial to IND-1 Industrial:

- The parcels will not be used for any purpose other than data center operations and supporting facilities.
- Any structures will be compliant with the dimensional requirements, architectural standards, screening or massing requirements, and exterior materials requirements of the DT-3 classification, as reflected in any final site plan as approved by the City of Lansing; and
- All use of the parcels will be consistent with requirements of Lansing City Code regarding noise limitations, and the parcels will not be entitled to any exemption for industrial property or industrial use.

Sincerely,

Patrick K. Gillespie
pgillespie@gillespie-group.com

Mark Lee (Deep Green, CEO)
Conditional Zoning for 229 S. Cedar, Lansing, MI and 220 S. Larch, Lansing, MI

Date: 27th February 2026

The undersigned, Mark Lee, on behalf of Deep Green Technologies USA, LLC, being the prospective purchasers of parcels 33-01-01-16-427-122, 33-01-0116-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192, and the applicants for a request to amend the zoning of said parcels from “DT-3" Commercial district to " IND-1" Industrial district, agrees and consents to the conditions offered by the current property owners:

- The parcels will not be used for any purpose other than data center operations and supporting facilities;
- Any structures will be compliant with the dimensional requirements, architectural standards, screening or massing requirements, and exterior materials requirements of the DT-3 classification, as reflected in any final site plan as approved by the City of Lansing; and
- All use of the parcels will be consistent with requirements of Lansing City Code regarding noise limitations, and the parcels will not be entitled to any exemption for industrial property or industrial use;

and understands that if the requested zoning amendment is approved by the Lansing City Council the conditions shall run with the land and be binding upon the successor owners of the land.



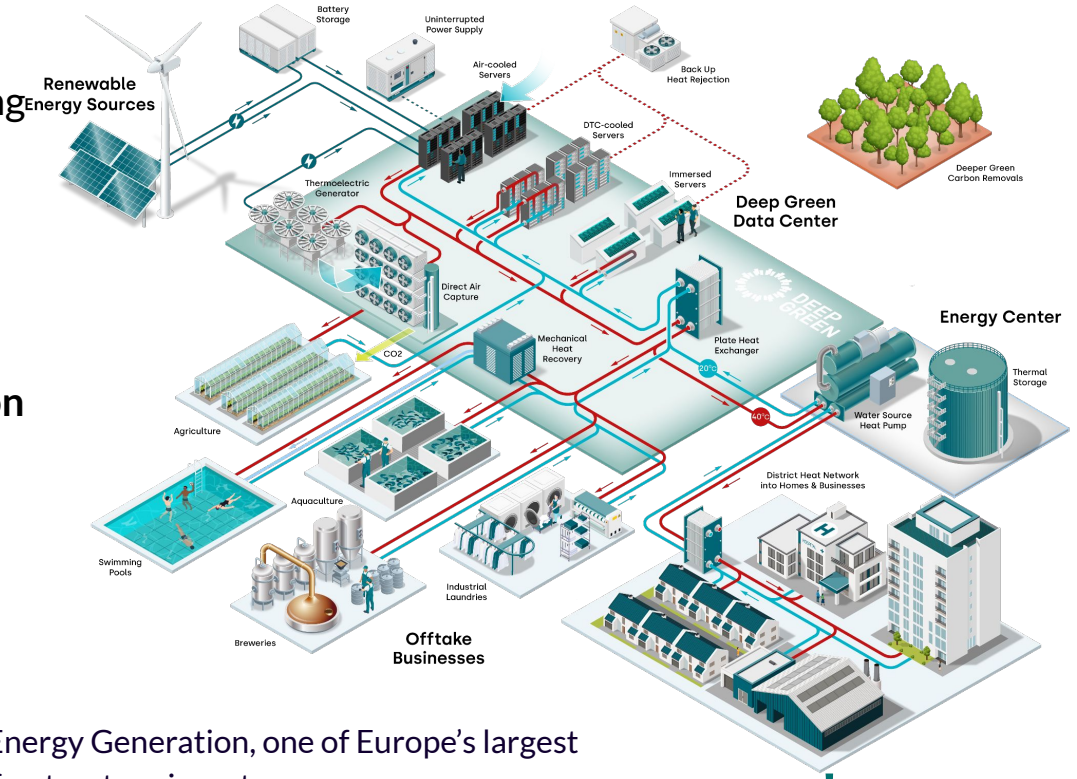
Mark Lee


DEEP
GREEN
Powering Progress.
Supporting Community.
DEEP
GREEN
WE'RE READY TO
SERVE LANSING

About Deep Green

Deep Green is a data center developer, doing things differently:

- **Free heat**
- **Compact & hyper energy efficient**
- **Negligible water use & zero extraction or pollution**
- **Community investment**
- **Co-location for regional tech**



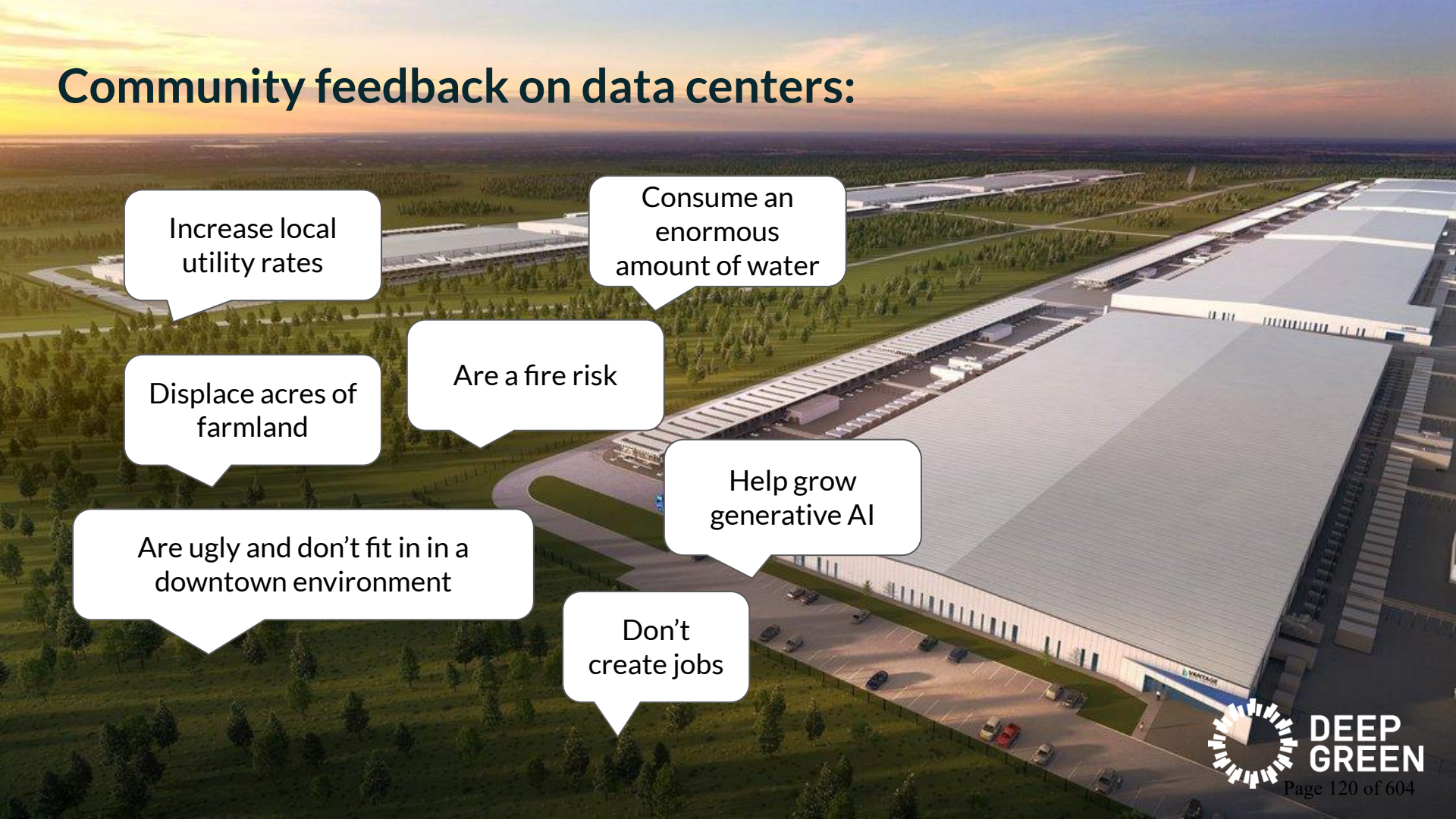
octopus energy generation

Funded by Octopus Energy Generation, one of Europe's largest renewable energy infrastructure investors.

DEEP GREEN

© 2025 Deep Green

Community feedback on data centers:



DEEP GREEN

Our Vision: Lansing as a standard

Combining sustainable computing and heating to align with Lansing's climate and innovation goals.

24MW

Urban data center to power the local tech-economy.

Heat reuse to reduce natural gas demand and carbon impact.

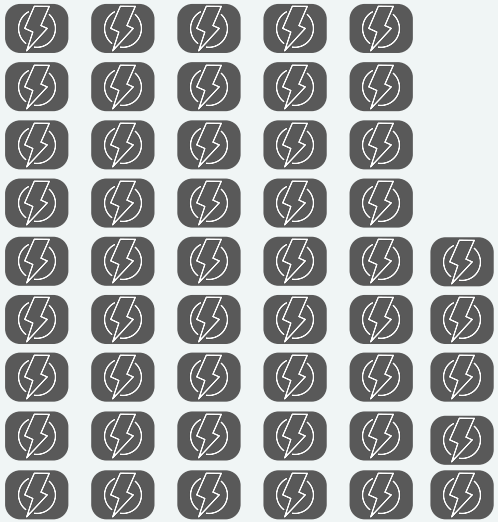
Closed-loop water - glycol cooling to minimize water usage.

Long-term economic impact as well as local high wage jobs.



A different kind of data center: Power use

Hyperscale data center



500MW - 1GW+

Equivalent to twice the power demand of Lansing and the surrounding areas

50x

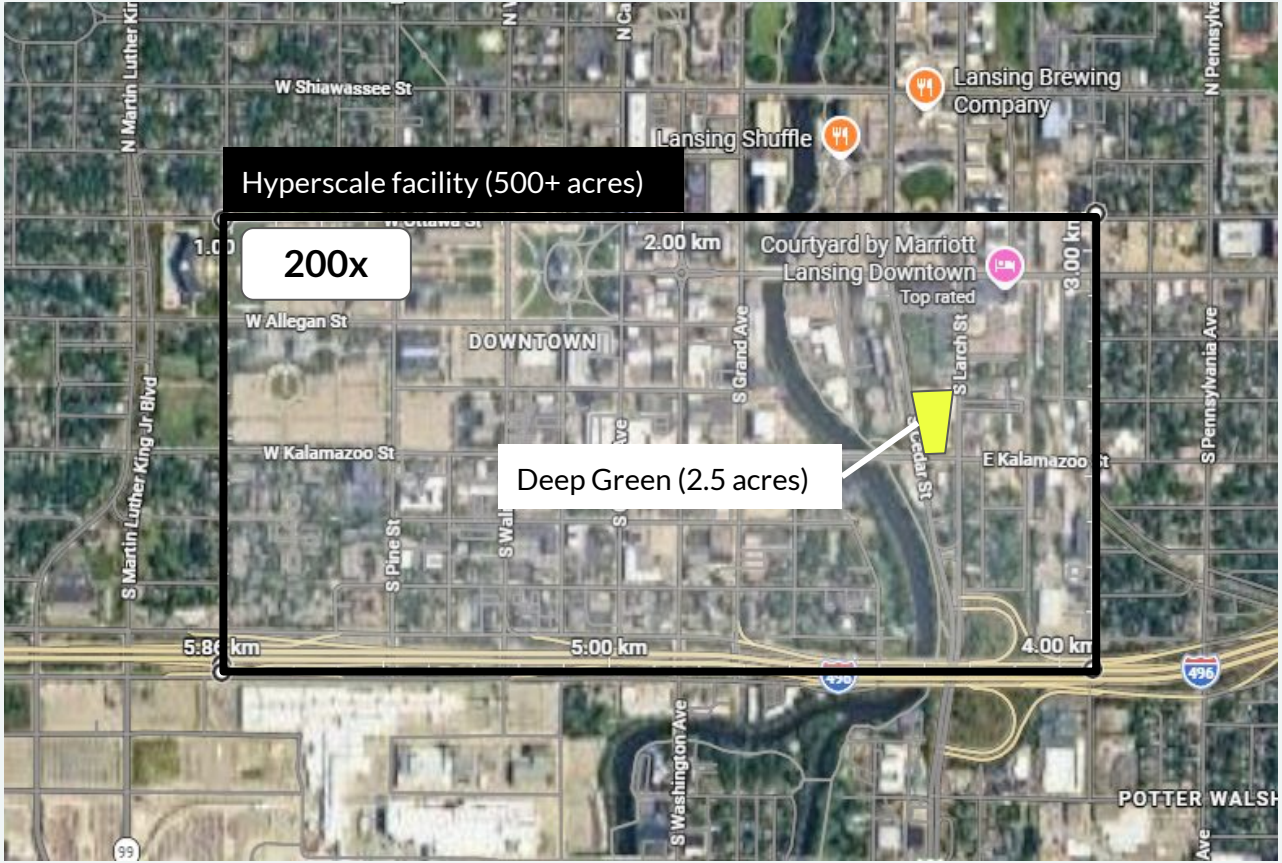
DEEP GREEN

24 MW

Existing capacity on the grid + on-site fuel cell technology

© 2025 Deep Green

A different kind of data center: Land use

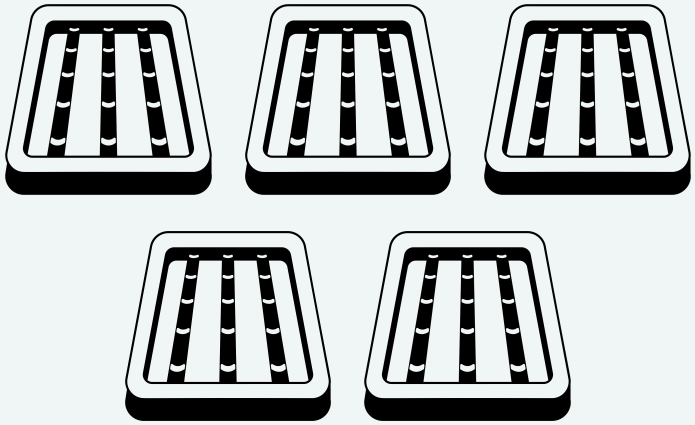


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A different kind of data center: Water use

Hyperscale data center



250,000,000 gallons a year

Equivalent to City of Lansing's water consumption or **5 olympic swimming pools a day**

500x

DEEP GREEN



<500,000 gallons a year

Equivalent to 10 residential homes or a small restaurant

© 2025 Deep Green

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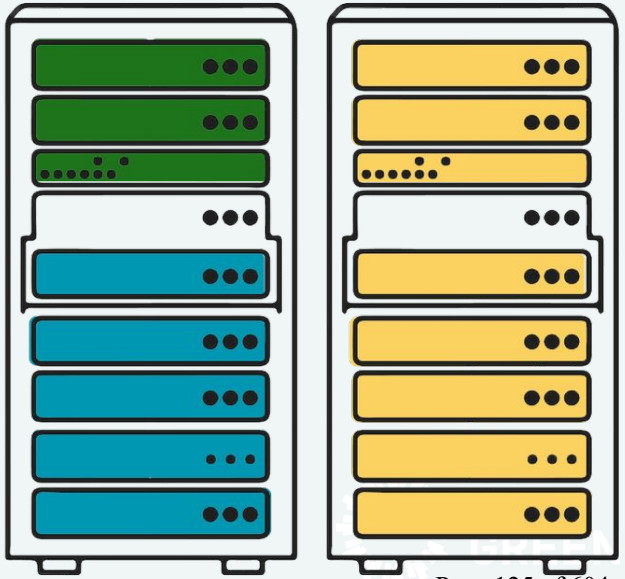
A different kind of data center: Colocation for regional clients

- Deep Green builds ‘Colocation’ data centers (multiple clients per site).
- The small size of Deep Green sites means we are **not** suitable for Generative AI, military or law enforcement operations. This is a facility for regional **businesses** and **universities**.
- Putting Lansing on the map for cutting edge sustainable digital infrastructure and encouraging technology businesses to come to the City.

University research

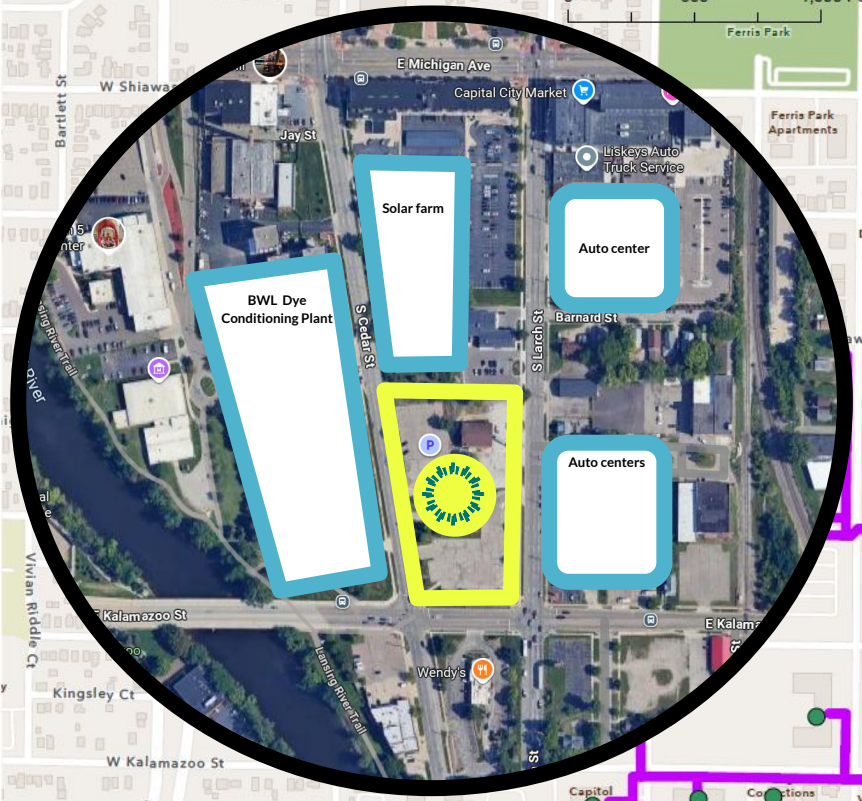
AI/HPC native applications

Blue chip corporations running their HPC functions



© 2025 Deep Green

Why Lansing? Why Downtown? Heat Reuse!



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Design Aesthetics



DEEP GREEN

Sound & water

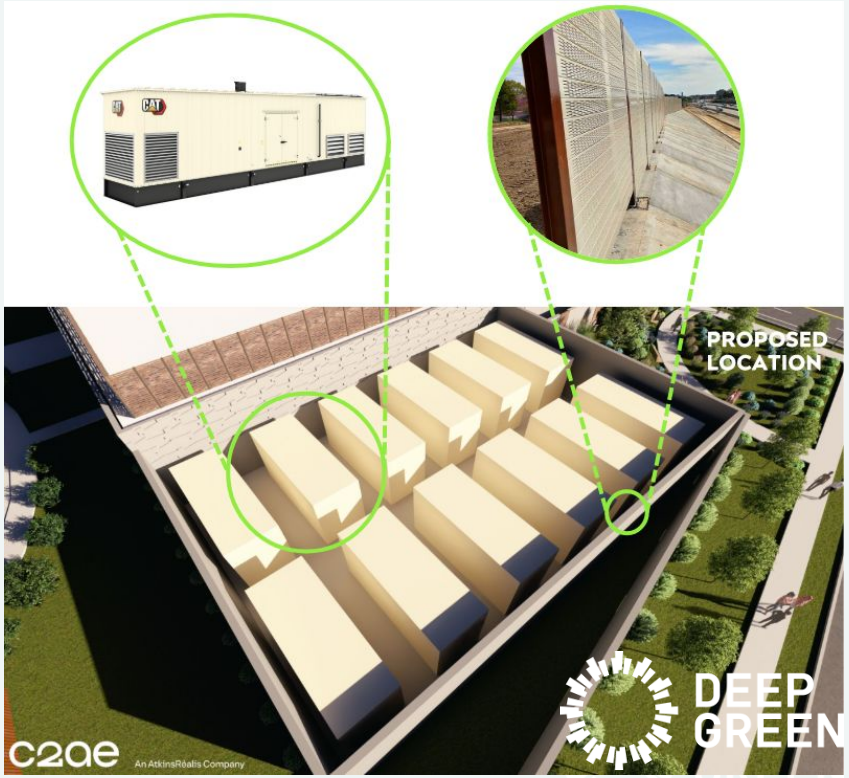
Negligible impact on the local environment

Sound

- Generators will only be run every 2 weeks for an hour. This will be scheduled to minimise disruption.
- Generator enclosures and sound attenuation walls used to achieve current legal noise limits for downtown zoning.

Water

- Closed loop liquid based cooling system means no incremental water from BWL used in data center cooling system and no discharge to the local environment.
- Glycol mix used which is replaced every 5-15 years, processed per EGLE standards.



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Power

Power will be supplied by BWL via an 8MW grid supply + 16MW on-site fuel cell facility

Benefits of fuel cells:

- Reduced impact on grid
- Quiet (chemical reaction to produce power)
- Cleaner & highly efficient (NOX &SO2 reduced by 95.5% and CO2 reduced by nearly 50%)

BWL will <u>not</u> be responsible for any capital costs related to this project - Deep Green is paying **<u>all</u>** infrastructure costs including the hot water connection.

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Electric Rules & Regulations

LANSING BWL
Hometown People. Hometown Power.

Section 3.4: All new customers must pay for their required infrastructure and energy. Costs ***<u>cannot</u>*** be passed on to existing customers.

The community benefits

- Heat made available to BWL's hot water system.
- $1.4 million purchase of parking lots deemed obsolete by a 2023 city-commissioned study.
- $120+ million investment in Lansing.
- 50+ jobs during construction and operations.
- Long-term skilled employment: technicians, engineers, administrators working and paying taxes in Lansing.

When fully operational / occupied:

$873k

Annual property tax revenue for local gov't, schools, libraries, etc.

$1M

Estimated annual **BWL revenues returned to the City of Lansing**

$120k

Per year toward the BWL "Pennies for Power" program **to help customers in need**

310k MCF

Projected **reduction in annual natural gas** demand for BWL

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Our design pledge to Lansing

✅ We will implement a closed loop, liquid based cooling system to minimise water consumption. There will be zero water discharge into the river from the data center's cooling loop.

✅ We will have consultation with the planning department and provide opportunity to feedback on the proposed design and aesthetics.

✅ We will prioritise local and regional compute demand in our sales efforts.

✅ We will make all heat generated by the site available to BWL to utilise within their hot water system.

✅ We will use union labor and use local Lansing contractors wherever possible.

❌ We will not cause increased utility rates for Lansing residents and businesses. We will pay in full for all power infrastructure and pay market rate for the power we consume.

❌ We will not build another data center in Lansing or expand the current project past the existing plots limits.

❌ We will not seek any discounts or incentives for local or city taxes or levies.

Mark Lee

Mark Lee
Chief Executive Officer

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Legally Binding Commitments

Buy-Sell Agreement

- ✅ We will adhere to downtown noise limits.
- ✅ The city will have input on the site plan and all design aesthetics, including walkability and green space.
- ✅ The city has the right to buy back the land if the project doesn't commence within 24 months.
- ✅ No local tax incentives or abatements

BWL Contract

- ✅ We will pay for all required power infrastructure up front.
- ✅ We will pay market rate for our energy needs and guarantee the projected $1M BWL return on equity to the city.
- ✅ We will implement a closed-loop, liquid-based cooling system to minimize water consumption.
- ✅ We will make all heat generated by the site available to BWL - for free.
- ✅ We will contribute $120,000 per year to Pennies for Power or other local charities designated by the city.

Labor Contracts

- ✅ We will enter into a project labor agreement (PLA) with the local trade unions council to ensure union labor for the construction of our facility.

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Following Best Practices



- ✅ **Consider whether your industrial zone is appropriate for data centers –** Lansing is doing that through this rezoning process
- ✅ **Include quality-of-life impacts in industrial zoning regulation –** potential impacts and their mitigation have been prominently featured throughout this process
- ✅ **Get commitments in writing** – DONE
- ✅ **Request a Property Tax Guarantee –** DONE
- ✅ **Explore data center integration with other industrial infrastructure –** DONE (heat reuse)

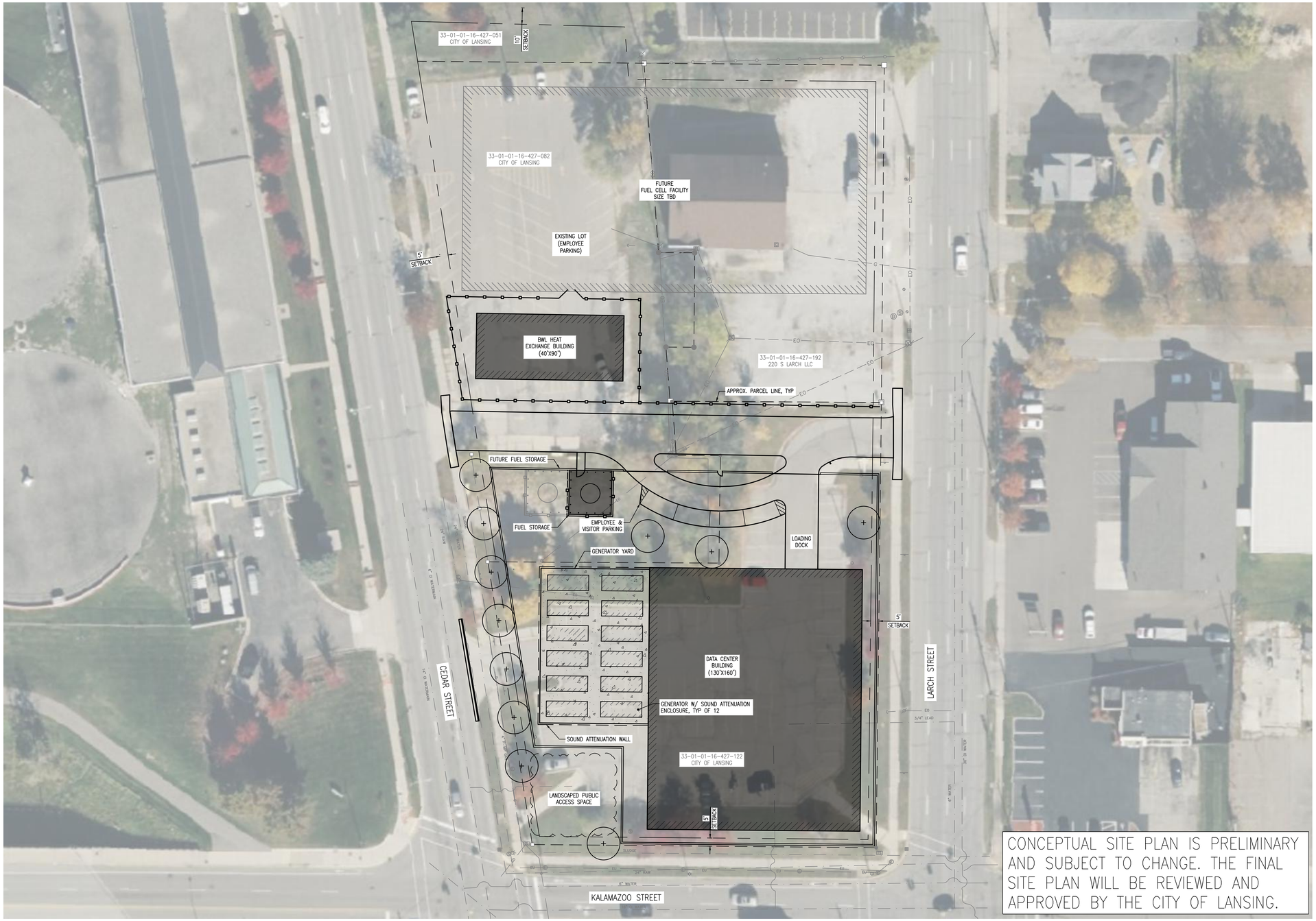
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Questions?



DEEP GREEN


33-01-01-16-427-051
CITY OF LANSING
10' SETBACK
33-01-01-16-427-082
CITY OF LANSING
FUTURE
FUEL CELL FACILITY
SIZE TBD
EXISTING LOT
(EMPLOYEE
PARKING)
5'
SETBACK
BWL HEAT
EXCHANGE BUILDING
(40'X90')
33-01-01-16-427-192
220 S LARCH LLC
APPROX. PARCEL LINE, TYP
FUTURE FUEL STORAGE
FUEL STORAGE
EMPLOYEE &
VISITOR PARKING
LOADING
DOCK
GENERATOR YARD
5'
SETBACK
DATA CENTER
BUILDING
(130'X160')
GENERATOR W/ SOUND ATTENUATION
ENCLOSURE, TYP OF 12
SOUND ATTENUATION WALL
33-01-01-16-427-122
CITY OF LANSING
LANDSCAPED PUBLIC
ACCESS SPACE
5'
SETBACK
CEDAR STREET
LARCH STREET
KALAMAZOO STREET
CONCEPTUAL SITE PLAN IS PRELIMINARY AND SUBJECT TO CHANGE. THE FINAL SITE PLAN WILL BE REVIEWED AND APPROVED BY THE CITY OF LANSING.

From: Mitch Rice <ricem1957@gmail.com>
Sent: Tuesday, March 3, 2026 11:17 AM
To: Fedewa, Andrew <Andrew.Fedewa@lansingmi.gov>
Subject: [EXTERNAL] Planning Commission meeting3-3

Dear Planning Commission members:

I am supportive of this rezone

Z-3-2026, 200 blocks of S. Cedar Street and S. Larch Street, 229 S Larch St., Conditional rezoning from “DT-3” Downtown Core to “IND-1” Industrial.

This change in zoning is an appropriate use of the property and its location. It borders the downtown core but does not appear to be the best zoning for this area. It has not been used for anything but parking in recent years. It is unlikely any retail, service or housing development would ever be viable on these parcels.

I am supportive of the sale of the following property.

C. Act-4-2026, 325 Riverfront Dr., Lansing Shuffle, Sale of Property

Mitch Rice

Ward 2 resident

March 3, 2026

Lansing City Planning Commission
Neighborhood Empowerment Center
600 W Maple Street
Lansing, MI 48906

RE: Support for Item 4.B. Z-3-2026 – 200 Blocks of S. Cedar Street and S. Larch Street, 229 S. Larch St. – Conditional Rezoning from DT-3 Downtown Core to IND-1 Industrial

Dear Chair and Members of the Planning Commission:

On behalf of the Lansing Regional Chamber of Commerce, we write once again to express our strong and unwavering support for Item 4.B. Z-3-2026, the request to conditionally rezone the property located in the 200 blocks of South Cedar Street and South Larch Street, including 229 S. Larch St., from DT-3 Downtown Core to IND-1 Industrial.

As you may recall, the Chamber previously submitted a letter of support for this project in November 2025. While this item was subsequently required to be refiled, our support has never wavered. We continue to believe this conditional rezoning represents a strategic and forward-looking opportunity for the City of Lansing.

As the leading voice for the business community and a long-standing partner in Lansing's economic growth, we are committed to advancing opportunities that strengthen our economy, create jobs, and support the continued vitality of our capital city. Deep Green's proposed development represents a significant private investment in Lansing's future and aligns directly with our region's focus on innovation, sustainability, and advanced technology infrastructure.

This approximately 120-million-dollar project would transform underutilized, city owned land into a productive, revenue generating, high value use that supports long term economic growth. Property that currently functions as a surface parking lot generating no property tax revenue would become a world class data center facility bringing meaningful economic activity, local business opportunities, and new jobs to our region.

The proposed use is compatible with adjacent properties, including the Lansing Board of Water and Light water conditioning plant located across the street. Existing surrounding uses such as the solar array and nearby vehicle service centers establish an appropriate context for this type of development. Importantly, this is a conditional rezoning request. If the property were ever to

change ownership, the only permitted use would remain a data center and supporting facilities. This provides long term certainty and alignment with the intended vision for the corridor.

Deep Green's sustainable model, including the potential to reuse waste heat to support nearby buildings, reflects one of the most forward thinking and environmentally responsible data center approaches in the country. This development builds on the Lansing Board of Water and Light's legacy of innovative energy investment and complements ongoing corridor revitalization efforts extending from REO Town into the Stadium District and downtown core.

Communities that lead in digital infrastructure, energy innovation, and sustainable technology will be best positioned to attract the next generation of employers and talent. This project strengthens Lansing's competitive position, supports continued corridor investment, and signals that our community is open to responsible, high tech economic development.

For these reasons, we respectfully and strongly encourage the Planning Commission to approve Item 4.B. Z-3-2026. This conditional rezoning advances our shared goal of building a strong, vibrant, and innovative regional economy.

Thank you for your continued service to the City of Lansing and for your thoughtful consideration of this important action item.

Sincerely,

Tim Daman
President & CEO
Lansing Regional Chamber of Commerce

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Brian Neuens <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 6:32 PM
To: Clerk, City
Subject: [EXTERNAL] Please vote YES on the Deep Green data center project

Dear Clerk Swope:

I'm a proud local union member writing to urge your support for the Deep Green data center project because of what it means for working people and skilled trades families like mine.

Lansing has always been built by workers -- electricians, plumbers and pipefitters, laborers, operating engineers, carpenters, millwrights, painters, and many others who keep this city running. Projects like this one mean real opportunities for local union members to put our skills to work.

This $120 million project will bring good-paying construction jobs with benefits, training opportunities, and retirement security for local tradespeople. Because Deep Green has committed to using union labor, you can be assured the project will be done safely and at a pay scale that allows workers to support their families.

Beyond construction and local labor, investing in modern data infrastructure like this helps attract more businesses and industries that depend on reliable technology, creating even more opportunity over time. But for many of us, it starts with the chance to work with our hands, practice our craft, and earn a living in the community we call home.

This project turns an underused piece of land into something that will return millions of dollars to the city each year while supporting the skilled workforce that Lansing has always relied on. That's a win for workers and for the city as a whole.

I respectfully encourage you to approve the rezoning and sale of the property so this project can move forward. Thank you for supporting Lansing's workers and our local economy.

Sincerely,

Brian Neuens
1910 Jerome
Lansing, MI 48912-2816

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Brian white <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 1:08 PM
To: Clerk, City
Subject: [EXTERNAL] Support union jobs. Vote YES on Deep Green data center project

Dear Clerk Swope:

I am writing as a Lansing business leader and community stakeholder to express my strong support for the proposed Deep Green data center in downtown Lansing and to encourage you to approve the rezoning and land sale of this project.

This $120 million development creates meaningful opportunities for our local workforce. Construction of a facility of this scale will rely heavily on skilled trades -- electricians, plumbers and pipefitters, laborers and other union professionals. These are good-paying, family-sustaining jobs that keep talented workers employed locally, support area businesses, and ensure that the economic benefits of the project stay right here in Lansing.

At the same time, this project also represents the kind of balanced, responsible growth our city should be pursuing. By transforming an underutilized, city-owned parking lot into a productive economic asset, Deep Green will bring significant private investment to our community and generate new, long-term tax revenue that strengthens the city's financial foundation. Expanding the tax base in this way helps fund essential services like public safety, transportation, water infrastructure, and neighborhood improvements -- all of which are also supported by dedicated union workers.

I also appreciate the project's focus on responsible development. Modern data centers are built with advanced energy efficiency and water management practices that help protect community resources. Thoughtful planning around power use and cooling systems ensures that this facility can operate sustainably while still delivering strong economic returns for the city.

In short, this proposal checks all the right boxes: it puts people to work with good-paying jobs, grows our local tax base, attracts future-focused infrastructure, and does so in a way that respects the community and our shared resources.

I respectfully urge you to approve the rezoning and property sale and allow this important investment to move forward. Thank you for your leadership and your commitment to Lansing's long-term success.

Sincerely,

Brian white
812 East Gier Street
Lansing, MI 48906-4250

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Ceschwab@sbcglobal.net
Sent: Tuesday, March 31, 2026 11:08 AM
To: Clerk, City
Subject: [EXTERNAL] Deep Green project is good for Lansing

Dear Clerk Swope:

I am writing to express my strong support for the proposed Deep Green data center project and to encourage you to approve the rezoning and sale of the city-owned property so this investment can move forward.

From an economic standpoint, this project represents a smart and responsible way to strengthen Lansing's tax base. Converting an underutilized parking lot into a productive, privately funded facility will generate new, long-term property tax revenue and ongoing economic activity without placing additional burden on current residents or small businesses.

Those new revenues can help fund the essential services our community depends on every day -- including public safety, road and water infrastructure, neighborhood improvements, and city operations. A broader, more stable tax base benefits everyone who lives and works in Lansing.

Just as important, this proposal reflects a commitment to responsible development and protecting local resources. Modern data centers like the one proposed by Deep Green are common throughout northern Europe and are designed with energy efficiency and sustainability in mind. They incorporate advanced closed-loop cooling systems, high-efficiency equipment, and minimize impact to the electric grid. The fact that Deep Green is bringing this approach to Lansing should be applauded.

It is vital that Lansing pursues growth that is both economically beneficial and thoughtful about its impact. This project does exactly that: it brings investment, jobs, and new revenue while prioritizing efficient energy use and responsible water management.

For Lansing to remain competitive and financially strong, we must seize opportunities that create lasting value while safeguarding the resources that matter most to our residents. Deep Green's proposal strikes that balance.

Please vote YES on this important project.

Sincerely,

Carl Schwab
1318 Wickham Dr lansing mi
Lansing, MI 48906-5585

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Caroline Kiley <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 9:20 AM
To: Clerk, City
Subject: [EXTERNAL] Please support downtown data center project

Dear Clerk Swope:

I'm writing to share my strong support for the Deep Green data center project.

When a large opportunity like this comes to town, the benefits reach far beyond the construction site. Local restaurants, suppliers, contractors, service providers, and small businesses all feel the positive impact. More workers in the area means more customers. More investment means a larger tax base and more opportunity. That kind of economic activity has a ripple effect that helps small and mid-sized businesses in our community grow.

The redevelopment of an underused city property into a new employer and long-term economic asset is exactly the type of smart growth Lansing needs. In addition to construction and permanent jobs, the project will generate new tax revenue that supports better roads, utilities, public safety, and city services -- all things that help businesses operate more efficiently and serve our customers.

Strong local businesses depend on quality city services and a strong local economy. This project allows for exactly that. And because Deep Green is using a closed-loop cooling system to minimize water usage and is paying for all electric infrastructure up front, I am confident that the community will be protected.

I encourage the Council to approve the rezoning and property sale and allow this important investment to move forward. Thank you for your thoughtful consideration.

Sincerely,

Caroline Kiley
1225 N Capitol Ave
Lansing, MI 48906-4802

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Chelsea Dowler <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 9:30 AM
To: Clerk, City
Subject: [EXTERNAL] Deep Green data center is a win for Lansing

Dear Clerk Swope:

I am writing to express my strong support for the proposed Deep Green data center project and to encourage you to approve the rezoning and sale of the city-owned property so this investment can move forward.

From an economic standpoint, this project represents a smart and responsible way to strengthen Lansing's tax base. Converting an underutilized parking lot into a productive, privately funded facility will generate new, long-term property tax revenue and ongoing economic activity without placing additional burden on current residents or small businesses.

Those new revenues can help fund the essential services our community depends on every day -- including public safety, road and water infrastructure, neighborhood improvements, and city operations. A broader, more stable tax base benefits everyone who lives and works in Lansing.

Just as important, this proposal reflects a commitment to responsible development and protecting local resources. Modern data centers like the one proposed by Deep Green are common throughout northern Europe and are designed with energy efficiency and sustainability in mind. They incorporate advanced closed-loop cooling systems, high-efficiency equipment, and minimize impact to the electric grid. The fact that Deep Green is bringing this approach to Lansing should be applauded.

It is vital that Lansing pursues growth that is both economically beneficial and thoughtful about its impact. This project does exactly that: it brings investment, jobs, and new revenue while prioritizing efficient energy use and responsible water management.

For Lansing to remain competitive and financially strong, we must seize opportunities that create lasting value while safeguarding the resources that matter most to our residents. Deep Green's proposal strikes that balance.

Please vote YES on this important project.

Sincerely,

Chelsea Dowler
319 N Hayford Avenue
Lansing, MI 48912-4146

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Cruz Villarreal <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 9:28 AM
To: Clerk, City
Subject: [EXTERNAL] Support union jobs. Vote YES on Deep Green data center project

Dear Clerk Swope:

I am writing as a Lansing business leader and community stakeholder to express my strong support for the proposed Deep Green data center in downtown Lansing and to encourage you to approve the rezoning and land sale of this project.

This $120 million development creates meaningful opportunities for our local workforce. Construction of a facility of this scale will rely heavily on skilled trades -- electricians, plumbers and pipefitters, laborers and other union professionals. These are good-paying, family-sustaining jobs that keep talented workers employed locally, support area businesses, and ensure that the economic benefits of the project stay right here in Lansing.

At the same time, this project also represents the kind of balanced, responsible growth our city should be pursuing. By transforming an underutilized, city-owned parking lot into a productive economic asset, Deep Green will bring significant private investment to our community and generate new, long-term tax revenue that strengthens the city's financial foundation. Expanding the tax base in this way helps fund essential services like public safety, transportation, water infrastructure, and neighborhood improvements -- all of which are also supported by dedicated union workers.

I also appreciate the project's focus on responsible development. Modern data centers are built with advanced energy efficiency and water management practices that help protect community resources. Thoughtful planning around power use and cooling systems ensures that this facility can operate sustainably while still delivering strong economic returns for the city.

In short, this proposal checks all the right boxes: it puts people to work with good-paying jobs, grows our local tax base, attracts future-focused infrastructure, and does so in a way that respects the community and our shared resources.

I respectfully urge you to approve the rezoning and property sale and allow this important investment to move forward. Thank you for your leadership and your commitment to Lansing's long-term success.

Sincerely,

Cruz Villarreal
204 E Randolph St
Lansing, MI 48906-4043

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Alexander Beal <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 10:42 AM
To: Clerk, City
Subject: [EXTERNAL] Please vote YES on Deep Green proposal

Dear Clerk Swope:

As a member of Lansing's business community, I believe strongly that our city's future depends on our ability to attract forward-looking industries and modern infrastructure. That is why I support the Deep Green data center development for downtown Lansing.

Today's economy runs on data. Industries like healthcare, advanced manufacturing, education, research, and clean energy all depend on reliable digital infrastructure. Welcoming a project like this positions Lansing as a place where innovative companies can thrive and signals that our city is prepared for the next generation of economic growth.

Beyond the technology benefits, this project represents significant private investment, job creation, and expanded tax revenue -- all without placing additional burden on residents. It transforms an underutilized property into something that delivers long-term value for the entire community.

For Lansing to remain competitive with other cities across the region and the country, we must embrace opportunities that align with responsible development and sustainable growth. This Deep Green project does exactly that.

Please approve this rezoning and land sale proposal and help move Lansing forward.

Sincerely,

Alexander Beal
1606 e Michigan ave
Lansing, MI 48912-2823

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Anita Barkley-Smith <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 9:26 AM
To: Clerk, City
Subject: [EXTERNAL] Deep Green project is good for Lansing

Dear Clerk Swope:

I'm writing as a member of the local business community to express my strong support for the proposed Deep Green data center project and to encourage the Council to approve the rezoning and sale of the city-owned property so this investment can move forward.

Projects like this send a clear message that Lansing is open for business and ready to compete for high-quality private investment. Attracting a major data center represents significant capital investment in our community and demonstrates confidence in our workforce, infrastructure, and long-term economic future.

From a business perspective, this kind of development strengthens the entire local economy. It creates construction activity for local skilled trades, generates ongoing high-skilled tech jobs, and expands the tax base that supports the public services and infrastructure businesses rely on every day. A stronger financial foundation for the city helps make Lansing a more stable and attractive place for companies to locate and grow.

Redeveloping an underutilized property into a productive economic asset is simply smart policy. It creates jobs, increases revenue, and positions our city for sustainable growth. The fact that this project can provide those benefits while BWL rate payers are protected and water usage is minimized makes it even more attractive.

I urge you to approve this proposal and help Lansing continue building a strong, competitive business environment for the future.

Sincerely,

Anita Barkley-Smith
3222 Christine Drive
Lansing, MI 48911-1311

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Darin Swan <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 11:26 AM
To: Clerk, City
Subject: [EXTERNAL] Deep Green project is good for Lansing

Dear Clerk Swope:

I am writing to express my strong support for the proposed Deep Green data center project and to encourage you to approve the rezoning and sale of the city-owned property so this investment can move forward.

From an economic standpoint, this project represents a smart and responsible way to strengthen Lansing's tax base. Converting an underutilized parking lot into a productive, privately funded facility will generate new, long-term property tax revenue and ongoing economic activity without placing additional burden on current residents or small businesses.

Those new revenues can help fund the essential services our community depends on every day -- including public safety, road and water infrastructure, neighborhood improvements, and city operations. A broader, more stable tax base benefits everyone who lives and works in Lansing.

Just as important, this proposal reflects a commitment to responsible development and protecting local resources. Modern data centers like the one proposed by Deep Green are common throughout northern Europe and are designed with energy efficiency and sustainability in mind. They incorporate advanced closed-loop cooling systems, high-efficiency equipment, and minimize impact to the electric grid. The fact that Deep Green is bringing this approach to Lansing should be applauded.

It is vital that Lansing pursues growth that is both economically beneficial and thoughtful about its impact. This project does exactly that: it brings investment, jobs, and new revenue while prioritizing efficient energy use and responsible water management.

For Lansing to remain competitive and financially strong, we must seize opportunities that create lasting value while safeguarding the resources that matter most to our residents. Deep Green's proposal strikes that balance.

Please vote YES on this important project.

Sincerely,

Darin Swan
609 Park Blvd, Lansing, MI
Lansing, MI 48910-3357

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Elizabeth Homer <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 9:36 AM
To: Clerk, City
Subject: [EXTERNAL] Deep Green data center is a win for Lansing

Dear Clerk Swope:

I'm writing to share my strong support for the Deep Green data center project.

When a large opportunity like this comes to town, the benefits reach far beyond the construction site. Local restaurants, suppliers, contractors, service providers, and small businesses all feel the positive impact. More workers in the area means more customers. More investment means a larger tax base and more opportunity. That kind of economic activity has a ripple effect that helps small and mid-sized businesses in our community grow.

The redevelopment of an underused city property into a new employer and long-term economic asset is exactly the type of smart growth Lansing needs. In addition to construction and permanent jobs, the project will generate new tax revenue that supports better roads, utilities, public safety, and city services -- all things that help businesses operate more efficiently and serve our customers.

Strong local businesses depend on quality city services and a strong local economy. This project allows for exactly that. And because Deep Green is using a closed-loop cooling system to minimize water usage and is paying for all electric infrastructure up front, I am confident that the community will be protected.

I encourage the Council to approve the rezoning and property sale and allow this important investment to move forward. Thank you for your thoughtful consideration.

Sincerely,

Elizabeth Homer
1518 Sunnyside ave
Lansing, MI 48910-1857

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Gail Johnson <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 1:22 PM
To: Clerk, City
Subject: [EXTERNAL] Please support downtown data center project

Dear Clerk Swope:

I'm writing as a member of the local business community to express my strong support for the proposed Deep Green data center project and to encourage the Council to approve the rezoning and sale of the city-owned property so this investment can move forward.

Projects like this send a clear message that Lansing is open for business and ready to compete for high-quality private investment. Attracting a major data center represents significant capital investment in our community and demonstrates confidence in our workforce, infrastructure, and long-term economic future.

From a business perspective, this kind of development strengthens the entire local economy. It creates construction activity for local skilled trades, generates ongoing high-skilled tech jobs, and expands the tax base that supports the public services and infrastructure businesses rely on every day. A stronger financial foundation for the city helps make Lansing a more stable and attractive place for companies to locate and grow.

Redeveloping an underutilized property into a productive economic asset is simply smart policy. It creates jobs, increases revenue, and positions our city for sustainable growth. The fact that this project can provide those benefits while BWL rate payers are protected and water usage is minimized makes it even more attractive.

I urge you to approve this proposal and help Lansing continue building a strong, competitive business environment for the future.

Sincerely,

Gail Johnson
701 Riley St
Lansing, MI 48910-3232

Swope, Chris

From: govindarajan murali <ramyann@yahoo.com>
Sent: Thursday, April 2, 2026 12:21 PM
To: Clerk, City; City Council; Lansing Mayor
Subject: [EXTERNAL] Community Perspective on the Deep Green Proposal — April 6 Hearing
Attachments: DeepGreen_Handout_Apr6.docx

Dear Council Members and Mayor Schor,

My name is Murali. I have lived in the Lansing region since 1998, and I am the founder of Voices of Ingham. I am writing ahead of Monday's hearing as a community member with no financial stake in this project — only a genuine interest in seeing Lansing make a well-informed decision.

I want to begin by acknowledging something that can get lost in a debate this contentious: the council members who asked hard questions, demanded contract amendments, and required legally binding language have made this proposal stronger. That accountability is not an obstacle to good governance — it is good governance. Lansing now has commitments on paper that other communities are still requesting verbally.

I also want to acknowledge the residents who have shown up in large numbers with concerns about emissions, noise, and neighborhood character. Those questions are not wrong to raise. I share the belief that they deserve honest answers, not dismissal.

As an engineer, I have tried to look at this project with that same honesty. The question I keep returning to is: **compared to what?**

The alternative to this project is not clean air. Mayor Schor's letter this week confirmed what the technical record has shown: the BWL is converting from steam to hot water regardless of this vote. Without Deep Green's heat, that means a natural gas plant at Wentworth Park — bonded to ratepayers, not privately financed. Two additional plant locations are still being identified. The emissions comparison that matters is fuel cells versus that gas plant, not fuel cells versus nothing.

On that comparison, the manufacturer's own documented data — from real deployments including New York City — shows 93% less NOx, 99.9% less SOx, and 98% less CO than gas-fired boilers. That is not a developer's claim. It is a manufacturer's verified performance record, submitted directly to this council.

I also want to name who is not typically in the room at these hearings. The families who benefit from Pennies for Power — $120,000 per year, confirmed in writing. The ratepayers who will not carry the cost of bonded infrastructure. The residents who will eventually walk the southern downtown corridor this investment helps anchor. Their voice is quieter, but it belongs in this deliberation.

I have attached a two-page community briefing that walks through the key facts on water use, emissions, financials, and infrastructure. I hope it is useful as you prepare for Monday.

Whatever the outcome, I am grateful to serve a city whose council takes its responsibility to residents this seriously. Lansing's process — imperfect and contested as it has been — is exactly what thoughtful local governance looks like.

Respectfully,

Govindarajan Murali (Murali)
Founder, Voices of Ingham Human Library
📧 **Email: ramyann@yahoo.com**
📞 **Phone: 517-449-7251**
🌐 **Website: voicesofingham.com**
🔵 **Facebook: facebook.com/groups/745663135059678**

Real People. Real Stories. Real Change.

DEEP GREEN DATA CENTER — DOWNTOWN LANSING

Community Briefing | Land Sale & Rezoning Hearing — April 6, 2026

Prepared by Murali | Voices of Ingham | 517-449-7251 | voicesofingham.com

WHY THIS CORNER, WHY NOW

The parking lot at Cedar and Kalamazoo has sat underutilized for nearly six years since it was listed under Build Lansing. Two development proposals came before this one — including a budget hotel that withdrew after further study. Each time, this corner returned to what it is today: empty pavement generating little for the city and nothing for its neighbors.

Deep Green's proposal is different in kind. This is a $120 million commitment from a company that has built and operated sustainable data centers in Europe, bringing that model to Lansing as its first U.S. project. The scrutiny applied by this council — demanding contract amendments, legally binding language, and transparent process — has produced a more specific and more enforceable proposal than what was originally submitted. That accountability is now written into the agreements.

WHAT LANSING RECEIVES — IN WRITING

The financial benefits below are legally binding commitments, not projections:

- **$1 million per year** to the city via BWL's Return on Equity Agreement, proposed for fire services, housing rehabilitation, facade grants, and neighborhood support
- **$120,000 per year** to Pennies for Power, helping hundreds of Lansing families with utility bills
- **$1.4 million** from the land sale, stabilizing the parking system after pandemic losses
- **$200,000 per year** in property taxes directed toward paying off the Lansing Center debt
- **$1.1 million per year** in BWL natural gas savings through heat reuse — equivalent to 5,000 homes

No local tax incentive has been requested or granted.

THE REAL ALTERNATIVE: WENTWORTH PARK

The choice before the council is not between this data center and clean air. The BWL is converting from steam to hot water regardless of this vote — that infrastructure decision is already underway. Without Deep Green's heat, the BWL places a natural gas plant at Wentworth Park, bonded to ratepayers. Two additional plant locations are still being identified.

The honest emissions comparison is fuel cells versus that gas plant — not fuel cells versus nothing. Manufacturer-documented performance data from real deployments, including New York City, shows:

- • 93% less NOx | 99.9% less SOx | 98% less CO — compared to gas-fired boilers

These are not developer claims. They are a manufacturer's verified performance record, submitted directly to this council.

WATER, NOISE, AND ACCOUNTABILITY

- **Water:** Closed-loop glycol system. No discharge into the environment. Annual usage equivalent to 5–10 homes.
- **Noise:** Legally required to comply with Lansing's noise ordinance. Significant noise buffers included in the facility design.
- **Exit protection:** 20-year BWL contract with a full-cost exit fee if Deep Green departs early.
- **Zoning reversion:** If any future use differs from what is approved, the property automatically reverts to current zoning.

Every commitment above is written into the buy-sell agreement, the BWL contract, or the conditional rezoning — not a verbal promise.

A NOTE ON THIS PROCESS

The residents who showed up to these hearings — for and against — exercised exactly the kind of civic engagement Lansing deserves. So did the council members who pushed for stronger contracts, clearer language, and a proper procedural path. That pressure produced a better proposal.

Consider what is often missing from these hearings: the families who benefit from Pennies for Power, the ratepayers who will not carry bonded infrastructure costs, the residents who will eventually walk the southern downtown corridor this investment helps anchor. Their voice is quieter — but it belongs in this decision too.

What other Michigan community has secured these commitments in writing before a vote? Lansing has. Whatever the outcome Monday, this council's diligence has set a standard worth recognizing.

G. Murali | Voices of Ingham | 517-449-7251 | voicesofingham.com

April 6, 2026 — Lansing City Council | Land Sale & Rezoning Hearing

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Jamie Bradbury <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 10:52 AM
To: Clerk, City
Subject: [EXTERNAL] Vote YES for the downtown Lansing data center

Dear Clerk Swope:

I'm writing to share my strong support for the proposed Deep Green Data Center project and to encourage you to approve the rezoning and sale of the city-owned property so this project can move forward.

Lansing has always been a city built by and for working people, and this project stands to benefit those of us in the trades, in public safety, in utilities, in healthcare, and across countless other jobs that provide essential services to our community. As our economy changes, we need projects that keep our city competitive and create real opportunities for local workers and our families. The Deep Green Data Center is exactly that kind of opportunity.

This project would turn an underused parking lot into something productive and valuable that generates millions of dollars in new revenue each year for our community. The construction of this project will bring good-paying, skilled jobs for local union trades.

The project would also strengthen the city's tax base by turning an underutilized property into a reliable source of revenue. That means more resources over time for public safety, transportation, water infrastructure, and neighborhood services -- without putting more strain on existing taxpayers. That's good for workers, families, and the entire community.

Beyond jobs, data centers are critical infrastructure for the modern economy. They support healthcare, education, advanced manufacturing, research, and public services. Bringing that kind of investment to Lansing sends a message that our city is serious about growth, innovation, and responsible development.

I respectfully ask you to approve the rezoning and the sale of the property so this project can move ahead. Thank you for your time, your service, and your thoughtful consideration.

Sincerely,

Jamie Bradbury
1233 lathrop st
Lansing, MI 48912-2423

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Jeffery Lang <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 11:44 AM
To: Clerk, City
Subject: [EXTERNAL] Vote YES on Deep Green project

Dear Clerk Swope:

I'm writing to share my strong support for the Deep Green data center project.

When a large opportunity like this comes to town, the benefits reach far beyond the construction site. Local restaurants, suppliers, contractors, service providers, and small businesses all feel the positive impact. More workers in the area means more customers. More investment means a larger tax base and more opportunity. That kind of economic activity has a ripple effect that helps small and mid-sized businesses in our community grow.

The redevelopment of an underused city property into a new employer and long-term economic asset is exactly the type of smart growth Lansing needs. In addition to construction and permanent jobs, the project will generate new tax revenue that supports better roads, utilities, public safety, and city services -- all things that help businesses operate more efficiently and serve our customers.

Strong local businesses depend on quality city services and a strong local economy. This project allows for exactly that. And because Deep Green is using a closed-loop cooling system to minimize water usage and is paying for all electric infrastructure up front, I am confident that the community will be protected.

I encourage the Council to approve the rezoning and property sale and allow this important investment to move forward. Thank you for your thoughtful consideration.

Sincerely,

Jeffery Lang
7913 Bramblewood Dr., Apt. 2 B
Lansing, MI 48917-8774

Swope, Chris

From: mailagent@thesoftedge.com on behalf of JSS0160@hotmail.com
Sent: Tuesday, March 31, 2026 9:22 AM
To: Clerk, City
Subject: [EXTERNAL] Deep Green project is good for Lansing

Dear Clerk Swope:

I'm writing to share my strong support for the Deep Green data center project.

When a large opportunity like this comes to town, the benefits reach far beyond the construction site. Local restaurants, suppliers, contractors, service providers, and small businesses all feel the positive impact. More workers in the area means more customers. More investment means a larger tax base and more opportunity. That kind of economic activity has a ripple effect that helps small and mid-sized businesses in our community grow.

The redevelopment of an underused city property into a new employer and long-term economic asset is exactly the type of smart growth Lansing needs. In addition to construction and permanent jobs, the project will generate new tax revenue that supports better roads, utilities, public safety, and city services -- all things that help businesses operate more efficiently and serve our customers.

Strong local businesses depend on quality city services and a strong local economy. This project allows for exactly that. And because Deep Green is using a closed-loop cooling system to minimize water usage and is paying for all electric infrastructure up front, I am confident that the community will be protected.

I encourage the Council to approve the rezoning and property sale and allow this important investment to move forward. Thank you for your thoughtful consideration.

Sincerely,

Jeffrey Sweet
2700 Teel
Lansing, MI 48910-3071

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Jennifer Hernandez <mailagent@thesoftedge.com>
Sent: Wednesday, April 1, 2026 6:28 AM
To: Clerk, City
Subject: [EXTERNAL] Vote YES on Deep Green project

Dear Clerk Swope:

I am writing to express my strong support for the proposed Deep Green data center project and to encourage you to approve the rezoning and sale of the city-owned property so this investment can move forward.

From an economic standpoint, this project represents a smart and responsible way to strengthen Lansing's tax base. Converting an underutilized parking lot into a productive, privately funded facility will generate new, long-term property tax revenue and ongoing economic activity without placing additional burden on current residents or small businesses.

Those new revenues can help fund the essential services our community depends on every day -- including public safety, road and water infrastructure, neighborhood improvements, and city operations. A broader, more stable tax base benefits everyone who lives and works in Lansing.

Just as important, this proposal reflects a commitment to responsible development and protecting local resources. Modern data centers like the one proposed by Deep Green are common throughout northern Europe and are designed with energy efficiency and sustainability in mind. They incorporate advanced closed-loop cooling systems, high-efficiency equipment, and minimize impact to the electric grid. The fact that Deep Green is bringing this approach to Lansing should be applauded.

It is vital that Lansing pursues growth that is both economically beneficial and thoughtful about its impact. This project does exactly that: it brings investment, jobs, and new revenue while prioritizing efficient energy use and responsible water management.

For Lansing to remain competitive and financially strong, we must seize opportunities that create lasting value while safeguarding the resources that matter most to our residents. Deep Green's proposal strikes that balance.

Please vote YES on this important project.

Sincerely,

Jennifer Hernandez
406 E Mason Street
Lansing, MI 48910-4001

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Helen McKnight <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 3:24 PM
To: Clerk, City
Subject: [EXTERNAL] Vote YES on Deep Green project

Dear Clerk Swope:

I'm writing as a member of the local business community to express my strong support for the proposed Deep Green data center project and to encourage the Council to approve the rezoning and sale of the city-owned property so this investment can move forward.

Projects like this send a clear message that Lansing is open for business and ready to compete for high-quality private investment. Attracting a major data center represents significant capital investment in our community and demonstrates confidence in our workforce, infrastructure, and long-term economic future.

From a business perspective, this kind of development strengthens the entire local economy. It creates construction activity for local skilled trades, generates ongoing high-skilled tech jobs, and expands the tax base that supports the public services and infrastructure businesses rely on every day. A stronger financial foundation for the city helps make Lansing a more stable and attractive place for companies to locate and grow.

Redeveloping an underutilized property into a productive economic asset is simply smart policy. It creates jobs, increases revenue, and positions our city for sustainable growth. The fact that this project can provide those benefits while BWL rate payers are protected and water usage is minimized makes it even more attractive.

I urge you to approve this proposal and help Lansing continue building a strong, competitive business environment for the future.

Sincerely,

Helen McKnight
806 Randall St
Lansing, MI 48906-4255

Swope, Chris

From: mailagent@thesoftedge.com on behalf of james.etters@c2ae.com
Sent: Tuesday, March 24, 2026 12:50 PM
To: Clerk, City
Subject: [EXTERNAL] Support rezoning and land sale request for downtown data center project

Dear Clerk Swope:

As a member of Lansing's business community, I believe strongly that our city's future depends on our ability to attract forward-looking industries and modern infrastructure. That is why I support the Deep Green data center development for downtown Lansing.

Today's economy runs on data. Industries like healthcare, advanced manufacturing, education, research, and clean energy all depend on reliable digital infrastructure. Welcoming a project like this positions Lansing as a place where innovative companies can thrive and signals that our city is prepared for the next generation of economic growth.

Beyond the technology benefits, this project represents significant private investment, job creation, and expanded tax revenue -- all without placing additional burden on residents. It transforms an underutilized property into something that delivers long-term value for the entire community.

For Lansing to remain competitive with other cities across the region and the country, we must embrace opportunities that align with responsible development and sustainable growth. This Deep Green project does exactly that.

Please approve this rezoning and land sale proposal and help move Lansing forward.

Sincerely,

James Etters, PE
106 W. Allegan Street, Suite 500
Lansing, MI 48933-1706

Swope, Chris

From: Boak, Sherrie
Sent: Thursday, April 2, 2026 6:39 AM
To: Swope, Chris
Subject: Fw: Many more details about Community Benefits Agreements

Have a nice day.

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683

From: Josh Hovey <jhovey@bellwetherpr.com>
Sent: Thursday, April 2, 2026 6:01 AM
To: stantontom1@gmail.com <stantontom1@gmail.com>; Randy Hannan <rhannan@bellwetherpr.com>; 'Joan Nelson' <joannelsonlansing@gmail.com>; 'Jack Pressman' <jack@deepgreen.energy>; 'Tom Stanton' <toms@communityenergysolutions.info>; 'Rob Stolpestad' <rob@hedmarkholdings.com>; 'Matt Craggs' <matt@deepgreen.energy>; Katie Jesaitis <kjesaitis@bellwetherpr.com>
Cc: Garza, Jeremy <Jeremy.Garza@lansingmi.gov>; City Council <City.Council@lansingmi.gov>; 'Liz Harrow' <lizharrow@gmail.com>
Subject: RE: [EXTERNAL] Many more details about Community Benefits Agreements

Council Member Pehlivanoglu responded separately to this, and I responded to that email. But I realized that some council members were not on that, so to close the loop with everyone, here's what I provided:

Hi tom. To follow up on Council Member Pehlivanoglu's email, I reached out to Bloom about the concerns you raised, and this was what I was provided.

We did a full public rebuttal: https://investor.bloomenergy.com/press-releases/press-release-details/2019/Bloom-Energy-Responds-to-Statements-in-Report-Published-by-Hindenburg-Research/default.aspx

The company is in a fundamentally different position today than it was when the Hindenburg report was issued. Moreover, we do business with a diverse customer base that is highly sophisticated and that has a high bar from a diligence standpoint. Our business would not be growing at the rate that it currently is if the report was an accurate depiction of Bloom's history and approach to compliance.

On CO2 emissions, we represent a reduction versus the grid resources we are displacing, and the natural gas fired boilers that will be installed by BWL if this project doesn't move forward.

Bloom said they are happy to dive into any of the more specific points raised in the report with you directly, so let me know if I can help set up a call so that you can speak with them.

Thanks.

Josh Hovey, APR (he/him)
Partner | Bellwether Public Relations
600 West Saint Joseph Street, Suite 100
Lansing, MI 48933
O: 517-485-6600
C: 517-712-5829
jhovey@bellwetherpr.com
bellwetherpr.com

Martin Waymire is now Bellwether Public Relations. Learn more here.

From: stantontom1@gmail.com <stantontom1@gmail.com>
Sent: Wednesday, April 1, 2026 11:52 AM
To: Randy Hannan <rhannan@bellwetherpr.com>; 'Joan Nelson' <joannelsonlansing@gmail.com>; 'Jack Pressman' <jack@deepgreen.energy>; 'Tom Stanton' <toms@communityenergysolutions.info>; 'Rob Stolpestad' <rob@hedmarkholdings.com>; 'Matt Craggs' <matt@deepgreen.energy>; Josh Hovey <jhovey@bellwetherpr.com>; Katie Jesaitis <kjesaitis@bellwetherpr.com>
Cc: 'Garza, Jeremy' <Jeremy.Garza@lansingmi.gov>; 'City Council' <City.Council@lansingmi.gov>; 'Liz Harrow' <lizharrow@gmail.com>; 'Joan Nelson' <joannelsonlansing@gmail.com>
Subject: RE: Many more details about Community Benefits Agreements

My friend and colleague for many years just read me the riot act about me and my coauthors being duped by Bloom Energy. They shared with me this extensive critique of Bloom. I do not equate "Bloom" itself with Deep Green for this project, but I certainly would like to understand the extent to which BWL, Deep Green, and the City have any new information about Bloom's plans for this project. If CO2 emissions data for the fuel cell project have been withheld from the public, that is awful. I can understand why hundreds of other Michigan environmentalists are saying we must have a moratorium on all data center projects while we get answers to all our questions about potential harms.

https://hindenburgresearch.com/bloom-energy-a-clean-energy-darling-wilting-to-its-demise/#:~:text=Court%20documents%20reveal%20that%20Bloom,the%20fuel%20cell%20industry%20overall%E2%80%9D

Thank you, in advance, for any help in clarifying answers to concerns before the City Council vote next week.

Tom

From: stantontom1@gmail.com <stantontom1@gmail.com>
Sent: Wednesday, March 25, 2026 2:51 PM
To: 'Randy Hannan' <rhannan@bellwetherpr.com>; 'Joan Nelson' <joannelsonlansing@gmail.com>; 'Jack Pressman' <jack@deepgreen.energy>; 'Tom Stanton' <toms@communityenergysolutions.info>; 'Rob Stolpestad' <rob@hedmarkholdings.com>; 'Matt Craggs' <matt@deepgreen.energy>; 'Josh Hovey' <jhovey@bellwetherpr.com>; 'Katie Jesaitis' <kjesaitis@bellwetherpr.com>
Cc: 'Garza, Jeremy' <Jeremy.Garza@lansingmi.gov>; 'City Council' <City.Council@lansingmi.gov>; 'Liz Harrow'

<lizharrow@gmail.com>; 'Joan Nelson' <joannelsonlansing@gmail.com>
Subject: Many more details about Community Benefits Agreements

Thank you so much for your time earlier this week. I am hoping there is still time to get the attention of the Mayor, Lansing BWL, and City Council!

A joint letter in support of the Deep Green and Bloom Energy project – as long as we can have an open discussion with the community and Council about definable, measurable, and achievable community benefits and confirm those discussions with a binding legal agreement – is going to news media and social media contacts later today, I think. I will watch for that to come out and share a copy with you.

I have this blog on my website now:
https://www.communityenergysolutions.info/post/maximizing-community-benefits-through-effective-practices-policies-plans-and-programs

Near the top are several links, including to this flyer: https://a714262f-7c09-485c-88ec-f2de0951da0e.usrfiles.com/ugd/a71426_589a6f5b538a4020ad83f33543134377.pdf
All the hotlinks in the flyer are working, as far as I know. I am bringing paper copies to Letts Center tonight.

Cheers!

=======
Tom Stanton, Founder/Principal, Community Energy Solutions, LLC
https://communityenergysolutions.info
TomS@communityenergysolutions.info
Office/mobile/voice/sms = +1 (517) 775-7764,
generally 9a to 5p, M-F, with other hours by appointment.
https://www.appropedia.org/User:TomStanton
https://www.linkedin.com/in/tsstanton

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Justin Farr <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 9:18 PM
To: Clerk, City
Subject: [EXTERNAL] Please support downtown data center project

Dear Clerk Swope:

I'm writing to share my strong support for the Deep Green data center project.

When a large opportunity like this comes to town, the benefits reach far beyond the construction site. Local restaurants, suppliers, contractors, service providers, and small businesses all feel the positive impact. More workers in the area means more customers. More investment means a larger tax base and more opportunity. That kind of economic activity has a ripple effect that helps small and mid-sized businesses in our community grow.

The redevelopment of an underused city property into a new employer and long-term economic asset is exactly the type of smart growth Lansing needs. In addition to construction and permanent jobs, the project will generate new tax revenue that supports better roads, utilities, public safety, and city services -- all things that help businesses operate more efficiently and serve our customers.

Strong local businesses depend on quality city services and a strong local economy. This project allows for exactly that. And because Deep Green is using a closed-loop cooling system to minimize water usage and is paying for all electric infrastructure up front, I am confident that the community will be protected.

I encourage the Council to approve the rezoning and property sale and allow this important investment to move forward. Thank you for your thoughtful consideration.

Sincerely,

Justin Farr
124 Island Ave
Lansing, MI 48910-1408

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Kimberly Kauffman <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 10:28 AM
To: Clerk, City
Subject: [EXTERNAL] Please support downtown data center project

Dear Clerk Swope:

I am writing to express my strong support for the proposed Deep Green data center project and to encourage you to approve the rezoning and sale of the city-owned property so this investment can move forward.

From an economic standpoint, this project represents a smart and responsible way to strengthen Lansing's tax base. Converting an underutilized parking lot into a productive, privately funded facility will generate new, long-term property tax revenue and ongoing economic activity without placing additional burden on current residents or small businesses.

Those new revenues can help fund the essential services our community depends on every day -- including public safety, road and water infrastructure, neighborhood improvements, and city operations. A broader, more stable tax base benefits everyone who lives and works in Lansing.

Just as important, this proposal reflects a commitment to responsible development and protecting local resources. Modern data centers like the one proposed by Deep Green are common throughout northern Europe and are designed with energy efficiency and sustainability in mind. They incorporate advanced closed-loop cooling systems, high-efficiency equipment, and minimize impact to the electric grid. The fact that Deep Green is bringing this approach to Lansing should be applauded.

It is vital that Lansing pursues growth that is both economically beneficial and thoughtful about its impact. This project does exactly that: it brings investment, jobs, and new revenue while prioritizing efficient energy use and responsible water management.

For Lansing to remain competitive and financially strong, we must seize opportunities that create lasting value while safeguarding the resources that matter most to our residents. Deep Green's proposal strikes that balance.

Please vote YES on this important project.

Sincerely,

Kimberly Kauffman
504 S Pennsylvania Ave
Lansing, MI 48912-1731

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Jody Promer <mailagent@thesoftedge.com>
Sent: Wednesday, March 25, 2026 9:56 AM
To: Clerk, City
Subject: [EXTERNAL] Vote YES on Deep Green project

Dear Clerk Swope:

I'm writing as a member of the local business community to express my strong support for the proposed Deep Green data center project and to encourage the Council to approve the rezoning and sale of the city-owned property so this investment can move forward.

Projects like this send a clear message that Lansing is open for business and ready to compete for high-quality private investment. Attracting a major data center represents significant capital investment in our community and demonstrates confidence in our workforce, infrastructure, and long-term economic future.

From a business perspective, this kind of development strengthens the entire local economy. It creates construction activity for local skilled trades, generates ongoing high-skilled tech jobs, and expands the tax base that supports the public services and infrastructure businesses rely on every day. A stronger financial foundation for the city helps make Lansing a more stable and attractive place for companies to locate and grow.

Redeveloping an underutilized property into a productive economic asset is simply smart policy. It creates jobs, increases revenue, and positions our city for sustainable growth. The fact that this project can provide those benefits while BWL rate payers are protected and water usage is minimized makes it even more attractive.

I urge you to approve this proposal and help Lansing continue building a strong, competitive business environment for the future.

Sincerely,

Jody Promer
101 N Washington Square
Lansing, MI 48933-1678

Swope, Chris

From: mailagent@thesoftedge.com on behalf of John Preston <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 9:24 AM
To: Clerk, City
Subject: [EXTERNAL] Vote YES on Deep Green project

Dear Clerk Swope:

As a member of Lansing's business community, I believe strongly that our city's future depends on our ability to attract forward-looking industries and modern infrastructure. That is why I support the Deep Green data center development for downtown Lansing.

Today's economy runs on data. Industries like healthcare, advanced manufacturing, education, research, and clean energy all depend on reliable digital infrastructure. Welcoming a project like this positions Lansing as a place where innovative companies can thrive and signals that our city is prepared for the next generation of economic growth.

Beyond the technology benefits, this project represents significant private investment, job creation, and expanded tax revenue -- all without placing additional burden on residents. It transforms an underutilized property into something that delivers long-term value for the entire community.

For Lansing to remain competitive with other cities across the region and the country, we must embrace opportunities that align with responsible development and sustainable growth. This Deep Green project does exactly that.

Please approve this rezoning and land sale proposal and help move Lansing forward.

Sincerely,

John Preston
501 Shepard St, Lansing, MI 48912
Lansing, MI 48912-2612

Swope, Chris

From: mailagent@thesoftedge.com on behalf of joseph Findlater <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 10:08 PM
To: Clerk, City
Subject: [EXTERNAL] Vote YES on Deep Green project

Dear Clerk Swope:

I am writing to express my strong support for the proposed Deep Green data center project and to encourage you to approve the rezoning and sale of the city-owned property so this investment can move forward.

From an economic standpoint, this project represents a smart and responsible way to strengthen Lansing's tax base. Converting an underutilized parking lot into a productive, privately funded facility will generate new, long-term property tax revenue and ongoing economic activity without placing additional burden on current residents or small businesses.

Those new revenues can help fund the essential services our community depends on every day -- including public safety, road and water infrastructure, neighborhood improvements, and city operations. A broader, more stable tax base benefits everyone who lives and works in Lansing.

Just as important, this proposal reflects a commitment to responsible development and protecting local resources. Modern data centers like the one proposed by Deep Green are common throughout northern Europe and are designed with energy efficiency and sustainability in mind. They incorporate advanced closed-loop cooling systems, high-efficiency equipment, and minimize impact to the electric grid. The fact that Deep Green is bringing this approach to Lansing should be applauded.

It is vital that Lansing pursues growth that is both economically beneficial and thoughtful about its impact. This project does exactly that: it brings investment, jobs, and new revenue while prioritizing efficient energy use and responsible water management.

For Lansing to remain competitive and financially strong, we must seize opportunities that create lasting value while safeguarding the resources that matter most to our residents. Deep Green's proposal strikes that balance.

Please vote YES on this important project.

Sincerely,

joseph Findlater
3628, Sawgrass
Lansing, MI 48911-1264

Swope, Chris

From: mailagent@thesoftedge.com on behalf of luannschwab@pacbell.net
Sent: Tuesday, March 31, 2026 11:10 AM
To: Clerk, City
Subject: [EXTERNAL] Deep Green project is good for Lansing

Dear Clerk Swope:

I'm writing as a member of the local business community to express my strong support for the proposed Deep Green data center project and to encourage the Council to approve the rezoning and sale of the city-owned property so this investment can move forward.

Projects like this send a clear message that Lansing is open for business and ready to compete for high-quality private investment. Attracting a major data center represents significant capital investment in our community and demonstrates confidence in our workforce, infrastructure, and long-term economic future.

From a business perspective, this kind of development strengthens the entire local economy. It creates construction activity for local skilled trades, generates ongoing high-skilled tech jobs, and expands the tax base that supports the public services and infrastructure businesses rely on every day. A stronger financial foundation for the city helps make Lansing a more stable and attractive place for companies to locate and grow.

Redeveloping an underutilized property into a productive economic asset is simply smart policy. It creates jobs, increases revenue, and positions our city for sustainable growth. The fact that this project can provide those benefits while BWL rate payers are protected and water usage is minimized makes it even more attractive.

I urge you to approve this proposal and help Lansing continue building a strong, competitive business environment for the future.

Sincerely,

LuAnn Schwab
1318 Wickham Dr Lansing Mi
Lansing, MI 48906-5585

Swope, Chris

From: Boak, Sherrie
Sent: Tuesday, March 31, 2026 4:10 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] Data Center in Downtown Lansing

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Sent: Tuesday, March 31, 2026 4:09 PM
To: Boak, Sherrie <Sherrie.Boak@lansingmi.gov>
Subject: FW: [EXTERNAL] Data Center in Downtown Lansing

FYI – see below email

Susan Stachowiak
Zoning Administrator
Department of Economic Development & Planning
316 N. Capitol Ave. | Lansing, MI 48933
O: (517) 483-4085 | E: Susan.Stachowiak@lansingmi.gov
Website | Facebook | Twitter | Instagram

From: Marty Jordan <marty.jordan@gmail.com>
Sent: Tuesday, March 31, 2026 9:59 AM
To: Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>
Subject: [EXTERNAL] Data Center in Downtown Lansing

Dear Ms. Stachowiak and Planning Commission Board Members,

As a Lansing resident of 18 years, I am writing to express my support for the proposed Deep Green heat-reuse data center project currently under consideration.

This proposal represents a rare opportunity to transform an underutilized, city-owned parking lot into a productive asset that strengthens Lansing's economy, supports public services, and signals our city's openness to responsible, forward-looking investment. For many years, this site has generated little economic activity and virtually no tax revenue. Under the proposed development, however, it could generate an estimated $36 million in new revenue over the next 20 years, revenue that would directly support essential city services such as public safety, infrastructure maintenance, and road improvements. These services are fundamental to residents' quality of life and depend on a stable and growing tax base.

Importantly, this project represents a significant private investment without placing additional burden on taxpayers. Deep Green is not seeking local tax incentives for its approximately $120 million investment and has committed to covering all required energy infrastructure costs through legally binding agreements. In addition, the project will recycle waste heat into the Lansing Board of Water & Light's downtown system, producing tangible cost savings for energy customers and demonstrating an innovative, sustainable approach to development.

As with any large project, community concerns deserve careful consideration. In this case, the proposal includes clear commitments to address common data-center concerns. Deep Green will adhere to existing downtown noise limits and employ a closed-loop cooling system that substantially limits water use, reportedly comparable to that of a local restaurant. The company has also committed to supporting community programs such as Pennies for Power, which assist residents facing energy insecurity.

The economic benefits extend beyond the site itself. Construction of the facility would support hundreds of skilled trades jobs, including opportunities for apprentices entering Michigan's construction workforce. Once operational, the data center would continue to generate demand for local services related to maintenance, security, and technology support, creating positive spillover effects for local businesses.

There is also a broader question of opportunity. Cities across Michigan and the Midwest are competing aggressively to attract new investment and emerging industries. Lansing's willingness to support responsible projects like this one sends an important signal that the city is prepared to participate in the evolving, technology-driven economy. Choosing inaction would mean leaving a valuable site idle and forgoing significant economic and fiscal benefits.

For these reasons, I encourage the Planning Commission to support the Deep Green data center proposal. I believe it reflects thoughtful planning, financial responsibility, and a commitment to long-term community benefit. Thank you for your time and consideration.

Sincerely,

Marty

Marty P. Jordan, Ph.D.
1515 Clifton Ave.
Lansing, MI 48910
(202) 841-6822

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Mary Kniseley <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 9:16 AM
To: Clerk, City
Subject: [EXTERNAL] Deep Green data center is a win for Lansing

Dear Clerk Swope:

As a member of Lansing's business community, I believe strongly that our city's future depends on our ability to attract forward-looking industries and modern infrastructure. That is why I support the Deep Green data center development for downtown Lansing.

Today's economy runs on data. Industries like healthcare, advanced manufacturing, education, research, and clean energy all depend on reliable digital infrastructure. Welcoming a project like this positions Lansing as a place where innovative companies can thrive and signals that our city is prepared for the next generation of economic growth.

Beyond the technology benefits, this project represents significant private investment, job creation, and expanded tax revenue -- all without placing additional burden on residents. It transforms an underutilized property into something that delivers long-term value for the entire community.

For Lansing to remain competitive with other cities across the region and the country, we must embrace opportunities that align with responsible development and sustainable growth. This Deep Green project does exactly that.

Please approve this rezoning and land sale proposal and help move Lansing forward.

Sincerely,

Mary Kniseley
222 East Harris St.
Lansing, MI 48906-4065

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Mary Lawrence <mailagent@thesoftedge.com>
Sent: Wednesday, April 1, 2026 4:10 PM
To: Clerk, City
Subject: [EXTERNAL] Please vote YES on Deep Green proposal

Dear Clerk Swope:

I'm writing to share my strong support for the Deep Green data center project.

When a large opportunity like this comes to town, the benefits reach far beyond the construction site. Local restaurants, suppliers, contractors, service providers, and small businesses all feel the positive impact. More workers in the area means more customers. More investment means a larger tax base and more opportunity. That kind of economic activity has a ripple effect that helps small and mid-sized businesses in our community grow.

The redevelopment of an underused city property into a new employer and long-term economic asset is exactly the type of smart growth Lansing needs. In addition to construction and permanent jobs, the project will generate new tax revenue that supports better roads, utilities, public safety, and city services -- all things that help businesses operate more efficiently and serve our customers.

Strong local businesses depend on quality city services and a strong local economy. This project allows for exactly that. And because Deep Green is using a closed-loop cooling system to minimize water usage and is paying for all electric infrastructure up front, I am confident that the community will be protected.

I encourage the Council to approve the rezoning and property sale and allow this important investment to move forward. Thank you for your thoughtful consideration.

Sincerely,

Mary Lawrence
957, W Miller Rd
Lansing, MI 48911-4848

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Lindsay Ward <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 12:46 PM
To: Clerk, City
Subject: [EXTERNAL] Vote YES on Deep Green project

Dear Clerk Swope:

As a member of Lansing's business community, I believe strongly that our city's future depends on our ability to attract forward-looking industries and modern infrastructure. That is why I support the Deep Green data center development for downtown Lansing.

Today's economy runs on data. Industries like healthcare, advanced manufacturing, education, research, and clean energy all depend on reliable digital infrastructure. Welcoming a project like this positions Lansing as a place where innovative companies can thrive and signals that our city is prepared for the next generation of economic growth.

Beyond the technology benefits, this project represents significant private investment, job creation, and expanded tax revenue -- all without placing additional burden on residents. It transforms an underutilized property into something that delivers long-term value for the entire community.

For Lansing to remain competitive with other cities across the region and the country, we must embrace opportunities that align with responsible development and sustainable growth. This Deep Green project does exactly that.

Please approve this rezoning and land sale proposal and help move Lansing forward.

Sincerely,

Lindsay Ward
3306 Stoneleigh Drive
Lansing, MI 48910-4846

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Lisa Strong <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 5:36 PM
To: Clerk, City
Subject: [EXTERNAL] Support rezoning and land sale request for downtown data center project

Dear Clerk Swope:

As a member of Lansing's business community, I believe strongly that our city's future depends on our ability to attract forward-looking industries and modern infrastructure. That is why I support the Deep Green data center development for downtown Lansing.

Today's economy runs on data. Industries like healthcare, advanced manufacturing, education, research, and clean energy all depend on reliable digital infrastructure. Welcoming a project like this positions Lansing as a place where innovative companies can thrive and signals that our city is prepared for the next generation of economic growth.

Beyond the technology benefits, this project represents significant private investment, job creation, and expanded tax revenue -- all without placing additional burden on residents. It transforms an underutilized property into something that delivers long-term value for the entire community.

For Lansing to remain competitive with other cities across the region and the country, we must embrace opportunities that align with responsible development and sustainable growth. This Deep Green project does exactly that.

Please approve this rezoning and land sale proposal and help move Lansing forward.

Sincerely,

Lisa Strong
3812 Inverary Drive,
Lansing, MI 48911-1358

Swope, Chris

From: mailagent@thesoftedge.com on behalf of rshaheen@shaheenautogroup.com
Sent: Wednesday, April 1, 2026 10:54 AM
To: Clerk, City
Subject: [EXTERNAL] Vote YES on Deep Green project

Dear Clerk Swope:

I'm writing as a member of the local business community to express my strong support for the proposed Deep Green data center project and to encourage the Council to approve the rezoning and sale of the city-owned property so this investment can move forward.

Projects like this send a clear message that Lansing is open for business and ready to compete for high-quality private investment. Attracting a major data center represents significant capital investment in our community and demonstrates confidence in our workforce, infrastructure, and long-term economic future.

From a business perspective, this kind of development strengthens the entire local economy. It creates construction activity for local skilled trades, generates ongoing high-skilled tech jobs, and expands the tax base that supports the public services and infrastructure businesses rely on every day. A stronger financial foundation for the city helps make Lansing a more stable and attractive place for companies to locate and grow.

Redeveloping an underutilized property into a productive economic asset is simply smart policy. It creates jobs, increases revenue, and positions our city for sustainable growth. The fact that this project can provide those benefits while BWL rate payers are protected and water usage is minimized makes it even more attractive.

I urge you to approve this proposal and help Lansing continue building a strong, competitive business environment for the future.

Sincerely,

Ralph Shaheen
632 American rd. Lansing
Lansing, MI 48911-5980

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Robert Emerson <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 9:36 AM
To: Clerk, City
Subject: [EXTERNAL] Vote YES for the downtown Lansing data center

Dear Clerk Swope:

I am writing as a Lansing business leader and community stakeholder to express my strong support for the proposed Deep Green data center in downtown Lansing and to encourage you to approve the rezoning and land sale of this project.

This $120 million development creates meaningful opportunities for our local workforce. Construction of a facility of this scale will rely heavily on skilled trades -- electricians, plumbers and pipefitters, laborers and other union professionals. These are good-paying, family-sustaining jobs that keep talented workers employed locally, support area businesses, and ensure that the economic benefits of the project stay right here in Lansing.

At the same time, this project also represents the kind of balanced, responsible growth our city should be pursuing. By transforming an underutilized, city-owned parking lot into a productive economic asset, Deep Green will bring significant private investment to our community and generate new, long-term tax revenue that strengthens the city's financial foundation. Expanding the tax base in this way helps fund essential services like public safety, transportation, water infrastructure, and neighborhood improvements -- all of which are also supported by dedicated union workers.

I also appreciate the project's focus on responsible development. Modern data centers are built with advanced energy efficiency and water management practices that help protect community resources. Thoughtful planning around power use and cooling systems ensures that this facility can operate sustainably while still delivering strong economic returns for the city.

In short, this proposal checks all the right boxes: it puts people to work with good-paying jobs, grows our local tax base, attracts future-focused infrastructure, and does so in a way that respects the community and our shared resources.

I respectfully urge you to approve the rezoning and property sale and allow this important investment to move forward. Thank you for your leadership and your commitment to Lansing's long-term success.

Sincerely,

Robert Emerson
524 Nantucket Dr
Lansing, MI 48906-5581

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Sandra Drew <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 10:46 AM
To: Clerk, City
Subject: [EXTERNAL] Vote YES on Deep Green project

Dear Clerk Swope:

I'm writing as a member of the local business community to express my strong support for the proposed Deep Green data center project and to encourage the Council to approve the rezoning and sale of the city-owned property so this investment can move forward.

Projects like this send a clear message that Lansing is open for business and ready to compete for high-quality private investment. Attracting a major data center represents significant capital investment in our community and demonstrates confidence in our workforce, infrastructure, and long-term economic future.

From a business perspective, this kind of development strengthens the entire local economy. It creates construction activity for local skilled trades, generates ongoing high-skilled tech jobs, and expands the tax base that supports the public services and infrastructure businesses rely on every day. A stronger financial foundation for the city helps make Lansing a more stable and attractive place for companies to locate and grow.

Redeveloping an underutilized property into a productive economic asset is simply smart policy. It creates jobs, increases revenue, and positions our city for sustainable growth. The fact that this project can provide those benefits while BWL rate payers are protected and water usage is minimized makes it even more attractive.

I urge you to approve this proposal and help Lansing continue building a strong, competitive business environment for the future.

Sincerely,

Sandra Drew
312 S Clemens Ave
Lansing, MI 48912-2902

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Stephen Thomas <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 1:36 PM
To: Clerk, City
Subject: [EXTERNAL] Deep Green data center is a win for Lansing

Dear Clerk Swope:

As a member of Lansing's business community, I believe strongly that our city's future depends on our ability to attract forward-looking industries and modern infrastructure. That is why I support the Deep Green data center development for downtown Lansing.

Today's economy runs on data. Industries like healthcare, advanced manufacturing, education, research, and clean energy all depend on reliable digital infrastructure. Welcoming a project like this positions Lansing as a place where innovative companies can thrive and signals that our city is prepared for the next generation of economic growth.

Beyond the technology benefits, this project represents significant private investment, job creation, and expanded tax revenue -- all without placing additional burden on residents. It transforms an underutilized property into something that delivers long-term value for the entire community.

For Lansing to remain competitive with other cities across the region and the country, we must embrace opportunities that align with responsible development and sustainable growth. This Deep Green project does exactly that.

Please approve this rezoning and land sale proposal and help move Lansing forward.

Sincerely,

Stephen Thomas
1331 Hillcrest St.
Lansing, MI 48910-4315

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Mike Butka <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 9:22 AM
To: Clerk, City
Subject: [EXTERNAL] Deep Green project is good for Lansing

Dear Clerk Swope:

I am writing to express my strong support for the proposed Deep Green data center project and to encourage you to approve the rezoning and sale of the city-owned property so this investment can move forward.

From an economic standpoint, this project represents a smart and responsible way to strengthen Lansing's tax base. Converting an underutilized parking lot into a productive, privately funded facility will generate new, long-term property tax revenue and ongoing economic activity without placing additional burden on current residents or small businesses.

Those new revenues can help fund the essential services our community depends on every day -- including public safety, road and water infrastructure, neighborhood improvements, and city operations. A broader, more stable tax base benefits everyone who lives and works in Lansing.

Just as important, this proposal reflects a commitment to responsible development and protecting local resources. Modern data centers like the one proposed by Deep Green are common throughout northern Europe and are designed with energy efficiency and sustainability in mind. They incorporate advanced closed-loop cooling systems, high-efficiency equipment, and minimize impact to the electric grid. The fact that Deep Green is bringing this approach to Lansing should be applauded.

It is vital that Lansing pursues growth that is both economically beneficial and thoughtful about its impact. This project does exactly that: it brings investment, jobs, and new revenue while prioritizing efficient energy use and responsible water management.

For Lansing to remain competitive and financially strong, we must seize opportunities that create lasting value while safeguarding the resources that matter most to our residents. Deep Green's proposal strikes that balance.

Please vote YES on this important project.

Sincerely,

Mike Butka
414 village
Lansing, MI 48911-3761

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Myken Mayberry <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 10:54 AM
To: Clerk, City
Subject: [EXTERNAL] Deep Green project is good for Lansing

Dear Clerk Swope:

I'm writing as a member of the local business community to express my strong support for the proposed Deep Green data center project and to encourage the Council to approve the rezoning and sale of the city-owned property so this investment can move forward.

Projects like this send a clear message that Lansing is open for business and ready to compete for high-quality private investment. Attracting a major data center represents significant capital investment in our community and demonstrates confidence in our workforce, infrastructure, and long-term economic future.

From a business perspective, this kind of development strengthens the entire local economy. It creates construction activity for local skilled trades, generates ongoing high-skilled tech jobs, and expands the tax base that supports the public services and infrastructure businesses rely on every day. A stronger financial foundation for the city helps make Lansing a more stable and attractive place for companies to locate and grow.

Redeveloping an underutilized property into a productive economic asset is simply smart policy. It creates jobs, increases revenue, and positions our city for sustainable growth. The fact that this project can provide those benefits while BWL rate payers are protected and water usage is minimized makes it even more attractive.

I urge you to approve this proposal and help Lansing continue building a strong, competitive business environment for the future.

Sincerely,

Myken Mayberry
1520 N. Jenison ave
Lansing, MI 48915-1525

Swope, Chris

From: mailagent@thesoftedge.com on behalf of paul brogan <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 9:40 AM
To: Clerk, City
Subject: [EXTERNAL] Please support downtown data center project

Dear Clerk Swope:

As a member of Lansing's business community, I believe strongly that our city's future depends on our ability to attract forward-looking industries and modern infrastructure. That is why I support the Deep Green data center development for downtown Lansing.

Today's economy runs on data. Industries like healthcare, advanced manufacturing, education, research, and clean energy all depend on reliable digital infrastructure. Welcoming a project like this positions Lansing as a place where innovative companies can thrive and signals that our city is prepared for the next generation of economic growth.

Beyond the technology benefits, this project represents significant private investment, job creation, and expanded tax revenue -- all without placing additional burden on residents. It transforms an underutilized property into something that delivers long-term value for the entire community.

For Lansing to remain competitive with other cities across the region and the country, we must embrace opportunities that align with responsible development and sustainable growth. This Deep Green project does exactly that.

Please approve this rezoning and land sale proposal and help move Lansing forward.

Sincerely,

paul brogan
211 N Foster Ave
Lansing, MI 48912-4103

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Tamra Frei <mailagent@thesoftedge.com>
Sent: Tuesday, March 31, 2026 9:24 AM
To: Clerk, City
Subject: [EXTERNAL] Deep Green data center is a win for Lansing

Dear Clerk Swope:

I am writing to express my strong support for the proposed Deep Green data center project and to encourage you to approve the rezoning and sale of the city-owned property so this investment can move forward.

From an economic standpoint, this project represents a smart and responsible way to strengthen Lansing's tax base. Converting an underutilized parking lot into a productive, privately funded facility will generate new, long-term property tax revenue and ongoing economic activity without placing additional burden on current residents or small businesses.

Those new revenues can help fund the essential services our community depends on every day -- including public safety, road and water infrastructure, neighborhood improvements, and city operations. A broader, more stable tax base benefits everyone who lives and works in Lansing.

Just as important, this proposal reflects a commitment to responsible development and protecting local resources. Modern data centers like the one proposed by Deep Green are common throughout northern Europe and are designed with energy efficiency and sustainability in mind. They incorporate advanced closed-loop cooling systems, high-efficiency equipment, and minimize impact to the electric grid. The fact that Deep Green is bringing this approach to Lansing should be applauded.

It is vital that Lansing pursues growth that is both economically beneficial and thoughtful about its impact. This project does exactly that: it brings investment, jobs, and new revenue while prioritizing efficient energy use and responsible water management.

For Lansing to remain competitive and financially strong, we must seize opportunities that create lasting value while safeguarding the resources that matter most to our residents. Deep Green's proposal strikes that balance.

Please vote YES on this important project.

Sincerely,

Tamra Frei
139 S Clemens Ave
Lansing, MI 48912-3003

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Steve Japinga <mailagent@thesoftedge.com>
Sent: Wednesday, March 25, 2026 10:18 AM
To: Clerk, City
Subject: [EXTERNAL] Deep Green project is good for Lansing

Dear Clerk Swope:

I'm writing to share my strong support for the Deep Green data center project.

When a large opportunity like this comes to town, the benefits reach far beyond the construction site. Local restaurants, suppliers, contractors, service providers, and small businesses all feel the positive impact. More workers in the area means more customers. More investment means a larger tax base and more opportunity. That kind of economic activity has a ripple effect that helps small and mid-sized businesses in our community grow.

The redevelopment of an underused city property into a new employer and long-term economic asset is exactly the type of smart growth Lansing needs. In addition to construction and permanent jobs, the project will generate new tax revenue that supports better roads, utilities, public safety, and city services -- all things that help businesses operate more efficiently and serve our customers.

Strong local businesses depend on quality city services and a strong local economy. This project allows for exactly that. And because Deep Green is using a closed-loop cooling system to minimize water usage and is paying for all electric infrastructure up front, I am confident that the community will be protected.

I encourage the Council to approve the rezoning and property sale and allow this important investment to move forward. Thank you for your thoughtful consideration.

Sincerely,

Steve Japinga
1608 west Hillsdale street
Lansing, MI 48915-1114

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Tim Daman <mailagent@thesoftedge.com>
Sent: Wednesday, March 25, 2026 11:50 AM
To: Clerk, City
Subject: [EXTERNAL] Vote YES on Deep Green project

Dear Clerk Swope:

I am writing to express my strong support for the proposed Deep Green data center project and to encourage you to approve the rezoning and sale of the city-owned property so this investment can move forward.

From an economic standpoint, this project represents a smart and responsible way to strengthen Lansing's tax base. Converting an underutilized parking lot into a productive, privately funded facility will generate new, long-term property tax revenue and ongoing economic activity without placing additional burden on current residents or small businesses.

Those new revenues can help fund the essential services our community depends on every day -- including public safety, road and water infrastructure, neighborhood improvements, and city operations. A broader, more stable tax base benefits everyone who lives and works in Lansing.

Just as important, this proposal reflects a commitment to responsible development and protecting local resources. Modern data centers like the one proposed by Deep Green are common throughout northern Europe and are designed with energy efficiency and sustainability in mind. They incorporate advanced closed-loop cooling systems, high-efficiency equipment, and minimize impact to the electric grid. The fact that Deep Green is bringing this approach to Lansing should be applauded.

It is vital that Lansing pursues growth that is both economically beneficial and thoughtful about its impact. This project does exactly that: it brings investment, jobs, and new revenue while prioritizing efficient energy use and responsible water management.

For Lansing to remain competitive and financially strong, we must seize opportunities that create lasting value while safeguarding the resources that matter most to our residents. Deep Green's proposal strikes that balance.

Please vote YES on this important project.

Sincerely,

Tim Daman
2555 Horstmeyer Rd.
Lansing, MI 48911-8428

Swope, Chris

From: Tim Daman <tdaman@lansingchamber.org>
Sent: Monday, March 30, 2026 10:19 AM
To: City Council
Cc: Schor, Andy; Boak, Sherrie; Swope, Chris; Lawrence, Mark; sjapinga@lansingchamber.org
Subject: [EXTERNAL] Data Center Impact in Local Communities
Attachments: Data+Center+Summary+for+The+Right+Place+March+2026.pdf; Press Release_LRCC Highlights New Report Supporting Deep Green Data Center Ahead of April 6 Vote.pdf

Good morning Lasing City Council Members,

As you prepare for your April 6 vote on the Deep Green data center project, I wanted to share a report I believe you'll find valuable: Data Center Impact in Local Communities was prepared by DZ Strategy Management on behalf of The Right Place in Grand Rapids. This new research draws on survey responses from mayors, city managers, planning officials, and economic development leaders in communities across the United States that host Microsoft data centers. The data centers in the communities surveyed are orders of magnitude larger than what Deep Green is proposing for Lansing, and the experiences of these leaders are directly relevant to what Lansing can expect from Deep Green.

A few highlights worth your attention:

- Communities rated their overall experience with data centers at 8.5 out of 10, driven by significant tax base growth and minimal ongoing service demands.
- Noise and light pollution were rated just 2.0 out of 10 — concerns were largely limited to the construction phase and were effectively managed with standard planning tools.
- Respondents reported no meaningful strain on water or wastewater systems.
- Data center operators were rated 8.0 out of 10 as corporate partners, with communities noting philanthropic investment, workforce programs, and infrastructure contributions that went beyond the project itself.

For Lansing, the Deep Green project is projected to generate $1.9 million in annual revenue for local public services — funds that could strengthen our infrastructure, support public safety, and ease the property tax burden on residents and businesses — while complying with downtown noise limits, accepting zero tax abatements and paying for all electric infrastructure up front. The Chamber understands that decisions of this kind require careful consideration, and I hope this research helps inform your deliberations. I am happy to discuss the report's findings or connect you directly with those at The Right Place who can answer questions about its methodology.

As always, thank you for your service to our community.

Tim



Tim Daman
President & CEO
www.lansingchamber.org
517.930.2660

Twitter | LinkedIn | Facebook | Instagram | YouTube

Data Center Impact in Local Communities

An Analysis Prepared by DZ Strategy Management[i] for The Right Place

The Right Place, the regional economic development organization serving the seven-county Greater Grand Rapids region, is supporting local officials in understanding data center development. To better understand the impacts, a survey was distributed to municipal leaders across the United States whose communities host Microsoft data centers (*see Appendix A for survey questions*). The survey was sent to 13 communities[ii] and 8 responses (69% response rate) were received from mayors, city managers, planning officials, and municipal economic development leaders. Results from the survey were tabulated[iii] in addition to conducting several direct conversations with leaders who provided additional background information (*See Appendix B for survey scale responses)*. The goal of this analysis is to provide insights into how data centers affect local finances, infrastructure, quality of life, and community relations.

Overall Experience with Data Centers

Respondents overwhelmingly described their community's overall experience as positive based on the scale question rating their overall experience. Most ratings fall in the upper range of the scale, suggesting that data centers are viewed as valuable economic assets rather than disruptive land uses. Positive perceptions were most strongly associated with significant tax base expansion, major capital investment, and relatively low ongoing municipal service demands. Several communities noted that data centers require few public services compared to residential or commercial developments, while generating substantial recurring revenue. One response rated their experience lower than others. This response suggests more mixed outcome, with benefits tempered by noticeable challenges. Their responses suggest greater concern about infrastructure impacts and neighborhood effects, likely indicating the facility may be closer to residential areas or required more local adjustment. Overall, the rating reflects a balanced view in which the project delivered value but also introduced impacts that were more visible or difficult to manage than in other communities.



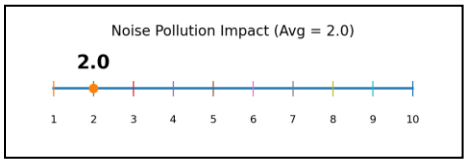
Citizen Complaints

While limited, most jurisdictions reported relatively few citizen complaints related to data center operations other than during the construction phase. When complaints occurred, they most often focused on construction impacts such as heavy truck traffic, road conditions, or temporary lighting. Ongoing operational complaints were uncommon. Communities reporting fewer complaints often noted that concerns were driven more by perceptions about water use, energy demand, or generator testing than by documented

impacts, implying that clear information can defuse issues before they escalate. In contrast, jurisdictions experiencing more persistent concerns tended to reference misunderstandings or uncertainty among residents, suggesting that proactive outreach, transparency, and regular updates likely play a role in maintaining lower complaint levels over time.

Noise Pollution

Noise impacts were generally reported as low on the scale question regarding noise pollution. Communities that located facilities in industrial zones or at significant distance from large residential areas experienced minimal concerns. Where noise issues did arise, they were typically linked to construction activity or periodic generator testing rather than continuous operations. Respondents emphasized that modern data center designs incorporate noise mitigation features and that local ordinances governing testing schedules can further reduce potential impacts.

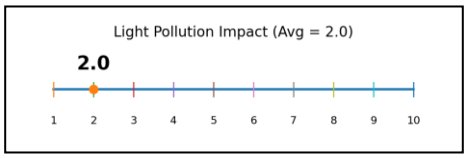


Water Utilization

On water and wastewater, the feedback was more uniform: respondents overwhelmingly reported no significant hardship on their municipal systems. Multiple communities noted that newer facilities often use closed-loop or air-cooled systems that dramatically reduce water usage compared with older designs. Several respondents stressed the importance of confirming capacity up front and monitoring usage over time, but the survey results to date do not suggest that respondents see water or wastewater impacts as a major operational issue. One local leader offered a useful comparison to illustrate the scale of water use: the data center consumes roughly 900,000 gallons annually, while a local car wash business uses approximately 36,000,000 gallons each year. In fact, one respondent noted that data center companies had contributed directly to water infrastructure improvements in their community during the build-out process.

Light Pollution

Light impacts were similarly limited in most communities. Proper site planning, landscaping buffers, directional lighting, and shielding were cited as effective mitigation strategies. Concerns were most pronounced during construction phases when temporary lighting may be required for safety and winter work conditions. Once operational, most facilities were described as visually low profile, particularly when screened by industrial zoning or natural barriers.



Economic and Fiscal Benefits

Respondents consistently identified substantial economic and fiscal benefits associated with data center development. These include significant increases in property tax base, one-time permit revenues, recurring utility taxes, and direct infrastructure investments. In several cases, projects converted previously low-value agricultural or undeveloped land

into major long-term revenue sources for local governments. Communities with multiple data centers noted that land generating only tens of thousands of dollars in annual property taxes prior to development now produces millions annually, fundamentally strengthening the municipal fiscal position.

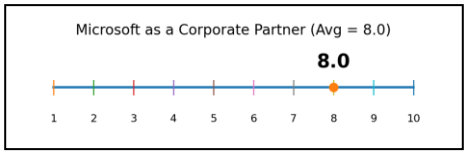
Importantly, officials emphasized that these revenues come with relatively low ongoing service demands compared with residential or commercial development, as data centers typically generate minimal traffic, school enrollment impacts, or emergency service calls. Several respondents indicated that the new revenue has supported capital improvements, infrastructure upgrades, debt reduction, and efforts to stabilize or lower property tax rates for residents. In some cases, companies also contributed directly to community amenities, workforce programs, or utility system enhancements, further amplifying the local economic impact beyond tax revenues alone.

Employment Effects

Permanent employment levels are typically modest relative to the scale of investment, but positions are highly skilled and well compensated. The largest employment impact occurs during construction, which can generate hundreds or thousands of temporary jobs and significant local economic activity. While most local officials could not specify exact employment numbers for each site, their observations of both construction and on-going operations were used to quantify the impacts. Spillover benefits were reported for contractors, hospitality businesses, and service providers.

Microsoft Partnership

Local officials generally viewed Microsoft as a strong and responsible corporate partner, with most respondents rating the company favorably for its willingness to engage with communities and contribute beyond the core project. Officials noted that Microsoft has provided philanthropic support, workforce initiatives, educational investments, and participation in local events or civic activities, reinforcing its presence as more than simply a large utility user or landowner. At the same time, several respondents indicated that the level of engagement often depends on proactive outreach by local governments; communities that clearly articulated their needs and priorities tended to receive more visible support. Overall, officials described Microsoft as professional, responsive, and collaborative, particularly on technical and operational matters, while emphasizing that sustained relationship-building and communication are key to maximizing community benefits over the long term.



Takeaways and Observations for Local Officials

Across responses, several consistent recommendations emerged that local officials should consider when data centers are emerging. Communities reported the highest satisfaction when these measures were incorporated into their guidelines:

- **Careful site selection away from large residential areas** — Communities that located facilities within industrial zones or buffered areas reported minimal complaints regarding noise, lighting, traffic, or aesthetics, while concerns were more likely when development occurred near large residential developments.
- **Confirmation of adequate utility capacity prior to project approval** — Respondents emphasized that ensuring sufficient electrical, water, and wastewater capacity in advance helped prevent service disruptions, costly upgrades, or public concern about resource competition once facilities became operational.
- **Establishment of clear zoning requirements and performance standards** — Local officials noted that pre-established rules governing noise limits, lighting controls, setbacks, screening, and generator testing reduced uncertainty, strengthened negotiating leverage, and minimized future conflicts with residents.
- **Development of comprehensive construction management plans** — Many communities observed that the majority of complaints occurred during construction rather than operations, particularly related to truck traffic, road conditions, debris, and temporary lighting, making proactive planning essential.
- **Proactive engagement with data center operators as community partners** — Officials found that maintaining ongoing communication and requesting community contributions led to stronger philanthropic support, infrastructure investments, and responsiveness to local concerns.

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[i] DZ Strategy Management works with public agencies and nonprofit organizations to conduct in-depth qualitative analysis through survey and focus group development. dzstrategymanagement.com

[ii] Operational datacenter locations were identified directly through Microsoft's Datacenter platform and Data Center Map, a third-party research tool and matched to the local municipality leader.

[iii] Responses were collected on a 10-point scale, which reflects ordered rankings rather than precise equal intervals. For reporting purposes, we treat the scale as interval to calculate averages, a common practice for surveys of this type. To provide full transparency, distribution of responses are provided in the appendix.

Appendix A – Survey Questions

DZ Strategy Management developed a survey administered online to share with communities where Microsoft data centers exist. Follow-up communications were conducted with all communities to encourage participation. To assist with survey completion, some individuals were interviewed via telephone to answer each question. The following questions were asked in the survey:

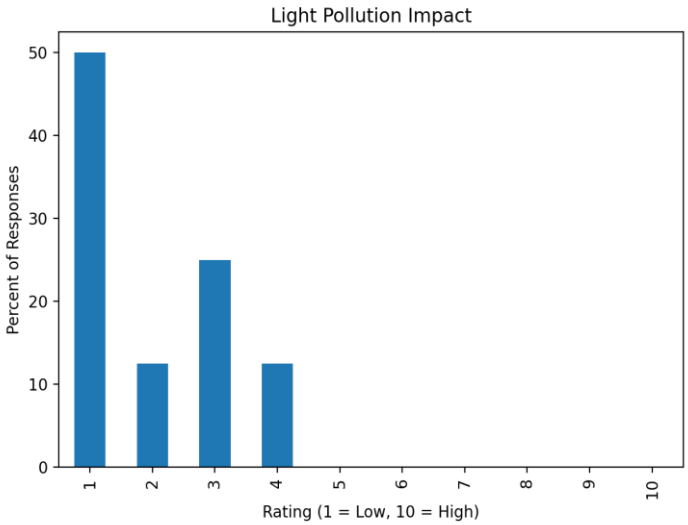
1. Name:
2. Title and Municipality:

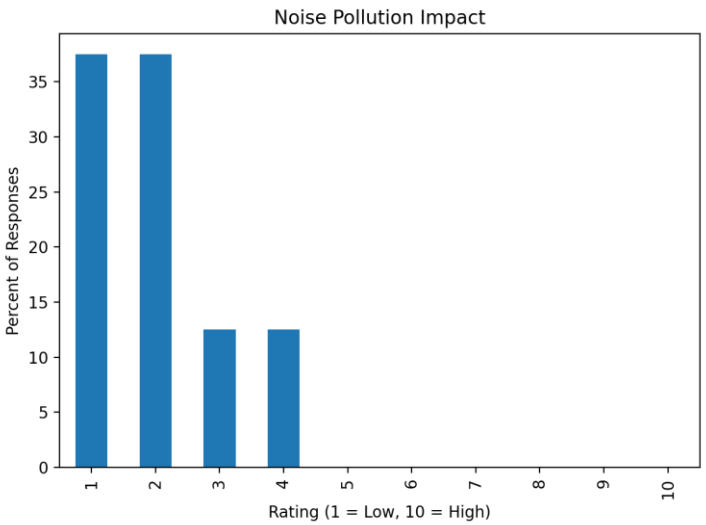
Community Concerns
3. In your opinion, have your community's electric rates changed due to data center developments? (yes/no/unsure)
4. If so, how?
5. Has the data center caused any hardship on your municipal water/wastewater system? (yes/no/unsure)
6. Comments
7. On a scale of 1 to 10 (1 being no problem, 10 being big problem), how problematic has noise pollution been for the nearby neighbors?
8. On a scale of 1 to 10 (1 being no problem, 10 being big problem), how problematic has light pollution been for the nearby neighbors?
9. Approximately how many citizen complaints do you receive each year regarding the Microsoft data center?
10. Of the complaints, what do they typically entail?
11. Is there any environmental or public health issues that have resulted from the data center? (yes/no/unsure)
12. If yes, what were those problems?

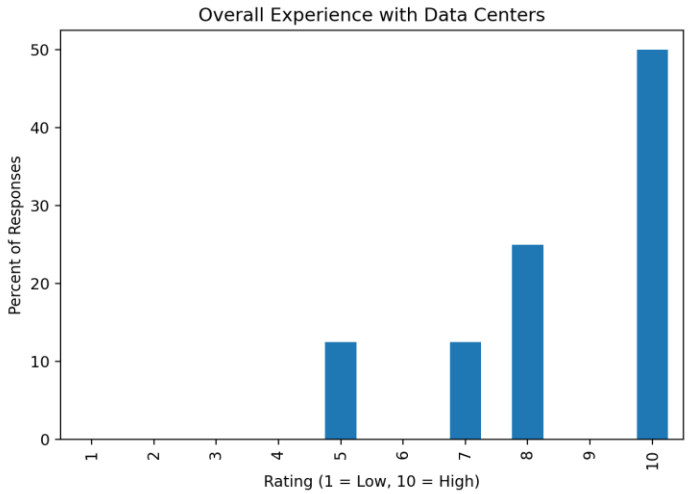
Community Benefits
13. Approximately how many local jobs (on-going) does Microsoft employ in your community?
14. Approximately what is the average salary of those jobs?
15. Approximately how many temporary jobs have been created through construction?
16. Approximately what is the average salary of those jobs?
17. Approximately how much has Microsoft invested in your community to date (additional tax base, other financial contributions, etc.)?
18. If yes, How so?

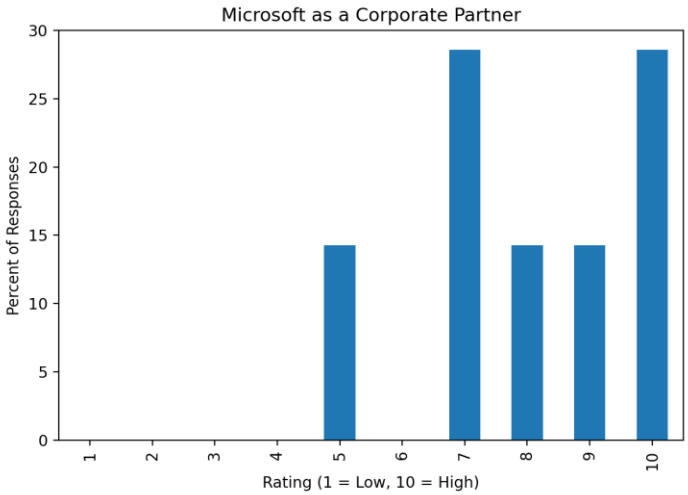
Summary Questions
19. On a scale of 1 to 10, 10 being the highest/best, how would you rate your community's overall experience with data centers?
20. On a scale of 1 to 10, 10 being the highest, how would you rate Microsoft as a corporate partner (philanthropic support, community and volunteer support)?
21. Is there anything you wish your community would have done differently with the development of the data center (including any planning or zoning issues)?

Appendix B - Data Center Survey Responses for Scale Questions (Anonymized)









FOR IMMEDIATE RELEASE
March 30, 2026

CONTACT
Liz Reno-Hayes
Director of Marketing and Communications
Lansing Regional Chamber of Commerce
517-853-6467
lrenohayes@lansingchamber.org

New Report Confirms Data Centers Deliver Major Community Benefits with Minimal Impact

LRCC Highlights Findings Supporting Deep Green Data Center Ahead of April 6 Vote

LANSING, Mich. — The Lansing Regional Chamber of Commerce (LRCC) today called attention to a new report examining the real-world impacts of data center development in communities across the United States, citing its findings as strong evidence that the proposed Deep Green data center project will be a positive and responsible addition to the city of Lansing.

The report, "Data Center Impact in Local Communities," was prepared by DZ Strategy Management for The Right Place, the regional economic development organization serving the seven-county Greater Grand Rapids region. It is based on a survey of municipal leaders in communities that host Microsoft data centers, drawing on responses from mayors, city managers, planning officials, and economic development leaders across the country.

The report's findings demonstrate that the proposed Deep Green data center project represents a significant opportunity for the City of Lansing. The project is projected to generate $1.9 million in annual revenue to support local public services. The increased funding expands Lansing's tax base to support infrastructure, public safety, debt reduction and other local needs.

"This report should give the Lansing community a high degree of confidence that the Deep Green data center will be a great neighbor," said Tim Daman, President and CEO of the Lansing Regional Chamber of Commerce. "The communities surveyed couldn't be clearer: responsible data center development delivers substantial, lasting benefits with minimal impact. For a city looking to

strengthen its tax base and fund vital services without placing additional burdens on residents, this is exactly the kind of project the Lansing City Council should approve. The Lansing Regional Chamber enthusiastically supports moving this project forward."

Based on the experiences of comparable communities surveyed in the report, Lansing residents can expect that the proposed Deep Green 24MW heat reuse data center will require minimal ongoing city services, generate little noise, place no meaningful strain on the city's water infrastructure, and bring construction-phase employment and contracting opportunities for local workers and businesses.

Key Findings:

The survey was sent to 13 communities and received eight responses (69% response rate). Respondents gave data centers an average overall experience rating of 8.5 out of 10, with municipalities citing significant tax base expansion, major capital investment, and minimal ongoing service demands as the primary key drivers of satisfaction.

Among the report's most notable findings:

- **Transformational fiscal impact:** Properties that previously generated only tens of thousands of dollars in annual property taxes now produce produce millions per year following data center development, significantly strengthening municipal finances.

- **Low demand on public services:** Unlike residential or commercial development, data centers generate minimal traffic, have little to no impact on school enrollment, and require few emergency service calls. This allows communities to receive substantial revenue with minimal strain on resources.

- **Minimal noise and light pollution:** Noise and light pollution were rated at an average of just 2.0 out of 10 by the communities surveyed. Modern data center designs incorporate effective mitigation features, with most concerns limited to the construction phase.

- **Modest water usage:** Respondents overwhelmingly reported no significant strain on municipal water or wastewater systems. One official noted that a local car wash uses approximately 40 times more water annually than a typical data center.

- **Strong corporate citizenship:** Data center operators receive an average rating of 8.0 out of 10 as corporate partners, with officials recognizing philanthropic contributions, workforce development programs, infrastructure investments, and active community engagement.

About the Lansing Regional Chamber of Commerce:
The Lansing Regional Chamber of Commerce works to help businesses connect, grow, and thrive. For 125 years, the Chamber has served as the voice of the Greater Lansing business community. More information about the Chamber and its programs and services can be found online at lansingchamber.org

###

Swope, Chris

From: mailagent@thesoftedge.com on behalf of Todd Kletke <mailagent@thesoftedge.com>
Sent: Wednesday, April 1, 2026 11:26 PM
To: Clerk, City
Subject: [EXTERNAL] Vote YES on Deep Green project

Dear Clerk Swope:

I'm writing as a member of the local business community to express my strong support for the proposed Deep Green data center project and to encourage the Council to approve the rezoning and sale of the city-owned property so this investment can move forward.

Projects like this send a clear message that Lansing is open for business and ready to compete for high-quality private investment. Attracting a major data center represents significant capital investment in our community and demonstrates confidence in our workforce, infrastructure, and long-term economic future.

From a business perspective, this kind of development strengthens the entire local economy. It creates construction activity for local skilled trades, generates ongoing high-skilled tech jobs, and expands the tax base that supports the public services and infrastructure businesses rely on every day. A stronger financial foundation for the city helps make Lansing a more stable and attractive place for companies to locate and grow.

Redeveloping an underutilized property into a productive economic asset is simply smart policy. It creates jobs, increases revenue, and positions our city for sustainable growth. The fact that this project can provide those benefits while BWL rate payers are protected and water usage is minimized makes it even more attractive.

I urge you to approve this proposal and help Lansing continue building a strong, competitive business environment for the future.

Sincerely,

Todd Kletke
730 e hazel
Lansing, MI 48912-1018

STATE OF MICHIGAN

GRETCHEN WHITMER
GOVERNOR

DEPARTMENT OF TECHNOLOGY, MANAGEMENT & BUDGET
LANSING

KYLE L. GUERRANT
ACTING DIRECTOR

February 6, 2026

VIA EMAIL

Lansing City Council
10th Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933

Dear Lansing City Council members,

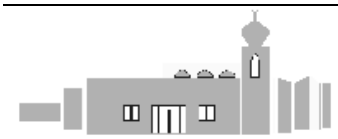
On behalf of the Michigan Department of Technology, Management & Budget, the state department responsible for maintaining and operating state office buildings, I write in support of the Deep Green Data Center project due to its significant projected energy savings and carbon reduction benefits for Lansing. As an organization focused on reducing energy costs and maximizing operational efficiency to save taxpayer dollars, we recognize the value of initiatives that strengthen the region's energy infrastructure.

By capturing and reusing waste heat into the Board of Water and Light's downtown hot water utility, the project is projected to deliver more than $1.1 million in annual natural gas savings to BWL and reduce carbon emissions at a rate comparable to removing 3,000 cars from the road each year.

Once the state is fully transitioned to the downtown heating district, initial benefits are estimated at a 25% reduction in fuel costs. These efficiencies directly support our mission to lower long-term operating expenses while advancing responsible environmental stewardship. We appreciate the City Council's consideration of projects that promote sustainable energy use and measurable cost savings for the community and the state.

Sincerely,

Kyle L. Guerrant
Acting Director



The Islamic Society of Greater Lansing

920 S. Harrison, E. Lansing, MI 48823 Tel./Fax: 517 351 4309

http://www.lansingislam.com info@lansingislam.com

March 31, 2026

Dear Members of City Council, City of Lansing,

The Islamic Society of Greater Lansing respectfully submits this letter in support of establishing an Islamic Center within the City of Lansing—one that will serve as both a house of worship and a community hub providing essential social services.

For many years, the Islamic Society of Greater Lansing has served the spiritual and social needs of Muslims across the Greater Lansing region from the Islamic Center of East Lansing. However, a substantial and growing segment of our community resides within Lansing itself and faces barriers to accessing our services due to distance, transportation limitations, and work schedules. As a result, many individuals and families—particularly the most vulnerable—remain underserved.

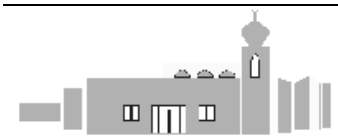
This need is especially necessary among newly arrived refugee and immigrant families whom the City of Lansing has so warmly welcomed. In their early months of resettlement, many lack reliable transportation and are working to establish stability from the ground up. A centrally located Islamic Center would provide accessible, community-based support at a critical time in their lives. This segment of the population in particular need community support as they seek to start their lives from scratch.

Our vision is to create a space that not only facilitates daily prayer in a congregational setting, but also strengthens families, uplifts youth, and promotes successful integration into the broader community. The Center will offer:

- Family counseling and support services
- Youth mentoring and leadership development
- Academic tutoring and enrichment
- Recreational and structured activities for youth
- English language classes for adults
- Guidance on civic engagement and community integration
- A food pantry and basic needs assistance
- Support for families experiencing financial hardship

These services directly align with the City's goals of fostering inclusion, stability, and opportunity for all residents.

Our daily congregational prayers are brief and staggered throughout the day, generating modest, short-duration traffic rather than large surges. We have carefully selected a site with



The Islamic Society of Greater Lansing

920 S. Harrison, E. Lansing, MI 48823 Tel./Fax: 517 351 4309

http://www.lansingislam.com info@lansingislam.com

ample existing parking capacity. Importantly, we intend to utilize the rear entrance as our primary access point, where parking is currently underutilized, thereby minimizing any impact on storefront parking for neighboring businesses. Additionally, the site benefits from multiple ingress and egress points via Jolly and Cedar Streets, supporting smooth traffic flow.

The Center will operate as a quiet, respectful environment focused on prayer, education, and social services. You can be assured the Center will have a positive impact on the overall setting and will not cause any undue burden or concern to anyone. The Center will also help increase the economic activity in the area as there are several stores in the strip mall that offer fast foods, ethnic groceries and health and beauty services.

Rather than displacing or burdening surrounding businesses, the Center is expected to enhance economic activity. Increased foot traffic will benefit nearby restaurants, grocery stores, and service providers. Visitors from across Lansing will contribute to the vitality of the area.

At its core, this project is about access, inclusion, and community well-being. It is about ensuring that Lansing residents—especially those navigating new beginnings—have a place where they can find support, belonging, and opportunity.

There are several parties that will benefit from the establishment of this house of worship in this space and the City stands to gain from the overall positive impact stemming from it. We respectfully request the City Council's support for this Islamic Center and for any necessary approvals to bring this vision to life. We are committed to being responsible neighbors and active partners in strengthening the fabric of Lansing's diverse community.

Thank you for your time, consideration, and continued leadership in making Lansing a welcoming city for all.

Sincerely,

Thasin Sardar

Trustee, Islamic Society of East Lansing

920 S. Harrison Rd, E Lansing, MI 48823

Tel: 517.351.4309 (Office) | 517.944.5056 (cell)

Email: info@lansingislam.com

Swope, Chris

From: Boak, Sherrie
Sent: Sunday, April 5, 2026 8:34 AM
To: Swope, Chris
Subject: Fw: [EXTERNAL] Pending action items related to Deep Green Technologies, LLC proposed data center

Have a nice day.

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683

From: Marcie Alling <marciejalling@gmail.com>
Sent: Saturday, April 4, 2026 2:52 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Pending action items related to Deep Green Technologies, LLC proposed data center

Good afternoon, City Council Members -

I'm writing in support of Deep Green Technologies, LLC's proposed new data center and to urge you to approve both the sale of the city property on South Cedar Street and the related proposed rezoning. I believe its benefits far outweigh possible or perceived risks.

I've been following this project from the beginning. I've been impressed by the amount of information and public dialogue that have taken place and by the responsiveness of Deep Green to community input as well as to the various contractual obligations being set by the city and its partners. All of this has helped shape and strengthen the proposal over time. The project offers many benefits including a highly appropriate re-use of this particular property given its location and surroundings. Unified, strong support by the business and labor communities is also gratifying to see. And a bonus for me is knowing that Lansing would be welcoming a new international business partner.

I truly appreciate and share many of the concerns regarding the "hyper" or "mega" data centers springing up or being proposed around the country, most recently around Michigan. However, **this** data center is not **those** data centers. And I'm deeply frustrated by the Lansing residents - and non-residents - who are conflating this project with the mega centers. Even worse, they are raising alarms about issues that do not apply to this particular data center proposal and, despite having their questions answered over and over, they continue to spread misinformation and disinformation. Is this proposed project perfect? Of course not. However, it could well serve as an example of a small-scale data center "done right." A recent well-written opinion column in the City Pulse urges both thoughtful consideration and careful, proactive steps in moving forward with the project: https://www.lansingcitypulse.com/stories/deep-green-project-can-strengthen-lansings-future,185604?

I appreciate the opportunity to share my thoughts as you deliberate. I'm not a regular commenter on city matters. However, lately, I've felt you really need to hear from a proud Lansing resident representing neighbors and many other Lansing residents who are being largely unheard right now - those of us who are either cautiously or pragmatically or positively or even strongly supportive of Deep Green's proposed data center at this location. There are a LOT of us and we're counting on you.

Sincere thanks,
Marcie Alling

514 Fulton Place
Lansing, MI 48915
517-927-0997

Swope, Chris

From: Boak, Sherrie
Sent: Tuesday, March 31, 2026 10:38 AM
To: Swope, Chris
Subject: FW: Resident on Lathrop - RE Data Center

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Boak, Sherrie
Sent: Tuesday, March 31, 2026 10:38 AM
To: City Council <City.Council@lansingmi.gov>
Subject: Resident on Lathrop - RE Data Center

Resident from 30 years on Lathrop (124 Lathrop)
Teresa Miller
Opposed to Data Center – feels there is a better place other than in the center of Lansing

517-515-4098
Mntn22sea@gmail.com

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

Swope, Chris

From: Boak, Sherrie
Sent: Wednesday, April 1, 2026 8:11 AM
To: Swope, Chris
Subject: FW: [EXTERNAL]

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Roviettiea Lewis <roviettiealewis@gmail.com>
Sent: Tuesday, March 31, 2026 6:07 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL]

recent 2026 scholarly study published in Frontiers in Climate titled "Health implications of the rapid rise of data centers in Virginia" highlights significant negative impacts on urban and nearby communities, specifically focusing on public health and environmental degradation.

Key Impacts Identified:
Public Health Risks: Data centers rely on massive diesel backup generators that emit nitrogen oxides (NOx) and fine particulate matter. These pollutants are linked to increased rates of respiratory diseases, cardiovascular conditions, and cancer in nearby residential areas. One model predicts these emissions could contribute to nearly 1,300 premature deaths annually in the U.S. by 2030.

Acoustic Disruptions: Persistent noise from industrial cooling fans and generators can reach 85–100 decibels, comparable to a jackhammer. Residents in urban-adjacent hubs like Loudoun County, Virginia, have reported sleep disruption, chronic headaches, and a lower overall quality of life.

Economic Strain on Residents: Data centers' extreme energy demands often force utilities to invest in costly grid upgrades. These costs are frequently passed on to local residents through higher electricity rates, while the data centers themselves may negotiate lower bulk rates.

Environmental Justice Concerns: Siting patterns show that data centers are disproportionately placed in census tracts with existing high environmental burdens, often affecting minority and low-income urban communities that already face higher asthma rates and less access to green spaces.

Light and Habitat Pollution: Hyperscale urban facilities require 24/7 high-intensity lighting, which can disrupt human circadian rhythms and interfere with the migration patterns of local urban wildlife.

https://youtu.be/fqQsExCEEZc?si=HA_9ujfH8fqx9fMs

Thanks again for considering the residents,

Roviettiea

Swope, Chris

From: Boak, Sherrie
Sent: Wednesday, April 1, 2026 8:11 AM
To: Swope, Chris
Subject: FW: [EXTERNAL] Data center

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Roviettiea Lewis <roviettiealewis@gmail.com>
Sent: Tuesday, March 31, 2026 6:02 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Data center

https://youtube.com/shorts/7rEzhCwPhqc?si=BH2cmsCm2GGXQxlD

Swope, Chris

From: Boak, Sherrie
Sent: Wednesday, April 1, 2026 2:37 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] Vote NO on Data Center

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

-----Original Message-----
From: Becky Hayes <beckysresearch@gmail.com>
Sent: Wednesday, April 1, 2026 2:15 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Vote NO on Data Center

Dear City Council,
Lansing and Michigan can't recover from this.

Please vote NO on the data center project.

While there might be some tax benefit to data centers, our ability to mitigate their skyrocketing economic and environmental costs cannot keep up.

Engineers at MIT found that data centers are huge power consumers, they often disrupt electric grid infrastructure, which has broad community effects including decreasing the lifespan of household appliances on the grid (passing on the cost to community members).

Already, the technology industry has seen a growth in emissions, mostly fueled by data centers. In July 2025, Amazon reported that its emissions rose from 64.38 million metric tons in 2023 to 68.25 million metric tons in 2024, primarily due to data centers and the delivery fleet it uses. Google, too, reported that its 2023 greenhouse gas emissions marked a 48 percent increase since 2019, mostly due to data center development.

Additionally, most of the people and organizations that will financially benefit from this are OUTSIDE of Lansing. Your priority should be the citizens of this city, not outside money.

Thank you for your time.

Rebecca Hayes
Lansing, Mi 48912

Sent from my iPhone

Swope, Chris

From: Boak, Sherrie
Sent: Tuesday, March 31, 2026 10:18 AM
To: Swope, Chris
Subject: FW: Urging you to vote NO on “deep green” data center

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

-----Original Message-----
From: Raymond Pirouz <email@raymondpirouz.com>
Sent: Tuesday, March 31, 2026 9:31 AM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Urging you to vote NO on “deep green” data center

Hello,

I am a voting, property tax and LBWL paying resident of Lansing. Today I received a disturbing text urging me to contact you regarding a cynically labeled “deep green” data center which will be nothing but.

Do NOT, under any circumstances, allow these libertarian Silicon Valley tech bros to infiltrate our community and — at minimum — force rate increases on us in the name of feeding the beast.

I urge you to VOTE NO and tell them to take a hike like so many other reasonable communities have already done.

Raymond Pirouz
120 S. Hayford Ave
Lansing, MI 48912
810-841-1896

Sent from my iPhone

Swope, Chris

From: Boak, Sherrie
Sent: Monday, March 30, 2026 7:20 AM
To: Swope, Chris
Subject: Fw: [EXTERNAL] Council Meeting 4/6/2026 Deep Green Data Center

Have a nice day.

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683

From: Paul Hedges <hedgespaul8@gmail.com>
Sent: Saturday, March 28, 2026 5:28 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Council Meeting 4/6/2026 Deep Green Data Center

As a resident of Lansing, I vehemently oppose the rezoning of land in Lansing to allow the construction of the Deep Green data center. I strongly encourage council members on the fence to listen to their constituents who provide public comment on the day of the council meeting. Regard this as my public comment; No data centers in Lansing.

Paul Hedges

Swope, Chris

From: Boak, Sherrie
Sent: Thursday, April 2, 2026 2:45 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] Deep Green Data Center

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Ver Sai <ratledge.brittney@gmail.com>
Sent: Thursday, April 2, 2026 11:31 AM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Deep Green Data Center

Hello,

We the people do not want or approve of the Deep Green Data Center being built in Lansing, Michigan. We the people do not care how many taxes you tell us it will contribute to the city, because no it will not. It will not being permanent jobs. It will destroy the environment by generating outrageous heat, drinking up our fresh water, creating devastating noise pollution while also raising our electric distribution rates. We are watching to see who votes for the approval of this data center, and we will vote out those who say yes. We the PEOPLE do NOT want data centers.

Swope, Chris

From: Boak, Sherrie
Sent: Wednesday, April 1, 2026 11:39 AM
To: Swope, Chris
Subject: FW: [EXTERNAL] Bloom Energy Concern

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: stantontom1@gmail.com <stantontom1@gmail.com>
Sent: Wednesday, April 1, 2026 11:38 AM
To: 'Josh Hovey' <jhovey@bellwetherpr.com>; 'Katie Jesaitis' <kjesaitis@bellwetherpr.com>
Cc: 'Joan Nelson' <joannelsonlansing@gmail.com>; 'Liz Harrow' <lizharrow@gmail.com>; City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Bloom Energy Concern

Have you seen this?
https://hindenburgresearch.com/bloom-energy-a-clean-energy-darling-wilting-to-its-demise/#:~:text=Court%20documents%20reveal%20that%20Bloom,the%20fuel%20cell%20industry%20overall%E2%80%9D

The data you shared with us so far does not mention CO2 emissions from the fuel cell, either. My understanding is that CO2 emissions would be negligible, but if in fact that information is being hidden or withheld from us, that is a severe misunderstanding on my part and BWL's. Who can help us get to the bottom of this?

One of my close friends and colleagues for the past decade or more has just told me I've been duped into supporting, such as I have publicly now, what he still thinks is a terrible project. I'm still not convinced of that, but I am also highly interested in taking EVERY public concern seriously, and turning it into benefits for the city and this project.

If we need Carbon Capture and Sequestration on site for both CO and CO2, let's make that clear and get started investigating how we will turn the carbon into some safe form that can be used beneficially. That's the topic of the chapter I wrote for the report published by
NRRI. https://www.researchgate.net/publication/371156486_THE_ECONOMICS_OF_CARBON_CAPTURE_AND_SEQUESTRATION

And, I am more than happy to continue conversations with Bloom and Lansing BWL about how to fuel the fuel-cell with bio-methane made from area biowastes.

Tom

=======
Tom Stanton, Founder/Principal, Community Energy Solutions, LLC
https://communityenergysolutions.info
TomS@communityenergysolutions.info
Office/mobile/voice/sms = +1 (517) 775-7764,
generally 9a to 5p, M-F, with other hours by appointment.
https://www.appropedia.org/User:TomStanton
https://www.linkedin.com/in/tsstanton

Swope, Chris

From: Boak, Sherrie
Sent: Wednesday, April 1, 2026 2:44 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] Many more details about Community Benefits Agreements

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Kost, Ryan <Ryan.C.Kost@lansingmi.gov>
Sent: Wednesday, April 1, 2026 12:48 PM
To: Boak, Sherrie <Sherrie.Boak@lansingmi.gov>
Subject: Fw: [EXTERNAL] Many more details about Community Benefits Agreements

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From: stantontom1@gmail.com <stantontom1@gmail.com>
Sent: Wednesday, April 1, 2026 11:52:10 AM
To: 'Randy Hannan' <rhannan@bellwetherpr.com>; 'Joan Nelson' <joannelsonlansing@gmail.com>; 'Jack Pressman' <jack@deepgreen.energy>; 'Tom Stanton' <toms@communityenergysolutions.info>; 'Rob Stolpestad' <rob@hedmarkholdings.com>; 'Matt Craggs' <matt@deepgreen.energy>; 'Josh Hovey' <jhovey@bellwetherpr.com>; 'Katie Jesaitis' <kjesaitis@bellwetherpr.com>
Cc: Garza, Jeremy <Jeremy.Garza@lansingmi.gov>; City Council <City.Council@lansingmi.gov>; 'Liz Harrow' <lizharrow@gmail.com>; 'Joan Nelson' <joannelsonlansing@gmail.com>
Subject: RE: [EXTERNAL] Many more details about Community Benefits Agreements

My friend and colleague for many years just read me the riot act about me and my coauthors being duped by Bloom Energy. They shared with me this extensive critique of Bloom. I do not equate "Bloom" itself with Deep Green for this project, but I certainly would like to understand the extent to which BWL, Deep Green, and the City have any new information about Bloom's plans for this project. If CO2 emissions data for the fuel cell project have been withheld from the public, that is awful. I can understand why hundreds of other Michigan environmentalists are saying we must have a moratorium on all data center projects while we get answers to all our questions about potential harms.

https://hindenburgresearch.com/bloom-energy-a-clean-energy-darling-wilting-to-its-demise/#:~:text=Court%20documents%20reveal%20that%20Bloom,the%20fuel%20cell%20industry%20overall%E2%80%9D

Thank you, in advance, for any help in clarifying answers to concerns before the City Council vote next week.

Tom

From: stantontom1@gmail.com <stantontom1@gmail.com>
Sent: Wednesday, March 25, 2026 2:51 PM
To: 'Randy Hannan' <rhannan@bellwetherpr.com>; 'Joan Nelson' <joannelsonlansing@gmail.com>; 'Jack Pressman' <jack@deepgreen.energy>; 'Tom Stanton' <toms@communityenergysolutions.info>; 'Rob Stolpestad' <rob@hedmarkholdings.com>; 'Matt Craggs' <matt@deepgreen.energy>; 'Josh Hovey' <jhovey@bellwetherpr.com>; 'Katie Jesaitis' <kjesaitis@bellwetherpr.com>
Cc: 'Garza, Jeremy' <Jeremy.Garza@lansingmi.gov>; 'City Council' <City.Council@lansingmi.gov>; 'Liz Harrow' <lizharrow@gmail.com>; 'Joan Nelson' <joannelsonlansing@gmail.com>
Subject: Many more details about Community Benefits Agreements

Thank you so much for your time earlier this week. I am hoping there is still time to get the attention of the Mayor, Lansing BWL, and City Council!

A joint letter in support of the Deep Green and Bloom Energy project – as long as we can have an open discussion with the community and Council about definable, measurable, and achievable community benefits and confirm those discussions with a binding legal agreement – is going to news media and social media contacts later today, I think. I will watch for that to come out and share a copy with you.

I have this blog on my website now:
https://www.communityenergysolutions.info/post/maximizing-community-benefits-through-effective-practices-policies-plans-and-programs

Near the top are several links, including to this flyer: https://a714262f-7c09-485c-88ec-f2de0951da0e.usrfiles.com/ugd/a71426_589a6f5b538a4020ad83f33543134377.pdf
All the hotlinks in the flyer are working, as far as I know. I am bringing paper copies to Letts Center tonight.

Cheers!

=======
Tom Stanton, Founder/Principal, Community Energy Solutions, LLC
https://communityenergysolutions.info
TomS@communityenergysolutions.info
Office/mobile/voice/sms = +1 (517) 775-7764,
generally 9a to 5p, M-F, with other hours by appointment.
https://www.appropedia.org/User:TomStanton
https://www.linkedin.com/in/tsstanton

Swope, Chris

From: Boak, Sherrie
Sent: Wednesday, April 1, 2026 8:02 PM
To: Swope, Chris
Subject: Fw: [EXTERNAL] Vote NO on Data Center

Have a nice day.

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683

From: Missy Bondhus <missy.bondhus@gmail.com>
Sent: Wednesday, April 1, 2026 5:07 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Vote NO on Data Center

Hello,
I am writing to urge you to please vote NO on the data center project.

While there might be some tax benefit to data centers, our ability to mitigate their skyrocketing economic and environmental costs cannot keep up.

Engineers at MIT found that data centers are huge power consumers, they often disrupt electric grid infrastructure, which has broad community effects including decreasing the lifespan of household appliances on the grid (passing on the cost to community members).

Already, the technology industry has seen a growth in emissions, mostly fueled by data centers. In July 2025, Amazon reported that its emissions rose from 64.38 million metric tons in 2023 to 68.25 million metric tons in 2024, primarily due to data centers and the delivery fleet it uses. Google, too, reported that its 2023 greenhouse gas emissions marked a 48 percent increase since 2019, mostly due to data center development.

Additionally, most of the people and organizations that will financially benefit from this are OUTSIDE of Lansing. Your priority should be the citizens of this city, not outside money.

Thank you for your time.

Swope, Chris

From: Boak, Sherrie
Sent: Tuesday, March 31, 2026 2:12 PM
To: Clerk, City
Subject: FW: [EXTERNAL] Fwd: Fw: Questions re Fuel Cells and Fuel Stations
Attachments: bloom-energy-server-datasheet-feb-2026.pdf; bloom-energy-how-bloom-reduces-emissions-technical-note.pdf; DeepGreenData.xlsx

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Mike Smalligan <smalligan.mike@gmail.com>
Sent: Tuesday, March 31, 2026 2:06 PM
To: Pehlivanoglu, Trini <Trini.Pehlivanoglu@lansingmi.gov>
Cc: City Council <City.Council@lansingmi.gov>; Martinez, Clara <Clara.Martinez@lansingmi.gov>; Hussain, Adam <Adam.Hussain@lansingmi.gov>; Garza, Jeremy <Jeremy.Garza@lansingmi.gov>; Spadafore, Peter <Peter.Spadafore@lansingmi.gov>; Martinez, Deyanira <Deyanira.n.Martinez@lansingmi.gov>; Kost, Ryan <Ryan.C.Kost@lansingmi.gov>; Carter, Tamera <Tamera.Carter@lansingmi.gov>
Subject: [EXTERNAL] Fwd: Fw: Questions re Fuel Cells and Fuel Stations

Councilmember Pehlivanoglu, et al,

You might want to ask a follow up question to BWL and Deep Green as to why their answers to your questions below omitted carbon dioxide (CO2), the primary greenhouse gas (GHG). Apparently hydrogen fuel cells do not produce CO2, but if these fuel cells are using natural gas they do produce at least 79% of the CO2 emissions as traditional combustion of natural gas (Bloom data attached; 756/960 = 79%) This March 16 article about NDAs states the Deep Green fuel cells will use natural gas, not hydrogen. https://fuelcellsworks.com/2026/03/16/energy-development/bwl-signed-ndas-with-deep-green-and-fuel-cell-firm-in-january

GHG emissions are reported in units of metric tonnes of carbon dioxide equivalents (tCO2e) to allow for standard reporting of multiple greenhouse gases. "number of cars" is not a scientific measure. BWL and Deep Green love to talk about the pollutants that fuel cells reduce (CO, NOX, PM) but their **glaring omission below of CO2 can not be an accident** (unless we are wrong about the hydrogen fuel source). **It is extremely misleading at best to omit CO2, the primary greenhouse gas.** Policy makers need ALL relevant data to make an informed decision about our community.

Check out Bloom Energy's very own emission factor data (attached) to calculate the GHG emissions from a 24 MW data center in a residential neighborhood. Please double check my math in the table below (spreadsheet attached). Please ask BWL & Deep Green to provide full data about ALL greenhouse

gases associated with building a new power plant in a residential neighborhood (including avoided emissions from the heat donation, a positive aspect to Deep Green's proposal).

A conservative estimate using Bloom's emission factor data is that Deep Green's 16 MW power plant and 24 MW data center will create 78,602 tCO2e in new emissions. That is a 5% increase of Lansing's 1.6 million tCO2e (2019 data) when Lansing is trying to reduce emissions to only 640,000 tCO2 by 2030 (a 59% reduction is hugely ambitious, enough to make Ann Arbor jealous).

Yes, Deep Green is "donating" waste heat to the BWL hot water district and that will **avoid some GHG emissions from BWL**. Exactly what are the avoided emissions of carbon dioxide, the primary GHG, from the heat donation? How many years into the future? Free heat will reduce the harm somewhat of a new 24 MW data center in a residential neighborhood, but why can't BWL and Deep Green give you a straight answer with clear and verifiable math?

78,602 tCO2e minus XXX avoided tCO2e for heat for BWL = ??? in NEW emissions.

What are the gross (78,602 tCO2e) and net (???) emissions associated with this project? This math is not hard, and someone is not being transparent with you (or the public) by only providing partial data that show the project in the most positive light. It's just a little bit of spit in our chili....

Power Source	Hourly Energy MWh	Annual Energy MWh	pounds CO2 per MWh	pounds CO2 per year	tCO2e per year	Avoided Heat tCO2e	NET tCO2e
New "Fuel Cells"	16	140,160	756	105,960,960	48,077		
BWL natural gas	8	70,080	960	67,276,800	30,525		
Emission Factors: Bloom Energy technical note					**78,602**	**XXX**	**???**

BTW, here is a critique of Bloom Energy's claims for their new technology: https://www.nbcbayarea.com/news/local/is-bloom-energy-greenwashing-the-public/1981688/

PS - does BWL get to make the decision to destroy Wentworth Park for a hot water plant? Does nobody in Lansing value our riverfront, downtown core, or residential neighborhoods?

thanks,
Mike Smalligan

606 River Street
517-449-5666

From: Amy Adamy <Amy.Adamy@LBWL.COM>
Sent: Monday, March 30, 2026 2:39 PM

To: Josh Hovey <jhovey@bellwetherpr.com>
Subject: FW: Questions re Fuel Cells and Fuel Stations

Amy Adamy, MPH, APR
Public Relations & Marketing Manager
Lansing Board of Water & Light
www.lbwl.com

From: Smiljana Williams <Smiljana.Williams@LBWL.COM>
Date: Monday, March 30, 2026 at 2:38 PM
To: Heather Shawa <Heather.Shawa@LBWL.COM>, Amy Adamy <Amy.Adamy@LBWL.COM>
Subject: FW: Questions re Fuel Cells and Fuel Stations

FYI

From: Smiljana Williams <Smiljana.Williams@LBWL.COM>
Sent: Monday, March 30, 2026 2:38 PM
To: trini.pehlivanoglu@lansingmi.gov
Cc: Dick Peffley <Dick.Peffley@LBWL.COM>; Calvin Jones <Calvin.Jones@LBWL.COM>
Subject: Questions re Fuel Cells and Fuel Stations

Sent on behalf of General Manager Peffley:

Councilmember Pehlivanoglu,

Please see our responses to your questions below, which are based on our understanding that your reference of "fuel stations" is not Deep Green's "fuel cells," but rather the **hot water plants** needed to support BWL's conversion from steam to hot water.

1. **If we assume the Deep Green project is not approved, please confirm that BWL will build approximately 4 [hot water plants] to complete the steam to hot water conversion project.**
   If the Deep Green project is NOT approved, the BWL expects to build up to three hot water plants to support its conversion project. The first phase would be to build one hot water plant at Wentworth Park, which would connect to our existing system and convert steam to hot water. The second phase would build two hot water plants to provide additional hot water needed for the system.

2. **Please explain why the [hot water plants] will be required for this project.**
   Hot water plants are used to heat the water within the hot water network. Hot water will be pumped through a network of insulated, underground pipes to customer buildings. Once the hot water reaches the customer building, it flows through a hot water heat exchanger that transfers heat to the building's HVAC system. The building's hot water flows through the building's loop to terminal units (ex. air handlers, fan coil units, radiators, etc.) for space heating, as well as to generate domestic hot water at faucets and appliances. BWL water goes through the heat exchanger and, as energy is exchanged to the building loop, the temperature is lowered and the cooler water is returned to the BWL to be reheated and recirculated, continuing the closed-loop system.

3. **Please confirm whether the steam to hot water project must move forward, and why.**
   Regardless of the Deep Green project, the conversion from steam to hot water must continue. BWL's steam system has reliably served Lansing's downtown region for over 100 years and has reached the end

of its useful life. The transition to hot water will improve reliability and add redundancy measures to respond faster to unplanned outages. Hot water systems are more efficient and environmentally conscious, as they use a closed loop system that requires less gas to heat, saving energy and water. This means a cleaner utility with lower costs for BWL customers compared to the existing steam service.

4. **If [hot water plants] are built and utilized for the steam to hot water project, please provide the amount of emissions, and/or pollutants they will generate. (For example, we have been told that the potential data center fuel cells will generate emissions equivalent to 11,000 cars on the road.)**
We cannot validate the assertion that fuel cells would generate emissions equivalent to 11,000 cars on the road. The NOx, CO and PM criteria pollutant amounts of that number of cars, compared with the boiler emissions and to the 16MW Bloom system are outlined below based on the Bureau of Transportation Statistics: *Estimated U.S. Average Vehicle Emissions Rates per Vehicle by Vehicle Type Using Gasoline, Diesel, and Electric | Bureau of Transportation Statistics*

NOx annual tons
11,000 vehicles: **68.5**
15.3 MMBtu boiler: **3.3**
16 MW Bloom system: **0.2**

CO annual tons
11,000 vehicles: **588**
15.3 MMBtu boiler: **5.5**
16 MW Bloom system: **0.9**

PM annual tons
11,000 vehicles: **1.3**
15.3 MMBtu boiler: **0.5**
16 MW Bloom system: **negligible**

Assumptions:
Average Emissions Per Vehicle (2025), Gasoline and Diesel Fleet
NOx: .491 grams / mile
CO: 4.216 grams / mile
PM: .017 grams / mile
11,500 miles / year

5. **If known at this time, please provide the location of any/all [hot water plants] needed for the steam to hot water project.**
The BWL would place one hot water plant at Wentworth Park, which is the only viable option for the project. Two additional hot water plants will also be needed to support the system, however, final locations for these are still tentative and under consideration.

6. **Please provide a comparison of pollutants/emissions between fuel cells proposed for the data center and [hot water plants] needed for the steam to hot water project.**
Below is a look at emissions in tons per year with the Bloom system (16MW and the heat) compared to estimates of the emissions to produce just that amount of hot water with a natural gas-fired boiler like is currently planned.

	TPY		
Pollutant	**16MW Bloom**	**15.3MBtu/hr Boiler**	**Bloom reduction**

NOx	**0.208**	**3.3**	**94%**
CO	**0.912**	**5.54**	**84%**
SO2	**0.000432**	**0.03955**	**99%**
PM2.5	**-**	**0.5**	**100%**
PM10	**-**	**0.5**	**100%**
HAPs	**0.0128**	**0.743**	**98%**

7. **Do the [hot water plants] emit any sound or noise that could contribute to noise pollution in the areas in which they are built?**
   The hot water boiler plant will not create any loud noise and will be housed inside of a building.

8. **If known at this time, please provide a general timeline for the steam to hot water project, based on [hot water plants] and without the data center fuel cells.**
   The BWL has been developing the plan to convert from steam to hot water since 2024 and recently broke ground for the project earlier this month. The timeline remains the same with or without Deep Green, as the full project will be phased over the next 15 years.

9. **Would utilizing [hot water plants] for the steam to hot water project contribute to an increased rates for residential customers?**
   No. As the transition from steam to hot water progresses, there won't be any residential customers on the hot water system. The customers who will benefit from the Deep Green project passing will be future commercial hot water customers in their rates. BWL residential and commercial customers stand to benefit from Deep Green as a result of them sharing in costs spread across the BWL.

10. **Is there any possible other alternative to building [hot water plants] for the steam to hot water project?**
    No. The BWL needs to transition away from steam due to aging infrastructure and costs. The proposed three hot water plants are the most efficient and affordable way to produce hot water for the transition. The replacement cost for the entire steam system is $260 million today but if done over 15 years it would cost around $375 million. Conversely, the hot water system will cost $120 million over 15 years.

Thank you,
-Dick

From: Pehlivanoglu, Trini <Trini.Pehlivanoglu@lansingmi.gov>
Sent: Friday, March 27, 2026 10:21 AM
To: Dick Peffley <Dick.Peffley@LBWL.COM>; Calvin Jones <Calvin.Jones@LBWL.COM>
Subject: Questions re Fuel Cells and Fuel Stations

[EXTERNAL] This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

- ITD

Good morning,

I have a few brief, and I believe, final questions related to the data center proposal.

1. If we assume the Deep Green project is not approved, please confirm that BWL will build approximately 4 fuel stations to complete the steam to hot water conversion project.
2. Please explain why the fuel stations will be required for this project.

3. Please confirm whether the steam to hot water project must move forward, and why.
4. If fuel stations are built and utilized for the steam to hot water project, please provide the amount of emissions, and/or pollutants they will generate. (For example, we have been told that the potential data center fuel cells will generate emissions equivalent to 11,000 cars on the road.)
5. If known at this time, please provide the location of any/all fuel stations needed for the steam to hot water project.
6. Please provide a comparison of pollutants/emissions between fuel cells proposed for the data center and fuel stations needed for the steam to hot water project.
7. Do the fuel stations emit any sound or noise that could contribute to noise pollution in the areas in which they are built?
8. If known at this time, please provide a general timeline for the steam to hot water project, based on building fuel stations and without the data center fuel cells.
9. Would utilizing fuel stations for the steam to hot water project contribute to an increased rates for residential customers?
10. Is there any possible other alternative to building fuel stations for the steam to hot water project?

Thank you for your time,
Trini

Trini Pehlivanoglu
Lansing City Council At-Large
517.855.0367

This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.

Bloom energy

Data Sheet

The Bloom Energy Server® 6.5

Bloom Energy's solid oxide fuel cell (SOFC) platform provides a non-combustion pathway to convert fuels directly to electricity without combustion. The Energy Server is fuel-flexible and can generate energy using natural gas, blended hydrogen, biogas or hydrogen. A modular platform approach provides a pathway to upgrade existing systems to align with the sustainability goals of our customers over time. With no water consumption during normal operation and a high operational efficiency, the Bloom Energy Server significantly reduces greenhouse emissions today, while providing a pathway to operate with cleaner fuels in the future.

The Bloom Energy Server system provides reliable and resilient power to facilities. It is designed in a modular concept ideal for on-site distributed power generation, operating 24×7, supporting the power demand in grid parallel or in a microgrid architecture. In addition, the heat from the flue gas can be captured from the Energy Server system and integrated in a heat capture application.

Bloom Energy has deployed over 1.5 GW across 1,200+ sites. The Energy Server system is suitable to address power needs, having installations across industries, such as retail, data centers, hospitals, sporting arenas, manufacturing, and warehousing.



Clean

Our systems reduce criteria pollutants (NO_x, SO_x, and particulate matter) to near zero and have far lower carbon emissions than legacy technologies.

Reliable

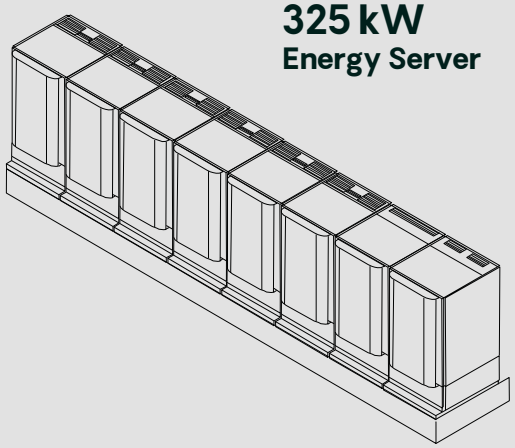
The Bloom Energy Server system is designed around a modular architecture of simple repeating elements. This enables us to generate power 24×7×365.

Resilient

Our system operates at very high availability due to its fault-tolerant design and its use of a robust natural gas pipeline system. The Bloom Energy Server system has survived extreme weather events and other incidents and continues to provide power to our customers.

Simple Installation and Maintenance

The Energy Server is 'plug and play' and has been designed in compliance with a variety of safety standards. Bloom Energy manages all aspects of installation, operation, and maintenance of the systems.



325 kW
Energy Server

Specifications

Outputs

Nameplate power output (net AC)	325 kW
Voltage	3-ph, 480, 415, and 400 V
Frequency	50/60 Hz

Inputs

Fuel[1]	Natural gas
Input fuel pressure	12-18 psig (15 psig nominal) 0.82-1.24 barg (1 barg nominal)
Water	None during normal operation

Efficiency

Cumulative electrical efficiency	65-53% (LHV net AC)
Heat rate (HHV)	5,811-7,127 Btu/kWh 6,131-7,519 kJ/kWh
Cumulative thermal efficiency	>36% (exhaust heat available @ > 350 °C)
Total efficiency	>90%

Emissions[2]

NO_x	0.003 lbs/MWh (0.001 kg/MWh)
SO_x	Negligible
CO	0.013 lbs/MWh (0.005 kg/MWh)
VOC	0.01 lbs/MWh (0.004 kg/MWh)
CO_2 @ stated efficiency	679-833 lbs/MWh 308-378 kg/MWh

Environmental

Weight (w/skid)	28,745 lbs (13 mt)
Dimensions (w/skid)	29'5" × 4'4" × 8'2" (9 m × 1.3 m × 2.5 m)
Temperature range	-20 °C to 45 °C (-4 °F to 113 °F)
Seismic vibration	ASCE7 SDC (Seismic Design Category) D
Location	Outdoor
Noise	<65 dBA @ 10 ft (3 m)

Codes and Standards

Safety	FC1, UL 1741, UL 1998, CE, KESCO
EMC	EN 61000-6-2, EN 61000-6-4, KS C 9610-6-2, KS C 9610-6-4
Grid interconnection	IEEE 1547 2018, UL 1741 SB, CA Rule 21, CEI 016, KEPCO, G99, C10/11, VDE-4110[3]

An Energy Server is a Stationary Fuel Cell Power System. It is Listed by UL Solutions (UL, LLC) as a 'Stationary Fuel Cell Power System' to ANSI/CSA FC1-2014 under UL Category IRGZ and UL File Number MH45102.

Model number for Energy Server 6.5 follows the format:
ES6-XXXXXXXXXXX-XXXXXX-X

Additional Benefits

Access to a secure website to monitor system performance and environmental benefits. Remotely managed and monitored by Bloom Energy. Capable of emergency stop based on input from the site.

1. Contact Bloom Energy for information on using biogas, blended hydrogen, and hydrogen with the Energy Server.
2. Bloom Energy Server 6.5 is certified by the California Air Resources Board Distributed Generation Certification Program under Executive Order DG-058.
3. Certifications expected to be available in early 2026.

Bloom energy

Bloom Energy Headquarters
4353 North First Street
San Jose, CA 95134 USA

bloomenergy.com

Power to Go Farther, Faster

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Month	kWh/month	kW/day		Deep Green	kW/day	kW/month
November	66	2.20			576,000	17,280,000
December	54	1.80				
January	66	2.20		Pennies - $120k	$120,000	
February	55	1.83		Pennies - Mike	$1,401,600	
March	69	2.30				
April	56	1.87			11.68	
May	71	2.37			11.68	
June	73	2.43		Consumption		
July	97	3.23				
August	137	4.57				
September	85	2.83				
October	71	2.37				
November	63	2.10				
	74.08	2.47				
Annual	889	901				
Monthly Bil	$35	$420	0.46667			
Pennies	$0.5	$6				
Pennies/kW		$0.007				

Power Source	Hourly Energy MWh	Annual Energy MWh	pounds CO2 per MWh
New "Fuel Cells"	16	140,160	756
BWL natural gas	8	70,080	960

kW/year

210,240,000

$0.0006

Emission Factors: Bloom Energy technical note

Power Source	Hourly Energy MWh	Annual Energy MWh	pounds CO2 per MWh
New "Fuel Cells"	16	140,160	823
BWL natural gas	8	70,080	1021

233,600

Emission Factors: Vicky Nguyen and Liz Wagner and Mark Vi

Power Source	Hourly Energy MWh	Annual Energy MWh	pounds CO2 per MWh
New "Fuel Cells"	estimate reported by LSJ		
BWL natural gas	8	70,080	1021

0.7875

pounds CO2 per year	tCO2e per year	Avoided Heat tCO2e	NET tCO2e
105,960,960	48,077		
67,276,800	30,525		
	78,602	XXX	???

Data Center Size (MW)	tCO2e per kWh	tCO2e per MWh
24	0.000394	0.394
1,000	0.000394	0.394
1,500	0.000394	0.394

pounds CO2 per year	tCO2e per year	Avoided Heat tCO2e	NET tCO2e
115,351,680	52,337		
71,551,680	32,464		
.llarreal	84,802	XXX	???

pounds CO2 per year	tCO2e per year	Avoided Heat tCO2e	NET tCO2e
105,000,000	47,641		
71,551,680	32,464		
	80,105	XXX	???

Annual Energy MWh	tCO2e per year	Percent of Lansing 1.6 M tCO2e	Percent of Michigan's 186 M tCO2e
210,240	82,835	5%	0.04%
8,760,000	########	222%	2%
13,140,000	########	332%	3%

Bloomenergy®

Technical Notes

How Bloom Reduces Emissions



Executive Summary

Bloom Energy's mission is to make clean, reliable energy affordable for everyone in the world. The company's Energy Server is an advanced distributed energy generation platform that provides cost effective, clean, reliable power. Using solid oxide fuel cell technology, our Energy Servers convert natural gas, biogas, hydrogen or blends thereof into electricity at high efficiency and without combustion, significantly reducing environmental impacts in both terrestrial and marine environments. The company also manufactures solid oxide electrolyzers that can generate carbon-free hydrogen from renewable or nuclear electricity. At Bloom, we work to contribute to the creation of sustainable communities by reducing carbon emissions, criteria air pollutants, and water usage with every megawatt hour we produce.

As of 2024, we have over 1,000 customer installations globally totalling over 1.4 GW of fuel cells in North America, India, Japan, Korea, Taiwan and Italy. Our customers often operate critical infrastructure with significant energy resilience requirements. Bloom provides solutions that allow our customers to confidently take charge of their energy future.

Our Energy Servers that run on hydrogen or biogas produce carbon neutral or zero carbon power, while those fueled by natural gas produce carbon emissions. However, our Energy Servers are among the world's most efficient power generation devices and displace electricity produced by less efficient centralized power plants. This means we can deliver a powerful combination of near-term emission and water reductions with increased resiliency. Our Energy Servers reduce environmental and human health impacts in the same manner as wind and solar generation — by displacing dirtier power plants. Although, unlike wind and solar, our Energy Servers can operate and produce electricity around the clock and require a fraction of the land used.

Bloom produces annual verified greenhouse gas inventories as a part of our sustainability reporting, but also takes the extra step to quantify avoided emissions from our projects. Our GHG inventories and avoided emissions methodologies are third-party verified by Ramboll, a leading independent engineering firm. Since 2011, when Bloom began commercial deployments, and through the end of 2024, our systems have achieved:

- **6.3 million metric tonnes of CO_2e reduction,** equivalent to **over 7.5 million acres of forest preservation** or taking **over 1.4 million cars off the road for a year.**[1]
- Associated criteria pollutant reductions, including **7.7 million pounds of sulfur oxides (SOx), and 20.6 million pounds of nitrogen oxides (NOx), equivalent to** preventing approximately 2,600 lost workdays and more than 15,000 days of restricted activity due to illness.[2]

In this paper, we review Bloom's environmental profile in detail to illustrate how our technology reduces emissions and delivers local air quality benefits. We'll review our historical performance and how Bloom is positioned to continue leading the way toward a net-zero future.

Marginal Emissions: Comparing Absolute Emissions with Emissions from Displaced Alternatives

Establishing Bloom's climate impact requires a comparison between its absolute emissions and the emissions from displaced alternatives. When a new distributed energy resource, such as a solar project or Bloom Energy Server, is brought online, it reduces the amount of power required from energy sources on the grid that generate "on the margin" — meaning those units that are operating to meet the last unit of energy demand.

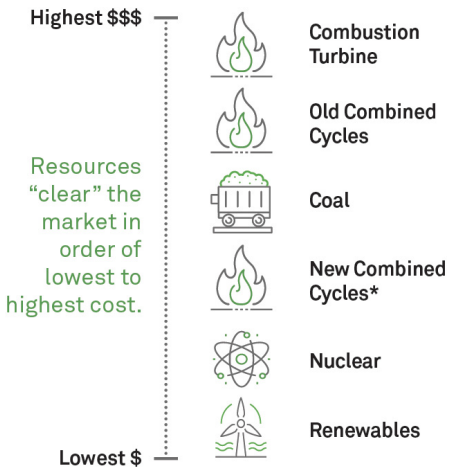
[1] https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator
[2] Air quality equivalencies from EPA's COBRA tool (https://cobra.epa.go)

The PJM regional transmission organization[3] articulates the concept well in its learning center, describing wholesale energy markets that function to dispatch generators as follows[4]:

> The price for wholesale electricity [is]… set by organized wholesale markets. The clearing price for electricity in these wholesale markets is determined by an auction in which generation resources offer the market at price at which they can supply a specific number of megawatt-hours of power.
>
> If a resource submits a successful bid and will therefore be contributing its generation to meet demand, it is said to "clear" the market. The cheapest resource will "clear" the market first, followed by the next cheapest option and so forth until demand is met. When supply matches demand, the market is "cleared," and the price of the last resource to offer in (plus other market operation charges) becomes the wholesale price of power.

As a result of the wholesale energy market structure and the operating costs of power plants (see Figure 1 below), the "marginal generator" that is displaced from the power market when its power is no longer needed is typically a CO_2 emitter and is generally the highest CO_2 emitter operating at any given time.

Figure 1: Prioritization of Dispatch[5]



* New combined cycles are more fuel efficient.

Energy providers on the margin are typically the most flexible but least efficient energy generation sources, which operate at the lowest electrical efficiency. This necessity brings the highest levels of associated emissions, as more fuel is required to generate power per unit of electricity delivered. When more efficient or cost-effective solutions displace marginal power sources, the highest cost resources are the first resources requested to be shut off.

Based on these current market dynamics, oil is the highest cost of these options, then coal where applicable, then natural gas. The average coal power plant has an emission rate of 2,310 lbs. of CO_2/MWh while natural gas plants emit at 960 lbs. of CO_2/MWh[6]. In comparison, Bloom Energy fuel cells have an emission rate of 679 - 833 lbs. CO_2/MWh[7].

Every unit of electricity that Bloom Energy Servers produce avoids a unit of energy being produced through other means and typically offsets a unit of electricity from a marginal generator on the grid with corresponding benefits for emissions. Since Bloom's

[3] PJM coordinates the movement of wholesale electricity in all or parts of 13 states and the District of Columbia
[4] https://learn.pjm.com/electricity-basics/market-for-electricity.aspx
[5] PJM Learning Center Website https://learn.pjm.com/electricity-basics/market-for-electricity.aspx
[6] https://www.eia.gov/tools/faqs/faq.php?id=74&t=11
[7] Bloom ES6.5 Datasheet (https://www.bloomenergy.com/resource/bloom-energy-server/)

carbon intensity is lower than the displaced alternatives, the net impact is measurable emissions reductions. Carbon impact measurement based on the displacement of marginal emissions is the standard for emissions accounting for distributed energy generation assets[8.]

Marginal emissions implications also drive voluntary corporate energy procurement, with standards organizations like World Resources Institute (WRI) and World Business Council for Sustainable Development (WBCSD), universities and national laboratories, consultancies like E3 and Watt Time, industry associations like the Clean Energy Buyer Alliance and leading corporates including Google all contributing to an increasingly large body of work that details how the consequential impacts of energy-related decision making are reflected in marginal emissions comparisons.

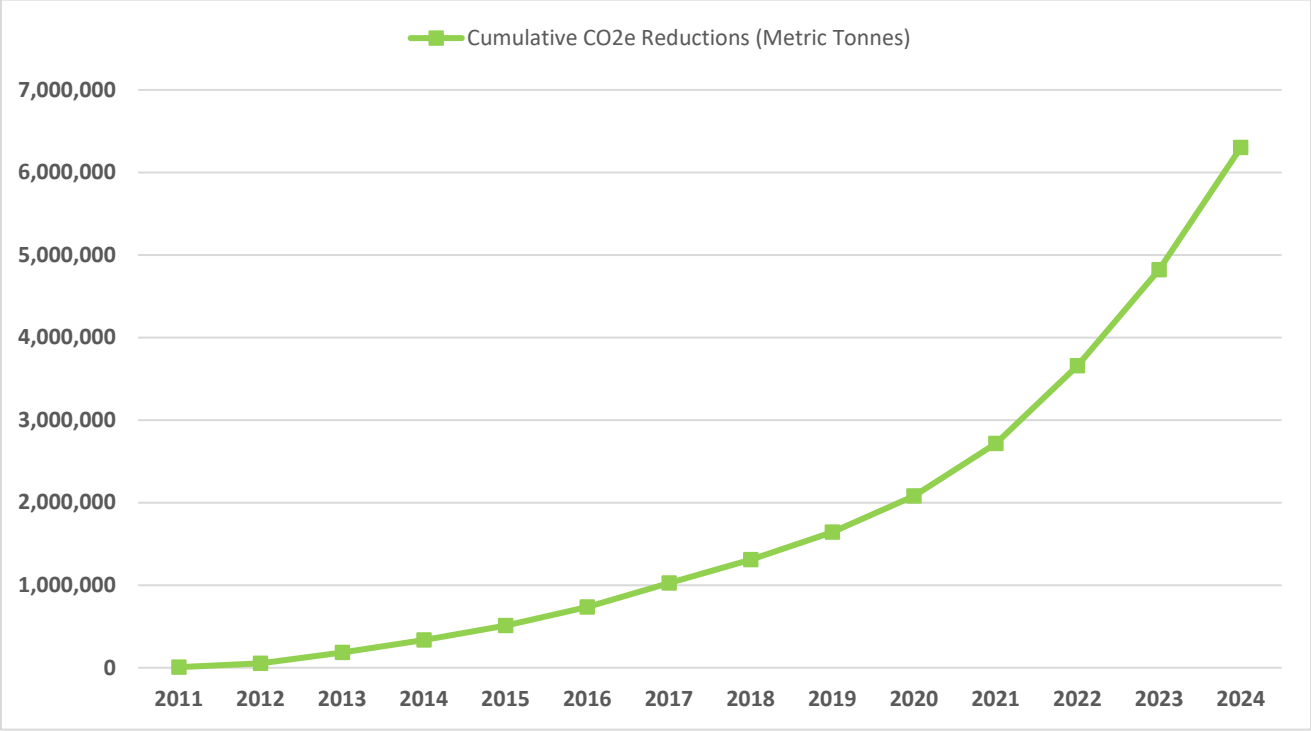
Additionally, marginal emissions profiles form the basis of crediting mechanisms in numerous regulatory programs including in carbon intensity scores in the California Low Carbon Fuel Standard (LCFS) Program and in carbon offset generation in the European Emissions Trading Scheme (EUETS).

Bloom Energy Servers Compared to Global Marginal Emissions

Figure 2 shows Bloom's historical global absolute carbon emissions modelled against those that would have been produced by the generation of an equivalent amount of electricity from the marginal generators in the regions in which the units operate[9.] The analysis represents Bloom's combined historical average fleet emissions performance. Reference data for the chart below are derived from historical EPA eGRID non-baseload dataset for our domestic installations, and global country-wide grid emission sources such as the United Nations Framework Convention on Climate Change International Financial Institutions Default Grid Factors (UNFCC IFI Factors)[10], the Carbon Footprint Grid Electricity Emission Factors[11], the Institute for Global Environmental Strategies (IGES) List of Grid Emission Factors[12], and the Central Electricity Authority CO_2 Baseline Database[13] for our international installations. Taken together, they provide average annual marginal emissions values across the relevant timeframe and regional footprint.

[8] https://files.wri.org/d8/s3fs-public/pdf/ghgprotocol-electricity.pdf
[9] https://www.epa.gov/energy/emissions-generation-resource-integrated-database-egrid
[10] https://unfccc.int/documents/437880
[11] https://theclimateregistry.org/wp-content/uploads/2024/03/2024-Emission-Factor-Document_FINAL.pdf
[12] https://www.iges.or.jp/en/pub/list-grid-emission-factor/en
[13] https://cea.nic.in/cdm-co2-baseline-database/?lang=en

Figure 2: Global Cumulative CO2e Emission Reductions



We've taken the same approach for evaluating domestic air quality impact for SOx and NOx, two primary criteria pollutants also benchmarked in EPA's eGRID non-baseload data[14]. Since our first Energy Servers began operation in 2011 through the end of 2024, we quantified the following impacts to local air quality in the regions that we operate:

99.9+%

Reduction in NOx and SOx Emissions

NOx Reductions: **10,322 tons**
SOx Reductions: **3,893 tons**

- Equivalent savings to the healthcare systems: **$890,000,000 - $1,200,000,000**
- Avoided work loss days: **2,600**
- Avoided cases of asthma symptoms: **44,000**

[14] Air quality equivalencies are modelled using EPA's COBRA tool (https://cobra.epa.gov)

Methodology Validated by Expert Organizations and Academia

Researchers at the Rochester Institute of Technology[15], Carnegie Mellon[16], UCSD, Yale, Dartmouth, the National Bureau of Economic Research[17], UC Berkeley[18], UC Davis[19], Princeton University[20], and the Proceedings of the National Academy of Sciences (PNAS)[21] have published on the appropriateness of marginal emissions-based impact methodologies. Additionally, the following sample of organizations use this approach in program administration:

- **WRI**
  - In guidance for voluntary carbon reporting under its GHG Protocol[22]
- **WBCSD**
  - In its framework for accounting and assessing the decarbonizing impact of companies' low and zero emissions solutions in collaboration with the Net Zero Initiative (NZI)[23]
- **California Public Utilities Commission**
  - In measuring performance under the Self Generation Incentive Program (SGIP)[24]
- **The UNFCC's Clean Development Mechanism**
  - In generating Certified Emissions Reductions from grid connected distributed energy projects under the Kyoto Protocol[25]
- **Business Renewables Center (BRC)**
  - In guiding its 200 member brands to account for the impacts of power purchase agreements. NGO partners in the BRC include the Rocky Mountain Institute, World Wildlife Fund, World Resources Institute, Business for Social Responsibility, and CDP's RE 100 Program and We Mean Business Coalition[26]

Marginal emissions proxies are tracked by the US Environmental Protection Agency (EPA) in the eGRID non-baseload reference data. The EPA suggests that "nonbaseload rates can be used to estimate the emissions reductions associated with projects that displace electricity generation [27]."

Bloom follows this recommendation and utilizes this data to calculate our historical domestic emissions reductions by comparing our systems' localized annual emissions to the marginal emissions displaced (see Figure 4 below for the geographical regions reported).

Other sources of marginal emissions data and methodology exist, but eGRID and the international marginal grid emission sources listed above provide a consistent, transparent methodology covering all US and international regions required to cover all the years needed to produce an historical analysis for Bloom's entire fleet.

[15] Environmental Science & Technology 2017 51 (21), 12988-12997

[16] Environ. Sci. Technol. 2012, 46, 4742−4748

[17] Graff Zivin, J.S.,et al. Spatial and temporal heterogeneity of marginal emissions: Implications for electric cars and other electricity-shifting policies. J. Econ. Behav. Organ. (2014),

[18] JAERE, volume 5, number 1. © 2018 by The Association of Environmental and Resource Economists

[19] American Economic Journal: Economic Policy 2015, 7(3): 291–326

[20] https://dataspace.princeton.edu/handle/88435/dsp011j92gb736

[21] https://www.pnas.org/doi/abs/10.1073/pnas.2116632119

[22] http://pdf.wri.org/GHGProtocol-Electricity.pdf

[23] https://www.wbcsd.org/Imperatives/Climate-Action/Resources/Guidance-on-Avoided-Emissions

[24] https://www.cpuc.ca.gov/-/media/cpuc-website/divisions/energy-division/documents/self-generation-incentive-program/2023_sgip_impact_evaluation.pdf

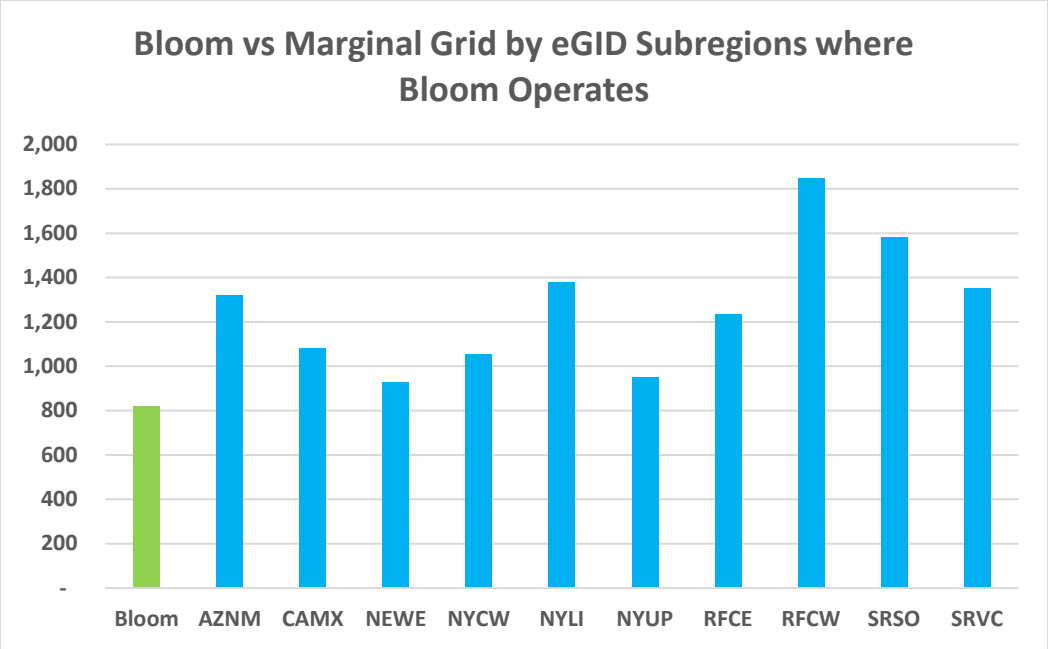
[25] https://cdm.unfccc.int/methodologies/PAmethodologies/tools/am-tool-07-v4.0.pdf

[26] https://businessrenewables.ca/

[27] https://www.epa.gov/system/files/documents/2025-01/egrid2023_technical_guide.pdf

Carbon Impact Breakdown

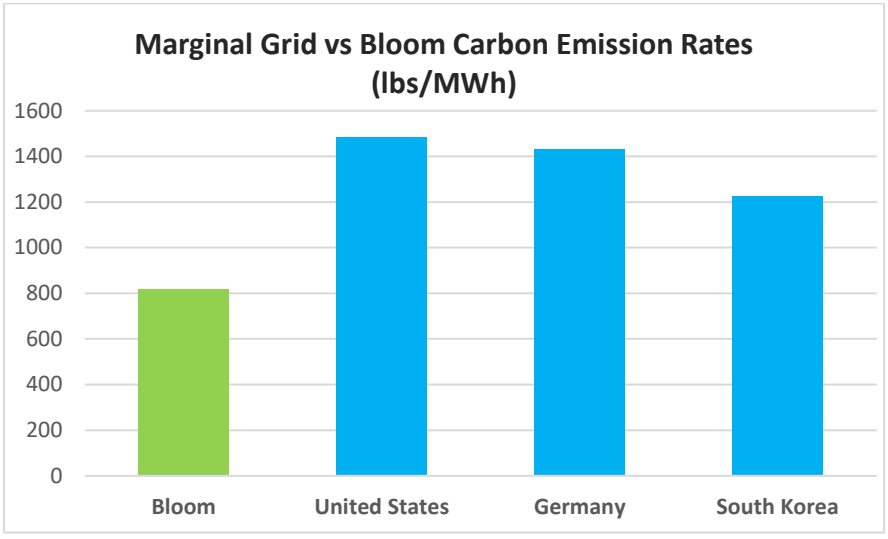
Figure 4



Utilizing the methodology described above, our analysis shows that Bloom's fleet has generated emissions reductions in every year and every region we operate domestically since beginning scalable commercial deployments in 2011.

Figure 5 below demonstrates how the emissions from power produced by a Bloom Energy Server compares to relevant average marginal emissions rates internationally.

Figure 5



Importance of Air Quality

Criteria pollutants are a class of smog-forming air pollutants regulated by the EPA[28], including NOx and SOx. They are the primary source of air pollution and are produced during fossil fuel combustion. Importantly, Bloom's non-combustion-based fuel cells emit near-zero smog-forming criteria pollutants.

The health and environmental impacts of combustion related pollutants are both very significant and readily quantifiable. There is a steadily growing body of evidence indicating that local combustion-related air pollution has far more serious and harmful consequences to human health and the environment than previously understood, including recent findings that:

- **Combustion related air pollution may be as harmful to your lungs as smoking cigarettes[29],**
- **Combustion related air pollution increases pre-term birth risk[30],**
- **Combustion related air pollution causes dementia[31].**

Diesel generator use has exploded in recent years as grid reliability challenges have proliferated. In California in 2020 for example, there were over 12,000 MWs of generators in place in three of the state's largest air districts[32].

Technology Performance Validation

The California Air Resources Board has certified Bloom Energy Servers as a Distributed Generation[33] technology due to its air quality emissions profile. This distinction is given to only the cleanest electricity generation technologies in California. As a part of Bloom's certification process with the California Air Resources Board to become a Distributed Generation technology, Bloom completed third party validated testing of its systems by Montrose Environmental to determine that its emissions of nitrogen oxides, carbon monoxide and VOCs were below the certified limits. Many air districts in California use this certification as the basis for a fuel cell exemption in their regulations. This includes, but is not limited to, the two largest air districts in the state: Bay Area Air Quality Management District and South Coast Air Quality Management District[34]

Preventing Pollution and Reducing Emissions During Grid Outages with Microgrids

Bloom's Energy Servers can form the basis of resilient microgrids, which have the capability to separate themselves from the grid and carry critical loads during an outage, the frequency, duration, and severity of which are increasing every year. We have deployed more than 160 microgrids to date globally and our systems rode through 505 power outages carrying a total of 34,483 MWh of energy demand over 452 outage hours in 2024 alone[35].

[28] https://www.epa.gov/criteria-air-pollutants

[29] Wang M, Aaron CP, Madrigano J, et al. Association Between Long-term Exposure to Ambient Air Pollution and Change in Quantitatively Assessed Emphysema and Lung Function. JAMA. 2019;322(6):546–556. doi:10.1001/jama.2019.10255 Aubrey, Allison. Air Pollution May Be As Harmful To Your Lungs As Smoking Cigarettes, Study Finds. NPR. 13 August 2019. https://www.npr.org/sections/health-shots/2019/08/13/750581235/air-pollution-may-be-as-harmful-to-your-lungs-as-smoking-cigarettes-study-finds

[30] Mendola, P. et al. Air pollution and preterm birth: Do air pollution changes over time influence risk in consecutive pregnancies among low-risk women? International Journal of Environmental Research and Public Health, 2019. https://www.nih.gov/news-events/news-releases/nih-study-suggests-higher-air-pollution-exposure-during-second-pregnancy-may-increase-preterm-birth-risk

[31] Jung CR, et. al. Ozone, particulate matter, and newly diagnosed Alzheimer's disease: a population-based cohort study in Taiwan 2015. https://www.ncbi.nlm.nih.gov/pubmed/25310992 https://www.wired.com/story/air-pollution-dementia/

[32] 4 M.Cubed, Back-up Generator Populations in Bay Area, South Coast Continue to Grow; San Diego Home to a Significant Number of Generators, Mostly Diesel Power at 4 (Dec. 2022).

[33] https://ww2.arb.ca.gov/node/1605/about

[34] http://www.aqmd.gov/docs/default-source/rule-book/reg-ii/rule-219.pdf and https://www.baaqmd.gov/en/rules-and-compliance/rules/reg-2-rule-1-general-requirements?rule_version=2021%20Amendment

[35] https://www.bloomenergy.com/wp-content/uploads/2024-bloom-energy-impact-report.pdf

When Bloom microgrids are in place, they can prevent the need for both marginal generation on the grid and backup diesel generators, which emit both carbon and criteria pollutants into local communities. Diesel generators also need frequent testing to ensure they can and will operate properly when necessary. This emits criteria pollutants even when there is no grid outage. When a diesel generator operates, it emits a significantly more GHG and criteria pollutants. For example, the CO2e emission factor for a Tier 2 diesel generator is 1,243 lb./MWh[36] compared to Bloom's average CO2e emission factor of 818 lb./MWh. In addition, NOx and SOx emission factors for a diesel generator are both 1,000+ times larger than Bloom's near-zero emission factors for NOx and SOx[37].

Impact Moving Forward

While we cannot fully predict the long-term forward evolution of marginal emissions rates, we can leverage production models to predict emission rates under various scenarios.

Most models anticipate enormous projected load growth resulting from building and transportation electrification policies which, combined with long interconnection timelines for new renewable projects, transmission constraints, underperforming hydroelectric assets and nuclear retirements will combine to continue to require grid operators to rely on flexible gas generation assets[38].

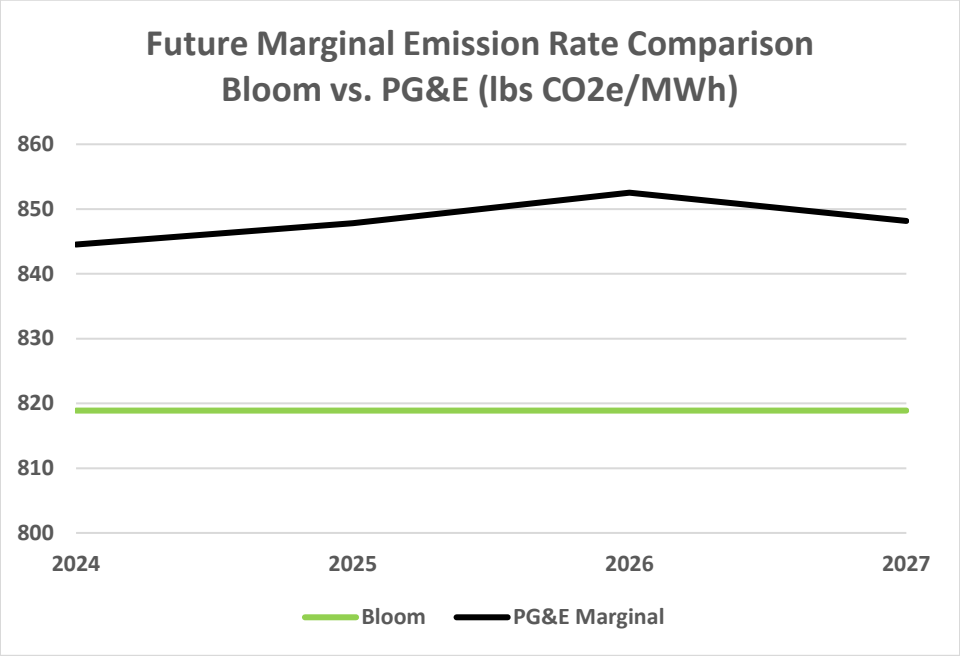
The marginal emissions in each region are often the last indicator to change when a grid is transitioning to renewable energy. In California, the Public Utilities Commission has developed a tool, the Avoided Cost Calculator (ACC), to measure the impacts of distributed generation on an hourly basis through 2054. Using the forward marginal emissions projections in the ACC, we can model the anticipated carbon mitigation from a newly operational hypothetical Bloom project. Figure 6 below shows that Bloom continues to outperform the marginal emitter in California for the next several years.

Given the projections, a 100MW Bloom project would cumulatively reduce emissions by 149,477 tonnes over a 5-year period, equivalent to taking almost 33,291 conventional gas vehicles off the road.

[36] https://www3.epa.gov/ttnchie1/ap42/ch03/final/c03s03.pdf

[37] Tier 2 diesel generator NOx and SOx emission factors are 20.28 and 2.2 lb/MWhr, respectively, per https://dieselnet.com/standards/us/nonroad.php#tier4 and AP 42 Table 3.3-1.

Figure 6



**Marginal emission rates for PG&E are derived from the CAISO NP15 zone in the CPUC Avoided Cost Calculator[39]*

Our Low Carbon Pathway

Bloom's commitment to climate action and a clean energy future is moving the company further into new fuels, industries, and technologies that hold the potential for even lower carbon intensity energy production. The journey has already begun, with our current Energy Servers providing carbon reductions in every region in which we operate. But where do we go from here?

First, Bloom is actively developing international market opportunities in regions with dirtier grids and higher marginal emissions rates. Additionally, we are working to support new industries like shipping, which is currently powered largely by heavily polluting bunker fuel.

We are also focused on using renewable biogas as the fuel for our Energy Servers. The renewable natural gas market is maturing rapidly, as fuel sources are identified, pipeline capacity is constructed and project development, transactional and policy dynamics mature. Bloom is supporting the growth of this sector to help supply customers with the lowest carbon intensive fuel sources possible, but also to support rural communities and municipalities who would benefit from Bloom's flexible, decentralized, and resilient energy solution.

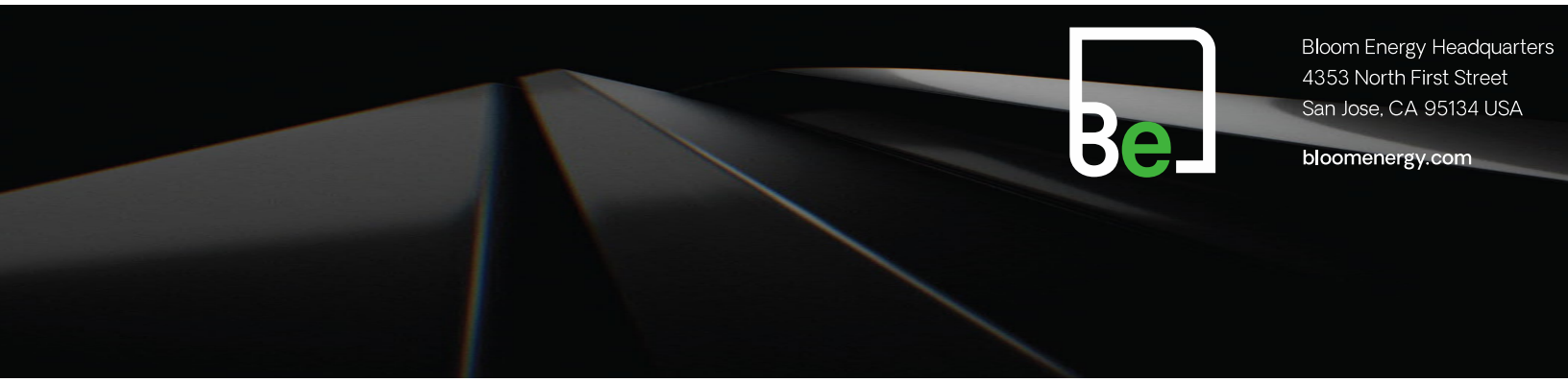
For scenarios in which renewable fuels are not available, Bloom is pushing technology and business model boundaries to pioneer carbon capture, utilization & storage (CCUS) potential from its Energy Servers. Because carbon and nitrogen never mix in Bloom's fuel cells, it is both feasible and cost effective to capture CO_2, which can be stored in underground geologic formations or utilized in new products or processes like cement manufacturing and alternative fuel development.

Finally, Bloom sees the widespread deployment of renewable hydrogen fuel emerging as instrumental to its low carbon future.

[39] https://www.cpuc.ca.gov/dercosteffectiveness

Conclusion

Carbon mitigation is hugely important in the long-term fight against global climate change. Reducing criteria pollutants has immediate, local, and demonstrable impact on human health and wellness. Thanks to its distributed, AlwaysOn, non-combustion process of generating clean electricity, Bloom is engaged in both battles, working every day to reduce emissions, build resilience, and promote sustainable communities.



Swope, Chris

From: Boak, Sherrie
Sent: Thursday, April 2, 2026 11:28 AM
To: Swope, Chris
Subject: FW: [EXTERNAL] Questions for Council about BWL and Deep Green
Attachments: DeepGreen_45Questions_6April2026.pdf; DeepGreenData.xlsx; BWL_salaries_CY24.xlsx; bloom-energy-how-bloom-reduces-emissions-technical-note.pdf

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Mike Smalligan <smalligan.mike@gmail.com>
Sent: Thursday, April 2, 2026 11:24 AM
To: Pehlivanoglu, Trini <Trini.Pehlivanoglu@lansingmi.gov>; City Council <City.Council@lansingmi.gov>; Martinez, Clara <Clara.Martinez@lansingmi.gov>; Hussain, Adam <Adam.Hussain@lansingmi.gov>; Garza, Jeremy <Jeremy.Garza@lansingmi.gov>; Spadafore, Peter <Peter.Spadafore@lansingmi.gov>; Martinez, Deyanira <Deyanira.n.Martinez@lansingmi.gov>; Kost, Ryan <Ryan.C.Kost@lansingmi.gov>; Carter, Tamera <Tamera.Carter@lansingmi.gov>
Cc: clabeaux12 <clabeaux12@gmail.com>; Dusty Horwitt <dustyhorwitt@yahoo.com>
Subject: [EXTERNAL] Questions for Council about BWL and Deep Green

Lansing City Council,

Thank you for your service to your community, the people who live in Lansing. I live on River Street in Cherry Hill neighborhood and can see this parking lot from my window just 375 yards away. Deep Green is YOUR new neighbor too with City Hall being built 350 yards from the site.

I have been paying very close attention to the Deep Green Data Center for 6 months and yet I still have 45 questions about this project in OUR residential neighborhood. The questions are primarily about zoning, environmental justice, and good governance.

ZONING

1. What is the purpose of zoning? Is it not to create the beautiful city we want to live in? And to protect us from harmful things like power plants in residential neighborhoods?

2. Is this project about a small 24 MW data center with 15 jobs and free heat for BWL? OR is it really about building a new 16 MW fossil fuel power plant in a residential neighborhood?

3. Current and CORRECT zoning is DT-3 Downtown Core whose purpose and intent is "to provide primarily a vertical mix of uses with higher density residential housing and office buildings." DT-3 might allow for a building full of computers, but it absolutely prohibits industrial power plants. Why are you changing the zoning to industrial in the heart of the city to allow building a fossil fuel power plant in a poor residential neighborhood?

4. Does putting a power plant into a poor residential neighborhood and major entry corridor into downtown fulfill the "placemaking" goals in your 2012 Design Lansing Plan?

5. On January 26 the city attorney said that Industrial zoning is exempt from the noise ordinance, so will the city enforce a noise level of 55 decibels?

6. Why don't people want to live in downtown Lansing or even visit? I suggest it's because downtown Lansing is ugly, empty, boring and has no culture. You know what else is ugly, empty, boring and has no culture? A power plant for a data center in downtown Lansing. Zoning and your 2012 Design Lansing master plan is meant to address exactly this issue.

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10. There are at least 12 apartment buildings and your new City Hall within 500 yards of this site. Do YOU want to live next to a polluting power plant? Can we instead build this new power plant on Moores River Drive next to rich, white people like the mayor, governor and country club? Or are new power plants just for poor neighborhoods with lots of renters and people of color? This project is a perfect illustration of environmental injustice.

11. This neighborhood has a terrible Tree Equity Score of 63 and only 18% forest canopy cover (#112 of 114 in Lansing). Will the City plant more trees in poor neighborhoods?

12. EGLE knows what environmental injustice looks like. Will EGLE permit your dirty new fossil fuel power plant in the middle of a poor, residential neighborhood?

13. What are the greenhouse gas emissions associated with a 24 MW data center? BWL and Deep Green intentionally avoid reporting carbon dioxide emissions (the primary GHG) and only mention pollutants like CO, NOX, PM that are significantly reduced in fuel cells.

14. Using Bloom Energy's very own technical note showing an average 756 lbs CO_2/MWh for their fuel cells (only 21% less than gas) and 960 lbs CO_2 / MWh for natural gas, I calculate **78,602 tCO_2e** annual emissions. **Deep Green is a 5% increase in Lansing's 1.6 million tCO_2e GHG emissions.** How is Lansing going to meet its climate goals of reducing 2019 emissions 59% by 2030? How can you ever get down to 638,821 tCO_2e by 2030 if you build new power plants for every company who wants to bring 15 measly jobs to Lansing?

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18. Is City Council monitoring BWL's 2025 Integrated Resource Plan to see if it complies with state law and city climate and sustainability plans?

a. BWL is around 21% renewable energy today. Will it achieve 50% renewable energy by 2030 and 60% renewable energy by 2035?

b. Will BWL be 80% clean energy by 2035 and 100% clean energy by 2040?

19. Is City Council monitoring the rate structure of BWL that favors polluting corporations and punishes human residents?

a. For example, Dick Peffley said on 3/25 that it costs BWL 3.5 cents to create 1 kW power. Why do giant polluting corporations only pay 8 cents while human residents have to pay 17 cents? I actually pay 47 cents per kW with monthly fees and taxes for residents.

b. If you need revenue so bad, why not raise industrial power rates from 8 to 10 cents?

c. Dick Peffley said on 3/25 that fuel cells cost 10 cents to produce a kW. So is BWL selling fuel cell energy to Deep Green for 8 cents at a 2 cents loss per kW?

20. Is $120,000 for Pennies for Power a generous donation or miserly frugal? If I pay $6 per year for my 900 kWh, then Deep Green should pay $1.4 million for its 210,240,000 kWh.

21. Dick Peffley said on 1/26 that fuel cells are not clean energy. He told me on 3/23 that he has the votes on the Public Service Commission to change the law. But can the PSC change PA 235 or must the legislature? Are fuel cells safe for a residential neighborhood? Would you live next to one? Who actually owns the fuel cells built on Deep Green's land?

22. You voted on 3/23 to give yourselves a small and reasonable 3% to 5% pay raise. In 2024 39 of BWL's 882 employees had a base salary >$150k and 119 employees had total earnings >$150k. Why does the CEO of BWL make over $400,000 a year, almost three times the mayor's salary around $150,000 a year?

23. BWL gives 6% of its revenue or about $30 million annually to the City of Lansing which is about 10% of Lansing's $300 million annual budget. If the City owns BWL, why are you satisfied with 6% of BWL revenue? Should not the owner of the utility get 100% of profits?

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25. So, are YOU going to vote for people and place OR for corporations and pollution?

Mike Smalligan

606 River Street, Smalligan.Mike@gmail.com, 517-449-5666

Plans, ordinances and laws Deep Green is asking you to ignore, break or change to build a new power plant in a poor, residential neighborhood in downtown Lansing.

- Lansing's 2012 "Design Lansing" Comprehensive Plan
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- Lansing 2020 Climate Action Plan
- City Council Resolution 2022-159

    - Board of Water & Light's 2020 and 2025 Integrated Resource Plans
    - Public Act 235 of 2023 – Michigan's Clean Energy Law
    - EGLE Air Quality Permit

- EGLE Environmental Justice data

April 6, 2026

Good Evening City Council,

Thank you for your service to your community, the people who live in Lansing. I live on River Street in Cherry Hill neighborhood and can see this parking lot from my window just 375 yards away. Deep Green is YOUR new neighbor too with City Hall being built 350 yards from the site.

I have been paying very close attention to the Deep Green Data Center for 6 months and yet I still have 45 questions about this project in OUR residential neighborhood. The questions are primarily about zoning, environmental justice, and good governance.

ZONING

1. What is the purpose of zoning? Is it not to create the beautiful city we want to live in? And to protect us from harmful things like power plants in residential neighborhoods?
2. Is this project about a small 24 MW data center with 15 jobs and free heat for BWL? OR is it really about building a new 16 MW fossil fuel power plant in a residential neighborhood?
3. Current and CORRECT zoning is DT-3 Downtown Core whose purpose and intent is "to provide primarily a vertical mix of uses with higher density residential housing and office buildings." DT-3 might allow for a building full of computers, but it absolutely prohibits industrial power plants. Why are you changing the zoning to industrial in the heart of the city to allow building a fossil fuel power plant in a poor residential neighborhood?
4. Does putting a power plant into a poor residential neighborhood and major entry corridor into downtown fulfill the "placemaking" goals in your 2012 Design Lansing Plan?
5. On January 26 the city attorney said that Industrial zoning is exempt from the noise ordinance, so will the city enforce a noise level of 55 decibels?
6. Why don't people want to live in downtown Lansing or even visit? I suggest it's because downtown Lansing is ugly, empty, boring and has no culture. You know what else is ugly, empty, boring and has no culture? A power plant for a data center in downtown Lansing. Zoning and your 2012 Design Lansing master plan is meant to address exactly this issue.
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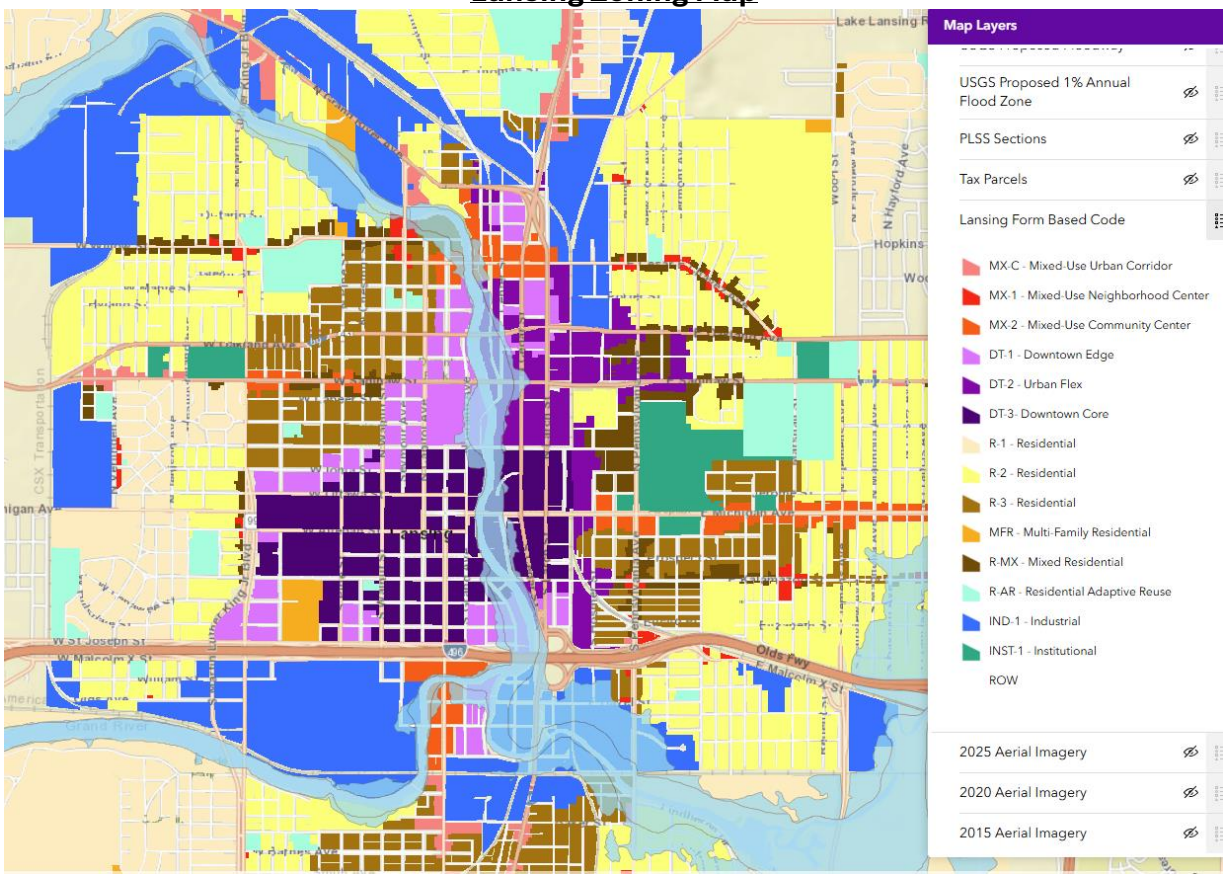
Mike Smalligan

606 River Street, Smalligan.Mike@gmail.com, 517-449-5666

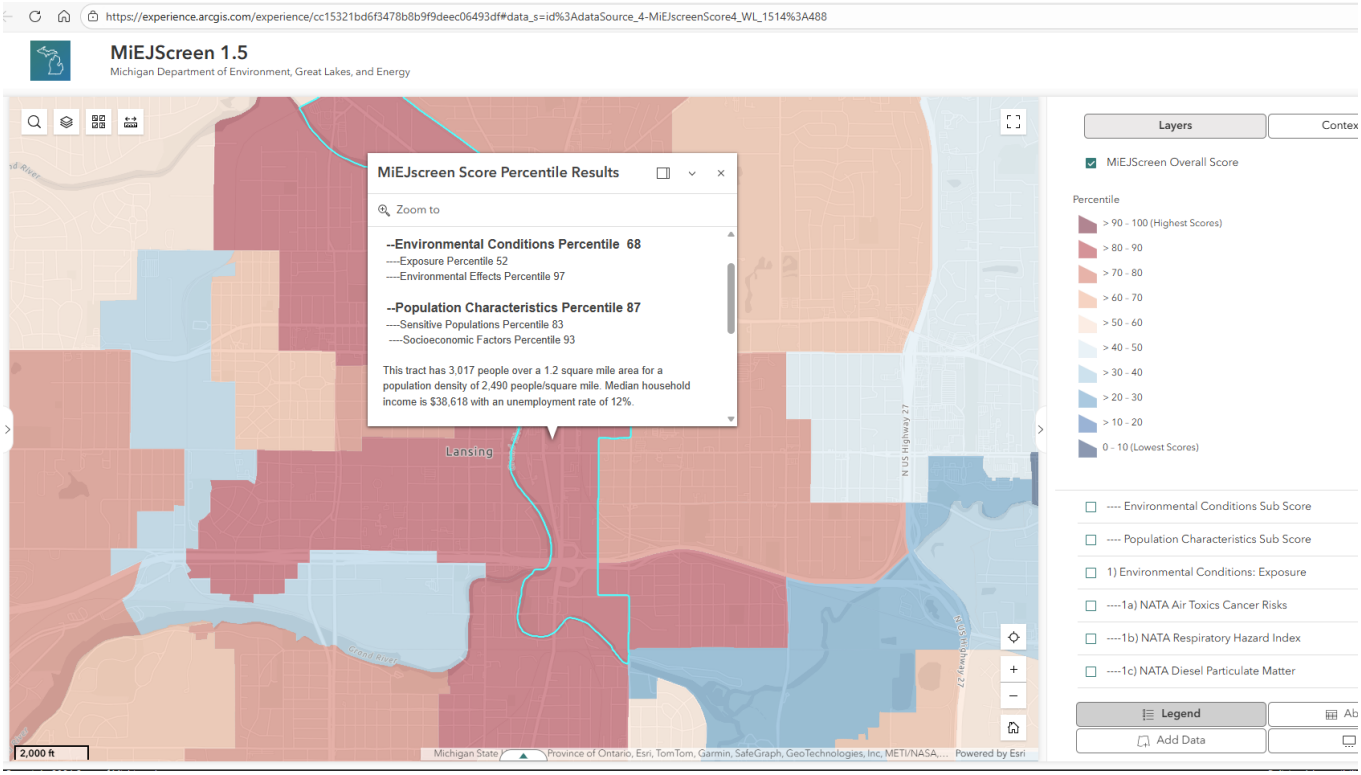
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Lansing Zoning Map



EGLE Environmental Justice Score of 85 (low is good, high is bad)



https://experience.arcgis.com/experience/cc15321bd6f3478b8b9f9deec06493df

Greenhouse Gas Emissions Calculations

Method 1 – EPA Emission Factor of 0.394 tCO2e per MWh

Data Center Size (MW)	tCO2e per kWh	tCO2e per MWh	Annual Energy MWh	tCO2e per year	Percent of Lansing 1.6 M tCO2e	Percent of Michigan's 186 M tCO2e
24	0.000394	0.394	210,240	**82,835**	**5%**	0.04%
1,000	0.000394	0.394	8,760,000	3,451,440	222%	2%
1,500	0.000394	0.394	13,140,000	5,177,160	332%	3%

Electricity used (kilowatt-hours)

The Greenhouse Gas Equivalencies Calculator uses the eGRID U.S. regionally specific *or* national annual average CO_2 output rate to convert kilowatt-hours of energy use into units of carbon dioxide emissions, depending on the user input.

This calculation is intended for users who would like to know the equivalencies associated with greenhouse gas emissions associated with electricity used, not avoided. This is either a regionally specific *or* a national average emissions factor, depending on the user input.

Emission Factor

823.1 lbs CO_2/MWh × 1 metric ton/2,204.6 lbs × 1/(1-0.051) MWh delivered/MWh generated × 1 MWh/1,000 kWh = 3.94×10^{-4} metric tons CO_2/kWh

(eGRID, U.S. annual CO_2 total output emission rate [lb/MWh], year 2022 data)

EPA.gov/energy/greenhouse-gas-equivalencies-calculator-calculations-and-references

Method 2a – Fuel Cell GHG Emissions from Reporters in California

Power Source	Hourly Energy MWh	Annual Energy MWh	pounds CO2 per MWh	pounds CO2 per year	tCO2e per year	Avoided Heat tCO2e	NET tCO2e
New "Fuel Cells"	16	140,160	823	115,351,680	52,337		
BWL natural gas	8	70,080	1021	71,551,680	32,464		
Emission Factors: Vicky Nguyen and Liz Wagner and Mark Villarreal					**84,802**	**XXX**	**???**

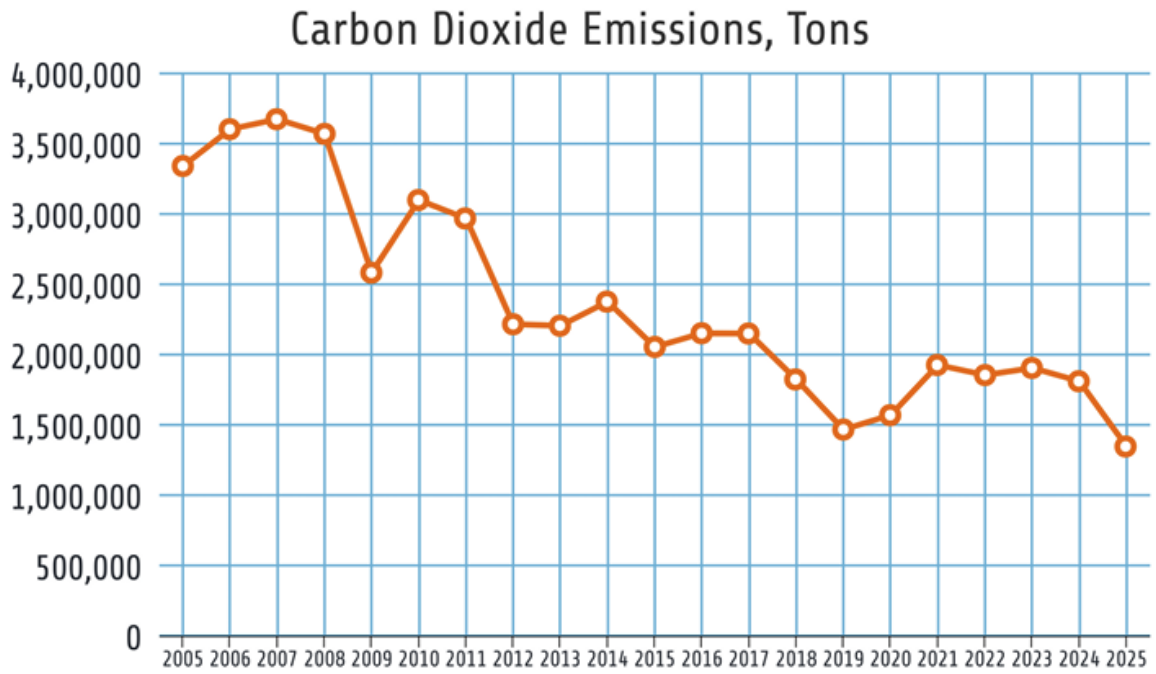
Data Source: nbcbayarea.com/news/local/is-bloom-energy-greenwashing-the-public/1981688/

Method 2b – Fuel Cell GHG Emissions with data from Bloom Energy

Power Source	Hourly Energy MWh	Annual Energy MWh	pounds CO2 per MWh	pounds CO2 per year	tCO2e per year	Avoided Heat tCO2e	NET tCO2e
New "Fuel Cells"	16	140,160	756	105,960,960	48,077		
BWL natural gas	8	70,080	960	67,276,800	30,525		
Emission Factors: Bloom Energy technical note					**78,602**	**XXX**	**???**

BWL's 2020 Integrated Resource Plan (*projections for 2021 to 2025*)

Figure 6: CO2 Emissions Reductions 2005 to 2025



2022 Sustainability Action Plan

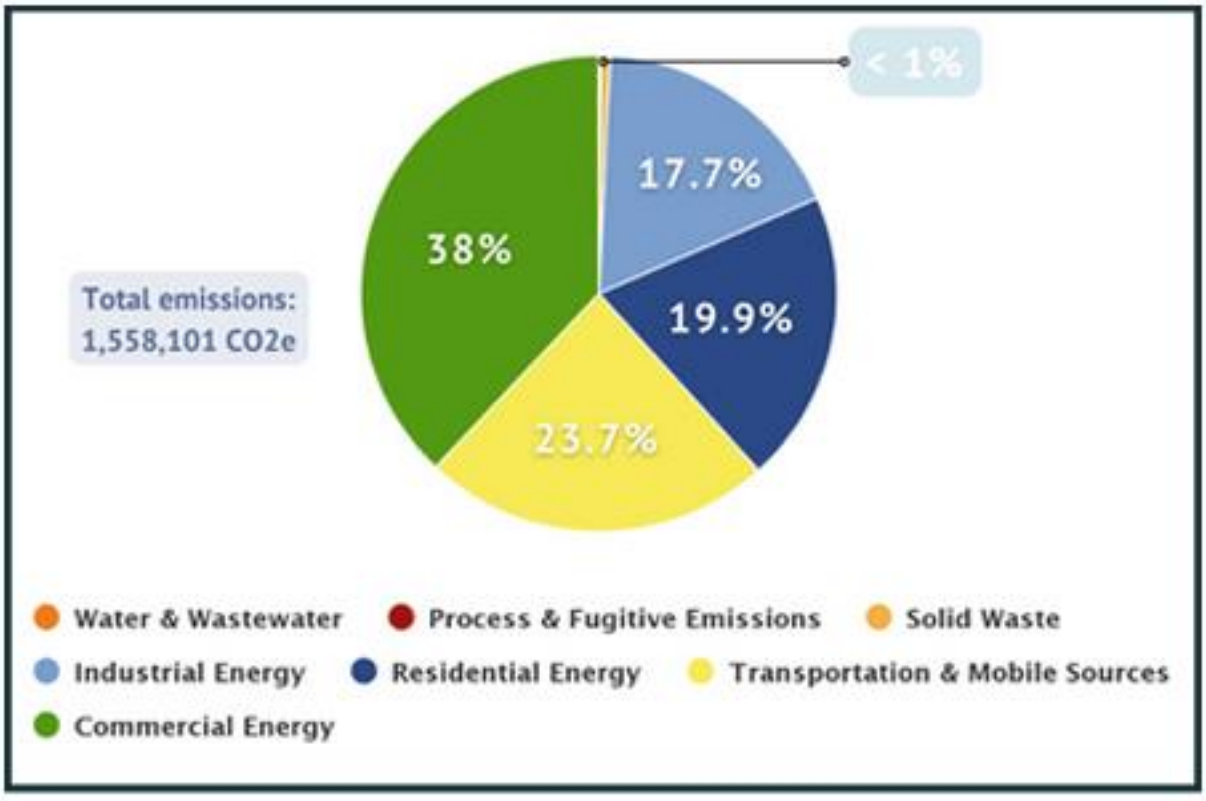
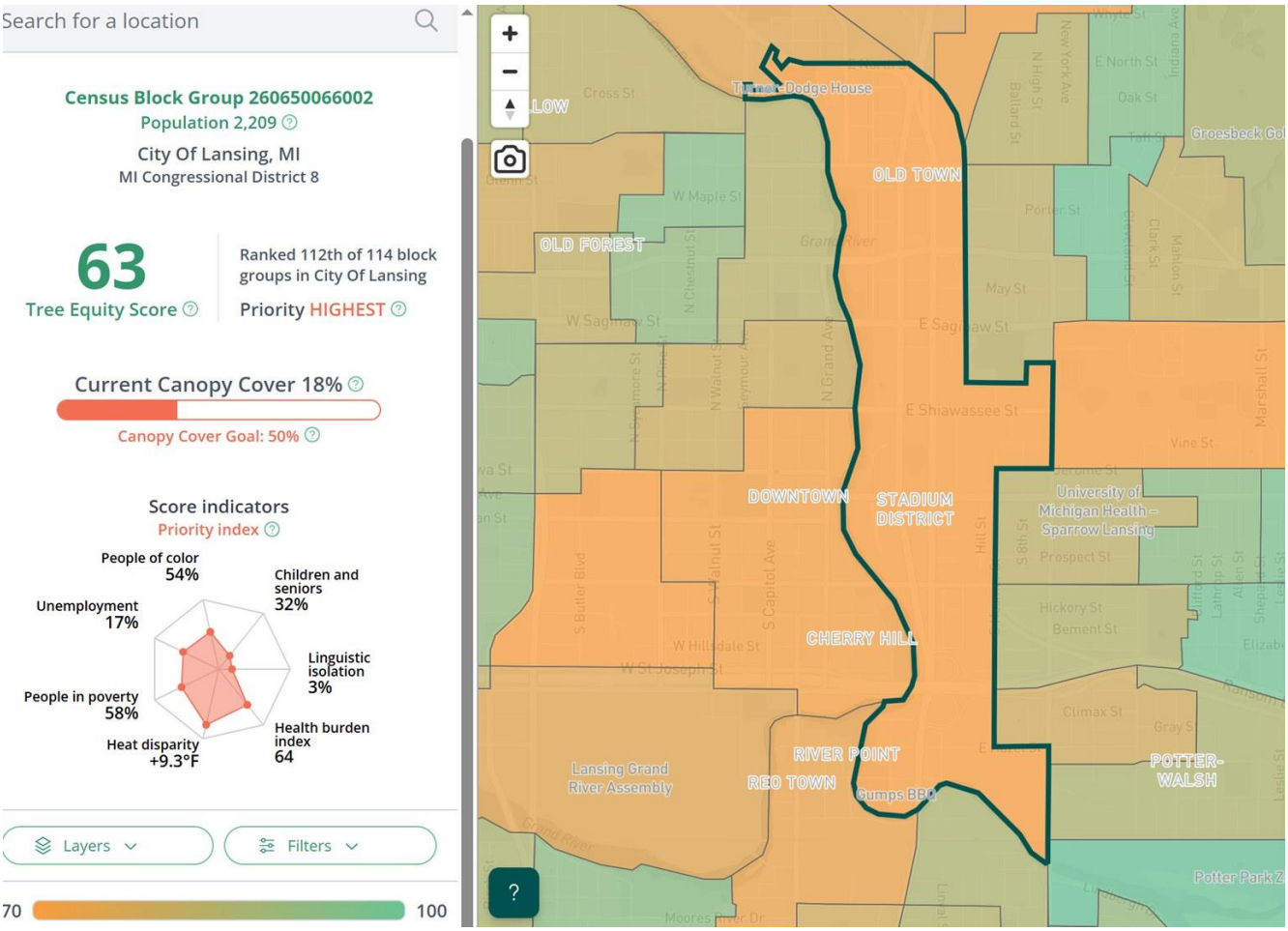


Table 2: Community-Wide Emissions Inventory by Fuel Type, CY 2019

Sector	Fuel or Source	Usage	Usage Units	Emissions (CO_2e)
Residential Energy	Electricity	339,803,573	kWh	286,251
Residential Energy	Natural Gas	4,312,756	Therms	22,938
Residential Energy	LPG	8,190	MMBtu	521
Residential Energy Total				309,710
Commercial Energy	Electricity	655,828,583	kWh	552,472
Commercial Energy	Natural Gas	7,405,083	Therms	39,385
Commercial Energy Total				591,857
Industrial Energy	Electricity	304,174,089	kWh	256,237
Industrial Energy	Natural Gas	3,672,600	Therms	19,492
Industrial Energy Total				275,729
Transportation & Mobile Sources	Gasoline	633,546,138	VMT	264,338
Transportation & Mobile Sources	Diesel	67,589,473	VMT	99,828
Transportation & Mobile Sources	Other			5,030
Transportation & Mobile Services Total				369,196
Solid Waste	Waste Sent to Landfill	20,050	Tons	8,709
Solid Waste	Other			102
Solid Waste Total				8,811
Water & Wastewater	Fugitive Emissions			128
Water & Wastewater Total				128
Process & Fugitive Emissions	Other			2,670
Process & Fugitive Emissions Total				2,670
Total Emissions				**1,558,101**

Tree Equity Score



Data source: https://www.treeequityscore.org/map#13.85/42.73552/-84.5357

BWL Staff with Base Salaries >$150,000 in 2024

Name	HireDate	2024 Salary	Job Title	Regular Earnings	OT & Other Earnings	Total Earnings
PEFFLEY, RICHARD	06/11/1976	$410,132	General Manager	$401,347	$8,602	$409,950
SHAWA, HEATHER	02/03/2015	$293,141	Chief Financial Officer	$286,218	$542	$286,760
BOLAN, DAVID	10/01/1987	$270,400	Chief Operations Officer	$264,000	$9,000	$273,000
MATUS, MARK	01/03/2011	$243,313	General Counsel	$237,558	$787	$238,346
FLOWERS, MICHAEL	07/14/2008	$242,139	Executive Director, Human Resources	$236,419	$5,821	$242,240
SERKAIAN, STEPHEN	03/12/2012	$242,139	Executive Director Customer Experience	$236,419	$0	$236,419
MYERS, VERNON	02/01/2021	$213,210	Chief Information Officer	$201,712	$1,710	$203,422
TAYLOR, SCOTT	10/28/2002	$202,045	Director Accounting, Finance & Planning	$182,427	$5,363	$187,790
LYNN, WAYNE	09/06/2011	$199,796	Director, Electric Transmission & Dist	$195,645	$8,167	$203,812
HODGE, ROBERTO	06/23/2008	$199,796	Director, Elec, Steam & Chilled Wat Pro	$195,645	$5,197	$200,842
MUNGARWADI, SANJEEV	11/09/2020	$199,789	Director Water Operations	$195,637	$8,539	$204,175
JONES, CALVIN	08/22/1977	$194,641	Director, Govt. & Community Relations	$190,038	$19,796	$209,834
MCKINSTRY, LYNN MARIE	04/15/1985	$192,137	Director, Operations Process Support	$188,144	$357	$188,501
CHRISTENSEN, KELLEE	07/01/1991	$191,417	Director of Strategic Planning Dev	$187,442	$2,943	$190,385
SCHMIDT, WILLIAM	10/29/1990	$183,047	Principal Electrical Engineer II-PED	$175,820	$2,579	$178,399
MANUEL, ANDRE	08/22/1997	$182,021	Manager, Sub Const & Main	$169,890	$4,568	$174,457
SEBOLT, BRIAN	06/18/1985	$174,964	Manager, Electric Systems Operations	$162,082	$1,212	$163,294
MCDONOUGH, ROBERT	01/02/2019	$166,150	Manager, Chief Arch & Ent Gov	$162,221	$0	$162,221
BAYLE, THOMAS	06/26/2000	$165,454	Manager, Electric T&D Cont & Main	$161,178	$10,848	$172,026
BEAUCHAMP, DENNIS	04/04/2022	$165,444	Manager, Gas Chiller Plant Operations	$161,770	$613	$162,383
MYOTT, LORI	08/07/2016	$163,777	Manager, Environmental Services	$159,901	$2,232	$162,133
YAN, YING	06/20/2022	$162,460	Manager, Accounting, Finance, & Planni	$158,155	$4,185	$162,341
WILLIAMS, MARK	05/14/1990	$161,813	Advisor, Senior Operations	$158,214	$15,896	$174,110
TAYLOR, RULON	11/13/2018	$157,560	Manager, Operations IT	$155,192	$591	$155,783
MUNIE, ANNA	08/01/2022	$157,534	Manager, Energy Planning & Decarbon.	$153,814	$0	$153,814
RUSSELL, TODD	01/16/2008	$155,998	Manager, Water & Steam Distribution	$138,560	$515	$139,075
BUTLER, SHANE	06/16/2003	$155,513	Supervisor, System Operations	$144,432	$261	$144,693
VANEGALLA, SUNIL	11/22/2021	$154,875	Senior Network Architect	$146,373	$1,555	$147,928
MOORE, KHARAY	03/09/2009	$153,617	Manager, Operations Technology	$151,312	$288	$151,600
GREEN, ANTHONY	09/27/2004	$153,556	Manager, Fleet, Construction & Facilties	$139,179	$2,976	$142,155
GEHRCKE, BRYAN	10/18/2015	$153,447	Manager, Electric T&D Engin Tech Serv	$150,037	$2,517	$152,553
SPUHLER, MICHAEL	06/10/2019	$152,663	Supervisor, IT Cyber Security	$149,485	$567	$150,052
JOHNSON, LAWALT	05/29/2018	$152,600	Supervisor, Network and Infra Op	$142,088	$0	$142,088
HOLLIDAY, JOHN	06/04/1986	$152,569	Lead Supervisor, Electric T&D Const Ma	$149,394	$13,607	$163,001
LAVERTY, DANIEL	06/07/1999	$152,461	Lead Supervisor, Elec Const T&D Maint	$149,290	$8,144	$157,434
CUNNINGHAM, WILLIAM	12/26/2012	$151,840	Manager, Project Engineering	$148,243	$1,123	$149,366
JONES, RHONDA	03/24/1997	$151,612	Manager,Business Development & Mark	$148,027	$1,752	$149,780
SPARKS, DEANNA	06/01/2014	$151,539	Manager, Customer Operations	$147,952	$1,961	$149,913
PARKS, ROCHELLE	07/05/2022	$150,107	Manager, Procurement & Supply Chain	$145,612	$524	$146,136

Bloomenergy®

Technical Notes

How Bloom Reduces Emissions



Executive Summary

Bloom Energy's mission is to make clean, reliable energy affordable for everyone in the world. The company's Energy Server is an advanced distributed energy generation platform that provides cost effective, clean, reliable power. Using solid oxide fuel cell technology, our Energy Servers convert natural gas, biogas, hydrogen or blends thereof into electricity at high efficiency and without combustion, significantly reducing environmental impacts in both terrestrial and marine environments. The company also manufactures solid oxide electrolyzers that can generate carbon-free hydrogen from renewable or nuclear electricity. At Bloom, we work to contribute to the creation of sustainable communities by reducing carbon emissions, criteria air pollutants, and water usage with every megawatt hour we produce.

As of 2024, we have over 1,000 customer installations globally totalling over 1.4 GW of fuel cells in North America, India, Japan, Korea, Taiwan and Italy. Our customers often operate critical infrastructure with significant energy resilience requirements. Bloom provides solutions that allow our customers to confidently take charge of their energy future.

Our Energy Servers that run on hydrogen or biogas produce carbon neutral or zero carbon power, while those fueled by natural gas produce carbon emissions. However, our Energy Servers are among the world's most efficient power generation devices and displace electricity produced by less efficient centralized power plants. This means we can deliver a powerful combination of near-term emission and water reductions with increased resiliency. Our Energy Servers reduce environmental and human health impacts in the same manner as wind and solar generation — by displacing dirtier power plants. Although, unlike wind and solar, our Energy Servers can operate and produce electricity around the clock and require a fraction of the land used.

Bloom produces annual verified greenhouse gas inventories as a part of our sustainability reporting, but also takes the extra step to quantify avoided emissions from our projects. Our GHG inventories and avoided emissions methodologies are third-party verified by Ramboll, a leading independent engineering firm. Since 2011, when Bloom began commercial deployments, and through the end of 2024, our systems have achieved:

- **6.3 million metric tonnes of CO_2e reduction,** equivalent to **over 7.5 million acres of forest preservation** or taking **over 1.4 million cars off the road for a year.**[1]
- Associated criteria pollutant reductions, including **7.7 million pounds of sulfur oxides (SOx), and 20.6 million pounds of nitrogen oxides (NOx), equivalent to** preventing approximately 2,600 lost workdays and more than 15,000 days of restricted activity due to illness.[2]

In this paper, we review Bloom's environmental profile in detail to illustrate how our technology reduces emissions and delivers local air quality benefits. We'll review our historical performance and how Bloom is positioned to continue leading the way toward a net-zero future.

Marginal Emissions: Comparing Absolute Emissions with Emissions from Displaced Alternatives

Establishing Bloom's climate impact requires a comparison between its absolute emissions and the emissions from displaced alternatives. When a new distributed energy resource, such as a solar project or Bloom Energy Server, is brought online, it reduces the amount of power required from energy sources on the grid that generate "on the margin" — meaning those units that are operating to meet the last unit of energy demand.

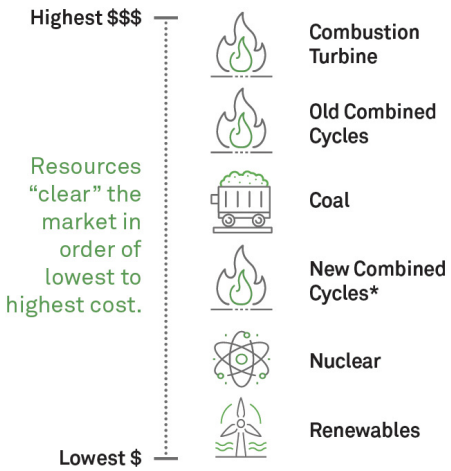
[1] https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator
[2] Air quality equivalencies from EPA's COBRA tool (https://cobra.epa.go)

The PJM regional transmission organization[3] articulates the concept well in its learning center, describing wholesale energy markets that function to dispatch generators as follows[4]:

> The price for wholesale electricity [is]… set by organized wholesale markets. The clearing price for electricity in these wholesale markets is determined by an auction in which generation resources offer the market at price at which they can supply a specific number of megawatt-hours of power.
>
> If a resource submits a successful bid and will therefore be contributing its generation to meet demand, it is said to "clear" the market. The cheapest resource will "clear" the market first, followed by the next cheapest option and so forth until demand is met. When supply matches demand, the market is "cleared," and the price of the last resource to offer in (plus other market operation charges) becomes the wholesale price of power.

As a result of the wholesale energy market structure and the operating costs of power plants (see Figure 1 below), the "marginal generator" that is displaced from the power market when its power is no longer needed is typically a CO_2 emitter and is generally the highest CO_2 emitter operating at any given time.

Figure 1: Prioritization of Dispatch[5]



* New combined cycles are more fuel efficient.

Energy providers on the margin are typically the most flexible but least efficient energy generation sources, which operate at the lowest electrical efficiency. This necessity brings the highest levels of associated emissions, as more fuel is required to generate power per unit of electricity delivered. When more efficient or cost-effective solutions displace marginal power sources, the highest cost resources are the first resources requested to be shut off.

Based on these current market dynamics, oil is the highest cost of these options, then coal where applicable, then natural gas. The average coal power plant has an emission rate of 2,310 lbs. of CO_2/MWh while natural gas plants emit at 960 lbs. of CO_2/MWh[6]. In comparison, Bloom Energy fuel cells have an emission rate of 679 - 833 lbs. CO_2/MWh[7].

Every unit of electricity that Bloom Energy Servers produce avoids a unit of energy being produced through other means and typically offsets a unit of electricity from a marginal generator on the grid with corresponding benefits for emissions. Since Bloom's

[3] PJM coordinates the movement of wholesale electricity in all or parts of 13 states and the District of Columbia
[4] https://learn.pjm.com/electricity-basics/market-for-electricity.aspx
[5] PJM Learning Center Website https://learn.pjm.com/electricity-basics/market-for-electricity.aspx
[6] https://www.eia.gov/tools/faqs/faq.php?id=74&t=11
[7] Bloom ES6.5 Datasheet (https://www.bloomenergy.com/resource/bloom-energy-server/)

carbon intensity is lower than the displaced alternatives, the net impact is measurable emissions reductions. Carbon impact measurement based on the displacement of marginal emissions is the standard for emissions accounting for distributed energy generation assets[8.]

Marginal emissions implications also drive voluntary corporate energy procurement, with standards organizations like World Resources Institute (WRI) and World Business Council for Sustainable Development (WBCSD), universities and national laboratories, consultancies like E3 and Watt Time, industry associations like the Clean Energy Buyer Alliance and leading corporates including Google all contributing to an increasingly large body of work that details how the consequential impacts of energy-related decision making are reflected in marginal emissions comparisons.

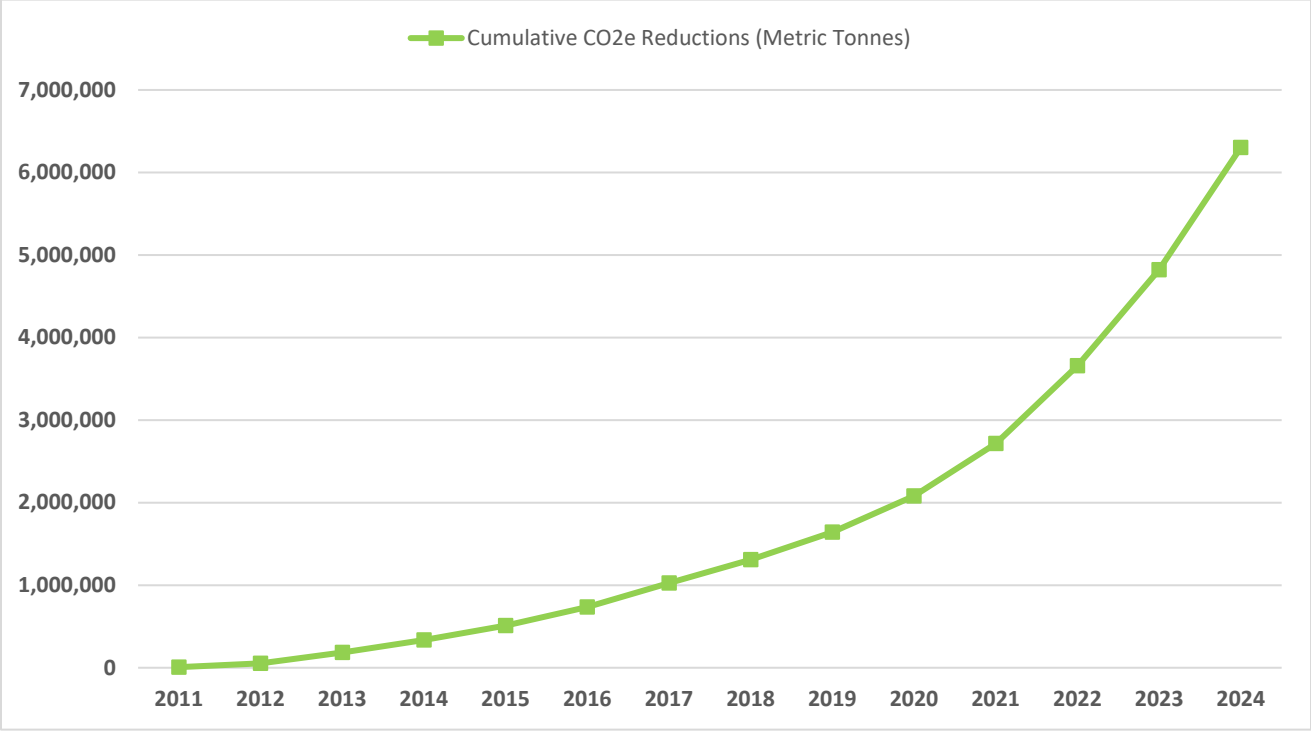
Additionally, marginal emissions profiles form the basis of crediting mechanisms in numerous regulatory programs including in carbon intensity scores in the California Low Carbon Fuel Standard (LCFS) Program and in carbon offset generation in the European Emissions Trading Scheme (EUETS).

Bloom Energy Servers Compared to Global Marginal Emissions

Figure 2 shows Bloom's historical global absolute carbon emissions modelled against those that would have been produced by the generation of an equivalent amount of electricity from the marginal generators in the regions in which the units operate[9.] The analysis represents Bloom's combined historical average fleet emissions performance. Reference data for the chart below are derived from historical EPA eGRID non-baseload dataset for our domestic installations, and global country-wide grid emission sources such as the United Nations Framework Convention on Climate Change International Financial Institutions Default Grid Factors (UNFCC IFI Factors)[10], the Carbon Footprint Grid Electricity Emission Factors[11], the Institute for Global Environmental Strategies (IGES) List of Grid Emission Factors[12], and the Central Electricity Authority CO_2 Baseline Database[13] for our international installations. Taken together, they provide average annual marginal emissions values across the relevant timeframe and regional footprint.

[8] https://files.wri.org/d8/s3fs-public/pdf/ghgprotocol-electricity.pdf
[9] https://www.epa.gov/energy/emissions-generation-resource-integrated-database-egrid
[10] https://unfccc.int/documents/437880
[11] https://theclimateregistry.org/wp-content/uploads/2024/03/2024-Emission-Factor-Document_FINAL.pdf
[12] https://www.iges.or.jp/en/pub/list-grid-emission-factor/en
[13] https://cea.nic.in/cdm-co2-baseline-database/?lang=en

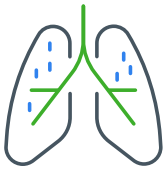
Figure 2: Global Cumulative CO2e Emission Reductions



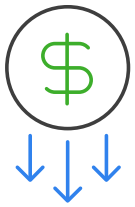
We've taken the same approach for evaluating domestic air quality impact for SOx and NOx, two primary criteria pollutants also benchmarked in EPA's eGRID non-baseload data[14]. Since our first Energy Servers began operation in 2011 through the end of 2024, we quantified the following impacts to local air quality in the regions that we operate:

99.9+%

Reduction in NOx and SOx Emissions



NOx Reductions: **10,322 tons**
SOx Reductions: **3,893 tons**



- Equivalent savings to the healthcare systems: **$890,000,000 - $1,200,000,000**
- Avoided work loss days: **2,600**
- Avoided cases of asthma symptoms: **44,000**

[14] Air quality equivalencies are modelled using EPA's COBRA tool (https://cobra.epa.gov)

Methodology Validated by Expert Organizations and Academia

Researchers at the Rochester Institute of Technology[15], Carnegie Mellon[16], UCSD, Yale, Dartmouth, the National Bureau of Economic Research[17], UC Berkeley[18], UC Davis[19], Princeton University[20], and the Proceedings of the National Academy of Sciences (PNAS)[21] have published on the appropriateness of marginal emissions-based impact methodologies. Additionally, the following sample of organizations use this approach in program administration:

- **WRI**
  - In guidance for voluntary carbon reporting under its GHG Protocol[22]
- **WBCSD**
  - In its framework for accounting and assessing the decarbonizing impact of companies' low and zero emissions solutions in collaboration with the Net Zero Initiative (NZI)[23]
- **California Public Utilities Commission**
  - In measuring performance under the Self Generation Incentive Program (SGIP)[24]
- **The UNFCC's Clean Development Mechanism**
  - In generating Certified Emissions Reductions from grid connected distributed energy projects under the Kyoto Protocol[25]
- **Business Renewables Center (BRC)**
  - In guiding its 200 member brands to account for the impacts of power purchase agreements. NGO partners in the BRC include the Rocky Mountain Institute, World Wildlife Fund, World Resources Institute, Business for Social Responsibility, and CDP's RE 100 Program and We Mean Business Coalition[26]

Marginal emissions proxies are tracked by the US Environmental Protection Agency (EPA) in the eGRID non-baseload reference data. The EPA suggests that "nonbaseload rates can be used to estimate the emissions reductions associated with projects that displace electricity generation [27]."

Bloom follows this recommendation and utilizes this data to calculate our historical domestic emissions reductions by comparing our systems' localized annual emissions to the marginal emissions displaced (see Figure 4 below for the geographical regions reported).

Other sources of marginal emissions data and methodology exist, but eGRID and the international marginal grid emission sources listed above provide a consistent, transparent methodology covering all US and international regions required to cover all the years needed to produce an historical analysis for Bloom's entire fleet.

[15] Environmental Science & Technology 2017 51 (21), 12988-12997

[16] Environ. Sci. Technol. 2012, 46, 4742−4748

[17] Graff Zivin, J.S.,et al. Spatial and temporal heterogeneity of marginal emissions: Implications for electric cars and other electricity-shifting policies. J. Econ. Behav. Organ. (2014),

[18] JAERE, volume 5, number 1. © 2018 by The Association of Environmental and Resource Economists

[19] American Economic Journal: Economic Policy 2015, 7(3): 291–326

[20] https://dataspace.princeton.edu/handle/88435/dsp011j92gb736

[21] https://www.pnas.org/doi/abs/10.1073/pnas.2116632119

[22] http://pdf.wri.org/GHGProtocol-Electricity.pdf

[23] https://www.wbcsd.org/Imperatives/Climate-Action/Resources/Guidance-on-Avoided-Emissions

[24] https://www.cpuc.ca.gov/-/media/cpuc-website/divisions/energy-division/documents/self-generation-incentive-program/2023_sgip_impact_evaluation.pdf

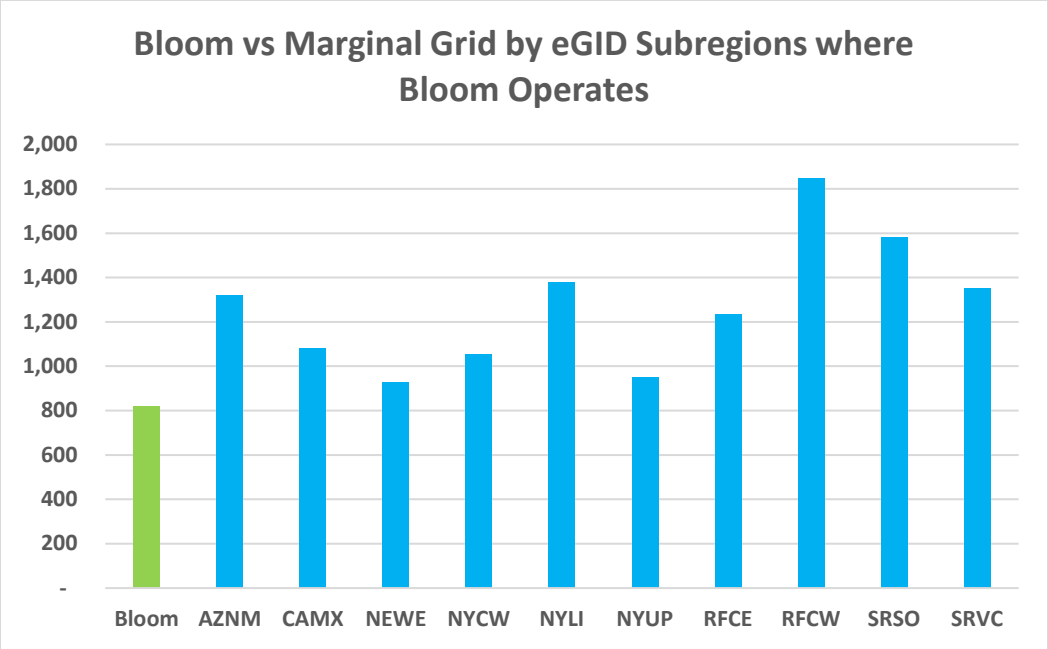
[25] https://cdm.unfccc.int/methodologies/PAmethodologies/tools/am-tool-07-v4.0.pdf

[26] https://businessrenewables.ca/

[27] https://www.epa.gov/system/files/documents/2025-01/egrid2023_technical_guide.pdf

Carbon Impact Breakdown

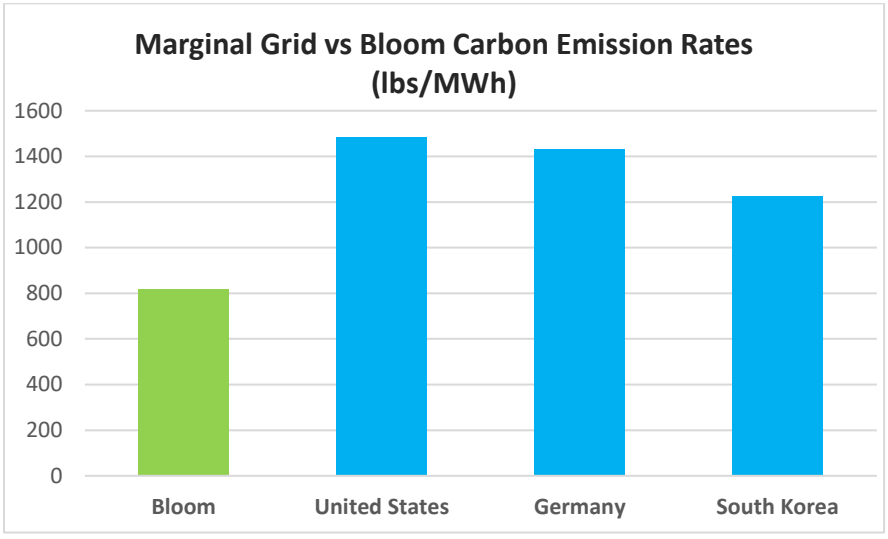
Figure 4



Utilizing the methodology described above, our analysis shows that Bloom's fleet has generated emissions reductions in every year and every region we operate domestically since beginning scalable commercial deployments in 2011.

Figure 5 below demonstrates how the emissions from power produced by a Bloom Energy Server compares to relevant average marginal emissions rates internationally.

Figure 5



Importance of Air Quality

Criteria pollutants are a class of smog-forming air pollutants regulated by the EPA[28], including NOx and SOx. They are the primary source of air pollution and are produced during fossil fuel combustion. Importantly, Bloom's non-combustion-based fuel cells emit near-zero smog-forming criteria pollutants.

The health and environmental impacts of combustion related pollutants are both very significant and readily quantifiable. There is a steadily growing body of evidence indicating that local combustion-related air pollution has far more serious and harmful consequences to human health and the environment than previously understood, including recent findings that:

- **Combustion related air pollution may be as harmful to your lungs as smoking cigarettes[29],**
- **Combustion related air pollution increases pre-term birth risk[30],**
- **Combustion related air pollution causes dementia[31].**

Diesel generator use has exploded in recent years as grid reliability challenges have proliferated. In California in 2020 for example, there were over 12,000 MWs of generators in place in three of the state's largest air districts[32].

Technology Performance Validation

The California Air Resources Board has certified Bloom Energy Servers as a Distributed Generation[33] technology due to its air quality emissions profile. This distinction is given to only the cleanest electricity generation technologies in California. As a part of Bloom's certification process with the California Air Resources Board to become a Distributed Generation technology, Bloom completed third party validated testing of its systems by Montrose Environmental to determine that its emissions of nitrogen oxides, carbon monoxide and VOCs were below the certified limits. Many air districts in California use this certification as the basis for a fuel cell exemption in their regulations. This includes, but is not limited to, the two largest air districts in the state: Bay Area Air Quality Management District and South Coast Air Quality Management District[34]

Preventing Pollution and Reducing Emissions During Grid Outages with Microgrids

Bloom's Energy Servers can form the basis of resilient microgrids, which have the capability to separate themselves from the grid and carry critical loads during an outage, the frequency, duration, and severity of which are increasing every year. We have deployed more than 160 microgrids to date globally and our systems rode through 505 power outages carrying a total of 34,483 MWh of energy demand over 452 outage hours in 2024 alone[35].

[28] https://www.epa.gov/criteria-air-pollutants

[29] Wang M, Aaron CP, Madrigano J, et al. Association Between Long-term Exposure to Ambient Air Pollution and Change in Quantitatively Assessed Emphysema and Lung Function. JAMA. 2019;322(6):546–556. doi:10.1001/jama.2019.10255 Aubrey, Allison. Air Pollution May Be As Harmful To Your Lungs As Smoking Cigarettes, Study Finds. NPR. 13 August 2019. https://www.npr.org/sections/health-shots/2019/08/13/750581235/air-pollution-may-be-as-harmful-to-your-lungs-as-smoking-cigarettes-study-finds

[30] Mendola, P. et al. Air pollution and preterm birth: Do air pollution changes over time influence risk in consecutive pregnancies among low-risk women? International Journal of Environmental Research and Public Health, 2019. https://www.nih.gov/news-events/news-releases/nih-study-suggests-higher-air-pollution-exposure-during-second-pregnancy-may-increase-preterm-birth-risk

[31] Jung CR, et. al. Ozone, particulate matter, and newly diagnosed Alzheimer's disease: a population-based cohort study in Taiwan 2015. https://www.ncbi.nlm.nih.gov/pubmed/25310992 https://www.wired.com/story/air-pollution-dementia/

[32] 4 M.Cubed, Back-up Generator Populations in Bay Area, South Coast Continue to Grow; San Diego Home to a Significant Number of Generators, Mostly Diesel Power at 4 (Dec. 2022).

[33] https://ww2.arb.ca.gov/node/1605/about

[34] http://www.aqmd.gov/docs/default-source/rule-book/reg-ii/rule-219.pdf and https://www.baaqmd.gov/en/rules-and-compliance/rules/reg-2-rule-1-general-requirements?rule_version=2021%20Amendment

[35] https://www.bloomenergy.com/wp-content/uploads/2024-bloom-energy-impact-report.pdf

When Bloom microgrids are in place, they can prevent the need for both marginal generation on the grid and backup diesel generators, which emit both carbon and criteria pollutants into local communities. Diesel generators also need frequent testing to ensure they can and will operate properly when necessary. This emits criteria pollutants even when there is no grid outage. When a diesel generator operates, it emits a significantly more GHG and criteria pollutants. For example, the CO2e emission factor for a Tier 2 diesel generator is 1,243 lb./MWh[36] compared to Bloom's average CO2e emission factor of 818 lb./MWh. In addition, NOx and SOx emission factors for a diesel generator are both 1,000+ times larger than Bloom's near-zero emission factors for NOx and SOx[37].

Impact Moving Forward

While we cannot fully predict the long-term forward evolution of marginal emissions rates, we can leverage production models to predict emission rates under various scenarios.

Most models anticipate enormous projected load growth resulting from building and transportation electrification policies which, combined with long interconnection timelines for new renewable projects, transmission constraints, underperforming hydroelectric assets and nuclear retirements will combine to continue to require grid operators to rely on flexible gas generation assets[38].

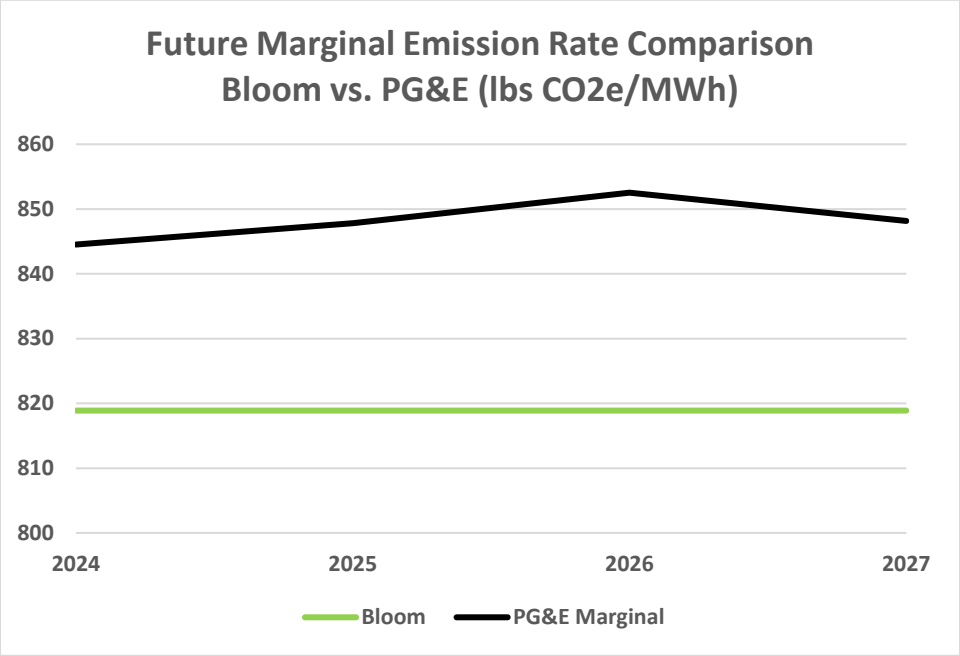
The marginal emissions in each region are often the last indicator to change when a grid is transitioning to renewable energy. In California, the Public Utilities Commission has developed a tool, the Avoided Cost Calculator (ACC), to measure the impacts of distributed generation on an hourly basis through 2054. Using the forward marginal emissions projections in the ACC, we can model the anticipated carbon mitigation from a newly operational hypothetical Bloom project. Figure 6 below shows that Bloom continues to outperform the marginal emitter in California for the next several years.

Given the projections, a 100MW Bloom project would cumulatively reduce emissions by 149,477 tonnes over a 5-year period, equivalent to taking almost 33,291 conventional gas vehicles off the road.

[36] https://www3.epa.gov/ttnchie1/ap42/ch03/final/c03s03.pdf

[37] Tier 2 diesel generator NOx and SOx emission factors are 20.28 and 2.2 lb/MWhr, respectively, per https://dieselnet.com/standards/us/nonroad.php#tier4 and AP 42 Table 3.3-1.

Figure 6



**Marginal emission rates for PG&E are derived from the CAISO NP15 zone in the CPUC Avoided Cost Calculator[39]*

Our Low Carbon Pathway

Bloom's commitment to climate action and a clean energy future is moving the company further into new fuels, industries, and technologies that hold the potential for even lower carbon intensity energy production. The journey has already begun, with our current Energy Servers providing carbon reductions in every region in which we operate. But where do we go from here?

First, Bloom is actively developing international market opportunities in regions with dirtier grids and higher marginal emissions rates. Additionally, we are working to support new industries like shipping, which is currently powered largely by heavily polluting bunker fuel.

We are also focused on using renewable biogas as the fuel for our Energy Servers. The renewable natural gas market is maturing rapidly, as fuel sources are identified, pipeline capacity is constructed and project development, transactional and policy dynamics mature. Bloom is supporting the growth of this sector to help supply customers with the lowest carbon intensive fuel sources possible, but also to support rural communities and municipalities who would benefit from Bloom's flexible, decentralized, and resilient energy solution.

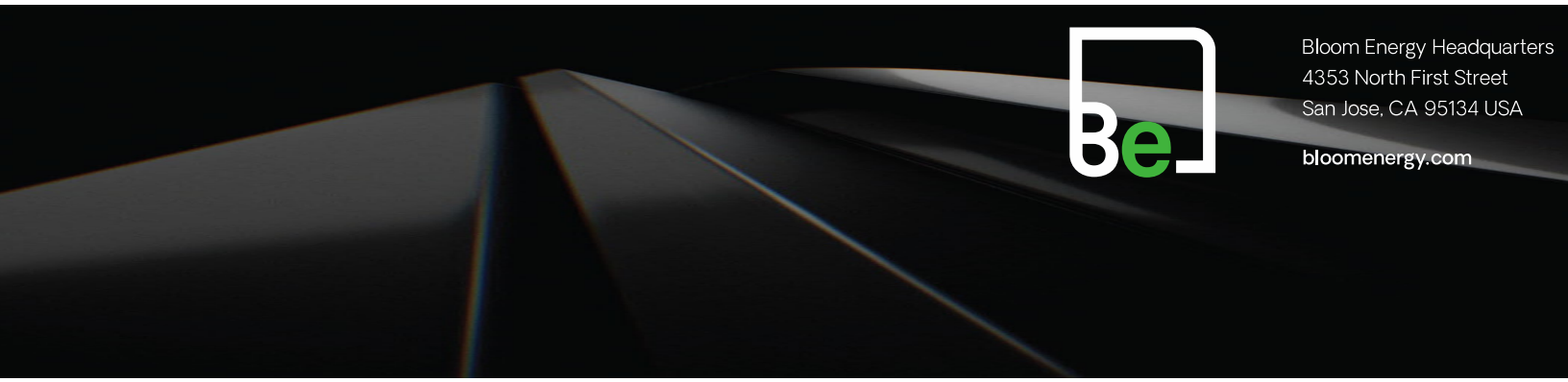
For scenarios in which renewable fuels are not available, Bloom is pushing technology and business model boundaries to pioneer carbon capture, utilization & storage (CCUS) potential from its Energy Servers. Because carbon and nitrogen never mix in Bloom's fuel cells, it is both feasible and cost effective to capture CO_2, which can be stored in underground geologic formations or utilized in new products or processes like cement manufacturing and alternative fuel development.

Finally, Bloom sees the widespread deployment of renewable hydrogen fuel emerging as instrumental to its low carbon future.

[39] https://www.cpuc.ca.gov/dercosteffectiveness

Conclusion

Carbon mitigation is hugely important in the long-term fight against global climate change. Reducing criteria pollutants has immediate, local, and demonstrable impact on human health and wellness. Thanks to its distributed, AlwaysOn, non-combustion process of generating clean electricity, Bloom is engaged in both battles, working every day to reduce emissions, build resilience, and promote sustainable communities.



Month	kWh/month	kW/day		Deep Green	kW/day	kW/month
November	66	2.20			576,000	17,280,000
December	54	1.80				
January	66	2.20		Pennies - $120k	$120,000	
February	55	1.83		Pennies - Mike	$1,401,600	
March	69	2.30				
April	56	1.87			11.68	
May	71	2.37			11.68	
June	73	2.43		Consumption		
July	97	3.23				
August	137	4.57				
September	85	2.83				
October	71	2.37				
November	63	2.10				
	74.08	2.47				
Annual	889	901				
Monthly Bil	$35	$420	0.46667			
Pennies	$0.5	$6				
Pennies/kW		$0.007				

kW/year

210,240,000

$0.0006

Power Source	Hourly Energy MWh	Annual Energy MWh	pounds CO2 per MWh
New "Fuel Cells"	16	140,160	756
BWL natural gas	8	70,080	960

Emission Factors: Bloom Energy technical note

233,600

Power Source	Hourly Energy MWh	Annual Energy MWh	pounds CO2 per MWh
New "Fuel Cells"	16	140,160	823
BWL natural gas	8	70,080	1021

Emission Factors: Vicky Nguyen and Liz Wagner and Mark Vi

Power Source	Hourly Energy MWh	Annual Energy MWh	pounds CO2 per MWh
New "Fuel Cells"	estimate reported by LSJ		
BWL natural gas	8	70,080	1021

0.7875

pounds CO2 per year	tCO2e per year	Avoided Heat tCO2e	NET tCO2e
105,960,960	48,077		
67,276,800	30,525		
	78,602	XXX	???

Data Center Size (MW)	tCO2e per kWh	tCO2e per MWh
24	0.000394	0.394
1,000	0.000394	0.394
1,500	0.000394	0.394

pounds CO2 per year	tCO2e per year	Avoided Heat tCO2e	NET tCO2e
115,351,680	52,337		
71,551,680	32,464		
.llarreal	84,802	XXX	???

pounds CO2 per year	tCO2e per year	Avoided Heat tCO2e	NET tCO2e
105,000,000	47,641		
71,551,680	32,464		
	80,105	XXX	???

Annual Energy MWh	tCO2e per year	Percent of Lansing 1.6 M tCO2e	Percent of Michigan's 186 M tCO2e
210,240	82,835	5%	0.04%
8,760,000	########	222%	2%
13,140,000	########	332%	3%

Year	Name	RA
2024	PEFFLEY, RICHARD	100_Corporate Administration
2024	SHAWA, HEATHER	100_Corporate Administration
2024	BOLAN, DAVID	100_Corporate Administration
2024	FLOWERS, MICHAEL	100_Corporate Administration
2024	MATUS, MARK	100_Corporate Administration
2024	SERKAIAN, STEPHEN	100_Corporate Administration
2024	DYKEMA, MARK	110_Human Resources
2024	HOXIE, JAYNE MARIE	280_Overhead Electric Construction & Maint
2024	EMMONS, ARCHILL	280_Overhead Electric Construction & Maint
2024	COX, ALFRED	315_REO Plant
2024	SEVERNS, JASON	280_Overhead Electric Construction & Maint
2024	HOUGHTALING, GERALD	280_Overhead Electric Construction & Maint
2024	FOUNTAIN, MICHAEL	280_Overhead Electric Construction & Maint
2024	JONES, CALVIN	120_Customer Experience
2024	KEBLER, JUSTIN	280_Overhead Electric Construction & Maint
2024	MUNGARWADI, SANJEEV	200_Operations
2024	LYNN, WAYNE	200_Operations
2024	MYERS, VERNON	500_CFO & Corporate Services
2024	THACKTHAY, JOHNNY	470_Operational Technology
2024	HODGE, ROBERTO	200_Operations
2024	JONES, TIMOTHY	281_Underground Electric Distribution
2024	MUNRO, MATTHEW	280_Overhead Electric Construction & Maint
2024	BALDWIN, ADAM	280_Overhead Electric Construction & Maint
2024	KOWATCH, CHRISTOPHER	281_Underground Electric Distribution
2024	GONZALES, ROBERT	281_Underground Electric Distribution
2024	SHELEY, RYAN	280_Overhead Electric Construction & Maint
2024	MCCORMICK, JAMES	312_Electric Production Maintenance
2024	MUTSCHLER, RICHARD	280_Overhead Electric Construction & Maint
2024	METHNER, SETH	315_REO Plant
2024	EMMONS, DANIEL	280_Overhead Electric Construction & Maint
2024	CHRISTENSEN, KELLEE	130_Corporate Governance Risk & Legal Comp.
2024	FREUND, ANDREW	280_Overhead Electric Construction & Maint
2024	DUDLEY, JAY	250_Electric System Operations
2024	MCKINSTRY, LYNN MARIE	200_Operations
2024	TAYLOR, SCOTT	500_CFO & Corporate Services
2024	FENBY, ADAM	280_Overhead Electric Construction & Maint
2024	BIRD FABER RYAN, LISA	315_REO Plant
2024	THOMAS, CHAD	250_Electric System Operations
2024	BROWN, AARON	470_Operational Technology
2024	JINES, JACOB	315_REO Plant
2024	SHEPPARD, CARLOS	317_Delta Energy Park
2024	FORD II, KERWIN	317_Delta Energy Park
2024	MILLER, ADAM	250_Electric System Operations

2024	SCHMIDT, WILLIAM	403_Project Engineering
2024	RAMSEY, KEVIN	281_Underground Electric Distribution
2024	OBERT, MARY	317_Delta Energy Park
2024	MANUEL, ANDRE	400_Electric T&D Division
2024	WILLIAMS, MARK	440_Electric Production
2024	GEMALSKY, MONTY	315_REO Plant
2024	BAYLE, THOMAS	400_Electric T&D Division
2024	BAILEY, ERIC	312_Electric Production Maintenance
2024	TERWILLIGER, RAYMOND	317_Delta Energy Park
2024	PENNINGTON, MARTIN	250_Electric System Operations
2024	FOUNTAIN, MICKEY	312_Electric Production Maintenance
2024	SIMMONS JR, EARL	280_Overhead Electric Construction & Maint
2024	GOODSELL, PAUL	470_Operational Technology
2024	RYAN, THOMAS	250_Electric System Operations
2024	ANDERSON, JASON	470_Operational Technology
2024	JOHNSON, DOMINIQUE	202_Electric System Maintenance
2024	BRIGGS, MIKAL	312_Electric Production Maintenance
2024	STEVICK, COREY	280_Overhead Electric Construction & Maint
2024	BYRNES, RONALD	281_Underground Electric Distribution
2024	WALTER, BRIAN	312_Electric Production Maintenance
2024	JOHNSON, CLARENCE	470_Operational Technology
2024	POHL, BRIAN	470_Operational Technology
2024	NEY, NICHOLAS	250_Electric System Operations
2024	SUMBAL, AHSAN	320_Water Production
2024	SCHMITZ, TREVOR	280_Overhead Electric Construction & Maint
2024	ADADO, THOMAS	317_Delta Energy Park
2024	COMSTOCK, ZEBULON	203_Electric Test Group
2024	SEBOLT, BRIAN	400_Electric T&D Division
2024	HOLLIDAY, JOHN	280_Overhead Electric Construction & Maint
2024	PANTERA IV, CHARLES	315_REO Plant
2024	LOHRKE, MICHAEL	320_Water Production
2024	BEAUCHAMP, DENNIS	440_Electric Production
2024	YAN, YING	501_Accounting and Finance
2024	KRAUSE, WILLIAM	312_Electric Production Maintenance
2024	LAVENDER, DAVID	312_Electric Production Maintenance
2024	MCDONOUGH, ROBERT	401_Enterprise Information Technology
2024	MYOTT, LORI	130_Corporate Governance Risk & Legal Comp.
2024	DUNFORD, TIMOTHY	315_REO Plant
2024	PIETILA, DANIEL	280_Overhead Electric Construction & Maint
2024	BORGMAN, KEVIN	202_Electric System Maintenance
2024	BESON II, KEITH	281_Underground Electric Distribution
2024	WENZLICK, CHRISTOPHER	250_Electric System Operations
2024	MCDONALD, BRETT	280_Overhead Electric Construction & Maint
2024	SIEGRIST III, ROBERT	265_Water Distribution

2024	DAVIES, DUSTIN	470_Operational Technology
2024	CROLEY, FRANK	280_Overhead Electric Construction & Maint
2024	BERG, AARON	470_Operational Technology
2024	THOMAS, TYLER	203_Electric Test Group
2024	BARTON JR, JEFFREY	281_Underground Electric Distribution
2024	LAVERTY, DANIEL	280_Overhead Electric Construction & Maint
2024	REDMOND, SHAWN	250_Electric System Operations
2024	MILLS, TOWANDA	470_Operational Technology
2024	WARD, RICHARD	315_REO Plant
2024	COCCO, BRADLEY	320_Water Production
2024	TAYLOR, RULON	401_Enterprise Information Technology
2024	DELAERE, JAY	312_Electric Production Maintenance
2024	CRANE, JAMES	450_Central Maintenance & Construction
2024	KINGSLEY, CHRISTOPHER	281_Underground Electric Distribution
2024	GARZA II, ANDREW	320_Water Production
2024	MCDOWELL, JAMES	312_Electric Production Maintenance
2024	MILLER, DEREK	281_Underground Electric Distribution
2024	MUNIE, ANNA	150_Strategic Planning & Development
2024	RIOS, MARTIN	202_Electric System Maintenance
2024	GEHRCKE, BRYAN	400_Electric T&D Division
2024	LANGLEY, MATTHEW	280_Overhead Electric Construction & Maint
2024	KRAMER, JOHN	202_Electric System Maintenance
2024	KENGER, RAYMOND	202_Electric System Maintenance
2024	MOORE, KHARAY	408_Operations Support
2024	VANVALKENBURG, MILES	280_Overhead Electric Construction & Maint
2024	STEWART, MATTHEW	315_REO Plant
2024	CARLSON, ERIK	470_Operational Technology
2024	MILLER, MICHAEL	281_Underground Electric Distribution
2024	PUTNAM, PAUL	281_Underground Electric Distribution
2024	BROWN, ARTHUR	250_Electric System Operations
2024	JOHNSTON, JESSE	280_Overhead Electric Construction & Maint
2024	SPUHLER, MICHAEL	402_Information Technology
2024	SPARKS, DEANNA	120_Customer Experience
2024	JONES, RHONDA	120_Customer Experience
2024	KOBB, CARL	470_Operational Technology
2024	FERGUSON, SCOTT	317_Delta Energy Park
2024	CUNNINGHAM, WILLIAM	408_Operations Support
2024	SCHLICHTER, DUSTIN	312_Electric Production Maintenance
2024	MARTIN, KEN	312_Electric Production Maintenance
2024	GOUCHER, GREGORY	261_Traffic Signals
2024	MYERS, JAMES	280_Overhead Electric Construction & Maint
2024	CHAPMAN, JOSEPH	315_REO Plant
2024	WARBER, ROSS	320_Water Production
2024	TAYLOR, CLINTON	265_Water Distribution

2024	VANEGALLA, SUNIL	402_Information Technology
2024	CRESSMAN, RYAN	115_Human Resources and Training
2024	BERRY, TAMONE	317_Delta Energy Park
2024	DICKINSON, THOMAS	440_Electric Production
2024	CORLEW, CHAD	320_Water Production
2024	EMERSEN RICH, MARGARET	203_Electric Test Group
2024	TODD, LAVELLA	104_Corporate Secretary
2024	AZAM, ABM SHAFIUL	403_Project Engineering
2024	PARKS, ROCHELLE	500_CFO & Corporate Services
2024	GARZA II, RICHARD	281_Underground Electric Distribution
2024	CORDS, JOHN	281_Underground Electric Distribution
2024	SCUTT, RANDALL	312_Electric Production Maintenance
2024	BRAYTON, THAYNE	281_Underground Electric Distribution
2024	JOHNSON, DELBERT	320_Water Production
2024	BUTLER, SHANE	250_Electric System Operations
2024	COURTER, CALEB	202_Electric System Maintenance
2024	CHILDERS, TYLER	265_Water Distribution
2024	CHILDS, THOMAS	320_Water Production
2024	PIER, KAREN	402_Information Technology
2024	HAYWARD, LUCAS	206_Electric System Integrity Engineering
2024	MARTINEZ JR, ANTONIO	315_REO Plant
2024	FRANCO, ELISHA	106_Internal Audit
2024	THELEN, BRIAN	202_Electric System Maintenance
2024	GREEN, ANTHONY	400_Electric T&D Division
2024	JOHNSON, LAWALT	470_Operational Technology
2024	DENIS, NICHOLAS	203_Electric Test Group
2024	KONE, ALAIN	203_Electric Test Group
2024	MATTHEWS, STEVEN	261_Traffic Signals
2024	FORD, ZACHARY	265_Water Distribution
2024	CHAVEZ, CAITLIN	419_Reliability
2024	ADAMY, AMY	120_Customer Experience
2024	WHITFIELD II, LAROME	317_Delta Energy Park
2024	STRUDWICK, TRACY	115_Human Resources and Training
2024	MOORE, PAMELA	408_Operations Support
2024	BLAKE, THOMAS	202_Electric System Maintenance
2024	GOULD, TODD	281_Underground Electric Distribution
2024	HANSON, JORDAN	250_Electric System Operations
2024	HILL, JUSTIN	317_Delta Energy Park
2024	RUSSELL, TODD	300_Water
2024	CHAPMAN, KYLE	320_Water Production
2024	GREY, GRETCHEN	403_Project Engineering
2024	FOREMAN, MATTHEW	265_Water Distribution
2024	BIGELOW, SCOTT	312_Electric Production Maintenance
2024	RODGERS, CLARK	203_Electric Test Group

2024	MYERS, DANIEL	202_Electric System Maintenance
2024	BOWER, JEFFREY	312_Electric Production Maintenance
2024	MERRICLE, JENNIFER	402_Information Technology
2024	DEITERS, JACOB	450_Central Maintenance & Construction
2024	BORDAYO III, DAVID	312_Electric Production Maintenance
2024	BARNETT, MARK	280_Overhead Electric Construction & Maint
2024	BOAK, ERIC	202_Electric System Maintenance
2024	GEORGE, MICHAEL	470_Operational Technology
2024	ROOKER, DANIAL	470_Operational Technology
2024	LANSING, WILLIAM	403_Project Engineering
2024	MCCARTY, MICHAEL	317_Delta Energy Park
2024	FRECHEN, BENJAMIN	202_Electric System Maintenance
2024	CLARK, CODY	262_Electric Metering Services
2024	KERR, JENNIFER	460_Human Resources
2024	WEBER, JOHN	203_Electric Test Group
2024	FISCHETTE, MICHAEL	409_Market Operations
2024	FEDEWA, DARREN	202_Electric System Maintenance
2024	JERNSTADT, MARTIN	202_Electric System Maintenance
2024	COHOON, ONALEE	250_Electric System Operations
2024	HANSES, JACOB	261_Traffic Signals
2024	UNDERWOOD, ANDREW	470_Operational Technology
2024	MITCHELL, JAMES	409_Market Operations
2024	ARZBERGER, JOHN	320_Water Production
2024	LOOMAN, SEAN	403_Project Engineering
2024	DUNN, PATRICK	281_Underground Electric Distribution
2024	MARQUARDT, NANETTE	317_Delta Energy Park
2024	PAYNE, ERIC	401_Enterprise Information Technology
2024	LAPORTE, MARC	317_Delta Energy Park
2024	MILLS, SCOTT	317_Delta Energy Park
2024	JOHNSON JR, PAUL	460_Human Resources
2024	SWAN, STEVEN	403_Project Engineering
2024	ELLIOTT, MICHAEL	315_REO Plant
2024	MCGLOCKLIN, JOHN	261_Traffic Signals
2024	HITCHCOCK, TRAVIS	202_Electric System Maintenance
2024	POTTER, ANDREW	455_Fleet Services
2024	THELEN, DANIEL	320_Water Production
2024	CALIGURI II, ROBERT	280_Overhead Electric Construction & Maint
2024	AMBS, DEREK	300_Water
2024	MANEVAL, TY	315_REO Plant
2024	SHIRAN, KEIHAN	440_Electric Production
2024	LEHTONEN, MICHAEL	265_Water Distribution
2024	NJOROGE, JOHN	206_Electric System Integrity Engineering
2024	QUINTIERI, KIMBERLY	317_Delta Energy Park
2024	JANDERNOA, JAMES	202_Electric System Maintenance

2024	BURKETT, CASEY	265_Water Distribution
2024	SHAIK, ALLA BAKSHI	402_Information Technology
2024	MACLENNAN, CHRISTOPHER	450_Central Maintenance & Construction
2024	HUTCHINSON, TONY	402_Information Technology
2024	HARTMAN, MICHAEL	312_Electric Production Maintenance
2024	NELSON, JUSTIN	317_Delta Energy Park
2024	DUNN, JOHN	465_Work Management Office
2024	PUNG, TERRY	262_Electric Metering Services
2024	MOYER, MARK	455_Fleet Services
2024	HAGERMAN, KYLE	202_Electric System Maintenance
2024	TROLL, ERIC	265_Water Distribution
2024	SIMS, SUSAN	150_Strategic Planning & Development
2024	PUNG, LORI	545_Customer Systems Support
2024	SHINAVER, LANCE	265_Water Distribution
2024	LUKASIK, ANDREW	280_Overhead Electric Construction & Maint
2024	SPEDOSKE, JACOB	265_Water Distribution
2024	SEELEY, RICHARD	203_Electric Test Group
2024	BRACAMONTES JR, EDUARDO	203_Electric Test Group
2024	VALLABHANENI, ABHIRAM	470_Operational Technology
2024	ACKERSON, RYAN	265_Water Distribution
2024	SCHLUCHTER, ALLISON	317_Delta Energy Park
2024	DOUGLAS, DAVID	115_Human Resources and Training
2024	TIDD, ROBERT	206_Electric System Integrity Engineering
2024	SCUTT, BRANDYN	312_Electric Production Maintenance
2024	JAMES, KYLE	265_Water Distribution
2024	PRICE, TREVOR	262_Electric Metering Services
2024	TULLAR, CORY	261_Traffic Signals
2024	MCDOWELL, GLEN	312_Electric Production Maintenance
2024	NEMETH, ERIC	261_Traffic Signals
2024	FINKBEINER, KYLE	470_Operational Technology
2024	SMITH, DYLAN	261_Traffic Signals
2024	LOONEY, SCOTT	266_Steam Distribution
2024	LOVELESS, RYAN	428_Facilities
2024	GALLAGHER, KEITH	317_Delta Energy Park
2024	EMMONS, MICHAEL	315_REO Plant
2024	EASTMAN, JOSEPH	300_Water
2024	RADEMACHER, JOHN	201_Vegetation Management
2024	GUY, ADAM	455_Fleet Services
2024	GOMBOSI, CHRISTOPHER	262_Electric Metering Services
2024	WHEELER, GERALD	205_Customer Projects
2024	RATHBUN, JACOB	202_Electric System Maintenance
2024	KOONTZ, CHAD	315_REO Plant
2024	WILSON, RUSSELL	403_Project Engineering
2024	MCWETHY, DAVID	402_Information Technology

2024	BARNES, DANIEL	115_Human Resources and Training
2024	MOLINA, DIEGO	280_Overhead Electric Construction & Maint
2024	KLEMISH, DAVID	440_Electric Production
2024	COBBETT, MATTHEW	470_Operational Technology
2024	DONALDSON, ELIZABETH	408_Operations Support
2024	CARANTZA, CONSTANCE	409_Market Operations
2024	PLATTE, DALE	265_Water Distribution
2024	GOODMAN, ANGELA	407_Environmental
2024	SANDERS, REMECHO	265_Water Distribution
2024	ROBY, ANTHONY	317_Delta Energy Park
2024	WALTERS, BRADLEY	317_Delta Energy Park
2024	SMITH, TOD	300_Water
2024	MOOT, GILBERT	465_Work Management Office
2024	SIEFKER, MICHAEL	404_Purchasing and Warehousing
2024	SWEENEY, JAMES	320_Water Production
2024	LAKSHMINARAYANAN, PANDIRAJAN	402_Information Technology
2024	SCHUELLER, JANE	460_Human Resources
2024	WANDLE, SHANE	317_Delta Energy Park
2024	ISLAM, MD	206_Electric System Integrity Engineering
2024	MILLS, WILLIAM	402_Information Technology
2024	DICKINSON, TRAVIS	455_Fleet Services
2024	WILLIAMS, SMILJANA	100_Corporate Administration
2024	BURKHART, JANET	402_Information Technology
2024	WAHRER, MARC	407_Environmental
2024	TILLER, FORREST	455_Fleet Services
2024	SIBLEY, PAT	315_REO Plant
2024	NURENBERG, JOHN	428_Facilities
2024	TODD, JENNIFER	402_Information Technology
2024	HANSON, DEAN	455_Fleet Services
2024	O'NEIL, CARTER	265_Water Distribution
2024	THELEN, DARIN	132_Real Property Management
2024	TRACY, MICHAEL	320_Water Production
2024	ROZANSKI PURCELL, ASHLEY	110_Human Resources
2024	JONES, RANDY	265_Water Distribution
2024	SCHAFER, ALLEN	450_Central Maintenance & Construction
2024	WISDOM, BRIAN	455_Fleet Services
2024	ADAMS, RYAN	470_Operational Technology
2024	PEASE, ADAM	312_Electric Production Maintenance
2024	SANCIANGCO, JONNELL	460_Human Resources
2024	VICKERS, MARK	526_Security
2024	COOK, ROBERT	202_Electric System Maintenance
2024	WESTFALL, REESE	312_Electric Production Maintenance
2024	CUSTER, JEFFREY	551_AMI
2024	VANDOMMELEN, JON	265_Water Distribution

2024	WESTFALL, BRIAN	450_Central Maintenance & Construction
2024	MURPHY JR, ROBERT	315_REO Plant
2024	HULBERT, MARTY	312_Electric Production Maintenance
2024	HADALA, JOHN	450_Central Maintenance & Construction
2024	KLETKE, TODD	266_Steam Distribution
2024	LOPEZ, WILLIAM	265_Water Distribution
2024	LOUDEN, CHERYL	407_Environmental
2024	HERIFORD, ANTHONY	207_Strategy & Planning
2024	BUCHHOLZ JR, BARRY	470_Operational Technology
2024	MONTGOMERY, MARILYN	545_Customer Systems Support
2024	GARCIA, CARLOS	320_Water Production
2024	KOWALESKY, ANTHONY	450_Central Maintenance & Construction
2024	AHMED, JAMALUDDIN	206_Electric System Integrity Engineering
2024	COOPER, ERIC	262_Electric Metering Services
2024	FEDEWA, MATTHEW	551_AMI
2024	AKIN, GARNER	266_Steam Distribution
2024	SCHORSCH, MICHAEL	407_Environmental
2024	HUNTLEY, ZACHARY	201_Vegetation Management
2024	SANDERS JR, CALVIN	317_Delta Energy Park
2024	SIRRINE, DAVID	402_Information Technology
2024	GOLLAPALLI, ASHISH	419_Reliability
2024	MILLER, STASIA	551_AMI
2024	WEBB, RICHARD	202_Electric System Maintenance
2024	FEDEWA, ASHTON	265_Water Distribution
2024	YELSIK, JOSHUA	455_Fleet Services
2024	BERRY, GEORGE	312_Electric Production Maintenance
2024	KERBYSON, CAMERON	265_Water Distribution
2024	WINNER, JONATHAN	201_Vegetation Management
2024	RAHALL II, RAYMON	202_Electric System Maintenance
2024	YOUNG, ADAM	450_Central Maintenance & Construction
2024	WOODARD, MICHAEL	312_Electric Production Maintenance
2024	FIELDS, ANTHONY	205_Customer Projects
2024	BROWERS, TIMOTHY	450_Central Maintenance & Construction
2024	ELLIOTT, JUSTIN	404_Purchasing and Warehousing
2024	MCGARRY, KEVIN	551_AMI
2024	ROTH, STEVEN	312_Electric Production Maintenance
2024	KNAPP, BRIAN	312_Electric Production Maintenance
2024	SIMON, JOSEPH	403_Project Engineering
2024	MARTIN, CHAD	551_AMI
2024	ROSTAR, REBECCA	102_Organizational Development and Training
2024	BERCAW, DEREK	460_Human Resources
2024	CARIE, MICHAEL	320_Water Production
2024	PERRY, STEVEN	320_Water Production
2024	BROWN, JEFFREY	320_Water Production

2024	MARTIN, ALEX	525_Safety
2024	BEHRENDT, SHERRY	202_Electric System Maintenance
2024	HEFFELBOWER, JARED	465_Work Management Office
2024	COLOMBO, STACY	402_Information Technology
2024	ZERFAS, RONALD	202_Electric System Maintenance
2024	MIRELES, MARIE	131_Legal Services
2024	TABER, STEVEN	320_Water Production
2024	BERG, SCOTT	526_Security
2024	PERIALAS, ROBERT	120_Customer Experience
2024	MOLDEN, RASHAWN	208_Stake & Locate
2024	JIMENEZ, SCOTT	404_Purchasing and Warehousing
2024	WOODLEY, VERNON	103_Inclusion & Equity
2024	SCHNEIDER, MITCHELL	450_Central Maintenance & Construction
2024	KOENIGSKNECHT, TYLER	428_Facilities
2024	ADAMS, STEVEN	407_Environmental
2024	PATEL, DAKSHESH	125_Carbon Neutrality Programs
2024	WILSON, JUSTIN	210_Electric Operations
2024	GARRETT, CHRISTOPHER	545_Customer Systems Support
2024	SPICER, JOHN	428_Facilities
2024	MOSHER, WILLIAM	402_Information Technology
2024	DYER, JOSEPH	320_Water Production
2024	VANATTA, MATHEW	320_Water Production
2024	MILLER, DANIEL	312_Electric Production Maintenance
2024	STEVENS, JONATHON	450_Central Maintenance & Construction
2024	VICKLUND, WAYNE	403_Project Engineering
2024	YORDY, WAYNE	317_Delta Energy Park
2024	JOHNSON, BRANDON	201_Vegetation Management
2024	CASADAY, CHARLES	265_Water Distribution
2024	WATERBURY, MITCHELL	465_Work Management Office
2024	TABER, VERONICA	465_Work Management Office
2024	WIEBER, LEE	450_Central Maintenance & Construction
2024	BLISS, MIRANDA	460_Human Resources
2024	STEWART, JUSTIN	265_Water Distribution
2024	CAPORALE, JENNIFER	406_Lab Services
2024	MESKO, ROBERT	551_AMI
2024	WOODHAMS, JOHN	202_Electric System Maintenance
2024	CHILDS, BENJAMIN	403_Project Engineering
2024	HUDE, NATHANIEL	407_Environmental
2024	DALY, STEVEN	265_Water Distribution
2024	JONES, TRAVIS	312_Electric Production Maintenance
2024	TURKETT JR, DANIEL	202_Electric System Maintenance
2024	NAVIN, TYLER	266_Steam Distribution
2024	SHANK, NICHOLAS	465_Work Management Office
2024	DARNELL, TYLER	265_Water Distribution

2024	NASREY, MICHELLE	121_Public Relations & Marketing
2024	KALCHIK, BLAKE	551_AMI
2024	GONZALES, CHLOE	317_Delta Energy Park
2024	GUZMAN, ANTHONY	404_Purchasing and Warehousing
2024	KINGSBURY, ROBERT	262_Electric Metering Services
2024	TINA, WAHIDA	460_Human Resources
2024	BENSON, LISA	115_Human Resources and Training
2024	PUGH, BREINA	101_Community Relations
2024	BELL, DARREN	320_Water Production
2024	LIPSEY JR, JOE	440_Electric Production
2024	SALIM, NADIM	404_Purchasing and Warehousing
2024	WHITE, TERRY	265_Water Distribution
2024	GEORGE, KIM	265_Water Distribution
2024	BECK JR, DAVID	202_Electric System Maintenance
2024	THORNTON, RICKY	205_Customer Projects
2024	ALLISON, BRANDON	265_Water Distribution
2024	NORTH, JAROD	450_Central Maintenance & Construction
2024	CHANCE, NICHOLL	450_Central Maintenance & Construction
2024	HARBITZ, JESSICA	470_Operational Technology
2024	STITTSWORTH, JEANIE	110_Human Resources
2024	WESLEY, JASON	206_Electric System Integrity Engineering
2024	KRUPA, DAYMON	455_Fleet Services
2024	ROSALES, ANDREW	265_Water Distribution
2024	BRINER, DANA	470_Operational Technology
2024	PORUBSKY, RICKY	317_Delta Energy Park
2024	LOWERY, RICKY	317_Delta Energy Park
2024	VAN SICKLE, RONALD	402_Information Technology
2024	WOZNIAK, GARY	265_Water Distribution
2024	NEUMANN, LISA	540_General Accounting
2024	BINKLEY POWER, JENNIFER	125_Carbon Neutrality Programs
2024	BRADBURY, DAVID	265_Water Distribution
2024	SMITH, PAUL	455_Fleet Services
2024	FAILER, HOWARD	403_Project Engineering
2024	BRICKLEY, JORDAN	312_Electric Production Maintenance
2024	CONNELLY, DYLAN	265_Water Distribution
2024	SMITH, JONATHAN	320_Water Production
2024	SPRAGUE, MARISSA	465_Work Management Office
2024	GJINI, DENISA	403_Project Engineering
2024	CHAMBERLIN, DANIEL	280_Overhead Electric Construction & Maint
2024	CERVANTES PREVO, QUINN	470_Operational Technology
2024	SIMON, CRAIG	419_Reliability
2024	MCCLEAR, TIMOTHY	280_Overhead Electric Construction & Maint
2024	NEULIEB, BARTON	402_Information Technology
2024	FARMER, RYUN	206_Electric System Integrity Engineering

2024	STEMLER, LUCAS	265_Water Distribution
2024	FREY, JUSTIN	320_Water Production
2024	MALTBY, JULIE	407_Environmental
2024	DUFF, ADAM	206_Electric System Integrity Engineering
2024	SCATES JR, BILLY	208_Stake & Locate
2024	HART, JORDAN	470_Operational Technology
2024	KINDEL, MARISA	551_AMI
2024	GRAY, JAMES	102_Organizational Development and Training
2024	SHORTER, SCOTT	206_Electric System Integrity Engineering
2024	CORRIN, JONATHON	201_Vegetation Management
2024	GIRVEN, JEREMY	551_AMI
2024	CASHEN, KIRK	312_Electric Production Maintenance
2024	PUENTE, AJ	450_Central Maintenance & Construction
2024	SWAIN, DEREK	202_Electric System Maintenance
2024	ZUSSMAN, JOSHUA	440_Electric Production
2024	SPEAR, DARRYL	455_Fleet Services
2024	PARKER, AUSTIN	470_Operational Technology
2024	GOW, AILEEN	125_Carbon Neutrality Programs
2024	SIMMONS, ROGER	440_Electric Production
2024	SPITZFADEN, ERICA	402_Information Technology
2024	MCDONALD, DREW	320_Water Production
2024	HELLEMS, CRAIG	280_Overhead Electric Construction & Maint
2024	RUCKLE, JEREMY	525_Safety
2024	PANGANIS, STEVEN	465_Work Management Office
2024	FOOTE, JUSTIN	465_Work Management Office
2024	SAYEN, RACHEL	315_REO Plant
2024	PORTER, ALEXANDER	206_Electric System Integrity Engineering
2024	BUFFIN, MICHAEL	450_Central Maintenance & Construction
2024	HOPKINS, DANIEL	265_Water Distribution
2024	MBOUGA, CHRYSTELLE	402_Information Technology
2024	HOUGHTON, JASON	404_Purchasing and Warehousing
2024	HAMILTON, ALBERT	551_AMI
2024	GRAY, LORI	460_Human Resources
2024	BUTTE, ZACHARY	201_Vegetation Management
2024	BLACK, JAMES	565_Customer Accounts
2024	WIEGER, CHRIS	402_Information Technology
2024	VANSPLINTERN, AARON	265_Water Distribution
2024	PUNG, NOLAN	450_Central Maintenance & Construction
2024	CONN, STEPHEN	265_Water Distribution
2024	SMITH, JARRET	450_Central Maintenance & Construction
2024	KOENIGSKNECHT, GREGORY	262_Electric Metering Services
2024	FISK, CHRISTINE	545_Customer Systems Support
2024	GORDON, CHARLES	541_Risk Management
2024	CAVIN, CHRISTOPHER	205_Customer Projects

2024	ANDERSON, ERIC	406_Lab Services
2024	OLESZCZAK, JOSHUA	541_Risk Management
2024	ARCHER, TRAVIS	205_Customer Projects
2024	BIGALKE, WESLEY	470_Operational Technology
2024	HAMAN, JACOB	205_Customer Projects
2024	CARTER, KAREN	205_Customer Projects
2024	ROBINSON, LLOYD	526_Security
2024	MCNEW, JANET	265_Water Distribution
2024	ALLEN, ROBERT	315_REO Plant
2024	MAFFETT, TODD	280_Overhead Electric Construction & Maint
2024	OSTROM, JACKIE	403_Project Engineering
2024	COPELAND, CHRISTOPHER	465_Work Management Office
2024	SYMONDS, ANDREA	450_Central Maintenance & Construction
2024	ORTIZ, JUAN CARLOS	450_Central Maintenance & Construction
2024	RUEDISALE JR, HERBERT	315_REO Plant
2024	HINKLE, MARK	460_Human Resources
2024	TUCKER, ALBERTA	280_Overhead Electric Construction & Maint
2024	CASWELL, CORY	261_Traffic Signals
2024	THELEN, TAMMY	525_Safety
2024	HARDY, MALCOMB	205_Customer Projects
2024	SPARKS, TRAVIS	210_Electric Operations
2024	NORRIS, MICHAEL	404_Purchasing and Warehousing
2024	DOBIAS, RICHARD	262_Electric Metering Services
2024	SPOERING, JULIE	409_Market Operations
2024	POPLAR, GAMALIEL	403_Project Engineering
2024	EVERTS, BRANDON	320_Water Production
2024	JORAE, LUCAS	320_Water Production
2024	LIGHT, BRADLEY	551_AMI
2024	SPILLING, JEFFREY	402_Information Technology
2024	EISELER, CASEY	205_Customer Projects
2024	ARLT, ANDREW	205_Customer Projects
2024	WALTERS, PATRICK	125_Carbon Neutrality Programs
2024	HALL, STACIE	533_Treasury
2024	JOHNSTON, KYLE	570_Remittance
2024	KRAMER, JOAN	404_Purchasing and Warehousing
2024	PEPPER, CLAUDETTE	205_Customer Projects
2024	KIMBLE, GREGORY	455_Fleet Services
2024	FINLEY, DONNA	315_REO Plant
2024	BARNES, LEROY	403_Project Engineering
2024	TREVINO, RICHARD	404_Purchasing and Warehousing
2024	REID, DAVID	545_Customer Systems Support
2024	MARTIN, RONNIE	455_Fleet Services
2024	CURTIN, KYLE	465_Work Management Office
2024	STORNANT, MARK	262_Electric Metering Services

2024	DAWSON, DEANDRE	206_Electric System Integrity Engineering
2024	ROMANKEWIZ, TERRI	115_Human Resources and Training
2024	SOTTEK, MATTHEW	262_Electric Metering Services
2024	HOUSER, DAVID	501_Accounting and Finance
2024	HALL, RACHELLE	551_AMI
2024	CURLING JR, ALEX	280_Overhead Electric Construction & Maint
2024	KRAPEK, PAIGE	465_Work Management Office
2024	BAMBACH, JOSHUA	208_Stake & Locate
2024	VADAKEKUTTU, MERLYN ANNIE	403_Project Engineering
2024	WOODS, TERRANCE	281_Underground Electric Distribution
2024	WALTERS, DONALD	403_Project Engineering
2024	SCHMIDT, KRISTEL	460_Human Resources
2024	BIGELOW, MCGWIRE	450_Central Maintenance & Construction
2024	GILLENGERTEN, HENRY	450_Central Maintenance & Construction
2024	CZACHOWRSKI, KAELIN	320_Water Production
2024	WILLIAMS, DEWAYNE	262_Electric Metering Services
2024	SPITZLEY, KRIS	404_Purchasing and Warehousing
2024	HERRERA ZAMORA, CECILIO	280_Overhead Electric Construction & Maint
2024	TRANSETH, MATTHEW	545_Customer Systems Support
2024	PAVELEK, ANDREW	262_Electric Metering Services
2024	ROCHEFORT, CODY	530_Finance and Planning
2024	MIRELES, ROBERT	465_Work Management Office
2024	JENKS, KEITH	280_Overhead Electric Construction & Maint
2024	LAVERDIERE, LORI	110_Human Resources
2024	ROYSTON, TODD	470_Operational Technology
2024	SILLS, DAVID	470_Operational Technology
2024	BUCIO, LEAH	207_Strategy & Planning
2024	BRITO, DOMINIC	470_Operational Technology
2024	PLEINESS, MARK	280_Overhead Electric Construction & Maint
2024	SCHAFER, SHAUNTELLE	465_Work Management Office
2024	HAMELINK, PATRICK	450_Central Maintenance & Construction
2024	GLEASON, KELLY	407_Environmental
2024	ABOOD, RANDY	450_Central Maintenance & Construction
2024	PEREZ, KARMONDI	460_Human Resources
2024	ALEXANDER, NICOLE	320_Water Production
2024	MILLER, TAD	210_Electric Operations
2024	PLENAR, DAWN	102_Organizational Development and Training
2024	HERZBERG, SCOTT	205_Customer Projects
2024	BRAUN, ROBERT	530_Finance and Planning
2024	HERALD, TANNER	403_Project Engineering
2024	PEARCE, JEREMY	465_Work Management Office
2024	LEDESMA, RONALD	404_Purchasing and Warehousing
2024	SINKE, JACOB	526_Security
2024	JABLONSKI, ERNA	465_Work Management Office

2024	STAPLES, ABIGAIL	102_Organizational Development and Training
2024	TURNER, JOEN	460_Human Resources
2024	BRADSHAW, NICOLE	404_Purchasing and Warehousing
2024	ROSSI, JOHN	470_Operational Technology
2024	SOSEBEE, ROGER	312_Electric Production Maintenance
2024	WALACAVAGE, ALEXANDER	460_Human Resources
2024	GELLER, BRYAN	465_Work Management Office
2024	LUNDQUIST, BRADLY	280_Overhead Electric Construction & Maint
2024	HEILER, SUSAN KAY	205_Customer Projects
2024	BAKER, MARK	540_General Accounting
2024	DAUGHERTY, BRIAN	206_Electric System Integrity Engineering
2024	WHITAKER, MARK	525_Safety
2024	UPDIKE, CARLEE	460_Human Resources
2024	WARD, SARAH	402_Information Technology
2024	MESSINGER, CADE	465_Work Management Office
2024	CLEMENT, GEORGE	206_Electric System Integrity Engineering
2024	TILLER, RIDGE	403_Project Engineering
2024	WESA, RUSSELL	265_Water Distribution
2024	MOORE, REBEKAH	210_Electric Operations
2024	FERRALL, ROBERT	470_Operational Technology
2024	JACKSON, AARON	205_Customer Projects
2024	LIVERMORE, TYLER	460_Human Resources
2024	FEDEWA, OWEN	403_Project Engineering
2024	HENDRICKSON, JOSHUA	208_Stake & Locate
2024	LAWRENCE, JAMES	201_Vegetation Management
2024	PENNELL, GERI	541_Risk Management
2024	WYBRANIEC, JACK	206_Electric System Integrity Engineering
2024	FISK, VALENCIA	565_Customer Accounts
2024	COLLINS, JOSEFA	207_Strategy & Planning
2024	HERNANDEZ, ELIZABETH	110_Human Resources
2024	GILLESPIE, JOEL	470_Operational Technology
2024	COGGINS, JORDAN	460_Human Resources
2024	BAKER, CRAIG	315_REO Plant
2024	MARSH, CAROLYN	205_Customer Projects
2024	STARKEY, SHELLIE	210_Electric Operations
2024	SCHULER, STEPHEN	205_Customer Projects
2024	BROWN, TYLER	450_Central Maintenance & Construction
2024	MARTIN, EMILY	455_Fleet Services
2024	LORENCZ, TREVOR	201_Vegetation Management
2024	NORDSTROM, ADAM	551_AMI
2024	BECK, ERICA	565_Customer Accounts
2024	NEWMAN, ALEXANDER	403_Project Engineering
2024	ROGERS, JUSTIN	540_General Accounting
2024	RUDOLPH, ZACHARY	280_Overhead Electric Construction & Maint

2024	HEASTON, RAPHAEL	419_Reliability
2024	SHAW, DONYETTE	551_AMI
2024	HIGGINS, PATRICK	465_Work Management Office
2024	STORRER, NICHOLAS	404_Purchasing and Warehousing
2024	BABCOCK, BOBBI	315_REO Plant
2024	HERMAN, MARSTON	450_Central Maintenance & Construction
2024	D'SOUZA, JOEL	545_Customer Systems Support
2024	MANEVAL, DINA	533_Treasury
2024	JAMES, LASONIA	551_AMI
2024	GRIFFIN, SARAH	535_Call Center
2024	BROWN, TAMMY	570_Remittance
2024	PETEE, JOANNA	551_AMI
2024	WILKERSON, NATISHA	409_Market Operations
2024	MANNING, COLIN	535_Call Center
2024	ZIMPFER, BETH	406_Lab Services
2024	GLASPIE, AMARI	210_Electric Operations
2024	PETERSON, ERIK	460_Human Resources
2024	PINGLE, BRADLEY	460_Human Resources
2024	PERDUE, WANDA	265_Water Distribution
2024	AL SULTAN, HAMZAH	404_Purchasing and Warehousing
2024	FRECHEN, ANDREW	265_Water Distribution
2024	STRADER II, JAMES	551_AMI
2024	MARCUSSEN, GRETA	450_Central Maintenance & Construction
2024	LOPER, DWAYNE	300_Water
2024	RILEY BARNARD, CODY	208_Stake & Locate
2024	HAGLER, CATHERINE	403_Project Engineering
2024	WILLIAMS, CURTIS	525_Safety
2024	SHERMAN, TASMAN	450_Central Maintenance & Construction
2024	FUNDUNBURKS, ANDREA	535_Call Center
2024	HENGESBACH, BRYCE	265_Water Distribution
2024	HARRIS, TAMMY	533_Treasury
2024	HEBEKEUSER, BRENNYN	460_Human Resources
2024	WALKER JR, DERRICK	525_Safety
2024	KREINER, ANASTASIA	210_Electric Operations
2024	DEHAAN, KYLE	530_Finance and Planning
2024	LASLEY, BRADLEY	208_Stake & Locate
2024	WEI DEBOER, EMILY	465_Work Management Office
2024	RIES, STEVEN	208_Stake & Locate
2024	DUGAN JR, MARK	201_Vegetation Management
2024	LEWIS, JAVIS	450_Central Maintenance & Construction
2024	GENTRY, SHARON	535_Call Center
2024	BOLEY, KEVIN	402_Information Technology
2024	KRAUS, AMY	565_Customer Accounts
2024	NYE, LICHELLE	545_Customer Systems Support

2024	PECKHAM, RYAN	206_Electric System Integrity Engineering
2024	WEAVER, WILLIAM	460_Human Resources
2024	LANE, SHARON	402_Information Technology
2024	GARDNER, LANCE	530_Finance and Planning
2024	DECOLLIBUS, THERESA	404_Purchasing and Warehousing
2024	FOSTER DEMYERS, DEBRA	280_Overhead Electric Construction & Maint
2024	REILLY, MACKENZIE	201_Vegetation Management
2024	AZAM, SUHAIMI	403_Project Engineering
2024	HATCHER, PAULA	565_Customer Accounts
2024	CANALES, MARIA	110_Human Resources
2024	CLARK, MONICA	404_Purchasing and Warehousing
2024	WILLIAMS, ERIC	402_Information Technology
2024	RIAL, GINA	570_Remittance
2024	DROLSHAGEN PUCK, CLAIRE	150_Strategic Planning & Development
2024	CHAVEZ, MELISSA	535_Call Center
2024	CORNFIELD, NICHOLAS	428_Facilities
2024	BLEDSOE, MICHAEL	265_Water Distribution
2024	YANTIS, COURTNEY	317_Delta Energy Park
2024	WATERBURY, DELANEY	403_Project Engineering
2024	DODD, TITUS	570_Remittance
2024	PODANY, GEORGE	402_Information Technology
2024	REYES, ESTER	265_Water Distribution
2024	BELLOWS, JOSEPH	317_Delta Energy Park
2024	SLAVIN, AUDREY	102_Organizational Development and Training
2024	TRUMAN, KIMBERLY	535_Call Center
2024	OLMSTEAD, KATHE	565_Customer Accounts
2024	DESHAZER, ANTHONY	535_Call Center
2024	KNIGHT STEBLETON, DESTINY	535_Call Center
2024	FEDEWA, ALYSEN	110_Human Resources
2024	WILLIAMS, DAWN	406_Lab Services
2024	MCDANIELS, ELISSA	131_Legal Services
2024	BAUMGARTNER, ANDREW	132_Real Property Management
2024	DUNCAN, BRONSON	201_Vegetation Management
2024	BALDINO, ROBERT	202_Electric System Maintenance
2024	BODARY, KRISTY	535_Call Center
2024	THOMPSON, ARICYN	565_Customer Accounts
2024	HARVEY, MONIQUE	265_Water Distribution
2024	BENNETT, SHANNON	110_Human Resources
2024	CLASS, STACY	535_Call Center
2024	MUNROE, DEVIN	525_Safety
2024	MCSWEENEY, MORGAN	545_Customer Systems Support
2024	WILLIAMS PROCTOR, ZINA	407_Environmental
2024	JEFFERSON, CRYSTAL	320_Water Production
2024	WHEELER, TONI	400_Electric T&D Division

2024	COOMBS, SHANNON	403_Project Engineering
2024	WOZNIAK, KATHERINE	206_Electric System Integrity Engineering
2024	VUE, SAVIAY	465_Work Management Office
2024	GREGG, JEANETTE	570_Remittance
2024	COX, NATHANIEL	535_Call Center
2024	LAMROUEX JR, RAYMOND	121_Public Relations & Marketing
2024	MCFADDIN, COURTNEY	403_Project Engineering
2024	BARNES, ANGELA	565_Customer Accounts
2024	PALMER BURNS, MICHAEL	530_Finance and Planning
2024	SCHNEIDER, ALAINA	121_Public Relations & Marketing
2024	ACKERSON, HILLARY	102_Organizational Development and Training
2024	ABBOTT, MEGAN	317_Delta Energy Park
2024	PETERSEN, HANNAH	570_Remittance
2024	NEAL, BRANDI	545_Customer Systems Support
2024	MCDONALD, BENJAMIN	402_Information Technology
2024	DOMINGUEZ, JACQUELINE	261_Traffic Signals
2024	BREININGER, KAREN	110_Human Resources
2024	PUMFREY, ALICIA	565_Customer Accounts
2024	BOWMAN, JUSTIN	565_Customer Accounts
2024	SHELTON, JESILYN	465_Work Management Office
2024	MCVEIGH, AMANDA	535_Call Center
2024	MUNROE, ANTHONY	535_Call Center
2024	DIXON, CHLOE	465_Work Management Office
2024	HENDERSON, BRANDON	535_Call Center
2024	KERR, JAKE	265_Water Distribution
2024	DELUCA, TONY	265_Water Distribution
2024	RODGERS, LAMARIS	535_Call Center
2024	CARLSON, KAITLYN	465_Work Management Office
2024	CENA, LAUREN	551_AMI
2024	LEWIS, ALTISHA	535_Call Center
2024	CASEY, DONNA	535_Call Center
2024	MCGLOCKLIN, EMMA	121_Public Relations & Marketing
2024	BUTLER, KAMILLE	103_Inclusion & Equity
2024	MCDONOUGH, PATRICK	402_Information Technology
2024	DOBIAS PENA, ANDREA	262_Electric Metering Services
2024	HOAG, ASHLEY	121_Public Relations & Marketing
2024	LEWIS, LEAH	535_Call Center
2024	MACLACHLAN, DANIEL	250_Electric System Operations
2024	KEMPF, CALEN	121_Public Relations & Marketing
2024	MARTIN, BLAKE	455_Fleet Services
2024	CONWAY, THOMAS	315_REO Plant
2024	CURTIS, CARALENE	565_Customer Accounts
2024	HALLE, BRAEDON	125_Carbon Neutrality Programs
2024	GILLENGERTEN, ELOISE	565_Customer Accounts

2024	RICHARDS, MICHAEL	281_Underground Electric Distribution
2024	EPPS, EMILY	535_Call Center
2024	TAYLOR, SAMARA	535_Call Center
2024	ARTIBEE, RICKY	535_Call Center
2024	KNOX, SHERRIDELL	470_Operational Technology
2024	BAUMGARTNER, MEGAN	535_Call Center
2024	TRANSETH, MICHAEL	551_AMI
2024	PATHFINDER, ALISON	535_Call Center
2024	HARDY, KELLY	115_Human Resources and Training
2024	LAURAINE, RENEE	565_Customer Accounts
2024	KOUTSOUKOS, MARIA	104_Corporate Secretary
2024	ARENS, ALISSA	440_Electric Production
2024	GILLESPIE HERNANDEZ, SELICIA	132_Real Property Management
2024	LOGGINS, RACHEL	535_Call Center
2024	MCCLINTON II, CALVIN	450_Central Maintenance & Construction
2024	YANKEE, PAUL	265_Water Distribution
2024	BATES, TANYA	535_Call Center
2024	RASINSKE, BRISTINA	533_Treasury
2024	EVANWOOD, BRIDGIT	535_Call Center
2024	EVA, NATHAN	402_Information Technology
2024	FOLINO, JOHN	210_Electric Operations
2024	CURTIN, MEGAN	265_Water Distribution
2024	GILHOOLY, EMILY	102_Organizational Development and Training
2024	WILLIAMS, BETHSEMANE	202_Electric System Maintenance
2024	TROUT, FRANKLIN	315_REO Plant
2024	CHIPPEWA, ROBERT	320_Water Production
2024	HOOVER, CASS	265_Water Distribution
2024	UNDERWOOD, MEGAN	465_Work Management Office
2024	ROGERS II, ALFRED	320_Water Production
2024	MOWRY, TIMOTHY	450_Central Maintenance & Construction
2024	FLANAGAN, NIGEL	450_Central Maintenance & Construction
2024	SPEERS, LILLIAN	150_Strategic Planning & Development
2024	MATISKA, KIERA	207_Strategy & Planning
2024	KOWATCH, OWEN	265_Water Distribution
2024	COOK, CORTNEY	205_Customer Projects
2024	BRYA, MINDI	205_Customer Projects
2024	CUNNINGHAM, WILLIAM	450_Central Maintenance & Construction
2024	CALOGERAKIS, ANDREW	533_Treasury
2024	MILLS, CRAIG	266_Steam Distribution
2024	PASIKOWSKI, SAMUEL	266_Steam Distribution
2024	DONELSON, LATESA	570_Remittance
2024	DOOGUE, SHANE	460_Human Resources
2024	KEYES, THOMAS	315_REO Plant
2024	IRVING, JOSHUA	501_Accounting and Finance

2024	PERERA, RANWALAGE	403_Project Engineering
2024	SHAFQUAT, RUBY	540_General Accounting
2024	BUDD, JOHN	202_Electric System Maintenance
2024	ALIAJ, MARIO	207_Strategy & Planning
2024	JOBLONSKI, NICHOLAS	501_Accounting and Finance
2024	QUIMBY, JENNIFER	540_General Accounting
2024	EORY, PAUL	150_Strategic Planning & Development
2024	MCCUE, ADAM	460_Human Resources
2024	DZIEWIATKOWSKI, RACHAEL	530_Finance and Planning
2024	DAVIS, JEFFREY	535_Call Center
2024	LOWNSBERY, SHARON	533_Treasury
2024	NGUYEN, JENNIFER	404_Purchasing and Warehousing
2024	SHEIKH OMAR, YUNIS	470_Operational Technology
2024	KOWALKOWSKI, JILL	540_General Accounting
2024	SMITH, NICOLE	106_Internal Audit
2024	WYBLE, FREDERIC	470_Operational Technology
2024	KRISHNAMURTHY, APARNA	320_Water Production
2024	KLEIN, JAXSEN	403_Project Engineering
2024	WILSON, ANNALISE	101_Community Relations
2024	MUHAMMAD H, JANAN	115_Human Resources and Training
2024	SCHAFER, DEREK	450_Central Maintenance & Construction
2024	TAYLOR, BRIAN	540_General Accounting
2024	CRANE, JACOB	300_Water
2024	CHIJIOKE, COMPLETE	403_Project Engineering
2024	VERMA, VINESH	533_Treasury
2024	PLAXTON, CADEN	540_General Accounting
2024	WISDOM, JEREMIAH	455_Fleet Services
2024	KLEMISH, CARTER	315_REO Plant
2024	HARRIS, GLORIA	535_Call Center
2024	MAGLEY, MADISON	535_Call Center
2024	MOORE, KELLY	535_Call Center
2024	NASREY, CAMERON	535_Call Center
2024	PRETZEL, RYAN	206_Electric System Integrity Engineering
2024	HAYES, JOSHUA	465_Work Management Office
2024	MCWETHY, EMILY	465_Work Management Office
2024	SINKE, ETHAN	526_Security
2024	COOPER, AMELIA	403_Project Engineering
2024	MCGLOCKLIN, OWEN	315_REO Plant
2024	CROOK, JOSHUA	403_Project Engineering
2024	MEEKS, MAKENA	131_Legal Services
2024	TYLER, ELIZA	501_Accounting and Finance
2024	HENDLEY, DAUAN	403_Project Engineering
2024	STARKEY JR, TONY	320_Water Production
2024	TROTTER, RENNIE	320_Water Production

2024	BURNS, MICHAEL	150_Strategic Planning & Development
2024	GONZALES, JAILYN	545_Customer Systems Support
2024	DELEON, DAYTONA	110_Human Resources
2024	RU, CAI YI	110_Human Resources
2024	RAMOS, SAUL	530_Finance and Planning
2024	DENNIS, ADRINIL	110_Human Resources
2024	EDEN, BRIANNA	110_Human Resources
2024	GRIMSBY, HENRY	110_Human Resources
2024	JOSEPH, ERIC	110_Human Resources
2024	SWEETING, DEZIAH	110_Human Resources
2024	GOODMAN, JOSIE	110_Human Resources
2024	SOLOMAN, SEAN	110_Human Resources
2024	BURCH, MICHAEL	110_Human Resources
2024	ADAMS, BRYSON	110_Human Resources
2024	ANDROS, BRAEDEN	110_Human Resources
2024	KORTUM, BRANDON	110_Human Resources
2024	SKILLMAN, SOPHIA	320_Water Production
2024	BAILEY, GEORGINA	110_Human Resources
2024	WILLIAMS, NYAH	206_Electric System Integrity Engineering
2024	AYLWARD, JOSHUA	110_Human Resources
2024	STIEB, COLE	465_Work Management Office
2024	PHILLIPS, HUDSON	470_Operational Technology
2024	HOGARTH, AUSTIN	320_Water Production
2024	PERIALAS, JACOB	402_Information Technology
2024	JOHNSON, DEVIAN	102_Organizational Development and Training
2024	WALLACE, ANDREW	460_Human Resources
2024	BURWITZ, ELLIE	465_Work Management Office
2024	JOHNS, JOSEPH	526_Security
2024	CIBOR, BROOKE	110_Human Resources
2024	GARRETT, DAMIYA	102_Organizational Development and Training
2024	LOONEY, ABRAM	102_Organizational Development and Training
2024	RODRIGUEZ, ISABELLA	102_Organizational Development and Training
2024	TADGERSON, DOMNICK	102_Organizational Development and Training
2024	VRANE, BRAEDEN	102_Organizational Development and Training
2024	WHISMAN, JAKE	102_Organizational Development and Training
2024	HOUSTON, JESSICA	102_Organizational Development and Training
2024	DELONG, ABIGAIL	102_Organizational Development and Training
2024	HOLLIDAY III, ANTHONY	102_Organizational Development and Training
2024	LANCE TROUT, BRAYDEN	102_Organizational Development and Training
2024	CATERINO, LUCAS	102_Organizational Development and Training
2024	CRAIG, CARTER	102_Organizational Development and Training
2024	SAINT JEAN, VERONICA	102_Organizational Development and Training
2024	SHINGLER, SHELBY	150_Strategic Planning & Development
2024	MORTENSEN SEGUIN, BRENDAN	150_Strategic Planning & Development

2024	CORNISH, CARSON	403_Project Engineering
2024	JOHNSON, JANET	206_Electric System Integrity Engineering
2024	TROTTER, NATHAN	403_Project Engineering

HireDate	Term Date	Salary	Job	RegEarnings
6/11/1976		$410,132	General Manager	$401,347
2/3/2015		$293,141	Chief Financial Officer	$286,218
10/1/1987		$270,400	Chief Operations Officer	$264,000
7/14/2008		$242,139	Executive Director, Human Resources	$236,419
1/3/2011		$243,313	General Counsel	$237,558
3/12/2012		$242,139	Executive Director Customer Experience	$236,419
9/17/1986	9/13/2024	$127,258	HRIS Data Integrity & Compliance Admin.	$89,755
8/19/1985		$127,127	Electric Service Worker	$123,677
9/25/2000		$127,127	Electric Service Worker	$124,343
6/4/2001		$109,759	Gas Plant Chiller Operator	$106,928
12/27/2010		$139,857	Lineworker Leader	$137,280
7/5/1988		$139,857	Lineworker Leader	$137,121
7/24/2016		$139,836	Lineworker Leader	$123,682
8/22/1977		$194,641	Director, Govt. & Community Relations	$190,038
12/19/2007		$139,857	Lineworker Leader	$137,384
11/9/2020		$199,789	Director Water Operations	$195,637
9/6/2011		$199,796	Director, Electric Transmission & Dist	$195,645
2/1/2021		$213,210	Chief Information Officer	$201,712
6/19/2023		$115,271	Instrument & Control Specialist	$112,306
6/23/2008		$199,796	Director, Elec, Steam & Chilled Wat Prod	$195,645
11/20/1990		$139,857	Cable Splicer Leader	$136,268
7/22/2019		$120,700	Lineworker	$119,409
9/17/2012		$139,857	Lineworker Leader	$136,399
3/6/2000		$139,857	Cable Splicer Leader	$137,154
10/15/2001		$139,857	Cable Splicer Leader	$136,122
3/2/2020		$127,127	Electric Service Worker Relief	$124,024
11/4/2002		$114,023	Maintenance Mechanic Leader	$111,149
1/6/2020		$149,650	Lead Supervisor, Elec. T&D Const & Maint	$128,471
6/7/2021		$110,799	Gas Plant Chiller Relief Operator	$107,799
3/25/2002		$139,857	Lineworker Leader	$136,791
7/1/1991		$191,417	Director of Strategic Planning Dev	$187,442
3/13/2023		$127,127	Electric Service Worker Relief	$118,279
12/15/1989		$135,883	Electric System Operator IV	$124,271
4/15/1985		$192,137	Director, Operations Process Support	$188,144
10/28/2002		$202,045	Director Accounting, Finance & Planning	$182,427
5/31/2015		$120,700	Lineworker	$115,184
2/21/2001		$110,945	Technical Trainer	$108,111
9/26/2005		$134,017	Electric System Operator IV	$121,974
3/9/2014		$115,271	Instrument & Control Specialist	$112,306
6/7/2021		$110,799	Gas Plant Chiller Relief Operator	$109,473
3/19/2007		$110,799	Gas Plant Chiller Relief Operator	$110,252
3/2/2015		$109,531	Bulk Power Controller Senior	$110,242
2/5/2018		$135,883	Electric System Operator IV	$124,567

10/29/1990		$183,047	Principal Electrical Engineer II-PED	$175,820
10/18/1999		$139,857	Cable Splicer Leader	$136,925
9/25/1987		$109,531	Bulk Power Controller - Senior	$110,118
8/22/1997		$182,021	Manager, Sub Const & Main	$169,890
5/14/1990		$161,813	Advisor, Senior Operations	$158,214
3/10/2008		$109,759	Gas Plant Chiller Operator	$107,543
6/26/2000		$165,454	Manager, Electric T&D Cont & Main	$161,178
10/9/2000		$111,943	Maintenance Mechanic Leader	$109,069
9/8/1986		$109,531	Bulk Power Controller - Senior	$110,241
7/1/2002		$132,921	Electric System Operator IV	$121,007
10/15/1984		$114,023	Maintenance Mechanic Leader	$111,149
8/18/2014	10/17/2024	$135,780	Lineworker Leader	$112,364
1/17/2023		$115,271	Instrument & Control Specialist	$112,306
11/13/2000		$117,975	Electric Substation Inspector	$114,845
11/29/2015		$115,271	Electric Control Specialist	$112,306
8/14/2011		$109,094	Electrician	$106,497
11/4/2002		$115,500	Maint. Mechanic Qualified Welder Leader	$112,427
4/24/2023		$120,700	Lineworker	$118,423
7/7/1987	6/7/2024	$135,780	Cable Splicer Leader	$62,669
2/27/2002		$101,440	Maintenance Mechanic	$98,840
4/17/2000		$115,271	Instrument & Control Specialist	$112,306
8/13/2018		$115,271	Instrument & Control Specialist	$112,306
4/19/2015		$117,975	Electric Substation Inspector	$114,845
3/9/2014		$98,091	Water Station A Operator	$94,828
10/15/2018		$120,700	Lineworker	$112,309
9/8/1987		$109,531	Bulk Power Controller - Senior	$109,653
8/24/2014		$128,105	System Protection Technician Leader	$124,810
6/18/1985		$174,964	Manager, Electric Systems Operations	$162,082
6/4/1986		$152,569	Lead Supervisor, Electric T&D Const Main	$149,394
3/22/2015		$109,759	Gas Plant Chiller Operator	$106,728
8/2/2021		$99,547	Water Station A Operator	$95,943
4/4/2022		$165,444	Manager, Gas Chiller Plant Operations	$161,770
6/20/2022		$162,460	Manager, Accounting, Finance, & Planning	$158,155
11/26/2007		$101,440	Maintenance Mechanic	$99,408
2/27/2023		$101,440	Maintenance Mechanic	$98,986
1/2/2019		$166,150	Manager, Chief Arch & Ent Gov	$162,221
8/7/2016		$163,777	Manager, Environmental Services	$159,901
10/31/2005		$103,145	Gas Plant Chiller Operator	$100,479
8/26/2019		$120,700	Lineworker	$117,268
2/21/2022		$109,094	Electrician	$106,293
1/22/2007		$120,700	Cable Splicer	$117,142
8/29/2022		$117,442	Electric System Operator II	$107,336
8/28/2023	11/2/2024	$120,700	Lineworker	$103,764
2/2/2015		$115,479	Water Distribution Leader	$109,055

7/20/2011		$97,987	Apprentice Instrument & Control Spec.	$102,903
1/11/1999		$139,857	Lineworker Leader	$125,040
4/30/2001		$115,271	Electric Control Specialist	$112,306
4/6/2014		$128,105	System Protection Technician Leader	$124,929
11/13/2018		$120,700	Cable Splicer	$117,596
6/7/1999		$152,461	Lead Supervisor, Elec Const T&D Maint	$149,290
5/3/2021		$117,442	Electric System Operator II	$107,483
5/27/2014		$115,271	Instrument & Control Specialist	$111,015
8/15/2005		$109,759	Gas Plant Chiller Operator	$106,965
11/13/2006		$104,955	Water Station A Operator	$98,108
11/13/2018		$157,560	Manager, Operations IT	$155,192
2/27/2023		$101,440	Maintenance Mechanic	$98,840
11/25/2002		$102,355	Construction Mechanic Leader	$99,719
3/9/2014		$120,700	Cable Splicer	$117,596
8/9/2015		$102,604	Water Station A Operator	$95,842
3/12/2007		$103,520	Maintenance Mechanic	$100,920
3/12/2007		$120,700	Cable Splicer	$117,596
8/1/2022		$157,534	Manager, Energy Planning & Decarbon.	$153,814
8/6/2002		$126,233	Electrician Leader	$122,363
10/18/2015		$153,447	Manager, Electric T&D Engin Tech Serv	$150,037
11/21/2022	10/9/2024	$117,185	Lineworker	$95,693
6/26/2000		$126,233	Electrician Leader	$122,952
1/10/2005		$126,233	Electrician Leader	$123,011
3/9/2009		$153,617	Manager, Operations Technology	$151,312
11/1/2015		$107,430	Apprentice Lineworker	$103,790
2/5/2003		$109,759	Gas Plant Chiller Operator	$107,016
9/17/2018		$115,271	Electric Control Specialist	$112,293
1/31/2005		$120,700	Cable Splicer	$118,185
4/10/2000		$120,700	Cable Splicer	$117,580
2/10/2003		$147,458	Lead Electric System Operator	$136,365
7/24/2016		$107,430	Apprentice Lineworker	$103,132
6/10/2019		$152,663	Supervisor, IT Cyber Security	$149,485
6/1/2014		$151,539	Manager, Customer Operations	$147,952
3/24/1997		$151,612	Manager,Business Development & Marketing	$148,027
12/5/2022		$115,271	Instrument & Control Specialist	$112,306
4/5/2004		$109,759	Gas Plant Chiller Operator	$108,890
12/26/2012		$151,840	Manager, Project Engineering	$148,243
3/16/2015		$104,622	Maint Mechanic Qualified Welder Aluminum	$101,931
1/28/2008		$101,440	Maintenance Mechanic	$98,840
11/4/2002		$114,044	Traffic Signal & Lighting Spec. Leader	$110,209
2/27/2023	10/9/2024	$117,185	Lineworker	$95,215
5/29/1990		$109,759	Gas Plant Chiller Operator	$106,928
4/19/2015		$104,955	Water Station A Operator	$99,938
2/14/2021		$100,379	Mechanic A	$95,047

11/22/2021		$154,875	Senior Network Architect	$146,373
1/22/2017		$145,574	Manager, Health, Safety, & Security	$142,341
7/26/1999		$109,759	Gas Plant Chiller Operator	$105,743
5/24/1999		$149,228	Manager,Gas Plant/Chiller Plant Main	$146,565
4/6/2014		$99,547	Water Station A Operator	$96,129
1/5/2009		$119,723	System Protection Technician	$116,929
5/9/2022		$149,653	Corporate Secretary	$146,446
9/5/2017		$143,156	Electrical Engineer V-PED	$140,389
7/5/2022		$150,107	Manager, Procurement & Supply Chain	$145,612
4/14/2008		$105,017	Apprentice Cable Splicer	$101,882
2/20/2006		$120,700	Cable Splicer	$117,692
11/19/2007		$101,440	Maintenance Mechanic	$98,840
4/17/2000		$120,700	Cable Splicer	$114,441
4/6/2014		$104,955	Water Station A Operator	$100,961
6/16/2003		$155,513	Supervisor, System Operations	$144,432
10/22/2007		$109,094	Electrician	$106,293
4/25/2022		$101,107	Equipment Operator A	$90,962
3/7/2022		$104,955	Water Station A Operator	$96,164
5/2/1983	9/13/2024	$90,670	IT Budget Analyst	$64,106
6/11/2007		$144,809	Prinicipal Engineer-ESI	$142,006
3/8/2015		$103,145	Gas Plant Chiller Operator- Auxiliary	$91,430
5/4/2020		$142,997	Director, Internal Audit	$142,685
8/20/2001		$126,233	Electrician Leader	$122,952
9/27/2004		$153,556	Manager, Fleet, Construction & Facilties	$139,179
5/29/2018		$152,600	Supervisor, Network and Infra Op	$142,088
2/25/2008		$119,723	System Protection Technician	$116,683
8/27/2018		$140,895	Supervisor, Electric Test	$138,378
6/4/2001		$114,044	Traffic Signal & Lighting Spec. Leader	$111,115
2/7/2022		$101,856	Equipment Operator A	$94,438
8/31/2009		$143,868	Supervisor, NERC Compliance	$140,469
2/17/2014		$142,414	Manager, Public Relations & Marketing	$139,051
2/7/2016		$109,759	Gas Plant Chiller Operator	$108,390
7/19/2021	8/3/2024	$138,541	Manager, Human Resources	$86,658
12/13/2010		$142,864	Manager, Work Management	$139,483
12/14/2014		$126,233	Electrician Leader	$122,304
10/10/2005		$105,017	Apprentice Cable Splicer	$102,098
7/17/2023		$112,048	Electric System Operator II	$98,691
4/20/1992		$142,172	Special Projects Manager	$139,211
1/16/2008		$155,998	Manager, Water & Steam Distribution	$138,560
8/2/2021		$99,547	Water Station A Operator	$96,164
8/17/2020		$142,099	Lead Supervisor, Project Management/ Del	$136,061
8/31/2020		$115,479	Water Distribution Leader	$106,154
10/9/2006		$117,580	Mechanic Welder Leader	$114,556
2/27/2006		$119,723	System Protection Technician	$115,597

9/5/1984		$132,114	Lead Supervisor, Electric Maint & Const	$130,138
5/17/2015		$101,440	Maintenance Mechanic	$98,840
5/18/2020		$138,365	Business Relationship Manager, IT	$135,686
2/8/2015		$102,355	Construction Mechanic Leader	$93,771
8/23/2015		$101,440	Maintenance Mechanic	$98,840
3/2/2020		$107,430	Apprentice Lineworker	$102,816
10/27/2014		$109,094	Electrician	$106,191
1/21/2020		$148,864	Systems Architect, OT	$136,670
1/30/2006		$115,271	Instrument & Control Specialist	$112,306
9/12/2022		$140,598	Civil/Structural Engineer V- PED	$135,885
4/20/1998		$109,759	Gas Plant Chiller Operator	$109,508
1/18/2022		$109,094	Electrician	$106,293
9/4/2016		$118,662	Electric Meter Specialist Leader	$115,623
3/26/2007		$135,243	Supervisor, Records Management	$130,434
12/28/2014		$111,340	Apprentice System Protection Technician	$107,119
11/25/1991		$126,244	ISO Wholesale Market Oper. Planner-Strat	$124,362
6/18/2018		$109,094	Electrician	$106,245
12/20/2004		$117,975	Electric Substation Inspector Relief	$114,955
7/17/2023		$114,484	Electric System Operator II	$100,054
8/29/2022		$106,577	Traffic Signal Maintenance Specialist	$104,352
9/25/2023		$115,271	Instrument & Control Specialist	$112,306
9/21/2014		$136,770	Supervisor Bulk Power Trading	$133,542
5/13/2019		$99,131	Water Station A Operator	$97,628
4/10/2017		$140,000	Principal Engineer I - PED	$133,367
5/18/2014		$102,604	Apprentice Cable Splicer	$100,234
3/22/2021		$109,759	Gas Plant Chiller Operator	$109,496
2/13/2023		$134,225	Manager, ITD Project Management Office	$131,624
12/16/2012		$109,759	Gas Plant Chiller Operator	$109,412
5/10/1999		$134,799	Supervisor, Gas Plant Operations	$132,782
2/25/2019		$133,089	Reliability Engineer IV	$130,514
11/1/2021		$134,782	Construction Manager IV-PED	$132,173
8/16/1989		$109,759	Gas Plant Chiller Operator	$106,928
2/14/2005		$114,044	Traffic Signal & Lighting Spec. Leader	$111,648
5/1/2000		$131,131	Supervisor, ECM	$128,781
1/11/2021		$94,368	Equipment Mechanic	$91,936
11/4/2002		$113,275	Water Production Maint Mech Mach Leader	$110,070
2/12/2024		$120,700	Lineworker	$99,465
6/29/2014		$133,075	Water Operations Strategic Engineer	$129,930
1/3/2003		$103,145	Gas Plant Chiller Operator	$96,200
6/24/1985	6/7/2024	$106,854	Engineer IV	$49,315
10/31/2005		$131,329	Water Principal Engineer	$128,413
9/14/2015		$132,413	Principal Engineer-ESI	$130,045
3/8/2015		$109,759	Gas Plant Chiller Operator	$109,108
3/23/2014		$109,094	Electrician	$106,293

8/9/2015		$115,479	Water Distribution Leader	$106,096
5/29/2018		$128,178	Database Administrator	$126,258
11/27/2006		$104,435	Construction Mechanic Leader	$101,799
1/25/2021		$146,300	Senior Hosting Architect	$128,868
3/5/2012		$104,622	Maint Mechanic Qualified Welder Aluminum	$101,931
3/22/2021		$109,759	Gas Plant Chiller Operator	$108,695
7/5/2022		$125,282	Planner IV	$122,142
5/24/1999		$118,662	Electric Meter Specialist Leader	$115,623
8/30/2021		$94,368	Equipment Mechanic	$91,922
2/16/2015		$109,094	Electrician	$105,670
10/16/2016		$104,976	Water Field Inspector A	$94,837
12/15/2008		$120,604	Supervisor, Enterprise Risk Management	$117,923
6/3/1993		$129,480	Senior Business Process Lead	$126,421
6/21/2021		$101,107	Equipment Operator A	$92,831
4/8/2024		$120,700	Lineworker	$81,661
3/6/2006		$133,331	Lead Supervisor, Water Const & Maint	$126,664
3/19/2007		$119,723	System Protection Technician	$116,647
10/27/2014		$106,556	Apprentice System Protection Technician	$101,103
11/22/2021		$125,828	Electrical Engineer, OT	$122,678
8/31/2020		$104,331	Equipment Operator A	$97,481
8/14/2000		$110,945	Technical Trainer	$107,900
9/26/2011		$108,215	Senior Human Resources Generalist	$105,816
10/6/1983		$128,121	Electrical Engineer V-ESI	$125,645
3/13/2023		$96,365	Apprentice Maintenance Mechanic	$93,419
7/19/2010		$115,479	Water Distribution Leader	$109,082
8/29/2022		$109,593	Primary Meter Specialist	$106,792
7/3/2023		$106,577	Traffic Signal and Lighting Specialist	$104,347
6/22/2015		$96,365	Apprentice Maintenance Mechanic	$93,893
11/20/2000		$122,319	Lead Supervisor, Electric Operations	$119,957
8/29/2022		$125,641	Electrical Controls Engineer	$122,491
7/3/2023		$106,577	Traffic Signal and Lighting Specialist	$104,347
11/29/2015		$101,939	Steam Mechanic 4	$96,316
10/9/2006		$123,195	Supervisor, Facilities	$120,638
4/5/2021		$106,556	Bulk Power Controller	$107,583
3/1/1999		$103,145	Gas Plant Chiller Operator Auxiliary	$99,624
2/14/2021		$124,800	Engineer, Hydraulic Water Operations	$121,843
6/23/2014		$123,556	Supervisor Forestry	$120,813
10/18/2015		$100,961	Equipment Mechanic Leader	$98,369
3/28/2001		$127,219	Supervisor, Primary Metering	$122,121
9/7/2004		$107,784	Utility Designer Leader	$100,375
6/24/2019		$109,094	Electrician	$106,245
3/23/2020		$124,089	Supervisor, Gas Plant Operations	$121,686
10/26/2015		$124,749	Construction Manager III	$122,697
8/14/2023		$123,900	Senior Project Manager, ITD	$121,499

1/22/2019		$135,500	Manager, Human Resources	$114,243
5/4/2014		$102,604	Apprentice Lineworker	$96,954
7/26/1999		$111,993	Supervisor, Station Shift	$109,990
12/27/2021		$124,776	Supervisor, Operations Technology	$122,360
1/21/2014	10/24/2024	$137,399	Manager, Asset Management	$115,790
8/22/1994		$120,411	Supervisor, Settlements	$117,557
10/5/2020		$104,331	Equipment Operator A	$94,412
12/18/2000		$126,647	Senior Water Quality Administrator	$121,424
4/2/1990		$123,519	Supervisor, Water Const & Main	$116,362
9/29/2014		$109,759	Gas Plant Chiller Operator	$106,565
6/19/2006		$109,759	Gas Plant Chiller Operator	$107,744
9/24/1986		$118,139	Interim Manager, Water Production	$115,205
1/3/2023		$123,489	Planner IV	$120,917
3/27/2023		$126,471	Supervisor, Procurement	$120,739
5/24/1999		$110,675	Water Production MM Leader	$107,825
3/16/2009		$116,446	IT System Administrator IV	$114,698
7/31/1986		$117,248	Administrator CMMS	$115,496
12/8/2003		$123,082	Supervisor, Maintenance DEP	$120,355
1/8/2018		$117,799	Electrical Engineer V-ESI	$115,520
3/30/2020		$128,210	IT System Administrator V	$120,328
5/31/2015		$94,368	Equipment Mechanic	$91,936
4/22/2013		$130,150	Chief of Staff	$117,979
2/21/2021		$118,655	Senior Project Manager, ITD	$116,360
9/14/2015		$92,683	Environmental Technician 5	$90,303
1/18/2011	11/16/2024	$126,193	Supervisor, Fleet Operations	$113,862
9/26/2005		$121,939	Supervisor, Maintenance	$119,058
12/15/2008		$108,865	HVAC Field Technician Leader	$106,070
5/22/2000		$119,517	Senior Project Manager, ITD	$116,688
12/19/2022		$94,368	Equipment Mechanic	$91,922
9/26/2022		$97,467	Mechanic A	$90,109
8/19/2013		$121,497	Supervisor, Land Surv & Real Prop Adv	$119,138
12/16/2019		$121,823	Water Treatment Plant Engineer	$119,471
10/18/2021		$129,000	Administrator, HRIS System	$117,782
4/1/1986		$124,118	Supervisor, Water Const & Main	$117,061
10/9/2006		$102,355	Construction Mechanic Leader	$99,719
8/20/2012		$100,961	Equipment Mechanic Leader	$98,369
1/25/2015		$100,296	Apprentice Instrument & Control Spec.	$96,401
7/7/2014		$104,622	Maint Mechanic Qualified Welder Aluminum	$84,839
1/3/2024		$125,965	Senior GIS Lead Developer	$117,890
8/4/2008		$119,358	Analyst, Security Infrastructure	$116,829
11/6/2023		$109,094	Electrician	$106,293
3/13/2023		$90,291	Apprentice Maintenance Mechanic	$85,456
5/22/2023		$100,857	AMI Field Specialist	$90,063
10/16/2016		$124,418	Supervisor, Water Const & Main	$117,181

2/10/2003		$102,355	Construction Mechanic Leader	$99,670
10/30/1980	3/1/2024	$93,952	Gas Plant Chiller Operator	$19,513
10/9/2000		$111,943	Maintenance Mechanic Machinist Leader	$107,815
2/8/2015		$102,355	Construction Mechanic Leader	$97,872
1/18/1989		$124,069	Supr, Steam Const & Maint	$116,939
11/17/1997		$110,175	Water Distribution Leader	$108,449
11/10/2008		$119,433	Environmental Project Manager	$117,117
8/23/2015		$119,261	Supervisor, Strategy	$116,618
4/8/2019		$138,051	Network Architect, OT	$116,603
1/29/2007		$113,613	Senior Financial Analyst, Customer Ops.	$111,408
10/26/1998		$110,675	Water Production MM Leader	$100,252
12/19/2007		$111,930	Supervisor, Maintenance & Construction	$101,294
6/1/1995		$116,661	Electrical Engineer V-ESI	$114,568
6/7/1999		$109,593	Primary Meter Specialist	$106,792
2/22/2002		$107,908	Field Service Leader AMI	$98,792
7/31/2023		$100,046	Steam Mechanic Certified Welder	$93,974
7/16/2007		$116,469	Environmental Engineer IV	$114,214
3/2/2020		$88,710	Utility Line Clearance Trimmer Leader	$86,875
11/29/1979		$70,927	Production Plant Helper	$69,114
10/15/2018		$114,080	IT System Administrator IV	$112,040
8/12/2013		$117,031	NERC Compliance Engineer	$114,264
8/2/2010		$116,480	Lead Supervisor, AMI	$113,728
3/17/2003		$117,975	Electric Substation Inspector Relief	$104,249
7/31/2023		$97,883	Mechanic A	$91,937
9/12/2022		$94,368	Equipment Mechanic	$91,922
9/19/2005	6/21/2024	$98,486	Maintenance Mechanic	$47,350
2/2/2015		$115,479	Water Distribution Leader	$106,297
3/2/2020		$88,710	Utility Line Clearance Trimmer Leader	$87,206
12/4/2023		$109,094	Electrician	$104,256
9/13/2004		$120,772	Supervisor, Maintenance & Construction	$113,768
6/1/2000		$101,440	Maintenance Mechanic	$98,263
1/2/2013		$117,000	Supervisor, Cust Projects & Utility Serv	$111,655
5/14/2012		$95,553	Painter Leader	$90,361
12/18/2023		$115,920	Contract Manager	$113,512
12/1/2013		$100,857	AMI Field Specialist	$91,306
10/15/2001		$101,440	Maintenance Mechanic	$98,840
11/5/2007		$101,440	Maintenance Mechanic	$98,840
3/23/2020		$122,583	Supervisor, Capital Controls	$111,478
11/10/1997		$100,857	AMI Field Specialist	$91,600
3/30/2009		$113,871	Supervisor, Org Train Dev & Change Mgt	$111,179
1/27/2003		$113,122	GIS Administrator	$110,930
8/16/2006		$116,052	Supervisor, Water Production Operations	$112,355
12/6/2004		$104,955	Water Station A Operator	$101,937
4/19/2004		$101,440	Water Production Maintenance Mechanic	$98,840

6/13/2011		$114,599	Supervisor, Safety	$112,189
4/11/2011		$109,094	Electrician	$106,296
8/16/2021		$118,114	Supervisor, Work Management Utility Ops.	$110,955
1/16/2024		$124,200	Business Relationship Manager, IT	$111,919
6/26/2000		$109,094	Electrician	$106,293
2/1/2016		$121,170	Associate Attorney II	$109,749
8/2/1999		$98,091	Water Station A Operator	$94,965
8/29/2022	11/30/2024	$117,799	Emergency Manager	$111,168
8/12/2002	1/12/2024	$146,856	Manager, Enterprise Customer Exp. & AMI	$10,733
6/16/2013		$64,271	Underground Utility Locator	$62,623
5/3/2002		$98,153	Material Control Leader	$95,645
8/1/2022		$112,897	Diversity, Equity & Inclusion Specialist	$110,227
5/18/2014		$102,355	Construction Mechanic Leader	$93,771
7/12/2021		$101,731	HVAC Field Technician	$99,131
4/13/2015		$92,683	Environmental Technician 5	$90,303
4/11/2022		$112,285	Energy Engineer III	$107,227
10/8/2012		$120,000	Supervisor, Key Account Management	$109,947
2/26/2018		$107,000	Customer Operations Administrator	$106,995
9/15/2014		$101,731	HVAC Field Technician	$99,131
2/14/2021		$112,432	Business Analyst II-IT	$109,774
11/20/2017		$103,436	Water Prod Maint Mech & Well Driller	$100,770
3/12/2007		$101,440	Water Production Maintenance Mechanic	$98,450
5/27/2014		$101,440	Maintenance Mechanic	$98,840
1/3/2023		$85,133	Apprentice Construction Mechanic	$79,015
6/9/2014		$111,543	Electrical Engineer III-PED	$109,387
6/19/2000		$105,225	Gas Plant Chiller Operator	$102,571
2/14/2021		$88,710	Utility Line Clearance Trimmer Leader	$86,420
7/25/2005		$96,510	Parts Controller-Water Distribution	$92,244
11/12/2019		$102,378	Planner IV	$99,805
11/18/2019		$112,675	Supervisor, Work Management Utility Ops.	$108,656
9/12/2011		$102,355	Construction Mechanic Leader	$99,337
2/18/2019		$114,998	Interim Manager, Asset Management	$106,075
2/13/2023		$93,057	Mechanic A	$86,974
12/11/2006		$110,642	Supervisor, Environmental Lab	$108,498
4/2/1990		$100,857	AMI Field Specialist	$91,306
1/9/1995		$109,094	Transformer Repair Specialist	$106,293
8/1/2022		$110,994	Project Manager III-PED	$107,976
10/29/2018		$112,263	Senior Air Quality Compliance Specialist	$107,632
2/13/2023		$96,864	Water Field Inspector A	$89,748
5/18/2014		$101,440	Maintenance Mechanic	$86,525
5/4/2020		$109,803	Substation Field Engineer	$107,525
11/29/2015		$101,939	Steam Mechanic 4	$87,061
3/9/2014		$110,242	Planner IV	$107,475
7/17/2023		$94,971	Mechanic A	$89,966

4/2/2001		$109,816	Supervisor, Print Shop & Brand Mgmt.	$107,469
4/10/2017		$100,857	AMI Field Specialist	$92,328
9/29/2014		$103,145	Gas Plant Chiller Operator	$104,645
2/23/2014		$91,747	Material Control Specialist 3	$89,386
12/18/2000		$109,593	Primary Meter Specialist	$106,792
8/20/2017		$104,452	Reliability Engineer III	$102,435
11/12/2019		$103,269	Senior Human Resources Generalist	$100,968
7/23/2018		$109,431	Supervisor, Gov. & Community Relations	$103,386
7/17/2023		$98,091	Water Station A Operator	$83,474
7/9/1999		$106,531	Supervisor, Station Shift	$105,565
10/13/2003		$91,747	Material Control Specialist 3	$89,728
2/14/2000		$104,331	Equipment Operator A	$97,505
10/10/2005		$88,419	Equipment Operator B	$84,516
5/18/2014		$103,644	Apprentice Electrician	$99,687
8/29/1989		$104,498	Supervisor, Joint Use	$102,477
4/10/2017		$104,331	Equipment Operator A	$93,670
6/19/2000		$83,323	Construction Mechanic Assistant	$83,325
10/2/2016		$89,293	Painter	$84,444
10/1/2007		$107,668	OT Planning and Compliance Analyst	$103,821
11/16/2020		$103,031	Senior Compensation Analyst	$96,578
5/21/2018		$109,551	Electrical Engineer III-ESI	$105,096
2/28/2021		$94,368	Equipment Mechanic	$91,922
5/12/2008		$97,384	Water Field Inspector A	$93,013
6/20/2011		$115,271	Instrument & Control Specialist	$87,648
9/30/1996	8/2/2024	$114,855	Bulk Power Controller Leader	$70,074
5/8/2011		$71,883	Production Plant Helper	$70,053
1/17/2023		$107,380	Application Support Specialist 4	$104,843
6/4/2018		$113,386	Water Distribution Engineer V	$104,725
1/3/2023		$115,000	Supervisor, Reports & Prop Accounting	$98,902
12/4/2023		$116,438	Supervisor, Carbon Neutrality Programs	$104,554
12/17/2001		$99,568	Water Field Inspector A	$95,005
10/13/2003		$94,368	Equipment Mechanic	$91,922
4/7/2008		$105,197	Senior Data Analyst	$103,619
1/3/2023		$86,214	Apprentice Maintenance Mechanic	$84,018
2/27/2023		$95,553	Mechanic A	$86,891
6/14/2015		$100,587	Water Station A Operator	$96,387
12/19/2010		$105,640	Planner III	$103,442
7/13/2020		$105,273	Electrical Engineer III-PED	$103,234
12/5/2022		$96,947	Operations Technician	$92,438
9/21/2020		$109,734	System Administrator, OT	$102,947
2/11/2019		$109,104	CIP Specialist	$102,691
1/14/2002		$96,947	Operations Technician	$92,798
12/11/2016		$103,347	IT Cyber Security Operations Engineer	$101,794
4/30/2017		$104,345	Electrical Engineer III-ESI	$102,626

3/4/2019		$96,739	Equipment Operator A	$92,309
12/19/2022		$105,831	Supervisor, Maintenance Water Production	$102,489
1/10/2022		$89,376	Environmental Technician 4	$85,624
7/7/2014		$103,514	Electrical Engineer III-ESI	$101,819
8/10/2014		$64,271	Underground Utility Locator	$62,623
11/6/2023		$104,771	Electrical Controls Engineer	$102,146
8/5/2019		$114,733	Supervisor, Operations AMI	$101,912
12/13/2004		$106,078	Senior Corporate Technical Trainer	$101,413
8/26/2019		$103,775	Civil Engineer III-ESI	$101,762
8/1/2022		$82,907	Utility Line Clearance Trimmer	$80,861
8/9/2015		$113,905	Supervisor, Field Services AMI	$101,611
8/2/1999		$101,440	Maintenance Mechanic	$85,754
1/3/2023		$83,219	Apprentice Construction Mechanic	$78,062
1/10/2022		$94,909	Apprentice Electrician	$91,800
12/19/2007		$101,953	Technical and Safety Trainer-Elec Prod	$99,683
9/12/2022		$94,368	Equipment Mechanic	$91,936
6/20/2022		$101,519	SCADA Programmer	$99,259
5/12/2008		$103,029	Senior Energy Progam Manager	$101,179
1/31/1979		$111,993	Supervisor, Maintenance	$101,058
4/8/2019		$108,420	IT Network Administrator III	$100,865
1/16/2024		$101,440	Water Production Maintenance Mechanic	$89,637
9/11/1981		$92,371	Boulevard Light Mechanic Leader	$90,010
1/18/2005		$102,389	Industrial Safety Consultant	$100,414
7/18/2022		$100,938	Project Coordinator, Work Management	$98,843
12/2/2002		$106,195	Planner IV	$100,397
10/1/2018		$100,107	Electric and Steam Plant Engineer III	$97,883
5/13/2019		$108,437	Mechanical Engineer III-ESI	$100,069
5/14/2017		$83,219	App Const Mechanic	$81,254
4/19/2015		$98,923	Equipment Operator A	$91,978
1/11/2021		$100,901	Senior Business Analyst ITD	$99,096
3/23/2004		$91,747	Material Control Specialist 3	$89,386
2/18/2008		$107,908	Field Service Leader AMI	$98,792
2/11/2019		$100,980	Quality Assurance/Bus Pro Impr Adm	$99,026
1/30/2023		$82,907	Utility Line Clearance Trimmer	$80,861
2/17/2020		$100,984	Supervisor, Customer Billing & Accounts	$98,279
5/22/2000		$98,462	Supervisor, IT Service Desk	$96,701
10/16/2016		$104,976	Water Field Inspector A	$88,931
3/4/2019		$88,960	App Const Mechanic	$87,242
9/23/1996		$102,916	Utility Designer 5	$98,379
11/7/2005		$99,241	Technical & Safety Trainer-CMC	$97,458
4/17/2006		$104,601	Secondary Meter Specialist	$98,074
9/14/2020		$99,247	CIS System Administrator	$97,611
8/30/2021		$99,668	Senior Risk Analyst	$97,306
9/2/2008		$100,732	Utility Designer 5	$96,555

2/4/2008		$98,783	Senior Chemist	$96,872
4/21/2013		$99,664	Senior Risk Analyst	$97,306
3/20/2016		$100,732	Utility Designer 5	$96,555
12/7/2020		$103,638	System Administrator, OT	$97,240
12/13/2004		$100,732	Utility Designer 5	$96,555
4/18/2011		$100,732	Utility Designer 5	$96,555
10/31/2005		$98,715	Security Monitor	$96,189
11/13/2006		$100,732	Utility Designer 5	$96,161
4/20/2014		$74,775	Lab Technician 5	$73,010
6/7/2010		$86,360	Boulevard Light Mechanic 3	$84,548
1/22/2007		$97,055	Controls Scheduler, PED	$94,779
4/27/2015		$97,133	Operations Analyst II	$95,114
6/14/2021		$89,293	Painter	$84,444
1/3/2003		$81,306	Apprentice Construction Mechanic	$77,186
2/25/2008		$65,373	Production Plant Helper	$63,689
9/8/1987		$89,397	Records Management Technician 1	$89,398
2/28/1985		$92,371	Boulevard Light Mechanic Leader	$90,441
2/21/2022		$90,582	Apprentice Traffic Signal & Lighting Spe	$81,797
5/9/2005		$95,354	Industrial Safety Consultant	$93,094
5/18/2014		$96,656	Utility Designer 4	$93,652
10/10/2022		$96,177	Economic Development Manager	$94,182
4/10/2023		$95,584	Supervisor, Warehouse Operations	$93,874
4/16/1976		$99,755	Senior Secondary Meter Specialist	$93,672
1/16/2024		$104,000	Analyst Bulk Power II	$93,465
11/29/2010		$93,411	Engineering Technician Leader	$91,013
2/12/2024		$101,440	Water Production Maintenance Mechanic	$82,429
11/29/2015		$94,347	Apprentice Water Prod Maint Mechanic	$90,415
7/6/2009		$97,446	AMI Field Specialist	$92,745
1/17/2023		$101,070	Systems Administrator 2	$92,658
6/11/2007		$96,656	Utility Designer 4	$92,654
12/5/2022		$96,656	Utility Designer 4	$92,654
1/29/2018		$100,395	Supervisor, Energy Planning	$92,648
12/11/2017		$93,943	Senior Accountant IV	$92,533
2/21/2022		$88,833	Supervisor, Remittance	$86,482
8/6/2002		$91,747	Material Control Specialist 3	$89,386
8/29/2016		$100,732	Utility Designer 5	$92,460
2/15/2016		$94,368	Equipment Mechanic	$91,922
9/27/2010		$92,359	Analyst, REO Plant	$90,970
1/24/2016		$116,486	Mechanical Engineer III-PED	$89,181
10/24/2005		$91,747	Material Control Specialist 3	$89,043
9/26/2022		$93,562	CIS System Administrator	$91,485
8/28/2000		$88,024	Parts Controller	$85,762
1/30/2023		$91,275	Planner II	$89,376
4/1/1996		$95,096	Secondary Meter Specialist	$89,141

4/8/2019		$92,389	Electrical Engineer II-ESI	$90,998
2/21/2021		$93,422	Senior Human Resources Generalist	$91,339
10/23/2023		$95,345	App Prim Meter Specialist	$90,782
8/29/2016		$114,257	Senior Business Analyst, Finance & Accou	$88,695
2/14/2011		$92,125	Administrator, AMI Operations	$90,344
5/22/2023		$92,700	Trainer, Safety & Process Electric ETD	$91,042
4/1/2019		$97,855	Planner IV	$90,891
1/30/2023		$64,271	Underground Utility Locator	$62,683
11/21/2022		$95,981	Project Manager III-PED	$90,283
7/27/2014		$102,604	Apprentice Cable Splicer	$79,616
9/26/2022		$91,687	Mechanical Engineer II-PED	$89,907
11/1/2015		$87,296	Records Management Technician 5	$85,063
1/30/2023		$81,306	Apprentice Construction Mechanic	$77,141
3/4/2019		$83,219	App Const Mechanic	$81,168
12/18/2023		$86,214	Apprentice Water Prod Maint Mechanic	$84,020
4/13/1987		$95,096	Secondary Meter Specialist	$89,141
7/31/2011		$88,024	Parts Controller--Electric Distribution	$85,772
1/29/2012		$86,360	Boulevard Light Mechanic 3	$84,548
5/29/2016		$90,350	Business Analyst Customer Service	$88,346
5/12/2008		$95,096	Secondary Meter Specialist	$89,141
9/25/2023		$92,353	Analyst, Internal Control	$88,814
2/8/2015		$90,614	Planner II	$88,723
8/9/1999		$86,360	Boulevard Light Mechanic 3	$84,145
7/26/2021		$87,180	Administrator, Benefits	$85,816
2/3/1997		$90,374	Communications Technician 5	$88,068
10/30/2006		$90,374	Communications Technician 5	$88,068
6/5/2023		$91,080	Business Analyst, Planning	$86,388
3/19/2017		$90,374	Communications Technician 5	$88,068
12/1/2013		$92,101	Apprentice Operations Technician	$86,986
11/21/2022		$89,548	Planner II	$87,688
11/7/2022		$81,306	Apprentice Construction Mechanic	$76,392
10/2/2007		$92,943	Environmental Compliance Specialist III	$87,488
10/8/1980		$80,973	Construction Mechanic Assistant	$80,132
8/6/2007		$83,822	Records Management Technician 4	$81,526
7/13/2014		$88,824	Trainer, Safety & Process	$87,101
8/23/2004		$88,697	Business Analyst-Business Development	$86,848
1/11/2015		$88,772	Leadership Development Administrator	$86,803
5/12/2008		$92,683	Utility Service Leader	$86,484
7/17/2023	12/7/2024	$87,763	Financial Analyst II	$84,378
10/10/2022		$88,376	Civil/Structural Engineer II- PED	$84,271
4/12/2021		$92,609	Planner IV	$86,374
12/19/2007		$88,024	Parts Controller	$85,772
8/15/2022		$85,955	Coordinator, Physical Security	$84,128
9/14/2020		$86,062	Scheduler II	$84,278

8/15/2011		$88,920	Administrator, Organizational Change Man	$86,190
2/19/2017		$88,263	Administrator, Lifecycle	$86,040
4/24/2023		$87,550	Senior Procurement Specialist	$85,986
8/25/1975	4/12/2024	$73,588	Analyst Operations Technology	$22,643
3/19/2007	7/5/2024	$98,486	Maintenance Mechanic	$52,274
9/11/2023		$85,285	Quality Assurance/Bus Pro Impr Adm	$83,629
2/21/2022		$90,401	Planner III	$84,498
2/18/2008		$86,360	Boulevard Light Mechanic 3	$84,145
8/3/1987		$86,610	Utility Services Specialist 4	$85,410
6/5/2023		$91,754	Senior Accountant IV	$85,540
5/24/2021		$86,516	Electrical Engineer II-ESI	$85,214
4/17/2000		$84,904	Safety Technician	$82,726
6/15/2014		$91,527	Administrator CMMS	$85,246
8/29/2011		$87,036	Systems Administrator, IT	$85,222
9/25/2023		$86,940	Planner II	$85,126
9/7/2014		$87,296	Engineering Technician 5	$85,063
11/22/2021		$87,296	Engineering Technician 5	$85,063
5/27/2014		$87,296	Engineering Technician 5	$85,063
2/7/2001		$86,423	Key Account Manager II	$84,619
12/20/2021		$85,093	Network Administrator, Operations Tech	$83,813
5/27/2014		$87,130	Utility Designer 2	$84,188
7/23/2018		$85,148	Developer, GIS	$83,133
4/11/2022		$87,296	Engineering Technician 5	$83,980
5/8/2023		$64,271	Underground Utility Locator	$62,623
7/24/2016		$86,479	Safety & Process Trainer Vegetation Mgt	$84,221
4/6/2014		$85,905	Associate Risk Analyst I	$84,112
5/23/2022		$90,013	Electrical Engineer II-ESI	$84,003
10/18/2015		$82,200	Customer Account Specialist	$80,095
5/22/2023		$85,698	Business Analyst, Planning	$83,917
9/10/2012		$83,664	Human Resources Administrator	$82,006
1/30/2023		$85,093	Network Administrator I	$83,813
9/26/2022		$85,078	Quality Assurance/Bus Pro Impr Adm	$83,549
9/9/2002	4/1/2024	$100,129	Gas Plant Chiller Operator	$26,381
4/8/1991		$86,610	Utility Services Specialist 4	$83,293
7/7/1980		$84,595	Senior Analyst, Key Accounts	$83,198
4/7/2003		$84,665	Administrator, Joint Use Technical	$83,018
10/16/2016		$73,527	Construction Mechanic Assistant	$71,641
2/10/2003		$73,922	Administrative Assistant 4	$72,010
2/18/2019		$85,520	Senior Utility Forestry Planner	$82,653
5/8/2023		$84,149	Administrator, AMI Operations	$82,518
9/27/2010		$82,200	Customer Account Specialist	$80,095
11/6/2023		$87,296	Engineering Technician 5	$82,198
10/23/2023		$86,643	Asset Accountant III	$82,341
7/31/2023		$86,277	Apprentice Operations Technician	$80,888

9/25/2023		$83,025	NERC Compliance Engineer I	$81,779
8/26/2012		$73,922	Field Services Representaitve Support	$72,568
9/7/2014		$83,047	Planner II	$81,557
9/25/2023		$80,925	Procurement Specialist	$79,128
5/7/1990	4/12/2024	$100,129	Gas Plant Chiller Operator	$30,810
9/16/2019		$89,293	Painter	$80,777
9/26/2022		$81,344	Customer Operations Business Analyst	$80,734
8/30/1999		$83,643	Accounts Payable III	$80,737
8/4/2003		$82,200	AMI Data Support	$80,095
11/12/2019		$82,200	Customer Service Specialist	$80,095
5/10/1999		$77,562	Remittance Processing Specialist	$74,892
1/8/2018		$82,200	AMI Data Support	$80,095
4/28/2014		$82,341	Analyst, Market Operation	$80,389
2/26/2018		$82,200	Customer Service Specialist	$80,095
3/28/2016		$81,751	Chemist III	$80,170
9/21/2020		$81,860	Key Account Manager II	$80,166
7/31/2023		$83,822	Records Management Technician 4	$80,071
3/13/2023		$81,568	Management of Change Specialist	$79,990
1/5/2009		$76,106	Administrative Assistant 4	$73,849
6/29/2014		$91,747	Material Control Specialist 3	$76,604
4/25/2022		$89,765	Water Steam Distribution Engineer	$79,845
8/19/1991		$100,857	AMI Field Specialist	$66,944
11/29/2015		$87,619	Analyst, Central Maint. & Construction	$79,413
10/18/2021	7/6/2024	$127,327	Manager, Water Production	$71,015
8/21/2016		$64,271	Underground Utility Locator	$62,623
11/7/2022		$81,202	Engineering Technician 3	$79,020
11/20/2017		$79,701	Engineer, Safety	$78,157
2/8/2015		$81,306	App Const Mechanic	$79,219
7/20/2020		$82,200	Customer Service Specialist	$77,231
10/24/2022		$83,546	Water Distribution Engineer II	$78,907
4/30/2017		$83,281	Accounts Payable II	$78,010
2/27/2023		$84,069	Analyst, Asset Management	$78,806
2/7/2022		$77,664	Industrial Safety Consultant	$76,157
3/12/2018		$80,729	Key Account Manager II	$78,702
3/13/2023		$86,441	Financial Analyst II	$78,648
1/30/2023		$64,271	Underground Utility Locator	$62,623
8/6/2018		$80,104	Operations Analyst I	$78,206
11/26/2007		$62,399	Underground Utility Locator	$51,045
5/28/2019		$78,959	Forestry Quality Control Auditor	$77,434
2/9/2009		$73,527	Construction Mechanic Assistant	$71,641
2/7/2022		$77,562	Customer Service Specialist	$73,540
7/17/2023		$77,187	Desktop Support Technician 5	$74,957
6/1/1999		$76,771	Customer Billing Rep. 3	$74,813
9/16/2019		$78,316	Customer Oper Trainer, Safety & Process	$77,019

5/22/2023		$84,409	Electrical Engineer II-ESI	$76,838
9/12/2010		$77,666	Records Management Technician 2	$75,689
6/15/2014		$76,542	IT Product Specialist III	$75,392
3/25/2024		$97,500	Financial Analyst III	$71,258
4/11/2022		$77,476	Procurement Specialist	$76,085
12/10/1990		$73,922	Administrative Assistant 4	$72,018
1/17/2023		$77,852	Analyst-Forestry	$76,126
5/22/2023		$76,875	Electrical Engineer I-PED	$75,725
9/18/2016		$76,771	Customer Billing Rep. 3	$74,456
11/21/2022		$77,115	Retirement Administrator	$75,928
1/18/2022		$77,102	Procurement Specialist	$75,723
3/10/2008		$77,187	Desktop Support Technician 5	$75,210
8/18/2014		$76,771	Remittance Processing Representative 3	$74,813
7/19/2021	10/12/2024	$104,000	Corporate Social Responsibility Admin.	$73,613
5/21/2018		$76,771	Customer Service Rep 3	$73,666
2/8/2015		$69,658	Contractor Support Coordinator	$67,295
11/22/2021		$76,915	Water Safety & Process Trainer	$75,536
3/27/2023		$74,775	Lab Technician 5	$72,871
11/7/2022		$77,000	Project Manager II- PED	$75,391
7/27/2014		$76,771	Remittance Processing Representative 3	$74,813
8/26/1988		$77,187	Desktop Support Technician 5	$75,210
4/20/2014		$76,168	Cross Connection Technician 4	$69,881
8/29/2022		$76,226	Technical & Safety Trainer	$75,058
11/13/2016		$77,843	Analyst, Training	$74,695
12/28/2014		$76,771	Customer Service Rep 3	$74,813
4/15/2002		$76,771	Customer Billing Rep. 3	$74,814
3/26/2012		$76,771	Customer Service Rep 3	$74,813
8/1/2022		$76,771	Customer Service Rep 3	$73,218
1/31/2022		$79,093	Compensation Analyst	$74,002
4/10/2023		$76,784	Chemist III	$74,296
8/6/2017	12/14/2024	$75,224	Paralegal II	$74,094
12/1/2013		$75,691	Analyst, Real Property II	$74,219
12/18/2023	9/21/2024	$80,494	Utility Line Clearance Trimmer	$61,223
4/14/2008		$76,043	Distribution Equipment Tester	$74,103
7/20/2020		$76,771	Customer Service Rep 3	$73,218
1/31/2021		$76,771	Customer Billing Rep. 3	$73,846
6/1/2014		$76,106	Administrative Assistant 4	$73,842
9/17/2018		$73,922	Administrative Assistant 4	$71,936
8/21/1997		$76,771	Customer Service Rep 3	$72,232
1/2/2019		$73,922	Administrative Assistant 4	$70,926
2/26/2018		$73,922	Administrative Assistant 4	$72,018
11/30/2014		$73,922	Administrative Assistant 4	$72,018
5/27/2014		$73,922	Administrative Assistant 4	$71,190
10/13/2014		$73,922	Administrative Assistant 4	$71,944

4/22/2024		$110,000	Project Manager IV-PED	$71,931
12/5/2022		$72,950	Analyst, T&D Engineering & Tech Services	$71,320
7/19/2021		$70,120	Scheduler I	$68,658
2/7/2022		$76,771	Remittance Processing Representative 3	$71,118
11/7/2022		$70,303	Customer Service Representative 2	$68,509
7/12/2004		$73,215	Publication & Design Leader	$71,329
11/7/2022		$73,922	Administrative Assistant 4	$70,943
2/7/2022		$76,771	Customer Billing Representative 3	$69,571
8/28/2023		$74,778	Financial Analyst I	$70,642
5/9/2022		$69,294	Public Relations Specialist	$67,954
2/27/2023		$83,000	Administrator, Career Dev. & Learning	$70,314
1/3/2023		$71,946	Analyst, DEP Plant	$70,450
11/7/2022		$70,303	Remittance Processing Representative 2	$68,033
3/25/2024		$96,000	Supervisor, Customer Ops System Support	$70,148
7/28/2013		$76,574	Analyst 2, Help Desk	$69,330
11/12/2019		$73,922	Adminstrative Assistant 4	$69,573
8/15/2022		$70,053	Administrative Assistant 3	$67,169
5/28/2019		$70,303	Customer Billing Rep. 2	$68,574
4/15/2002		$70,303	Customer Billing Rep. 2	$68,509
9/12/2022		$70,120	Scheduler I	$68,658
11/7/2022		$70,303	Customer Service Rep 2	$68,510
11/7/2022		$70,303	Customer Service Rep 2	$68,509
5/8/2023		$70,890	Analyst, Work Management	$69,107
11/7/2022		$70,303	Customer Service Representative 2	$68,509
3/25/2024		$89,729	Mechanic A	$63,685
4/23/2012		$74,650	Administrative Assistant 4	$68,661
11/7/2022		$70,303	Customer Service Representative 2	$68,246
12/19/2022		$70,120	Analyst, Work Management	$68,658
2/9/2022		$73,922	Field Service Representative Support	$66,968
11/7/2022		$70,303	Customer Service Rep 2	$67,715
7/19/2004		$76,771	Customer Service Rep 3	$67,219
5/9/2022		$69,522	Public Relations Specialist	$68,042
3/4/2019		$69,171	Department Administrative Assistant	$67,939
5/13/2019		$69,108	Application Developer I	$67,774
11/7/2022		$73,922	Field Service Representative Support	$67,629
5/4/2014		$68,410	Publication & Design Specialist 4	$66,653
4/8/2024		$96,500	Supervisor, Call Center	$66,816
10/8/2012		$70,053	Administrative Assistant 3	$67,191
5/18/2014		$68,410	Publication & Design Specialist 4	$66,652
12/7/2020		$73,111	Equipment Mechanic Helper	$65,432
3/12/2007	5/10/2024	$106,556	Gas Plant Chiller Operator	$40,984
8/1/2022		$70,303	Customer Billing Representative 2	$66,038
12/18/2023		$67,259	Energy Specialist	$66,051
2/7/2022		$70,303	Customer Billing Representative 2	$66,028

6/29/1998	7/5/2024	$117,185	Cable Splicer	$60,721
9/11/2023		$70,303	Customer Service Rep 2	$62,823
9/11/2023		$70,303	Customer Service Rep 2	$64,428
9/11/2023		$70,303	Customer Service Rep 2	$64,448
2/27/2023		$64,575	System Administrator I, OT	$63,611
9/11/2023		$70,303	Customer Service Rep 2	$63,870
11/6/2023		$66,247	Administrative Assistant 2, AMI	$64,544
9/11/2023		$70,303	Customer Service Rep 2	$63,698
3/13/2023		$66,950	Talent Acquistion Coordinator	$64,212
6/11/2018		$70,303	Customer Billing Rep. 2	$62,414
8/20/2017		$63,630	Department Administrative Assistant	$62,680
9/11/2023		$66,247	Administrative Assistant 2	$61,640
1/18/2022		$62,573	Real Property Analyst I	$61,363
9/11/2023		$63,792	Customer Service Rep 1	$60,764
5/13/2019		$73,527	Construction Mechanic Assistant	$59,967
10/28/2002	4/12/2024	$92,038	Mechanic A	$25,043
9/11/2023		$70,303	Customer Service Rep 2	$56,466
5/1/2024		$90,000	Financial Analyst II	$56,424
11/7/2022		$70,303	Customer Service Rep 2	$55,905
8/6/2018		$56,638	IT Security System Administrator I	$55,461
4/28/2008	5/15/2024	$93,381	Senior Key Account Manager	$38,426
4/22/2024		$85,000	Water Distribution Engineer II	$55,583
11/21/2022	9/14/2024	$73,903	Analyst, Org Change Mgt	$54,313
1/29/2024		$66,247	Adminstrative Assistant 2	$54,379
8/12/2024		$98,715	Gas Plant Chiller Operator Auxiliary	$33,509
3/11/2024		$97,363	Water Production Helper	$51,139
5/20/2024		$89,729	Mechanic A	$50,282
5/20/2024		$90,000	Planner III	$51,924
3/25/2024		$97,363	Water Production Helper	$48,060
3/25/2024		$73,527	Construction Mechanic Assistant	$42,897
3/25/2024		$73,527	Construction Mechanic Assistant	$42,897
2/26/2024		$66,247	Adminstrative Assistant 2	$50,362
4/22/2024		$77,000	Analyst I, Energy Strategy	$50,347
5/20/2024		$75,000	Water Distribution Engineer I	$46,992
3/25/2024		$66,247	Administrative Assistant 2	$45,442
3/7/2005		$97,800	Utility Designer 5	$47,546
3/25/2024		$73,527	Construction Mechanic Assistant	$42,897
12/5/2022	5/25/2024	$84,870	Financial Analyst II	$37,536
9/20/1999	2/1/2024	$85,216	Steam Mechanic 4	$9,833
5/20/2024		$84,987	Steam Mechanic 2	$43,086
8/24/1989		$82,200	Remittance Processing Specialist	$43,653
8/12/2024		$125,000	Reliability Engineer IV	$43,272
8/12/2024		$98,715	Gas Plant Chiller Operator Auxiliary	$33,509
12/19/2016	4/20/2024	$117,809	Senior Grant Specialist	$38,983

6/3/2024		$77,666	Engineering Technician 2	$40,879
10/23/2023	6/8/2024	$83,000	Senior Accountant IV	$39,900
6/17/2024		$82,500	Trainer, Safety & Process ECM	$41,246
7/19/2021	8/2/2024	$75,377	Analyst I, Energy Strategy	$39,503
7/15/2024		$92,500	Grant Program Administrator	$39,134
7/9/2017	4/6/2024	$101,475	Supervisor, Reports & Prop Accounting	$31,226
11/23/2015	3/2/2024	$141,946	Manager, Strategy & Planning	$30,026
1/8/2018	4/4/2024	$93,080	Engineer III Asset Management	$27,924
7/5/2022	3/23/2024	$109,163	Supervisor, Finance & Planning	$29,389
9/11/2023	7/25/2024	$61,941	Customer Service Rep 1	$33,701
9/9/2024		$120,000	Supervisor, Treasury	$32,306
7/29/2024		$82,000	Analyst, Supply Chain	$31,536
7/15/2024		$74,500	CIP Compliance Analyst	$31,522
8/12/2024		$90,000	Financial Accountant III	$31,154
5/20/2024	9/13/2024	$85,000	Internal Auditor	$27,465
1/17/2023	4/6/2024	$79,310	CIP Compliance Analyst	$24,403
10/10/2022		$43,680	Water Production Co-op	$28,867
8/31/2020	3/29/2024	$85,509	Project Manager II-PED	$24,337
7/29/2024		$65,000	Community Relations Specialist	$25,000
8/26/2024		$65,000	Human Resources Generalist	$20,000
7/15/2024		$54,204	Construction Mechanic Assistant	$22,452
9/9/2024		$90,000	Asset Accountant III	$24,231
8/26/2024		$78,000	Data Analyst, Water Operations	$24,000
1/29/2024	3/23/2024	$90,000	Controls Scheduler, PED	$13,846
4/10/2023	2/3/2024	$100,000	Supervisor, Treasury	$13,462
5/15/2023		$43,680	Accounting Co-op	$21,662
7/15/2024		$45,198	Laborer	$18,713
10/21/2024		$98,715	Gas Plant Chiller Operator Auxiliary	$15,077
8/26/2024		$60,568	Customer Service Rep 1	$17,166
8/26/2024		$60,568	Customer Service Rep 1	$18,304
8/26/2024		$60,568	Customer Service Rep 1	$18,304
8/26/2024		$60,568	Customer Service Rep 1	$18,304
5/6/2024		$43,680	Engineer ESI Co-op	$18,144
5/6/2024		$43,680	Work Management ETD Planner Co-op	$17,840
5/6/2024		$43,680	Work Management Planner Co-op	$16,916
5/6/2024		$43,680	Secuirty Co-op	$16,459
5/6/2024		$43,680	Project Engineering Co-op	$15,719
11/4/2024		$98,715	Gas Plant Chiller Operator Auxiliary	$14,945
5/6/2024		$43,680	Project Engineering Co-op	$15,005
5/6/2024		$43,680	Legal Services Co-op	$14,952
5/15/2023		$43,680	Accounting Co-op	$14,838
10/26/2023	6/29/2024	$41,600	Project Engineering Co-op	$13,640
10/21/2024		$65,581	Water Production Helper	$8,230
9/12/2022	1/19/2024	$86,630	Water Station A Operator	$7,205

5/6/2024		$43,680	Strategy & Planning Co-op	$11,760
6/3/2024	10/26/2024	$43,680	Customer Operations Co-op	$11,609
5/6/2024	8/3/2024	$43,680	Intern- Emergency Management	$10,773
5/6/2024	8/3/2024	$43,680	Intern, Work Management	$10,920
11/18/2024		$140,000	Supervisor, Finance & Planning	$10,770
5/6/2024	8/3/2024	$43,680	Intern, Engineer ESI	$10,752
5/6/2024	8/3/2024	$43,680	Intern - Electric Production Engineering	$10,626
5/6/2024	8/3/2024	$43,680	Intern, Engineering ESI	$10,584
5/6/2024	8/3/2024	$43,680	Intern, Engineer PED	$10,416
5/6/2024	8/3/2024	$43,680	Intern, Human Resources	$10,416
5/6/2024	8/3/2024	$43,680	Intern, Human Resources	$10,269
5/6/2024	8/3/2024	$43,680	Intern Information Technology	$10,206
5/6/2024	8/3/2024	$43,680	Intern, Operations Technology	$10,101
5/6/2024	8/3/2024	$43,680	Intern, Engineer PED	$10,080
5/6/2024	8/3/2024	$43,680	Intern Information Technology	$10,080
5/6/2024	8/3/2024	$43,680	Intern - Carbon Neutrality	$10,080
11/28/2023		$41,600	Water Production Co-op	$9,945
5/6/2024	8/3/2024	$43,680	Intern - Emergency Management	$9,618
5/15/2023	5/4/2024	$41,600	Engineer ESI Co-op	$9,620
5/6/2024	8/3/2024	$43,680	Intern - Asset Management Engineer	$9,398
10/10/2022	3/30/2024	$41,600	Work Management Analyst Co-op	$7,420
5/15/2023	5/12/2024	$41,600	Operations Technology Co-op	$6,880
11/4/2024		$65,581	Water Production Helper	$6,031
11/18/2024		$79,643	IT System Administrator I	$6,126
11/18/2024		$75,000	Analyst, Org Change Mgt	$5,770
5/15/2023	4/20/2024	$41,600	Asset Management Engineer Co-op	$5,360
5/15/2023	5/12/2024	$41,600	Work Management ICS Planner Co-op	$5,070
10/30/2023	2/19/2024	$41,600	Security Co-op	$4,800
5/15/2023	5/4/2024	$41,600	Work Management ETD Planner Co-op	$3,882
9/9/2024	9/14/2024	$43,680	ODT Co-op	$3,732
1/22/2024	5/18/2024	$31,200	First Step Engineering Tech	$3,728
1/22/2024	5/18/2024	$31,200	First Step-DEI Helper	$3,690
1/22/2024	5/18/2024	$31,200	First Step-Work Management Helper	$3,660
1/22/2024	5/18/2024	$31,200	First Step - Water Prod Helper	$3,600
1/22/2024	5/18/2024	$31,200	First Step Production Plant Helper	$3,555
1/22/2024	5/18/2024	$31,200	First Step Project Engineering Tech	$3,510
1/22/2024	5/18/2024	$31,200	First Step IT Helper	$3,465
1/22/2024	5/18/2024	$31,200	First Step-AMI Helper	$3,465
1/22/2024	5/18/2024	$31,200	First Step Project Engineering Tech	$3,462
1/22/2024	5/18/2024	$31,200	First Step - Water Prod Helper	$3,420
1/22/2024	5/18/2024	$31,200	First Step-Safety Helper	$3,420
1/22/2024	5/18/2024	$31,200	First Step - Cust Serv Helper	$3,420
5/15/2023	4/25/2024	$41,600	Carbon Neutrality Co-op	$3,200
11/18/2024		$43,680	Sustainability Co-Op, Corp Soc Resp	$2,037

5/15/2023	12/30/2023	$41,600	Project Engineering Co-op	$1,000
5/15/2023	12/23/2023	$41,600	Engineer ESI Co-op	$500
5/15/2023	12/23/2023	$41,600	Project Engineering Co-op	$500
	Total	**$88,138,465**		**$78,608,018**
	Average	$99,930		$89,125

OtAndOtherEarnings	IVP	TotEarnings					
$8,602	0	$409,950					
$542	0	$286,760					
$9,000	0	$273,000					
$5,821	0	$242,240					
$787	0	$238,346					
$0	0	$236,419					
$144,807	0	$234,562					
$100,252	0	$223,929					
$96,916	0	$221,259					
$109,766	0	$216,694					
$78,293	0	$215,573					
$76,914	0	$214,035					
$88,225	0	$211,908					
$19,796	0	$209,834					
$69,610	0	$206,994					
$8,539	0	$204,175					
$8,167	0	$203,812					
$1,710	0	$203,422					
$89,214	0	$201,520					
$5,197	0	$200,842					
$62,450	0	$198,718					
$78,887	0	$198,296					
$61,533	0	$197,932					
$60,465	0	$197,618					
$61,436	0	$197,558					
$73,355	0	$197,379					
$84,575	0	$195,724					
$64,757	0	$193,229					
$83,619	0	$191,418					
$54,418	0	$191,209					
$2,943	0	$190,385					
$71,739	0	$190,019					
$64,749	0	$189,019					
$357	0	$188,501					
$5,363	0	$187,790					
$71,565	0	$186,749					
$76,092	0	$184,202					
$60,770	0	$182,744					
$70,252	0	$182,557					
$72,905	0	$182,377					
$72,062	0	$182,314					
$70,858	0	$181,101					
$54,448	0	$179,015					

$2,579	0	$178,399					
$40,801	0	$177,726					
$64,506	0	$174,624					
$4,568	0	$174,457					
$15,896	0	$174,110					
$66,554	0	$174,096					
$10,848	0	$172,026					
$62,572	0	$171,642					
$60,726	0	$170,967					
$49,907	0	$170,915					
$59,753	0	$170,902					
$57,997	0	$170,361					
$58,040	0	$170,346					
$55,310	0	$170,154					
$57,696	0	$170,002					
$62,873	0	$169,370					
$55,572	0	$167,999					
$48,369	0	$166,793					
$104,057	0	$166,726					
$67,681	0	$166,521					
$54,166	0	$166,472					
$53,975	0	$166,281					
$51,308	0	$166,153					
$71,262	0	$166,091					
$53,728	0	$166,036					
$54,168	0	$163,821					
$38,806	0	$163,616					
$1,212	0	$163,294					
$13,607	0	$163,001					
$56,069	0	$162,798					
$66,848	0	$162,791					
$613	0	$162,383					
$4,185	0	$162,341					
$62,848	0	$162,255					
$63,237	0	$162,224					
$0	0	$162,221					
$2,232	0	$162,133					
$60,548	0	$161,027					
$43,573	0	$160,841					
$54,463	0	$160,756					
$43,175	0	$160,318					
$52,440	0	$159,775					
$55,628	0	$159,392					
$50,250	0	$159,305					

$55,972	0	$158,875					
$33,679	0	$158,719					
$46,345	0	$158,651					
$33,541	0	$158,471					
$40,418	0	$158,014					
$8,144	0	$157,434					
$49,798	0	$157,281					
$46,073	0	$157,088					
$50,031	0	$156,996					
$57,699	0	$155,807					
$591	0	$155,783					
$56,771	0	$155,611					
$55,853	0	$155,571					
$37,924	0	$155,520					
$59,514	0	$155,356					
$53,263	0	$154,183					
$36,388	0	$153,985					
$0	0	$153,814					
$30,850	0	$153,213					
$2,517	0	$152,553					
$56,621	0	$152,315					
$28,959	0	$151,911					
$28,845	0	$151,855					
$288	0	$151,600					
$47,637	0	$151,428					
$44,351	0	$151,367					
$38,938	0	$151,231					
$32,965	0	$151,149					
$33,189	0	$150,769					
$14,069	0	$150,433					
$47,032	0	$150,164					
$567	0	$150,052					
$1,961	0	$149,913					
$1,752	0	$149,780					
$37,415	0	$149,721					
$40,652	0	$149,542					
$1,123	0	$149,366					
$47,183	0	$149,114					
$50,132	0	$148,972					
$38,290	0	$148,499					
$52,989	0	$148,203					
$41,237	0	$148,165					
$48,187	0	$148,125					
$52,990	0	$148,036					

$1,555	0	$147,928					
$5,470	0	$147,811					
$41,474	0	$147,217					
$557	0	$147,122					
$50,772	0	$146,901					
$29,821	0	$146,750					
$0	0	$146,446					
$5,933	0	$146,322					
$524	0	$146,136					
$44,171	0	$146,053					
$27,863	0	$145,555					
$46,479	0	$145,319					
$30,843	0	$145,285					
$43,744	0	$144,705					
$261	0	$144,693					
$37,782	0	$144,075					
$53,013	0	$143,975					
$47,064	0	$143,228					
$78,813	0	$142,919					
$809	0	$142,816					
$51,379	0	$142,809					
$0	0	$142,685					
$19,433	0	$142,384					
$2,976	0	$142,155					
$0	0	$142,088					
$24,932	0	$141,615					
$2,433	0	$140,811					
$29,683	0	$140,798					
$46,097	0	$140,535					
$0	0	$140,469					
$1,317	0	$140,368					
$31,977	0	$140,367					
$53,670	0	$140,328					
$792	0	$140,276					
$17,939	0	$140,242					
$38,091	0	$140,189					
$41,420	0	$140,110					
$264	0	$139,475					
$515	0	$139,075					
$42,905	0	$139,069					
$3,006	0	$139,066					
$32,489	0	$138,644					
$23,914	0	$138,470					
$22,775	0	$138,372					

$7,953	9	$138,100					
$39,097	0	$137,937					
$2,232	0	$137,919					
$44,006	0	$137,777					
$38,781	0	$137,622					
$34,783	0	$137,600					
$31,086	0	$137,277					
$512	0	$137,183					
$24,281	0	$136,587					
$630	0	$136,515					
$26,789	0	$136,298					
$29,429	0	$135,722					
$20,059	0	$135,682					
$5,220	0	$135,654					
$28,382	0	$135,501					
$11,015	0	$135,377					
$29,030	0	$135,274					
$20,175	0	$135,130					
$34,508	0	$134,561					
$30,069	0	$134,421					
$22,065	0	$134,370					
$0	0	$133,542					
$35,808	0	$133,436					
$0	0	$133,367					
$32,844	0	$133,078					
$23,578	0	$133,074					
$1,250	0	$132,874					
$23,383	0	$132,795					
$0	0	$132,782					
$1,983	0	$132,497					
$251	0	$132,424					
$25,365	0	$132,293					
$20,205	0	$131,853					
$3,061	0	$131,841					
$39,744	0	$131,680					
$21,381	0	$131,451					
$31,633	0	$131,098					
$738	0	$130,668					
$34,180	0	$130,379					
$81,062	0	$130,378					
$1,887	0	$130,299					
$247	0	$130,292					
$20,566	0	$129,673					
$23,163	0	$129,456					

$23,308	0	$129,404					
$3,126	0	$129,384					
$27,244	0	$129,043					
$0	0	$128,868					
$26,900	0	$128,831					
$19,518	0	$128,212					
$6,046	0	$128,188					
$12,335	0	$127,958					
$35,864	0	$127,786					
$21,584	0	$127,254					
$32,336	0	$127,173					
$9,218	0	$127,142					
$419	0	$126,840					
$33,993	0	$126,824					
$45,069	0	$126,730					
$0	0	$126,664					
$9,894	0	$126,541					
$25,279	0	$126,382					
$3,250	0	$125,928					
$28,392	0	$125,873					
$17,952	0	$125,853					
$19,942	0	$125,758					
$0	0	$125,645					
$32,195	0	$125,614					
$16,436	0	$125,518					
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$5,126	0	$125,083					
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$22,790	0	$123,164					
$16,758	0	$123,002					
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$311	0	$86,795					
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$0	0	$5,070					
$0	0	$4,800					
$0	0	$3,882					
$0	0	$3,732					
$0	0	$3,728					
$0	0	$3,690					
$0	0	$3,660					
$0	0	$3,600					
$0	0	$3,555					
$0	0	$3,510					
$0	0	$3,465					
$0	0	$3,465					
$0	0	$3,462					
$0	0	$3,420					
$0	0	$3,420					
$0	0	$3,420					
$0	0	$3,200					
$0	0	$2,037					

$0	0	$1,000					
$0	0	$500					
$0	0	$500					
$11,828,460		**$90,440,702**					
$13,411		$102,540					

Name	HireDate	2024 Salary	Job	RegEarnings	OtAndOtherEarnings	TotEarnings
PEFFLEY, RICHARD	6/11/1976	$410,132	General Manager	$401,347	$8,602	$409,950
SHAWA, HEATHER	2/3/2015	$293,141	Chief Financial Officer	$286,218	$542	$286,760
BOLAN, DAVID	10/1/1987	$270,400	Chief Operations Officer	$264,000	$9,000	$273,000
MATUS, MARK	1/3/2011	$243,313	General Counsel	$237,558	$787	$238,346
FLOWERS, MICHAEL	7/14/2008	$242,139	Executive Director, Human Resources	$236,419	$5,821	$242,240
SERKAIAN, STEPHEN	3/12/2012	$242,139	Executive Director Customer Experience	$236,419	$0	$236,419
MYERS, VERNON	2/1/2021	$213,210	Chief Information Officer	$201,712	$1,710	$203,422
TAYLOR, SCOTT	10/28/2002	$202,045	Director Accounting, Finance & Planning	$182,427	$5,363	$187,790
LYNN, WAYNE	9/6/2011	$199,796	Director, Electric Transmission & Dist	$195,645	$8,167	$203,812
HODGE, ROBERTO	6/23/2008	$199,796	Director, Elec, Steam & Chilled Wat Prod	$195,645	$5,197	$200,842
MUNGARWADI, SANJEEV	11/9/2020	$199,789	Director Water Operations	$195,637	$8,539	$204,175
JONES, CALVIN	8/22/1977	$194,641	Director, Govt. & Community Relations	$190,038	$19,796	$209,834
MCKINSTRY, LYNN MARIE	4/15/1985	$192,137	Director, Operations Process Support	$188,144	$357	$188,501
CHRISTENSEN, KELLEE	7/1/1991	$191,417	Director of Strategic Planning Dev	$187,442	$2,943	$190,385
SCHMIDT, WILLIAM	10/29/1990	$183,047	Principal Electrical Engineer II-PED	$175,820	$2,579	$178,399
MANUEL, ANDRE	8/22/1997	$182,021	Manager, Sub Const & Main	$169,890	$4,568	$174,457
SEBOLT, BRIAN	6/18/1985	$174,964	Manager, Electric Systems Operations	$162,082	$1,212	$163,294
MCDONOUGH, ROBERT	1/2/2019	$166,150	Manager, Chief Arch & Ent Gov	$162,221	$0	$162,221
BAYLE, THOMAS	6/26/2000	$165,454	Manager, Electric T&D Cont & Main	$161,178	$10,848	$172,026
BEAUCHAMP, DENNIS	4/4/2022	$165,444	Manager, Gas Chiller Plant Operations	$161,770	$613	$162,383
MYOTT, LORI	8/7/2016	$163,777	Manager, Environmental Services	$159,901	$2,232	$162,133
YAN, YING	6/20/2022	$162,460	Manager, Accounting, Finance, & Planning	$158,155	$4,185	$162,341
WILLIAMS, MARK	5/14/1990	$161,813	Advisor, Senior Operations	$158,214	$15,896	$174,110
TAYLOR, RULON	11/13/2018	$157,560	Manager, Operations IT	$155,192	$591	$155,783
MUNIE, ANNA	8/1/2022	$157,534	Manager, Energy Planning & Decarbon.	$153,814	$0	$153,814
RUSSELL, TODD	1/16/2008	$155,998	Manager, Water & Steam Distribution	$138,560	$515	$139,075
BUTLER, SHANE	6/16/2003	$155,513	Supervisor, System Operations	$144,432	$261	$144,693
VANEGALLA, SUNIL	11/22/2021	$154,875	Senior Network Architect	$146,373	$1,555	$147,928
MOORE, KHARAY	3/9/2009	$153,617	Manager, Operations Technology	$151,312	$288	$151,600
GREEN, ANTHONY	9/27/2004	$153,556	Manager, Fleet, Construction & Facilties	$139,179	$2,976	$142,155
GEHRCKE, BRYAN	10/18/2015	$153,447	Manager, Electric T&D Engin Tech Serv	$150,037	$2,517	$152,553
SPUHLER, MICHAEL	6/10/2019	$152,663	Supervisor, IT Cyber Security	$149,485	$567	$150,052
JOHNSON, LAWALT	5/29/2018	$152,600	Supervisor, Network and Infra Op	$142,088	$0	$142,088
HOLLIDAY, JOHN	6/4/1986	$152,569	Lead Supervisor, Electric T&D Const Main	$149,394	$13,607	$163,001
LAVERTY, DANIEL	6/7/1999	$152,461	Lead Supervisor, Elec Const T&D Maint	$149,290	$8,144	$157,434
CUNNINGHAM, WILLIAM	12/26/2012	$151,840	Manager, Project Engineering	$148,243	$1,123	$149,366
JONES, RHONDA	3/24/1997	$151,612	Manager,Business Development & Market	$148,027	$1,752	$149,780
SPARKS, DEANNA	6/1/2014	$151,539	Manager, Customer Operations	$147,952	$1,961	$149,913
PARKS, ROCHELLE	7/5/2022	$150,107	Manager, Procurement & Supply Chain	$145,612	$524	$146,136

0.768707
0.134921

Swope, Chris

From: Boak, Sherrie
Sent: Thursday, April 2, 2026 6:38 AM
To: Swope, Chris
Subject: Fw: [EXTERNAL] Data Center

Have a nice day.

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683

From: Marisol Erickson <marisol.rocha92@gmail.com>
Sent: Wednesday, April 1, 2026 10:25 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Data Center

Hello Lansing City Council members,

As a lifelong resident of Lansing now a homeowner raising my children here, I wanted to write and express my lack of support for the data center being planned for Lansing's downtown area.

I do not think this is the right time or place to give a data center the green light, and I urge you to vote no on the next steps needed to further the process.

In the meantime, I would like to request that if you really think this is best for Lansing, please take the time to gather local environmental groups and grassroots citizen groups to inform further study on the effects of a data center on our local environmental ecosystem. Additionally, please pursue working with state legislators to pass laws to regulate data centers and ensure that they will be shut down if not properly adhering to environmental and community standards. These are things that will build public confidence and trust that we've been heard. These things will send the message that you're doing your due diligence with time and care for your constituents, and mindful stewardship of the land we all share.

I understand the planners of this project have provided some assurances but many of us citizens are seeing the issues coming out of communities that already have data centers, additionally we have witnessed unfortunate situations like the flint water crisis where resources for humans were impacted and not corrected until many people's health was in crisis. We grew up on stories like Erin Brokovich and understand that corporations and developers often don't truly have people's best interests at heart and don't do right by people until they are forced to.

To be quite frank, it often feels like we are fighting the current with raising our family in Lansing. There's a lot of heart here but arguably not a ton of overall regional confidence in Lansing, at least in terms of

public perception. It makes one consider if Lansing is a place to continue to plant roots and raise a family; a data center being built in Lansing despite lack of public support would be another significant reason to consider moving out of Lansing.

Thank you for your time and care,

Mari Erickson

Swope, Chris

From: Boak, Sherrie
Sent: Wednesday, April 1, 2026 8:02 PM
To: Swope, Chris
Subject: Fw: [EXTERNAL] Deep Green Data Center NO

Have a nice day.

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683

From: Leah <leahanne@rocketmail.com>
Sent: Wednesday, April 1, 2026 6:01 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Deep Green Data Center NO

I truly hope you listen to your city and their concerns. Vote NO on the data centers.

Thanks,
Leah Valentine

Swope, Chris

From: Boak, Sherrie
Sent: Wednesday, April 1, 2026 10:07 AM
To: Swope, Chris
Subject: FW: [EXTERNAL] Data Center

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: MICHAEL REDDING <m.redding@comcast.net>
Sent: Wednesday, April 1, 2026 10:06 AM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Data Center

Greetings,

I have listened to the Data Center argument. I do not agree that this is what Lansing needs at this time.

I would appreciate it, if the Council will take a pause on this project.

Please vote this proposal down. We do not need to ruin our environment, to prove that we are a progressive community.

Thank you for listening. I hope that you will act to represent those who voted for you, and not those who will profit from your actions.

Judy Redding
Churchill Downs Community Resident

Swope, Chris

From: Boak, Sherrie
Sent: Tuesday, March 31, 2026 10:18 AM
To: Swope, Chris
Subject: FW: [EXTERNAL] Urging you to deny Deep Green data center! Do not bring this to Lansing!

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Jody Rauls <jrauls16@gmail.com>
Sent: Tuesday, March 31, 2026 9:59 AM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Urging you to deny Deep Green data center! Do not bring this to Lansing!

Lansing City Council

Clerk Swope

Dear Lansing City Council and Clerk Swope

I'm writing to share my strong lack of support for the proposed Deep Green Data Center project and to encourage you to deny the rezoning and sale of the city-owned property so this project can not move forward.

Lansing has always been a city built by and for working people, and this project stands to screw over those of us in the trades, in public safety, in utilities, in healthcare, and across countless other jobs that provide essential services to our community. As our economy changes, we need to ne vigilant regarding these predator companies that sell themselves as heros and job creators when they really seek to use this technology to monitor and control citizens. The Deep Green Data Center is exactly that kind of project going on acrossthe world.

This project would take an underused parking lot thats needed in downtown and turn it into a energy sucking waste of our tax dollars. We don't want these data centers. Dont you see people standing up across the nation fighting against these polluting data centers?? It's like you have no ears or eyes. Im sure they will try to pay you off if they haven't already. We will be watching all accounts and looking for acquired items given to each of you. Its unfortunate we as citizens have to do this but it's apparent government has been infiltrated and used against the average citizens and we're sick of it.

I respectfully ask that you DO NOT approve the rezoning and the sale of the property so this project can move ahead. Thank you for your time, your service, and your thoughtful consideration.

Best Regards,
Jody Rauls
1739 S. Holly Wal
Lansing, Mi. 48910

Swope, Chris

From: Boak, Sherrie
Sent: Wednesday, April 1, 2026 8:17 AM
To: Swope, Chris
Subject: FW: [EXTERNAL] Deep green data center

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

-----Original Message-----
From: Jim Rosner <jrosner94@gmail.com>
Sent: Wednesday, April 1, 2026 6:41 AM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Deep green data center

Hello city counsel staff,

I hope you are all doing well!

I recently became aware of the proposal by deep green to build a data center at the corner of Kalamazoo and Cedar and was alarmed at the prospect. I've heard and learned nothing but bad news about data centers and the AI boom it's caused.

I would ask that you consider voting no on the proposal by deep green due to a variety of factors.

As our state grows and our world changes from climate, Michigan is only going to be more popular due to our close access to fresh water. We must protect this resource at all costs from anyone who would seek to exploit it. I'm aware their proposal offers a solution to this, but what about future data centers? If this one passes, the next one may not be so friendly. We must protect our water for future generations.

Thank you for your continued hard work and dedication to our community and city! I only ask that you would consider the points mentioned and see if the long term ramifications outweigh the short term economic impact.

Jim Rosner - 10 year resident and concerned citizen
(734)776-9548
Sent from my iPhone

Swope, Chris

From: Boak, Sherrie
Sent: Thursday, April 2, 2026 8:59 AM
To: Swope, Chris
Subject: FW: [EXTERNAL] Vote NO on Data Center

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

-----Original Message-----
From: Matthew Rogers <matthew.rogers.1221@gmail.com>
Sent: Thursday, April 2, 2026 8:53 AM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Vote NO on Data Center

Please vote NO on the data center project.

While there might be some tax benefit to data centers, our ability to mitigate their skyrocketing economic and environmental costs cannot keep up.

Engineers at MIT found that data centers are huge power consumers, they often disrupt electric grid infrastructure, which has broad community effects including decreasing the lifespan of household appliances on the grid (passing on the cost to community members).

Already, the technology industry has seen a growth in emissions, mostly fueled by data centers. In July 2025, Amazon reported that its emissions rose from 64.38 million metric tons in 2023 to 68.25 million metric tons in 2024, primarily due to data centers and the delivery fleet it uses. Google, too, reported that its 2023 greenhouse gas emissions marked a 48 percent increase since 2019, mostly due to data center development.

Additionally, most of the people and organizations that will financially benefit from this are OUTSIDE of Lansing. Your priority should be the citizens of this city, not outside money.

Thank you for your time.

Swope, Chris

From: Boak, Sherrie
Sent: Thursday, April 2, 2026 11:41 AM
To: Swope, Chris
Subject: FW: Please do NOT approve Data Center

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Mary McGlashen <gracemarymcg@outlook.com>
Sent: Thursday, April 2, 2026 11:39 AM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Please do NOT approve Data Center

To Whom It May Concern:

Please do NOT approve construction of data center in downtown Lansing UNLESS you are no longer trying to create an inviting atmosphere for folks to live and or do business. Evidence shows data centers create HEAT islands that can raise temps up to 16 degrees!! And it's already hot as hell downtown Lansing and along MI avenue in the SUMMER due to abundance of pavement and lack of TREES, which Mayor Schor foolishly cut down!! ALSO consider the negative impact of CONSTANT OBNOXIOUS NOISE/HUMMING that MANY folks are reporting, AND the enormous amount of WATER for cooling!! These are NOT attractive features if trying to entice families/businesses/high-value employees to the downtown area!!

https://fortune.com/2026/04/01/ai-data-centers-heat-island-hyperscalers/

https://www.cnn.com/2026/03/30/climate/data-centers-are-having-an-underrported

https://www.the-independent.com/climate-change/ai-data-center-heat-islands-usage-climate-b2949418.html

Thank you for your CAREFUL consideration of this matter. $MONEY should NOT be the only consideration; IF the mayor thinks we can't get along w/o anticipated revenue from data center, then maybe his budget is TOO AMBITIOUS.

Sincerely,

Mary McGlashen
811 Newton St, Lansing MI 48912

Swope, Chris

From: Boak, Sherrie
Sent: Wednesday, April 1, 2026 4:13 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] Vote NO on Data Center

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Maria Paton <maria.paton6@gmail.com>
Sent: Wednesday, April 1, 2026 4:10 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Vote NO on Data Center

Please vote NO on the data center project.

While there might be some tax benefit to data centers, our ability to mitigate their skyrocketing economic and environmental costs cannot keep up. Lansing residents such as myself will be paying for the higher energy costs. We cannot afford the elevated utility bills and environmental damage the data center development will cause.

Engineers at MIT found that data centers are huge power consumers, they often disrupt electric grid infrastructure, which has broad community effects including decreasing the lifespan of household appliances on the grid (passing on the cost to community members).

Already, the technology industry has seen a growth in emissions, mostly fueled by data centers. In July 2025, Amazon reported that its emissions rose from 64.38 million metric tons in 2023 to 68.25 million metric tons in 2024, primarily due to data centers and the delivery fleet it uses. Google, too, reported that its 2023 greenhouse gas emissions marked a 48 percent increase since 2019, mostly due to data center development.

Additionally, most of the people and organizations that will financially benefit from this are OUTSIDE of Lansing. Your priority should be the citizens of this city, not outside money.

Thank you for your time.
Maria Paton
(309) 258-2645 | maria.paton6@gmail.com
Pronouns: she, her

Swope, Chris

From: jerry@thefledge.com
Sent: Thursday, April 2, 2026 9:25 AM
To: Clerk, City
Cc: Martinez, Clara; Spadafore, Peter; Hussain, Adam; Martinez, Deyanira; Garza, Jeremy; Kost, Ryan; Pehlivanoglu, Trini; Carter, Tamera
Subject: [EXTERNAL] April 6, 2026 City Council Meeting
Attachments: DeepGreen_AuditReport.docx.pdf; Untitled attachment 00064.htm

Hello City Clerk Swope,

Please accept the attached document related to the Lansing City Council Meeting on Monday April 6, 2026.

Thank you and best regards,

Jerry Norris
1300 Eureka,
Lansing, MI 48912

THIRD-PARTY MANAGEMENT SYSTEMS AUDIT REPORT

Deep Green Data Center / Bloom Energy Fuel Cell Power Facility

Proposed Installation: 220 S. Larch Street, Lansing, Michigan

Audit Date of Record: March 23, 2026 | Report Date: April 1, 2026

Lead Auditor: Jerry Norris, ISO 9001 / ISO 14001 Management Systems Auditor (35 years)

Auditee: City of Lansing / Lansing Board of Water & Light / Deep Green UK / Bloom Energy Corporation

AUDIT SUMMARY

Total Major Nonconformances	**8**
Total Minor Nonconformances	**6**
Opportunities for Improvement (OFIs)	**7**
Overall Audit Conclusion	**DO NOT APPROVE — Prerequisites Not Met**

This audit was conducted against the public record of the Deep Green project as documented in the March 23, 2026 Lansing City Council proceedings (CivicClerk Event 7881), supporting documentation submitted to Council, EPA enforcement records, SEC filings, state regulatory proceedings, and independent research. The audit applies the standards of ISO 9001:2015 (Quality Management Systems), ISO 14001:2015 (Environmental Management Systems), and ISO 31000:2018 (Risk Management) as the normative framework for evaluating whether the approvals being sought meet the requirements of sound organizational governance, environmental stewardship, and risk management.

The presence of 8 Major Nonconformances constitutes a systemic failure of due diligence. Under standard third-party audit protocol, a single Major Nonconformance prevents certification. Eight Majors, across environmental, quality, risk, and contract management domains, represent a project that is not ready for approval in its current form. The Council should not vote to sell or rezone until all Major Nonconformances have been addressed with objective evidence.

MAJOR NONCONFORMANCES

A Major Nonconformance indicates the absence of a required system element, a complete breakdown of implementation, or a situation that, if left unaddressed, could result in significant harm to the community, the environment, or the integrity of the approval process. Under standard audit protocol, Major Nonconformances must be resolved before approval can be granted.

Finding Ref:	DG-ENV-001	MAJOR
Classification:	Major Nonconformance — Environmental Management	
Finding:	No independent environmental impact assessment has been conducted prior to seeking regulatory approval for the installation and operation of a 16-megawatt natural gas power generation facility (solid oxide fuel cell) in a densely populated urban core. The organization cannot demonstrate that environmental aspects and significant impacts have been identified, evaluated, or controlled.	
Evidence:	March 23, 2026 City Council public hearing (CivicClerk Event 7881): no independent environmental impact study was presented to the Council or included in the buy-sell agreement. Deep Green CTO Matt Craggs presented emissions comparisons benchmarked against MISO non-baseload marginal generation — a self-selected worst-case baseline — with no independent verification. No air quality modeling, community health impact assessment, or third-party emissions analysis appears in the public record. The facility is proposed for a site surrounded by residential housing, planned mixed-use development, active public spaces, and a neighborhood with documented low tree equity scores.	
Requirement:	The organization shall determine the environmental aspects of its activities, products and services that it can control and those that it can influence, and their associated environmental impacts, taking a life cycle perspective. The organization shall determine those aspects that have or can have a significant environmental impact.	
Req. Source:	ISO 14001:2015, Clause 6.1.2 (Environmental Aspects). Michigan Environmental Protection Act (MEPA), MCL 324.1701. City of Lansing Design Lansing 2012 Comprehensive Plan.	

Finding Ref:	DG-QMS-001	MAJOR
Classification:	Major Nonconformance — Contract and Supplier Control	
Finding:	The service contract between Bloom Energy and the Lansing Board of Water and Light (BWL) governing the 20-year fuel cell installation and operation has not been disclosed to the City Council or the public. The Council is being asked to approve a permanent land sale and rezoning that commits Lansing ratepayers to a 20-year energy obligation without access to the governing contractual terms, performance guarantees, failure remedies, or cost allocation provisions.	
Evidence:	March 23, 2026 City Council proceedings: the Bloom-BWL service contract was not presented, referenced, or made available for public review. BWL General Manager Dick Peffley declined to identify Bloom Energy as the fuel cell vendor at the November 6, 2025 Committee of the Whole, citing a non-disclosure agreement. The contract that defines replacement cost liability, performance standards, and ratepayer exposure over 20 years has been withheld from the decision-making body being asked to authorize the project.	

Requirement:	The organization shall determine and apply criteria for the evaluation, selection, monitoring of performance, and re-evaluation of external providers. The organization shall retain documented information of these activities and any necessary actions arising from the evaluations.
Req. Source:	ISO 9001:2015, Clause 8.4.1 (Control of Externally Provided Processes, Products and Services). Michigan Open Meetings Act, MCL 15.261 et seq. Michigan Freedom of Information Act, MCL 15.231 et seq.

Finding Ref:	**DG-ENV-002 | MAJOR**
Classification:	**Major Nonconformance — Hazardous Waste and Regulatory Compliance**
Finding:	Bloom Energy's designated representative made materially false statements to the Lansing City Council regarding the hazardous waste profile of the proposed fuel cell facility. The claim that fuel cells 'do not contain, require the storage of, or generate any toxic chemicals' is directly contradicted by EPA enforcement records and Bloom's own regulatory filings. This constitutes a failure of supplier compliance evaluation and a breach of the transparency required for informed public decision-making.
Evidence:	Bloom VP Marisa Blackshire, written letter to Council dated March 22, 2026 (CivicClerk civic_item_29568): 'Fuel cells do not contain, require the storage of, or generate any toxic chemicals.' EPA enforcement record: Bloom Energy is designated a Large Quantity Generator of hazardous waste (>2,200 lbs/month), including benzene (D018), chromium (D007), lead (D008), and ignitable waste (D001). EPA consent agreement, December 2020: Bloom fined $1.16 million for 258 hazardous waste manifest violations from its Newark, Delaware facility (2015-2019), including 225 shipments to a non-permitted receiving facility. Federal court record: Unicat Catalyst Technologies v. Bloom Energy Corporation, Case No. 3:16-cv-00032 (S.D. Tex.) — Bloom represented canister contents as nonhazardous in 2013; contractor testing revealed benzene; case settled confidentially November 2017. No site-specific waste characterization for the Lansing installation has been presented to the Council.
Requirement:	The organization shall evaluate compliance with applicable legal requirements and other requirements. The organization shall maintain knowledge and understanding of its compliance status. Supplier representations to the contracting authority shall be accurate and verifiable.
Req. Source:	ISO 14001:2015, Clause 9.1.2 (Evaluation of Compliance). ISO 9001:2015, Clause 8.4.3 (Information for External Providers). Resource Conservation and Recovery Act (RCRA), 42 U.S.C. § 6901 et seq. 40 CFR Part 262 (Standards Applicable to Generators of Hazardous Waste).

Finding Ref:	**DG-RISK-001 | MAJOR**
Classification:	**Major Nonconformance — Risk Assessment: Noise and Acoustic Impact**
Finding:	No noise or acoustic impact study has been conducted for a facility that will operate industrial-scale solid oxide fuel cell stacks and cooling systems on a continuous 24/7 basis in a downtown urban core adjacent to residential uses, planned entertainment venues, and active public spaces. The organization cannot demonstrate that acoustic risks have been identified or that mitigation measures are adequate or even necessary.

Evidence:	March 23, 2026 City Council proceedings: no noise study was presented or referenced. The project site is directly adjacent to Brick Row (mixed-use, completion September 2026), within blocks of Stadium North Lofts (132 residential units, completed 2024), and proximate to the Ovation Center for Music and Arts (2,000+ seat venue, opening Q1 2027). Deep Green representatives stated verbally at community meetings that noise would be addressed, but no acoustic modeling, baseline measurement, or mitigation specification appears in any public document or in the buy-sell agreement.
Requirement:	The organization shall plan, implement, control, monitor and review the actions addressing risks and opportunities. Environmental and community impact assessments shall include acoustic characterization under normal and abnormal operating conditions.
Req. Source:	ISO 14001:2015, Clauses 6.1 (Actions to Address Risks and Opportunities) and 6.1.2 (Environmental Aspects). ISO 31000:2018, Clause 6.4.2 (Risk Identification). Michigan Noise Control Act, MCL 324.5501 et seq.

Finding Ref:	**DG-RISK-002 | MAJOR**
Classification:	**Major Nonconformance — Risk Assessment: Economic Impact and Independent Verification**
Finding:	No independent economic impact analysis has been commissioned or presented. All economic projections supporting the approval decision were produced by or for the developer. The tax analysis presented to Council used an inflated assessment basis in violation of Michigan law, resulting in a materially overstated property tax projection. The Council cannot make an informed risk-based decision without independent economic analysis.
Evidence:	LEAP tax analysis presented to Council: used 55% of market value as the assessment basis. Michigan law (MCL 211.27a) sets State Equalized Value at 50% of true cash value — the 55% basis inflates the projection by approximately 10%. The $900,000 annual property tax figure was presented to Council without disclosure of TIFA capture: independent millage-rate calculations show the Downtown TIFA captures approximately $453,000 of that total for Lansing Center debt, Jackson Field debt, LEDC operations, and a fund balance already holding $21.9 million. When Council Member Ryan Kost asked the mayor directly, the mayor estimated $200,000 reaches the general fund — understating both the TIFA capture and the general fund benefit. No independent economist, university partner, or third-party analyst has reviewed the projections.
Requirement:	The organization shall analyze and evaluate appropriate data and information arising from monitoring and measurement. Economic impact projections presented to a governing body to support approval decisions shall be independently verified and based on legally correct assessment methodologies.
Req. Source:	ISO 9001:2015, Clause 9.1.3 (Analysis and Evaluation). ISO 31000:2018, Clause 6.4 (Risk Assessment). MCL 211.27a (State Equalized Value). Michigan Uniform City Income Tax Act. City of Lansing fiscal responsibility obligations.

Finding Ref:	**DG-ENV-003 | MAJOR**
Classification:	**Major Nonconformance — Emissions Claims and Clean Energy Misrepresentation**

Finding:	The carbon dioxide emissions reduction claims presented to Council are calculated against a self-selected worst-case baseline that is not representative of actual grid conditions, actual community impact, or Lansing's clean energy benchmarks. The presentation of a 50% CO2 reduction figure without disclosure of the comparison methodology constitutes a materially misleading representation to the decision-making authority.
Evidence:	March 23, 2026: Deep Green CTO Matt Craggs stated the project would reduce CO2 emissions by nearly 50%, calculated against the MISO non-baseload marginal generation unit — the single dirtiest dispatch unit on the regional grid, not the grid average. The fuel cells run on natural gas and produce CO2 continuously. Independent analysis indicates SOFCs running on natural gas emit 60-70% of what direct combustion produces. NBC Bay Area documented a 6.8% discrepancy between Bloom's claimed and actual CO2 emissions over 22 months; Bloom subsequently revised figures on its own website without public announcement. A University of Delaware study concluded Bloom overstated fuel cell efficiency by up to 20%. After degradation — which Bloom's Delaware history suggests occurs faster than advertised — SOFC emissions approach those of a conventional natural gas plant.
Requirement:	Representations made to a governing body in support of an approval decision shall accurately characterize environmental performance relative to applicable standards, grid averages, and the organization's stated environmental commitments. Environmental claims shall not be calculated against a non-representative baseline without disclosure of that methodology.
Req. Source:	ISO 14001:2015, Clause 9.1.1 (Monitoring, Measurement, Analysis and Evaluation). FTC Green Guides, 16 CFR Part 260 (environmental marketing claims). City of Lansing Clean Energy Resolution. BWL Integrated Resource Plan clean energy commitments.

Finding Ref:	**DG-QMS-002 | MAJOR**
Classification:	**Major Nonconformance — Supplier Qualification: Fuel Cell Lifespan and Performance**
Finding:	The organization has not conducted adequate supplier qualification of Bloom Energy with respect to the fuel cell technology's actual operational lifespan, performance degradation profile, or replacement cost implications for the 20-year BWL contract. The Council and BWL have been presented with lifespan claims that are contradicted by Bloom's own documented operational history and independent research.
Evidence:	Deep Green and Bloom presentations implied fuel cell reliability consistent with a 20-year contract. Hindenburg Research (September 2019) documented that post-2017 Bloom fuel cell stacks had a median lifespan of 34 months against Bloom's claimed 5+ years — corroborated by Delaware state records. Bloom's Newark, Delaware 18 MW installation was decommissioned after approximately 7 years against a projected 15-21 year lifespan. At an estimated $7,000-$8,000 per kilowatt, 16 MW of fuel cells represents $112-128 million in capital. Under the proposed BWL ownership structure, replacement costs over a 20-year contract — if cells require replacement every 3-7 years rather than 15-21 — are borne by BWL and funded by Lansing ratepayers. No independent assessment of lifespan, degradation rate, or replacement cost liability has been presented. Bloom restated 18 months of financials surrounding its IPO, acknowledging 'material misstatements' in SEC filings.
Requirement:	The organization shall evaluate and select external providers based on their ability to provide processes, products or services in accordance with requirements. Performance monitoring shall include assessment of actual operational history, not only vendor-supplied specifications.

Req. Source:	ISO 9001:2015, Clauses 8.4.1 (Control of Externally Provided Processes) and 8.4.2 (Type and Extent of Control). ISO 31000:2018, Clause 6.4.3 (Risk Analysis). BWL capital asset management obligations to Lansing ratepayers.

Finding Ref:	**DG-QMS-003 | MAJOR**
Classification:	**Major Nonconformance — Contractual Commitments Not Documented in Binding Agreement**
Finding:	Material commitments made to the public and the Council regarding aesthetic features, community amenities, and neighborhood integration — including windows, landscaping, murals, a public park, and walkable street presence — are not reflected as binding requirements in the buy-sell agreement. The organization cannot demonstrate that these commitments are enforceable or that the community benefit they represent will be delivered.
Evidence:	March 23, 2026: Council Member Adam Hussain asked directly whether aesthetic commitments are required in the buy-sell agreement. Deep Green CTO Matt Craggs could not confirm they were. Legal counsel redirected to site plan review as the enforcement mechanism. Hussain stated: 'If it's not a requirement in the buy-sell, if some legally binding contract between us and the company, then that's not something that we can actually promise the public will happen at that location.' The buy-sell agreement requires compliance with DT-3 zoning standards, which address setbacks and construction materials but do not require windows, murals, landscaping, or a public park. Similarly, the $400,000 fire department HAZMAT funding commitment made verbally by Mayor Schor at the same meeting does not appear in the FY27 Budget Resolution, was not submitted as a written amendment, and was not referred to the Committee on Public Safety.
Requirement:	Commitments made to stakeholders in support of an approval decision shall be documented in binding agreements and subject to enforceable accountability mechanisms. The organization shall ensure that externally provided processes, products and services conform to specified requirements.
Req. Source:	ISO 9001:2015, Clauses 8.4.3 (Information for External Providers) and 8.6 (Release of Products and Services). Michigan contract law, MCL 566.1 et seq. City of Lansing procurement and land sale governance requirements.

MINOR NONCONFORMANCES

A Minor Nonconformance indicates a partial failure of a requirement, an isolated lapse, or a gap that does not by itself prevent approval but that must be corrected within a defined timeframe. Uncorrected minor nonconformances can escalate to major status.

Finding Ref:	DG-ENV-004	MINOR
Classification:	Minor Nonconformance — Water Consumption Accounting	
Finding:	The water consumption figure presented to Council (less than 500,000 gallons per year, equivalent to 10 residential homes) accounts only for closed-loop cooling system makeup water. It does not account for water consumed by the desulfurization and fuel cell operational processes. The comparison to residential usage is based on BWL average data provided by the developer, not independently verified.	
Evidence:	March 23, 2026: Craggs stated water usage is 'less than 500,000 gallons of water a year at this site, equivalent to 10 residential homes or a small restaurant,' based on 'data we've got from BWL on average usage.' No independent analysis of total facility water consumption — including fuel cell process water — was presented. The figure has not been verified by BWL or any independent party and does not appear as a binding limit in the buy-sell agreement.	
Requirement:	Environmental performance data presented to a governing body shall account for all significant consumption and discharge streams. Claims regarding resource consumption shall be independently verified and comprehensively scoped.	
Req. Source:	ISO 14001:2015, Clause 9.1.1 (Monitoring, Measurement, Analysis and Evaluation). Michigan Safe Drinking Water Act, MCL 325.1001 et seq.	

Finding Ref:	DG-QMS-004	MINOR
Classification:	Minor Nonconformance — Vendor Disclosure Timeline	
Finding:	Bloom Energy was not publicly identified as the fuel cell vendor until January 2026, approximately three months after the project was publicly announced in October 2025. Bloom's operational role was not fully disclosed until approximately March 2026. The identity of the primary technology vendor and power generation operator — the most consequential supplier in this transaction — was withheld from public scrutiny during the critical early period of community review.	
Evidence:	WKAR News, January 16, 2026: Bloom identified as the fuel cell supplier. BWL General Manager Dick Peffley declined to name Bloom at the November 6, 2025 Committee of the Whole, citing an NDA. Bloom's role as facility operator was not disclosed until approximately March 2026. The Community had no opportunity to evaluate Bloom's regulatory history, financial record, or operational track record during the initial public comment period.	
Requirement:	The organization shall communicate relevant information to interested parties regarding significant environmental aspects and operational risks. Supplier identity shall be disclosed at a stage that permits meaningful public evaluation.	
Req. Source:	ISO 14001:2015, Clause 7.4 (Communication). ISO 9001:2015, Clause 8.4 (Control of Externally Provided Processes). Michigan Open Meetings Act, MCL 15.261.	

Finding Ref:	DG-ENV-005 | MINOR
Classification:	Minor Nonconformance — Desulfurization Canister Waste Classification
Finding:	Bloom's VP characterized spent desulfurization canisters as 'Excluded Recyclable Material' shipped on a Bill of Lading to a recycler in Indiana, asserting they are not hazardous waste and require no EPA ID number. This classification has not been independently verified for the specific Lansing installation, and Bloom's documented history of misclassifying waste streams warrants independent review.
Evidence:	Blackshire written letter, March 22, 2026: canisters described as Excluded Recyclable Material, not hazardous waste. Hindenburg Research (2019) documented Bloom shipping hazardous waste from its Delaware facility to Indiana for disposal. In 2013, Bloom told Unicat that canister contents were nonhazardous; testing revealed benzene. No site-specific waste characterization for the Lansing installation has been conducted. Canisters require replacement every 15-36 months; no disposal plan or monitoring protocol for the Lansing site has been presented to the Council.
Requirement:	The organization shall establish, implement and maintain a process for the identification of waste streams and appropriate disposal pathways. Waste classifications shall be verified against applicable federal and state hazardous waste regulations for the specific chemical composition generated at the subject installation.
Req. Source:	ISO 14001:2015, Clause 6.1.2 (Environmental Aspects). RCRA 40 CFR Part 261 (Identification and Listing of Hazardous Waste). Michigan Hazardous Waste Management Act, MCL 324.11101 et seq.

Finding Ref:	DG-QMS-005 | MINOR
Classification:	Minor Nonconformance — Conflict of Interest in Public Comment
Finding:	A supporter who testified in favor of the project at the March 23 public hearing identified himself only as a 20-year resident and board member of civic organizations, without disclosing his employment as Communications Director for the Michigan Regional Council of Carpenters — a building trades organization whose members would benefit directly from construction of the project. This constitutes a failure of stakeholder process integrity.
Evidence:	March 23, 2026: Steve Purchase testified in favor of the project, identifying himself as serving on the Board of Fire Commissioners and the Board of Michigan Climate Jobs. He did not disclose his role as Communications Director for the Michigan Regional Council of Carpenters (confirmed via LinkedIn). Purchase was endorsed for the Lansing Charter Commission by the same labor-business coalition that ran Vote Yes Lansing 2025. Of six public supporters, two were officers of UA Plumbers and Pipefitters Local 333 — a union with direct financial interest in construction — identified in LM-2 DOL filing 541-123.
Requirement:	Stakeholder engagement processes shall ensure that interested parties can identify potential conflicts of interest in public comment, and that the integrity of the public hearing record is maintained. Material affiliations relevant to a stated position shall be disclosed.
Req. Source:	ISO 14001:2015, Clause 4.2 (Understanding the Needs and Expectations of Interested Parties). City of Lansing public hearing procedural requirements. General principles of public process integrity.

Finding Ref:	DG-RISK-003 | MINOR
Classification:	**Minor Nonconformance — Fire and HAZMAT Preparedness Commitment Not Formalized**
Finding:	The Mayor verbally committed $400,000 for fire department HAZMAT and specialized rescue capabilities at the same public hearing as the Deep Green vote, framing it as a preparation for the specific risks of the proposed facility. This commitment does not appear in the FY27 Budget Resolution, was not submitted as a written amendment, and was not referred to the Committee on Public Safety — meaning the community benefit and the risk acknowledgment it represents are both unenforceable.
Evidence:	March 23, 2026: Mayor Schor stated the supplemental budget would direct $400,000 to the fire department for 'specialized gear for electrical hazard mitigation, chemical spill response, confined space rescue, high angle rescue certifications, electrical hazard, HAZMAT, and additional personnel.' The $400,000 does not appear in the FY27 Budget Resolution (civic_item_29563). Council Member Nevarez Martinez asked whether HAZMAT funding was 'in preparation because we may not have the HAZMAT available needed in case this blew up.' The mayor's response: 'It was, well, it was general.'
Requirement:	Commitments made in connection with approval of a hazardous facility shall be documented in binding instruments. Emergency preparedness requirements associated with a specific installation shall be identified, resourced, and formalized prior to approval.
Req. Source:	ISO 14001:2015, Clause 8.2 (Emergency Preparedness and Response). ISO 9001:2015, Clause 6.2 (Quality Objectives and Planning to Achieve Them). City of Lansing budget governance requirements.

Finding Ref:	DG-QMS-006 | MINOR
Classification:	**Minor Nonconformance — Fuel Cell Lifespan Reference Claim Unverified**
Finding:	Bloom's VP claimed during Council testimony that Bloom fuel cells powered New York City Hall for 10 years. This claim cannot be independently verified and is inconsistent with Bloom's documented fuel cell stack lifespan data. An unverifiable longevity claim made to a governing body to support an approval decision constitutes a minor failure of evidentiary standards.
Evidence:	Blackshire written letter and testimony, March 23, 2026: 'Bloom systems powered New York City Hall for 10 years.' A Hill International project page confirms Bloom Boxes were part of the 2011-2014 NYC City Hall renovation. No Bloom press release, case study, SEC filing, customer page, or independent news source confirms 10 continuous years of operation. Blackshire used past tense ('powered'), suggesting the system is no longer active. Hindenburg Research documented a median SOFC stack lifespan of 34 months for post-2017 units — 10 continuous years would require multiple full stack replacements with no public documentation of such replacements.
Requirement:	Claims made to a governing body regarding product or technology performance shall be verifiable and consistent with documented operational history. Representations about longevity shall be supported by objective evidence.
Req. Source:	ISO 9001:2015, Clause 9.1.3 (Analysis and Evaluation). ISO 14001:2015, Clause 9.1.1 (Monitoring, Measurement, Analysis and Evaluation). General standards of evidentiary integrity in public proceedings.

OPPORTUNITIES FOR IMPROVEMENT (OFIs)

Opportunities for Improvement identify areas where performance exceeds minimum requirements but where enhancement would strengthen community outcomes, governance integrity, or long-term project viability. OFIs are not required to be addressed prior to approval, but adoption is strongly recommended.

OFI Ref:	OFI-01 — Independent Community Benefits Agreement
Opportunity:	The project lacks a formal, enforceable Community Benefits Agreement (CBA) specifying measurable, time-bound commitments for local hiring, aesthetic standards, noise limits, environmental monitoring, and community investment. A CBA negotiated with community representatives — not just the Council — and backed by financial penalties for non-performance would transform unenforceable promises into contractual obligations. Cities including Detroit, Chicago, and Pittsburgh have used CBAs effectively for projects of comparable scale and community impact.

OFI Ref:	OFI-02 — Binding Emissions Monitoring and Reporting Protocol
Opportunity:	No ongoing emissions monitoring requirement or public reporting protocol has been established. A binding requirement for continuous air quality monitoring at the facility boundary, with results published quarterly and reviewed by an independent environmental engineer, would provide the community with objective evidence of actual performance against claimed emissions standards throughout the life of the project.

OFI Ref:	OFI-03 — Independent Fuel Cell Performance Escrow
Opportunity:	Given the documented gap between Bloom's claimed and actual fuel cell lifespan, the Council should consider requiring an independent performance escrow — funded by Deep Green or Bloom — sufficient to cover one full replacement cycle of the 16 MW fuel cell installation. This would protect BWL ratepayers from replacement cost exposure in the event that cells fail ahead of the contractually assumed schedule.

OFI Ref:	OFI-04 — Decentralized Micro Data Center Alternative Assessment
Opportunity:	The Council has not commissioned or reviewed an assessment of alternative approaches to meeting Lansing's data infrastructure needs, including distributed micro data center development of the type already present at ACD.net and similar facilities. A comparative analysis of centralized versus decentralized infrastructure — including employment density, land use efficiency, energy resilience, and community integration — would provide the Council with the full range of options before committing to a single large installation on a prime downtown parcel.

OFI Ref:	OFI-05 — Waste Heat Recovery Verification and Binding Commitment
Opportunity:	The waste heat recovery system — one of the project's strongest community benefit claims — has not been specified in the buy-sell agreement as a binding requirement. The Council should require that the heat recovery design, capacity, delivery

	mechanism, and beneficiary buildings be specified and contractually obligated before approval. The European precedents cited by project supporters are real and valuable; the question is whether this project will actually deliver that benefit or whether it will remain a presentation slide.

OFI Ref:	OFI-06 — Environmental Justice Impact Assessment
Opportunity:	The proposed site is located in a neighborhood with documented low tree equity scores, older housing stock with limited insulation, and a higher proportion of low-income residents relative to the broader downtown corridor. An environmental justice assessment — evaluating the distribution of project risks and benefits across income and demographic lines — would ensure the Council has a complete picture of who bears the costs and who captures the benefits of this project.

OFI Ref:	OFI-07 — Opportunity Cost Analysis for Downtown Parcel
Opportunity:	No formal opportunity cost analysis has been conducted for the proposed site. Given that $660 million in investment is currently active within a few blocks, and that the site sits at the intersection of multiple major development corridors, the Council should commission an independent assessment of alternative uses — including mixed-use residential, hospitality, arts, or civic infrastructure — and their comparative economic, employment, and community impact relative to the Deep Green proposal. The cost of inaction (surface parking) and the cost of action (data center / power plant) should both be evaluated against a realistic range of alternatives before a permanent decision is made.

AUDIT CONCLUSION AND RECOMMENDATION

This audit identified 8 Major Nonconformances, 6 Minor Nonconformances, and 7 Opportunities for Improvement against the combined requirements of ISO 9001:2015, ISO 14001:2015, ISO 31000:2018, applicable Michigan law, and the City of Lansing's own planning and fiscal governance obligations.

Under standard third-party management systems audit protocol, the presence of any single Major Nonconformance prevents certification or approval. The 8 Major Nonconformances identified in this report are not procedural technicalities. They represent fundamental gaps in environmental assessment, contract transparency, supplier qualification, risk analysis, emissions integrity, and community commitment enforceability. Together they describe a project that has been advanced through a public approval process without the basic due diligence that any responsible organization would require before committing public land, public infrastructure, and community resources for a generation.

The Minor Nonconformances reinforce this conclusion. Individually, each is addressable. Collectively — particularly DG-ENV-004 (water accounting), DG-ENV-005 (waste classification), and DG-QMS-006 (unverifiable longevity claim) — they reflect a consistent pattern of presenting best-case figures and unverified assurances in place of documented evidence.

The Opportunities for Improvement identify paths by which this project could, in principle, be restructured to deliver genuine community benefit. The waste heat recovery system, if binding and verified, is a real asset. A Community Benefits Agreement with financial penalties would give the aesthetic and community commitments actual weight. Independent performance escrow would protect

ratepayers. These are not impossible conditions — they are the standard of care that a project of this scale, permanence, and risk profile requires.

The recommendation of this audit is unambiguous:

The Lansing City Council should not vote to approve the Deep Green land sale or rezoning until all 8 Major Nonconformances have been resolved with objective, independently verified evidence, and the results have been made available for public review.

The risks of this project — permanent land commitment, 20-year ratepayer energy obligation, continuous natural gas emissions in an urban core, a vendor with a documented pattern of misrepresentation — are structural and irreversible. The benefits — fifteen jobs, tax revenue largely captured by a TIFA district, aesthetic commitments not in the contract — are modest, conditional, and at present unenforceable.

Lansing is not a city that needs to make desperate decisions. It is a city in the middle of $660 million in active investment, with a downtown coming alive and a community that has spoken clearly. The Council has the standing, the obligation, and the opportunity to demand the standard of evidence this decision requires.

Jerry Norris

Lead Auditor

ISO 9001 / ISO 14001 Management Systems Auditor, 35 years

Founder, The Fledge | Founder, Jadian Consulting | Founder, Jadian Enterprises

Lansing, Michigan | April 2026

Swope, Chris

From: Boak, Sherrie
Sent: Wednesday, April 1, 2026 2:27 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] Vote NO on Data Center

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Gary Milen <garymilenii@gmail.com>
Sent: Wednesday, April 1, 2026 2:26 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Vote NO on Data Center

Please vote NO on the data center project.

While there might be some tax benefit to data centers, our ability to mitigate their skyrocketing economic and environmental costs cannot keep up.

Engineers at MIT found that data centers are huge power consumers, they often disrupt electric grid infrastructure, which has broad community effects including decreasing the lifespan of household appliances on the grid (passing on the cost to community members).

Already, the technology industry has seen a growth in emissions, mostly fueled by data centers. In July 2025, Amazon reported that its emissions rose from 64.38 million metric tons in 2023 to 68.25 million metric tons in 2024, primarily due to data centers and the delivery fleet it uses. Google, too, reported that its 2023 greenhouse gas emissions marked a 48 percent increase since 2019, mostly due to data center development.

Additionally, most of the people and organizations that will financially benefit from this are OUTSIDE of Lansing. Your priority should be the citizens of this city, not outside money.

Thank you for your time.

Swope, Chris

From: Boak, Sherrie
Sent: Wednesday, April 1, 2026 2:36 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] Vote NO on Data Center

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Fronk Guck <fronkguck@gmail.com>
Sent: Wednesday, April 1, 2026 2:31 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Vote NO on Data Center

Please vote NO on the data center project.

While there might be some tax benefit to data centers, our ability to mitigate their skyrocketing economic and environmental costs cannot keep up.

Engineers at MIT found that data centers are huge power consumers, they often disrupt electric grid infrastructure, which has broad community effects including decreasing the lifespan of household appliances on the grid (passing on the cost to community members).

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Additionally, most of the people and organizations that will financially benefit from this are OUTSIDE of Lansing. Your priority should be the citizens of this city, not outside money.

Thank you for your time.

Swope, Chris

From: This Is Fine <t.isfine@proton.me>
Sent: Thursday, April 2, 2026 12:51 PM
To: Clerk, City
Cc: City Council; Spadafore, Peter; Pehlivanoglu, Trini; Carter, Tamera; Garza, Jeremy; Hussain, Adam; Kost, Ryan; Martinez, Deyanira; Martinez, Clara
Subject: RE: [EXTERNAL] Request for Formal Opinion, Board of Ethics, Section 5-503.2

City Clerk Swope,

Please add this March 27 request for a formal opinion to the April 6 Council agenda as a communication.

Thank you.

On Friday, March 27th, 2026 at 2:24 PM, This Is Fine <t.isfine@proton.me> wrote:

> Dear City Clerk Swope,
>
> I am writing to request that the **Board of Ethics** render a formal opinion under Lansing City Charter Section 5-503.2 regarding whether Council Member Jeremy Garza has a conflict of interest in the proposed Deep Green Technologies land sale (Act 7-2025) and rezoning (Z-3-2026). A vote on these matters has not yet occurred. This request is submitted in advance of that vote so that the Board may act before Council Member Garza participates in the final disposition of a project in which his employer and union have a direct financial interest.
>
> **Council Member Garza earns $126,742 per year as a salaried employee of the Michigan Pipe Trades Association**, the statewide coordinating body for 14 UA plumbing and pipefitting local unions in Michigan (U.S. Department of Labor LM-2, DOL File 054-059, FY2024, Schedule 12). His title is "Political Lead," and his own LinkedIn profile describes the role as ***"actively engages in shaping policies and legislation that benefit the plumbing / pipefitting industry and its workers."*** He simultaneously serves as Vice President of UA Plumbers and Pipefitters Local 333 (ua333.org). The Local 333 PAC (MiTN Committee 507652) contributed $24,500 to his campaign on February 20, 2025 (Local 333 LM-2, DOL File 541-123, FY2025, Schedule 16). This is the largest single expenditure in the PAC's filing history.
>
> **Deep Green land sale and rezoning (Act 7-2025, Z-3-2026):** The project includes commitments to union construction labor. Local 333 officer Derek Wright testified at the March 23, 2026 public hearing about a potential 20-year maintenance contract that would benefit the union's members. Local 333 Business Manager Dustin Howard also testified in support. On March 23, 2026, thirteen building trades unions including Local 333 issued a joint statement with the Lansing Regional Chamber of Commerce urging approval. Council Member Garza made no comments about the project at the hearing while his union's officers testified for it.
>
> **Pattern of conduct on related ordinances:** Council Member Garza presented the public hearing for Ordinance #1339 on July 28, 2025 (CivicClerk Event 6829), voted YEA on the 7-1 roll call (CivicClerk Event 6831), and moved to give it immediate effect. The ordinance added non-monetary criteria to the city's construction bidding code, including registered apprenticeship programs, OSHA 10-hour certification, employer-sponsored healthcare, and structured retirement plans. Three officers of Local 333 testified in support: Dustin Howard (Business Manager), Jason Brown (Business Agent), and Deshon Leek (Executive Board member). On October 13, 2025, Council Member Garza again moved immediate effect on Ordinance #1343, raising the competitive bidding threshold from $15,000 to $31,000 (CivicClerk Event 6835).

Campaign funding: Council Member Garza's 2025 pre-primary filing (MiTN Committee 46714) shows $48,050 raised from 16 itemized contributions. All 16 itemized contributions came from unions or PACs. UA Local 333 provided $24,500 (51% of the itemized total). At least $25,000 in additional contributions flowed to the Garza Leadership PAC (MiTN Committee 519962) from UA union affiliates based on available filings as of March 2026.

Personal income from the pipe trades: Council Member Garza earns $126,742 per year from the Michigan Pipe Trades Association (DOL File 054-059, FY2024, Schedule 12), a salary that accrues directly to him as personal income. The Charter requires an affidavit from any officer who may derive "any income or benefit, directly or indirectly" from a City action. His LinkedIn profile lists "Political Lead" at the Michigan Pipe Trades Association as his current position as of March 2026. The FY2025 LM-2 for the association has not yet been filed.

Pattern of union influence on votes: In August 2024, Council Member Garza reversed his position on a historic district study for Eastern High School after area labor unions opposed it. City Pulse reported that Garza claimed he "was not aware of the unions getting involved in that." The underlying facts were his initial vote in favor, the subsequent union opposition, and his reversal (City Pulse, August 2024).

Pattern of non-recusal: A review of 52 City Council meeting minutes from January 2024 through March 2026 found no evidence of Council Member Garza recusing from any development, construction, or building trades-related vote. No affidavit under Section 5-505.1(E) has been filed for any of these matters.

Board of Ethics review: The Board reviewed Council Member Garza's Statement of Financial Interests at its May 13, 2025 meeting and found "no violation" (Board of Ethics minutes, May 13, 2025). The Statement, filed April 23, 2025, discloses his positions at Michigan Pipe Trades Association ("State Political Lead") and UA Local 333 JATC ("Safety Director"). This request is distinct from that review. The Board's May 2025 finding addressed his Statement of Financial Interests as a general disclosure matter. The present filing concerns specific council actions taken after that review. A vote on **Act 7-2025 and Z-3-2026** has not yet occurred. This request is filed in advance of that vote to allow the Board to render an opinion before Council Member Garza participates in, or abstains from, the final disposition of the matter. The question is whether his $126,742 salary from the Michigan Pipe Trades Association, confirmed by the DOL filing, triggers the affidavit requirement and conflict provisions of Sections 5-505.1(E), 5-505.3, and 3-205.2 before that vote takes place.

Three provisions of the Charter appear relevant:

Section 5-505.1(E) requires an affidavit from any city officer who may derive income or benefit, directly or indirectly, from any City action.

Section 5-505.3 states that no elective officer may participate in, vote upon, or act upon any matter if a conflict exists.

Section 3-205.2 states that no member shall vote on any question where they have a conflict of interest or a financial interest other than as a citizen of the City.

I respectfully request that the Board render a formal opinion on two questions: first, whether Council Member Garza's $126,742 salary from the Michigan Pipe Trades Association, his role as Vice President of UA Local 333, the $24,500 PAC contribution, and the pipe trades' financial interest in the Deep Green project and related ordinances constitute a conflict under Sections 5-505.1(E), 5-505.3, and 3-205.2; and second, whether his participation in votes on these matters without filing any affidavit under Section 5-505.1(E) constitutes a violation of the Charter's disclosure requirements.

The Board has addressed analogous conflict questions before. In 2025, Council Member Tamera Carter recused from a property vote involving her sister-in-law's property after the conflict question was raised (WLNS, November 17, 2025). In that case, the connection was a family member's property interest, a relationship one step removed from any direct financial benefit to Carter herself. Council Member Garza is paid $126,742 a year directly by the pipe trades industry, describes his own job as shaping policies that benefit that industry, holds the title of Vice President of the local union whose officers testified about the financial benefits they expect from the project, and received the largest single PAC expenditure in that union's filing history five months before the vote. The conflict the Board found sufficient in Carter's case was indirect. Council Member Garza's is direct.

Thank you.

Swope, Chris

From: Boak, Sherrie
Sent: Monday, March 30, 2026 7:20 AM
To: Swope, Chris
Subject: Fw: [EXTERNAL] Deep Green Data Center

Have a nice day.

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683

From: Jack Foland <jackfoland@gmail.com>
Sent: Sunday, March 29, 2026 11:12 PM
To: Jack Foland <jackfoland@gmail.com>; City Council <City.Council@lansingmi.gov>; Lansing Mayor <Lansing.Mayor@lansingmi.gov>
Subject: [EXTERNAL] Deep Green Data Center

I feel the proposal for a Deep Green Data Center has too many unknowns, non-specific promises and not enough facts. 11 states including MI have Moratorium bills introduced that would temporarily ban Data Centers according to Good Jobs First. In Michigan House Bill 240 of 2026 urges a temporary pause on discretionary state-level incentives for data center construction and to request a comprehensive review.

An Environmental Impact Study is important to do before proceeding. Also enforcement of these policies in writing is essential.

Air Quality - electricity users could have air quality issues depending on how electricity is created.
Noise - important to establish a low decibel and have the Data Center adhere to that standard.
Energy costs - How much energy would the Data Center use? What would it cost the taxpayers? Would it raise their own costs? Could it mean a shortage of electricity?
Water - DeKalb Illinois issues with a closed loop system Tammy Clark, Industrial hygienist testified that the water was being contaminated by picking up anti-corrosives and bio-sides. Then the water gets blown down into the aquifers and rivers. The water treatment plant was not able to filter out the corrosives and they were dumped back into ground water and people's drinking water.
Health Risks - A Feb. 26, 2026 report says a Data Center can pose negative health risks for people living at least 0.6 miles away.

I spoke to a Founder of an AI Company and he questioned whether there was ever an open bidding process ever done on selecting Deep Green. I told him the money and incentives Deep Green was going to offer to the city of Lansing. He thought we could of gotten a better deal if using a bidding process. Deep Green has only 3 established Data Centers in UK and Lansing would be their first Data Center in the United States. They don't have much of a proven track record to review.

Deep Green agreed to pay an exit fee if the project doesn't materialize. How much? If Deep Green sells the Data Center to another company would the new company honor the same contract? All unknowns!eep green i

It would of been advantageous if the proposal for the Deep Green Data Center in Lansing had been on a ballot for the citizens to vote on. Most Lansing citizens that don;t have a financial interest are opposed to the Data Center, Votes for the elected council members at the next election may reflect they are not listening to their constituent's voices.

Sincerely,

Faye Norris

Swope, Chris

From: Boak, Sherrie
Sent: Wednesday, April 1, 2026 8:01 PM
To: Swope, Chris
Subject: Fw: [EXTERNAL] Data Center

Have a nice day.

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683

From: Janell Freeman <jafreema@gmail.com>
Sent: Wednesday, April 1, 2026 7:36 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Data Center

Vote No on the proposed Data Center!

We, the people, will be paying attention on Election Day on who supported this proposal!

Janell Freeman
Sent from my iPhone

Swope, Chris

From: Jana Nicol <jananicol@yahoo.com>
Sent: Thursday, April 2, 2026 5:35 PM
To: City Council; Swope, Chris
Subject: [EXTERNAL] Data Center

I have largely remained quiet on the data center proposal while following the discussion closely. However, after attending last week's meeting, I have concluded that I do not support the project.

We have been "assured" that the data center will not increase rates for other BWL customers and that all infrastructure costs will be absorbed by Deep Green. Yet, I have not seen any of these commitments put in writing.

Similarly, there has been no written guarantee that Deep Green will take the necessary steps to mitigate production noise. I am skeptical that BWL will include enforceable protections on this issue in any final agreement.

I am also concerned by the absence of a clear action plan addressing potential spills, leaks, or catastrophic events that could pose risks to residents and the environment.

Regarding the claim that this project will bring resources that could have a "transformative impact" on our city if "allocated wisely," I find that reasoning unconvincing—especially given that any meaningful financial benefit is projected to be 5–8 years away.

From what I have observed, many Lansing residents oppose this proposal. As elected representatives, you are entrusted with reflecting the concerns of your constituents. I urge you to vote no. There are too many unresolved issues that have not been fully addressed, discussed, or disclosed. At this pace, there is a real risk that the facility could become outdated before it is even completed.

Thank you,

Jana Nicol
Lansing resident and voter

Swope, Chris

From: Boak, Sherrie
Sent: Wednesday, April 1, 2026 8:17 AM
To: Swope, Chris
Subject: FW: [EXTERNAL] Comments regarding DATA CENTER AND RECREATION/COMMUNITY CENTER

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Greta Mchaney-Trice <mchaneyt@yahoo.com>
Sent: Wednesday, April 1, 2026 6:50 AM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Comments regarding DATA CENTER AND RECREATION/COMMUNITY CENTER

Greetings and thank you for your service to Lansing,
I live at 2100 Roberts Lane, 48910. Two issues prompt this correspondence.
1. **DATA CENTER**- Please add my concerns to voting NO on this matter because of the unknown and potential impact on Lansing: Environmental, Energy, Land use, Utility costs. All come with the usual promise of jobs and benefit to making our city and attractive landing space for big corporations, jobs and opportunities. Time and time again what used to be owned and operated by a government with the theory of "best interest" of the people with oversight is given over to the greed of profit at any cost. Our country continues to give way to the idea that incentives and tax breaks for the big companies (even when they fail) is the future. Small business are quickly dissolved and unable to even start, stick and stay without losing everything, literally. The tax burden then falls on citizens. The promise of creating jobs consistently is short-term and short-sighted. The argument that companies are going build somewhere, why not here, is fear driven and leads to irrevocable harm. At what human cost to Lansing's people who sacrifice as always-pensions swallowed up by increasingly higher costs of living, working class unable to escape inflating expenses for housing, college, recreation and entertainment without mountains of debt; and lost hope of creatives trying to operate small business dreams that fuel more than dollars but ingenuity, loyalty and culture of Lansing. Other cities are experiencing the negativity of these centers and haven't experienced the promised benefits. Just say NO, at least of now.

2, **NEW COMMUNITY CENTER**- I recently joined enhanced fitness class at Schmidt Community Center. I want to laud this opportunity as a pleasant surprise to just how it would "enhance" my health and life. An active, involved resident I didn't see myself needing the use of a Center or organized activity. I quickly understood I was wrong. After a few weeks, this 70 year-old realized she had a lot to learn, more than physicality. Through the excellence of instructor Ace Brown, I came to understand the value of the community center. So many senior citizens are living alone, as I do. Three times a week for an hour of movement, music and connection made me realize the benefits are not just personal, but to the community as well. One event that brought a bus of YMCA high-schoolers from across the state in cross-generational experience to learn and play

together was amazingly powerful for all. I hope to share this more broadly at a Monday meeting soon. Councilmembers, you should hear of good things instead of just gripes. I am convinced that what happens at Schmidt and other Centers reduces medical costs, suicides, isolation, and keeps older brains active to speak, contribute and to vote. A new center is being considered and explored with an outside research team. That is fine and good. I hope that you as Councilmembers visit a class (MWF- 8:45- 9:45) as the plans proceed. Please consider the harder to quantify variables such as how to maintain instructors like Mr. Brown and other employees who probably are paid well below their worth- priceless. Lansing School District is reclaiming more of the space that has been available to the Center, and rumors are flying. I attended one of the feasibility forums and completed the survey. Including the needs of all demographics is critical, but do not overlook the seniors and the youth. Our city must have an affordable and assessable space(s) that I have come to rely on as a vital part of my quality of life WITH others within the community. Thank you exploring a wide spectrum of benefits as you move forward.
Respectfully,
Greta McHaney-Trice, 2100 Roberts Ln 48910

Greta McHaney-Trice, It Takes a Village Consulting, LLC
MA, Teaching and the Curriculum
Certified Trainer/Facilitator of Restorative Practices, Vermont School of Law
Certified in Domestic and Civil Mediation & Dispute Resolution, MI Supreme Court
517-974-7772

"Where there is so much racket, there must be something out of kilter"
Sojourner Truth

Swope, Chris

From: Boak, Sherrie
Sent: Wednesday, April 1, 2026 9:29 PM
To: Swope, Chris
Subject: Fw: [EXTERNAL] Formal Statement of Conditional Opposition – Deep Green Data Center Proposal

Have a nice day.

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683

From: Grant Gliniecki <grantgliniecki@gmail.com>
Sent: Wednesday, April 1, 2026 9:15 PM
To: citycouncil@lansingmi.gov <citycouncil@lansingmi.gov>; City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Formal Statement of Conditional Opposition – Deep Green Data Center Proposal

To Mayor Schor and the Lansing City Council:

As a Lansing resident of nearly a decade and the founder of Giitigan, a local Indigenous environmental nonprofit founded in 2019, I am writing to formally state my conditional opposition to the Deep Green data center project as currently proposed. While I would be an enthusiastic supporter of bringing high-tech infrastructure to Lansing, I cannot support a project that rushes past the very real concerns of its residents regarding long-term liabilities and secondary impacts.

My opposition is rooted in the lack of transparency surrounding four specific areas. If the following questions are satisfactorily addressed with data-backed and community-centered analysis, I would gladly pivot to strong advocacy for this project:

1. **Long-term Rate Stability:** Beyond initial infrastructure improvements, how will the City ensure that adding a large, constant load to the BWL system won't result in increased rates for residential customers as total regional demand rises? Similar projects nationally have shown that even when developers cover initial costs, the long-term burden of increased procurement often falls on local ratepayers.
2. **Grid Maintenance and Liability:** Data centers create disproportionate wear on electrical infrastructure by forcing it to operate at a constant, high-load factor rather than the "peaky" use for which residential grids are designed. Will Deep Green

commit to absorbing the increased maintenance and system improvement costs they will generate 5, 10, or 20 years from now?

3. **Environmental Justice and Emissions:** How will the City mitigate the increased localized emissions from BWL power generation, particularly in neighborhoods already facing very high environmental justice burdens? Approval of this project appears to conflict with Lansing's established climate targets if it results in a projected 5% or greater net increase in total emissions at said BWL site.
4. **Cumulative Aquatic and Thermal Impacts:** While the data center facility is described as closed-loop, the power generation required to run it will necessitate significantly more water withdrawal and thermal discharge at the power station. Research into thermal pollution shows that a localized increase of as little as 2°F to 5°F in river water temperature can significantly reduce dissolved oxygen levels and create "thermal barriers" that disrupt fish migration and spawning, as well as create massive "fish kills." How will the City ensure that this project doesn't further degrade the Grand River's delicate ecosystem and the growing recreational economy of our waterfront?

With Lansing providing Deep Green an estimated 10–15% annual cost savings compared to almost any other location though environmentally-friendly means, it is reasonable for the City to require an Environmental Impact Assessment (EIA), an Environmental Justice Impact Assessment, and a legally-binding Community Benefit Agreement. A project of this scale deserves a few extra months of legwork to ensure that access to the unique conditions Lansing offers comes with actionable protections for our residents.

Lansing has a history of being "burned" by rushed industrial promises. We are not a desperate city. We are a valuable partner.

Deep Green has already benefited from Lansing through extensive media coverage and global visibility, but Lansing doesn't have to just be the setting for a developer's success story. We have the opportunity to be the city that stood toe-to-toe with a booming industry to benefit its people, and Deep Green has the opportunity to be the first "green" developer to win over a skeptical community through true transparency and mutual benefit.

I urge the Council to slow this process down and demand these final few assessments and legally-binding commitments necessary to make this a win for every resident of Lansing.

Sincerely,

Grant Gliniecki

Lansing Resident & Founder, Giitigan

Swope, Chris

From: Boak, Sherrie
Sent: Wednesday, April 1, 2026 2:46 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] Vote NO on Data Center

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

-----Original Message-----
From: devon@buddydude.dev <devon@buddydude.dev>
Sent: Wednesday, April 1, 2026 2:38 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Vote NO on Data Center

Please vote NO on the data center project.

While there might be some tax benefit to data centers, our ability to mitigate their skyrocketing economic and environmental costs cannot keep up.

Engineers at MIT found that data centers are huge power consumers, they often disrupt electric grid infrastructure, which has broad community effects including decreasing the lifespan of household appliances on the grid (passing on the cost to community members).

Already, the technology industry has seen a growth in emissions, mostly fueled by data centers. In July 2025, Amazon reported that its emissions rose from 64.38 million metric tons in 2023 to 68.25 million metric tons in 2024, primarily due to data centers and the delivery fleet it uses. Google, too, reported that its 2023 greenhouse gas emissions marked a 48 percent increase since 2019, mostly due to data center development.

Additionally, most of the people and organizations that will financially benefit from this are OUTSIDE of Lansing. Your priority should be the citizens of this city, not outside money.

Thank you for your time.

Devon Ducharme

Swope, Chris

From: Boak, Sherrie
Sent: Wednesday, April 1, 2026 8:16 AM
To: Swope, Chris
Subject: FW: [EXTERNAL] Vote No on Data Center

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Daniel J. Hogan <hogand@gmail.com>
Sent: Tuesday, March 31, 2026 6:46 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Vote No on Data Center

Hi, my wife and I live in the Sycamore Park neighborhood and ask that you vote no on the proposed data center.

Thank you.

Swope, Chris

From: Boak, Sherrie
Sent: Thursday, April 2, 2026 2:20 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] Deep Green Data Center

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Jack Foland <jackfoland@gmail.com>
Sent: Thursday, April 2, 2026 2:19 PM
To: City Council <City.Council@lansingmi.gov>; Lansing Mayor <Lansing.Mayor@lansingmi.gov>
Subject: RE: [EXTERNAL] Deep Green Data Center

I implore you to vote NO for the installation of the Deep Green Data Center in Lansing. Quality of life for citizens should be your biggest priority. They have voted you into office and you should be their voice.

There has been an explosion of Lansing citizens wanting more answers for the environmental effects-cleanliness of water, air, noise. Citizen's costs of electricity and water, and shortages could be felt.

Ingham County Environmental Commission Trubac said lack of regulations could deplete Lansing's groundwater. Lansing is one of the largest cities to rely exclusively on groundwater which can be drawn down quickly without proper management.

Deep Green has made a lot of promises in their written proposal. Without an ordinance in place, there is no way to hold Deep Green accountable. Only the zoning rules and physical layout of the building would be legally binding.

Sincerely,

Dan Norris

Swope, Chris

From: Boak, Sherrie
Sent: Wednesday, April 1, 2026 9:29 PM
To: Swope, Chris
Subject: Fw: [EXTERNAL] Vote NO on data center

Have a nice day.

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683

From: Em Wolfe <em.wolfe.mail@gmail.com>
Sent: Wednesday, April 1, 2026 8:09 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Vote NO on data center

Please vote NO on the data center project.

While there might be some tax benefit to data centers, our ability to mitigate their skyrocketing economic and environmental costs cannot keep up.

Engineers at MIT found that data centers are huge power consumers, they often disrupt electric grid infrastructure, which has broad community effects including decreasing the lifespan of household appliances on the grid (passing on the cost to community members).

Already, the technology industry has seen a growth in emissions, mostly fueled by data centers. In July 2025, Amazon reported that its emissions rose from 64.38 million metric tons in 2023 to 68.25 million metric tons in 2024, primarily due to data centers and the delivery fleet it uses. Google, too, reported that its 2023 greenhouse gas emissions marked a 48 percent increase since 2019, mostly due to data center development.

Additionally, most of the people and organizations that will financially benefit from this are OUTSIDE of Lansing. Your priority should be the citizens of this city, not outside money.

Thank you for your time.

Swope, Chris

From: Boak, Sherrie
Sent: Wednesday, April 1, 2026 8:10 AM
To: Swope, Chris
Subject: FW: [EXTERNAL] Vote No on Data Centers

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

-----Original Message-----
From: Elizabeth Leipprandt <leipprae@icloud.com>
Sent: Tuesday, March 31, 2026 5:35 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Vote No on Data Centers

Hello,

My name is Beth Leipprandt and I have been a Lansing resident for the past 9 years and prior to that grew up in Haslett and was born at Sparrow. Data centers are a terrible idea for Michigan and the Great Lakes Region because of our precious natural resources of the world's largest fresh water supply. As Michiganders it is our responsibility to care for and protect these vital ecosystems and data centers threaten to put these at risk. Not only are they incredibly harmful to the environment, they have also been found to be harmful to humans and other animal species with their emissions, nosies, lights, and other aspects of just running that disrupt nature. There is also the concern of raising energy and water costs for residents living here, which have already seen dramatic increases the past few years. Please vote no on any data centers in Lansing.
Thank you,
Beth Leipprandt

Swope, Chris

From: Cynthia L Rowe <midnightbloombb@yahoo.com>
Sent: Wednesday, April 1, 2026 8:34 PM
To: City Council; Lansing Mayor
Cc: Clerk, City
Subject: [EXTERNAL] Proposed Data Center
Attachments: City Council_PAC Donations Received.jpeg; Deep Green bot generated Text Message Promo.jpg

City Council Members and Mayor Schor,

I learned some things yesterday and today that sheds a new and troubling light on the proposed data center. Attached and below is a very disturbing web of relationships, influence and money:

- Overview of the relationships between Deep Green Technologies, LRC-PAC, UA Local 333, Lansing Chamber of Commerce staff, Mayor Schor, City Council Members: Lansing Chamber PAC Funded 6 of 8 Council Members
- Attached is a list of donations received by City Council Members from the LRC-PAC and Local 333 (Mr. Garza is still listed online as the VP of Local 333, which is a conflict of interest)
- Deep Green Support Letters analyzed: https://rhinocerii.github.io/blahrgg/posts/deep-green-soft-edge.html?fbclid=IwZnRzaAQ5FZ5leHRuA2FlbQIxMQBzcnRjBmFwcF9pZAo2NjI4NTY4Mzc5AAEeenxp5uZ19xqPh8raKFmkJzPxBt-X2IGMCU7N-YMJdR18RgyIKwBuFzXPrjg_aem_1SAZtYQAyvDE7BfO7p1adQ&d=n
- Attached screen shot of a bot generated text message to promote the proposed data center (sent to my phone this week), traced back to Deep Green Technologies (DGT)
- Fact check of information presented at the March 23, 2026, Council meeting: https://rhinocerii.github.io/blahrgg/posts/march-23-fact-check.html?fbclid=IwZnRzaAQ5GZBleHRuA2FlbQIxMQBzcnRjBmFwcF9pZAo2NjI4NTY4Mzc5AAEes40_9d-_bvEXmFXzuA_M4s-s9leZ8jkyI4PuqUgQEQ-s70iH9t_KEaYMocs_aem_us5HzzOBWKhB2p1rj9jKrA&d=n

I saw Mayor Schor's post on Facebook today and read the letter. As a Lansing resident, I don't care that this is getting "national attention" and I don't appreciate the fear mongering at the end of the post and in the letter that Lansing will 'miss out' if this doesn't pass. What I DO care about is my community!

If the Council passes this proposed data center project on Monday night, April 6, 2026, then that means donors, influence and money mean more than the residents of Lansing. I know I'm not 'winning friends and influencing people' here, but the above is a REAL concern! Who is your allegiance to? **You ALL were elected to serve the residents of the city of Lansing.** Don't turn your backs on us ... vote to *at least* put a hold on this project until environmental and health impact studies can be completed.

Sincerely,
Cynthia Rowe

+1 (855) 625-0608 ›

Text Message • SMS
Today 10:32 AM



Lansing City Council vote coming soon: The Deep Green Data Center would bring $1M+ a year for city services like police, fire, streets, and sidewalks - without raising taxes. Tell your Council Member to vote YES:

https://takeaction.io/dgt/tell-

Overview

COUNCIL MEMBER	LRC-PAC	LOCAL 333	LRC-PAC + 333	DATE RANGE
Jeremy Garza (At-Large)	$1,000	**$74,500**	**$75,500**	2017–2025
Peter Spadafore (Ward 4)	$6,500	$13,000	**$19,500**	2017–2025
Tamera Carter (At-Large)	**$9,850**	$5,000	**$14,850**	2023
Trini Pehlivanoglu (At-Large)	$7,900	$2,500	**$10,400**	2023
Clara Martinez (At-Large)	$4,000	$5,000	**$9,000**	2025
Adam Hussain (Ward 2)	$0	$4,000	$4,000	2015–2019
Deyanira Nevarez Martinez (Ward 3)	$1,500	$0	$1,500	2025
Ryan Kost (Ward 1)	$0	$0	$0	-
Total	**$30,750**	**$104,000**	**$134,750**	

Swope, Chris

From: Boak, Sherrie
Sent: Wednesday, April 1, 2026 2:46 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] DATA CENTER BIG NO

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

-----Original Message-----
From: Angie B <gmaangie67@gmail.com>
Sent: Tuesday, March 31, 2026 6:27 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] DATA CENTER BIG NO

HELLO,

LANSING DOES NOT NEED A DATA CENTER. I feel you all might have some intelligence and have some type of Education. A simple Google search will inform you of the damage that will be brought on by allowing this to happen. The stealing the natural resources of our state along with the financially rape that happens when the community around this building is stuck with pay for the DATA CENTERS (I know that would not happen... sarcasm). New or Old council if you are talking to Businesses and not the community about what we want, then you are just filling your pockets and killing the community that has entrusted you to do right by them.

I have lived in Lansing for the Majority of my life. I have watched this community slowly fall apart and shrink. In the 2000 Census we had over 119,000 now in the last we have a Population of just over 114,000. Which this city had almost 131,00 in 1967.

So this city needs to step with and for their community or there will be NO ONE to council.

Angie Boughner
5632 Wise Rd
Lansing Mi 48911
517-243-5899

Swope, Chris

From: Boak, Sherrie
Sent: Wednesday, April 1, 2026 8:10 AM
To: Swope, Chris
Subject: FW: [EXTERNAL] VOTE NO FOR DATA CENTER

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

-----Original Message-----
From: Amanda Farrar <pandabear564@aol.com>
Sent: Tuesday, March 31, 2026 4:57 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] VOTE NO FOR DATA CENTER

Good afternoon,

I am a Lansing resident and would like to urge you to vote against the new data center. We are seeing across the country how these data centers have wreaked havoc on the communities they've been built in. On top of already high energy bills that would likely get worse, they pollute the environment, use up clean water, and can cause untold health concerns for those around it.

Tax breaks and job opportunities are not worth the risk to our health, environment, and safety. PLEASE VOTE NO.

Thank you,

Amanda Farrar

Swope, Chris

From: Boak, Sherrie
Sent: Thursday, April 2, 2026 8:33 AM
To: Swope, Chris
Subject: FW: [EXTERNAL] Deep Green data center

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Abby Schwartz <aschwartz5858@gmail.com>
Sent: Wednesday, April 1, 2026 10:04 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Deep Green data center

I've been going through the Mayor's letter to us paragraph by paragraph to help me understand the potential benefits to Deep Green and to see if I trust and agree with them.

He states that Lansing is getting national attention for "doing it right" and that sustainability groups recommend replicating what we are doing (shouldn't that be what we are proposing to do since the decision has supposedly not been made?). As proof, he gives us a link to an Accelerator for America article. He loses a lot of credibility with me for that because:

1. It is only one group, not groups
2. He's on the Advisory Council
3. Looking at what they do, they list Economic & Community Development, Transit and Infrastructure, and Workforce Development. These are all important things for cities to focus on, but none of them are sustainability.
4. The actual article, dated January 7, 2026 includes this sentence "Lansing Mayor Andy Schor and the Lansing City Council are exemplifying that with their new partner – Deep Green – a UK-based sustainable data center developer." As if we were already committed partners, not potential partners. This of course lends credence to what many people are saying, that this was decided already, without allowing the people who live here any voice.

He states that water usage will be the same as 5-10 homes. Since this is new technology, is there any actual evidence for this? If this turns out to be inaccurate, will everyone just say, oh sorry? Or will there be consequences, such as cutting off water if it exceeds the usage of say 20 average households?

There will be no initial expense to us for the infrastructure because they will build it, but will there be a cap on the amount of electricity they can pull from BWL? If they pull increasing amounts beyond BWL's capacity, that means our rates will go up.

How clean the energy from the fuel cell will be depends on the source of fuel. Will it be hydrogen? Or natural gas? It would be nice to know, and I would trust more if the details were given.

I'm sure we can always find a use for additional revenue, but weren't we already budgeting for fire service, housing rehabilitation, etc? If not, why not?? So if we dedicate this new revenue to those areas, is it just a shell game, and we take money from those areas and move it somewhere else? And where to? Will any city services be improved due to the extra million per year?

I'm a little surprised to find that the parking system is $1.4 million in the hole. It seems it should be mostly self-sustaining. But whatever, the sale money goes there. Only $1.4 million for downtown real estate?

Then the way I read the rest of it, Deep green will be paying BWL about $16.7 million per year for electricity and BWL sends about $1 million from that to the city, and that's what will be used to pay for fire services and other things that should already be budgeted for. It seems that you can buy a LOT of electricity for that much money. Does BWL really have that much excess capacity? Or is this going to be another oops, sorry we don't and need to build more at the consumers expense? And at that point, there is no choice.

And Deep Green will be paying $200,000/year in property taxes that goes to us paying off debt. What is the $600,000 mentioned that goes to other jurisdictions?

You claim that given the roads and water plant, there would be no noticeable impact on local residents. But data centers make noise 24/7. And if natural gas is used for the fuel cells, there will be pollution.

What happens to the heat that goes to BWL for hot water if there is more than needed in the summer?

There will be 15 or so permanent jobs. How many of them will be remote?

The noise ordinances were not developed for noise that is 24/7. Most of the other noise quiets down in the evening and night when people are home more. I don't live that far from the proposed site and I already think that the noise is the worst thing about where I live. I notice it more now that I am home more during the day. I'd like to see the noise buffers keep the noise well below the max allowed by the ordinances for residential neighborhoods because there is no relief from the noise. You know people were always complaining about the noise from Sparrow Hospital. Noise is a real problem for people's mental and physical health, not just a problem from a bunch of whiners.

He concludes by saying that if this isn't done we will lose out on all these benefits. But some of that is assuming that the City would not find anyone interested in buying and developing the property.

Finally, BWL is switching from steam to hot water. "Additionally, locations will have to be found for the new infrastructure downtown. The BWL would place one hot water plant at Wentworth Park, which is the only viable option for the project. Two additional hot water plants will also be needed to support the system, however, final locations for these are still tentative and under consideration." Will additional hot water plants need to be found only if there is no Deep Green data center, or even if the Deep Green contract goes through? Will Deep Green supply as much hot water as three hot water plants? If Wentworth Park is the only viable option, how will the city & BWL find 2 other options? Either it is the only viable option or it isn't.

There seem to be some definite positives to the contract with Deep Green, if the City holds them to the agreements. Unfortunately the whole thing has been pushed through in a very manipulative manner, which, combined with a history of the City not holding onto its assets very well has caused a lack of trust. I hope the mayor and city council address these concerns before signing a contract with Deep Green

Thank you,
Abby Schwartz

--

"It is not your responsibility to finish the work [of perfecting the world], but you are not free to desist from it either" Rabbi Tarfon (Pirkei Avot 2:16)

Swope, Chris

From: Boak, Sherrie
Sent: Wednesday, April 1, 2026 2:44 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] The Deep Green Data Center

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Bonnie Mcgraw <bonnie.mcgraw@elps.us>
Sent: Wednesday, April 1, 2026 9:38 AM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] The Deep Green Data Center

As a city of Lansing voter, I am opposed to a Data Center in our city. I am VERY pro-union and economic development, but cannot justify the high energy consumption, water usage, electronic waste, and the impact on our earth's resources required to operate a data center. Additionally, I worry about data privacy and security.
I urge city council to vote no on this project.
Thank you.
Bonnie McGraw
135 Regent St
Lansing, 48912

--

Swope, Chris

From: Boak, Sherrie
Sent: Wednesday, April 1, 2026 3:07 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] Vote NO on Data Center

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

-----Original Message-----
From: Barbara Olson <olson.barbara@gmail.com>
Sent: Wednesday, April 1, 2026 3:02 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Vote NO on Data Center

Please vote NO on the data center project.

While there might be some tax benefit to data centers, our ability to mitigate their skyrocketing economic and environmental costs cannot keep up.

Engineers at MIT found that data centers are huge power consumers, they often disrupt electric grid infrastructure, which has broad community effects including decreasing the lifespan of household appliances on the grid (passing on the cost to community members).

Already, the technology industry has seen a growth in emissions, mostly fueled by data centers. In July 2025, Amazon reported that its emissions rose from 64.38 million metric tons in 2023 to 68.25 million metric tons in 2024, primarily due to data centers and the delivery fleet it uses. Google, too, reported that its 2023 greenhouse gas emissions marked a 48 percent increase since 2019, mostly due to data center development.

Additionally, most of the people and organizations that will financially benefit from this are OUTSIDE of Lansing. Your priority should be the citizens of this city, not outside money.

Thank you for your time.

Sent from my iPhone

Swope, Chris

From: Boak, Sherrie
Sent: Wednesday, April 1, 2026 8:03 PM
To: Swope, Chris
Subject: Fw: [EXTERNAL] Data Centers

Have a nice day.

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683

From: Barbara Hranilovich <bhranilovich@gmail.com>
Sent: Wednesday, April 1, 2026 4:37 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Data Centers

I am a Lansing City resident and am fully opposed to having a data center in the city. There is yet a great deal unknown about the effects of these centers to the environment. They do nothing to make the city more appealing. I am opposed to them in general because of the energy they suck at the expense of the environment.

Thanks for your attention.
Barbara Hranilovich
3422 Ridgefield Road
Lansing,MI 48906

--
Barbara Hranilovich
(517) 282-4930
hranilovich.com

Swope, Chris

From: Boak, Sherrie
Sent: Sunday, April 5, 2026 8:34 AM
To: Swope, Chris
Subject: Fw: [EXTERNAL] Vote NO on Deep Green Data Center on April 6th

Have a nice day.

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683

From: Anya Morozov <anyamorozov@gmail.com>
Sent: Saturday, April 4, 2026 1:24 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Vote NO on Deep Green Data Center on April 6th

Hello City Council Members,

I am a concerned resident of Lansing's 4th Ward urging you to vote NO on the Deep Green Data Center on Monday.

At this time, the risks of moving forward with the contract outweigh the benefits for the following reasons:
1. There have been no guarantees that electricity costs will not increase as a result of this data center being in our community. Without these guarantees in writing, we cannot trust the word of a company that has changed the details of how much energy the data center will require, and how it will acquire that energy within the past few months.
2. The data center will bring a few temporary jobs, but no sustained economic development for Lansing. A decade from now, the construction jobs will be gone, very few new local jobs created, and we will be left with a potentially loud building in downtown and a precedent that other data centers can develop in our community, as long as they offer us something small. This may give me and many other residents more reason to leave than to build a life here.
3. Many questions remain unanswered. Even if this data center is better than those being proposed in other communities, the uncertainty around its environmental impacts require far more scrutiny before we agree to anything. It would be more prudent to vote on an independent environmental impact assessment before moving forward with this development.
4. The added downtown noise will impact me. I work in an office building on the other side of the Grand River from the proposed site and live within walking distance of it. I am concerned about the impact that this data center will have on noise pollution in the area and on my family's ability to enjoy living and working in downtown.

Here is a recent opinion piece in CityPulse that I thought made some useful points on the topic:

https://www.lansingcitypulse.com/stories/a-tech-forward-alternative,185605

Like that author, I am not staunchly opposed to any technological or economic advancement. I just think we need more transparency before agreeing to anything, and we need to remember that our community holds the power to shape this agreement. We do not need to be beholden to this company with no questions asked. We can set an example by asking the right questions before moving forward with them.

Please be accountable to the residents of Lansing, rather than a company's interests.

Thank you for your consideration.

Anya Morozov
328 W Ottawa St, Apt 3
Lansing, MI 48933
She/her/hers
anyamorozov@gmail.com

Swope, Chris

From: Boak, Sherrie
Sent: Sunday, April 5, 2026 8:34 AM
To: Swope, Chris
Subject: Fw: [EXTERNAL] Data center

Have a nice day.

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683

From: jamie carr <jamiecarr977@gmail.com>
Sent: Saturday, April 4, 2026 3:26 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Data center

We do not want a Data center here in the city of Lansing. We dont need a Data center here in Lansing. There are bigger things that need to be done. Not draining our water and raising pollution and certainly not more expensive bills from a Data center only being built to monitor and inprison Lansing citizens.

Swope, Chris

From: Boak, Sherrie
Sent: Sunday, April 5, 2026 8:35 AM
To: Swope, Chris
Subject: Fw: [EXTERNAL] Data center

Have a nice day.

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683

From: Joan Lenhard <joanlenhardtrconsultant@gmail.com>
Sent: Saturday, April 4, 2026 9:10 AM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Data center

In the beginning of this venture i ghought maybe. Now i am a full NO. Reasons, we don't have a study from EGLe on environmental issues, to many secrets snd now non- disclosures. In addition we are committing to something we haven't even seen- the contract btwn Bloom and BWL. Would you personally sign a 10-20 year deal to a 100% project and you only have 40-50% of the information? I think not. Don't vote for something without full disclosure.

Joan Lenhard MS CTRS
Therapeutic Recreation Consultant LLC
Let me guide you to a stronger healthier self.
Inclusion and Supported Services
Aquatic Therapy
Equine Therapy

Swope, Chris

From: Boak, Sherrie
Sent: Thursday, April 2, 2026 12:24 PM
To: Swope, Chris
Subject: FW: [EXTERNAL] Vote NO on Data Center

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

-----Original Message-----
From: Kiana Elkins <kianaelkins1@proton.me>
Sent: Wednesday, April 1, 2026 6:03 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Vote NO on Data Center

Vote no on the data center

I like low noise pollution, having access to water, and regulated temperatures. In fact as michiganders its our responsibility to protect our limited fresh waterways.

The only people who want this data center are greedy self-interested people who want money in their pockets.

We do not need to invest in something new and shiny just because it comes with a (false) promise of prosperity.

Tech bros are out for themselves. Tech becomes obsolete and this data center will become an unusable building in the near future.

Vote no. Vote no. Vote no. Its the humane thing to do. Its the smart thing to do. Any other choices tells residents that you do not care about this city or us. You'd basically be resigning your position on city council because we will remember and will not vote for you again.

--

Kiana Elkins (they/she)
Seeding new possibilities

Sent from Proton Mail
<https://urldefense.com/v3/__https://proton.me/mail/home__;!!OkAVRn9czI6eiHw!cLRCxQHkkG13oh768m6CNFCbBenKL6USNRgUKqVbSZwgkCMbhA8C9uIUS9kcOfJUjEHzXFzJcUVnmICE29dbMkLPTOBfZRKS$> for Android.

Swope, Chris

From: Boak, Sherrie
Sent: Thursday, April 2, 2026 12:35 PM
To: Swope, Chris
Subject: FW: Resident in Ward 2 - Opposed Data Center

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Boak, Sherrie
Sent: Thursday, April 2, 2026 12:35 PM
To: City Council <City.Council@lansingmi.gov>
Subject: Resident in Ward 2 - Opposed Data Center

Loretta Savoie
1800 E Holmes
517-881-8250

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

Swope, Chris

From: Marshall Clabeaux <clabeaux12@gmail.com>
Sent: Friday, April 3, 2026 1:13 PM
To: City Council; Pehlivanoglu, Trini; Martinez, Clara; Hussain, Adam; Garza, Jeremy; Spadafore, Peter; Martinez, Deyanira; Kost, Ryan; Carter, Tamera; Clerk, City
Subject: [EXTERNAL] Deep Green-Washing, Misinformation, Mayor's Misinformation, Deep Concern

City Council and Clerk,

Deem this email *for the record*.

Thank you for your service to the City of Lansing.

It is a beautiful place to call home, in the Great State of Michigan, on the mysterious, mystical Planet Earth.

I am deeply concerned with how ugly things are getting and gotten, as the looming Deep Green Data Center and Polluting Power Plant vote approaches Monday, April 6, 2026.

Perhaps the most glaring omission of information is that of the toxic pollution - Carbon Dioxide. You don't have to look far to find out information why CO2 is bad and we ought to start to move away from power sources that produce it. Research CO2 effects towards Asthma, Cancer, Climate Change.

Here is some great information just released about the real pollution cost of Deep Green Data Center and corresponding Bloom Energy Polluting Power Plant.
https://rhinocerii.github.io/blahrgg/posts/emissions-blog-fact-check.html

Furthermore, the Mayor is spreading misinformation online and it is worrisome.
Per his letter, and my comments below in rebuttal.

New Carbon Dioxide production is really not sensible or responsible in the year of our Lord 2026.
Asthma, cancer, cognitive disruptions are serious and really affect the youth developmental stages but harm everyone, including the animals and river.
Deep Green-washing the city ain't it - Mayor
"virtually no impact on the local environment"
-Research CO2
"Fuel cells also do not contain, require the storage of, or generate any toxic chemicals."
-See above CO2 concerns
-fuel cells themselves are disposed of every couple years and are deemed hazardous

---

Here are **proposed alternatives** to the Deep Green Proposal to offset the *'lost'* perceived revenues *it may* provide.

Per usual finding accurate and up to date BWL information is difficult but below I am attempting to share accurate numbers.

Increase BWL industrial rate of energy cost:
Lansing Board of Water & Light (BWL) industrial customers represent a significant portion of the utility's electric sales, with specialized rates and high-load demand services. In fiscal year 2022, industrial customers accounted for 300,906 MWh of electric sales.

Commodity Charge		
Off-Peak Summer	$0.0674	Per kWh for all Off-Peak kWh between June 1 and September 30
On-Peak Summer	$0.0718	Per kWh for all On-Peak kWh between June 1 and September 30
Off-Peak Winter	$0.0674	Per kWh for all Off-Peak kWh between October 1 and May 31
On-Peak Winter	$0.0694	Per kWh for all On-Peak kWh between October 1 and May 31

Increasing the Industrial Load cost to .08 *could* result in
300,906,000 (MWh above to kWh) x .069 (avg of 4 charge times above) = $20,762,514
300,906,000 x .08 = $24,072,480
24,072,480 - 20,762,514 = $3,309,966 (new BWL sales *revenue)*

$3,309,966 x .06 (rate of equity to Lansing) = $198,597.96 (Annual $ to Lansing)

As shown above, ~$200k is not that difficult to obtain. You can do math, but increasing even more than .08 would result in more money, the national average rate is .0832 .

Increase BWL Return on Equity (ROE):

Effective July 1, 1992, the BWL entered into an agreement with the City to provide payment of a return on equity in accordance with a formula based on net billed retail sales from its water, steam heat and electric utilities for the preceding 12-month period ending May 31 of each year. Effective March 1, 2002, the formula to calculate the amount owed to the City was modified to include wholesale revenue generated from the BWL's electric, water, steam and chilled water utilities for the preceding 12-month period ending May 31 of each year. Subject to the provisions of Act 94 Public Acts of 1933, as amended, and the BWL's various bond covenants, this amount is payable to the City in semi-annual installments. Effective July 1, 2020, the BWL and the City agreed to pay a flat amount for fiscal years 2021 through 2022. In fiscal year 2023, a flat percentage of 6% was applied to reported operating revenues, excluding inter-utility sales from providing retail water, electric, steam and chilled water services. In fiscal year 2024 and 2025, a flat percentage of 6% was applied to budgeted operating revenues, excluding inter-utility sales from providing retail water, electric, steam and chilled water services. Under terms of these agreements, the BWL paid to the City $28,057,140 and $26,028,591 for 2025 and 2024, respectively, of operational cash flow in excess of debt service requirements.

Increasing the ROE to 7% *(or higher)* would result in major annual $ to the City of Lansing.

Based on 2025 BWL Data and ROE - this would result in

32,791,352.23 - $28,057,140 = **$4,734,212.23 (new annual City of Lansing $!!!!)**

Please Deny the Rezoning below and the additional Sale to Deep Green for the following locations.

Z-3-2026; 220 S. Larch St. and 3 adjoining parcels on E. Kalamazoo St. and S. Cedar St., Conditional Rezoning from "DT-3" Urban Core to "IND-1" Industrial (PEND-4415)

The pollution, and the negative health ramifications, to me, are enough to deny the Deep Green Proposal.

This is a residential neighborhood and core piece of land as the City of Lansing aims to further develop into a 'world class city'. **Which can be and deserve to be!**

Find me another location, with the potential for development where a grocery store, the river (and river trail), downtown, amenities, are located within walking distance. We need to develop more walkable and bikeable cities. This development is a large development in the wrong direction.

Bloom Energy and Deep Green Concerns

Note--Passage from Heather Douglas--

"What is baffling to me is why BWL would be thinking of using natural gas to replace the boilers moving to hot water. Geothermal heat pumps would be ideal for this kind of application and could be pursued without emissions of any kind (powered by renewable energy). Particularly if BWL is shifting from steam to hot water, such heat pumps would work well, particularly for distributed efforts to keep the water at temperature for use at different locations.

Given the cost of overhaul projected, this seems a better solution for the city and would not add to the air pollution burden."

Best,

Heather Douglas

President and Founding Board Member
Capital Area Friends of the Environment
https://www.517cafe.org

Note-- end-- Passage from Heather Douglas--

Hovey and Bloom Rebuttals Below -

and absolutely yes, **1,000%** to Heather point of vertical well drilling geothermal and heat pumps that are taking place around the nation for spot uses like these likely large industrial users. Paired with Solar, you can see a 30% federal tax credit + additional solar adders of 10% Domestic Content Bonus Credit and likely 10% Low Income Communities Adder. I additionally run the Statewide Solarize Program that could add up to an additional 15% solar savings. These solar credits are no longer available after 2027, so it would be a great time for BWL and the City of Lansing to act on them.

It is incredible the absence of Carbon Dioxide in every single communication I have seen (Hovey, Deep Green, BWL, Peffley, Bloom) as if it is literally the plague that is being avoided. This is the core pollutant and is ridiculous to be imposing more CO2 on Planet Earth in 2026 in the first place, but especially and specifically this location, and neighborhood, on the Grand River, Michigan's largest River connecting most of the Lower Peninsula Watershed to Lake Michigan, in Downtown Lansing.

Carbon Dioxide is a leading cause of asthma, cancer and climate change with many reports proving so. Feel free to ask for some if you are having trouble finding a source you trust.

Hovey and Bloom Rebuttals

The company is in a fundamentally different position today than it was when the Hindenburg report was issued.

Is it? - Bloom Energy Shares Plunge 12% Amid Market Sell-Off - March 30, 2026

Bloom Energy CLO sold shares worth $6.5m - March 17, 2026

Bloom Energy CEO Sridhar sells $34 million in stock - February 26, 2026

There is plenty of other reporting there but these start to tell some tales of current positions and the former article shows past behavior.

And even more bad behavior from even longer before.

Is Bloom Energy Greenwashing the Public?

Sensing a pattern?

Moreover, we do business with a diverse customer base that is highly sophisticated and that has a high bar from a diligence standpoint. Our business would not be growing at the rate that it currently is if the report was an accurate depiction of Bloom's history and approach a to compliance.

Right.. clearly to be trusted.

On CO2 emissions, we represent a reduction versus the grid resources we are displacing, and the natural gas fired boilers that will be installed by BWL if this project doesn't move forward.

See Geothermal and solar points above. This notion of better than historically terrible and legally bound to change in Michigan laws around energy production is something else. Public Acts 229, 231, 233, 234, and 235 of 2023 were passed on November 8, 2023 and signed by Governor Gretchen Whitmer on November 28, 2023. These laws make changes to requirements related to Integrated Resource Plans, establish a clean energy standard, increase the Renewable Energy and Energy Waste Reduction standards, and create a voluntary siting process at the Commission for renewable energy and energy storage projects of statewide significance.

In closing,

This is a bad and dangerous project/deal for Lansing. More to come Monday when I come to speak at the-going-to-be-very-long City Council meeting. I am tired.

For a better future, a healthy Lansing, and habitable planet for future generations,

Concerned Lansing Resident - 4th Ward - 731 W Genesee St - Lansing, MI 48915 (one mile per the crows flight) from the proposed site -

Marshall Clabeaux

Swope, Chris

From: Stan Shuck <stanshuck@gmail.com>
Sent: Thursday, April 2, 2026 1:55 PM
To: Swope, Chris
Subject: [EXTERNAL] Fwd: DATA CENTER.

---------- Forwarded message ---------
From: **Stan Shuck** <stanshuck@gmail.com>
Date: Thu, Apr 2, 2026, 1:51 PM
Subject: DATA CENTER.
To: <LansingCity.Council@lansingmi.gov>

I cant say Im against the sale of the parking lot property for development. But I am against a data center in downtown Lansing. I think the populas has spoken. It seems a resounding no data center downtown. Listen to your constituents. You work for them. From recent statements by the mayor it seems there is little regard for the residents thoughts. That could be a big political mistake. Please vote no on the data center.

Swope, Chris

From: Boak, Sherrie
Sent: Saturday, April 4, 2026 8:25 AM
To: Swope, Chris
Subject: Fw: [EXTERNAL] No Data Centers in Michigan

Have a nice day.

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683

From: T De La Fe <tdelafe@gmail.com>
Sent: Saturday, April 4, 2026 1:00 AM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] No Data Centers in Michigan

All the DATA shows this is a bad choice for the Earth, for our energy needs as a city, for our freedom from suveillance as a society. Only a select few will profit. Stop selling out the citizens for corporate interests! VOTE NO.

Swope, Chris

From: Boak, Sherrie
Sent: Friday, April 3, 2026 7:24 AM
To: Swope, Chris
Subject: FW: [EXTERNAL] Vote NO on Data Center

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Nick Garlinghouse <ngarlinghouse@gmail.com>
Sent: Thursday, April 2, 2026 7:47 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Vote NO on Data Center

Please vote NO on the data center project.

While there might be some tax benefit to data centers, our ability to mitigate their skyrocketing economic and environmental costs cannot keep up.

Engineers at MIT found that data centers are huge power consumers, they often disrupt electric grid infrastructure, which has broad community effects including decreasing the lifespan of household appliances on the grid (passing on the cost to community members).

Already, the technology industry has seen a growth in emissions, mostly fueled by data centers. In July 2025, Amazon reported that its emissions rose from 64.38 million metric tons in 2023 to 68.25 million metric tons in 2024, primarily due to data centers and the delivery fleet it uses. Google, too, reported that its 2023 greenhouse gas emissions marked a 48 percent increase since 2019, mostly due to data center development.

Additionally, most of the people and organizations that will financially benefit from this are OUTSIDE of Lansing. Your priority should be the citizens of this city, not outside money.

Thank you for your time.

Nick Garlinghouse

Swope, Chris

From: Ryan C. De Boer <hanging.wednesday@gmail.com>
Sent: Saturday, April 4, 2026 12:44 PM
To: Clerk, City
Subject: [EXTERNAL] Fwd: Deep Green Data Center & Bloom Hydrogen Fuel Cell facility

Someone mentioned it could be of use to send emails like the one forwarded to you as well.

---------- Forwarded message ---------
From: **Ryan C. De Boer** <hanging.wednesday@gmail.com>
Date: Fri, Apr 3, 2026 at 11:39 AM
Subject: Re: Deep Green Data Center & Bloom Hydrogen Fuel Cell facility
To: city.council@lansingmi.gov <city.council@lansingmi.gov>

Dear Members of City Council,

I wished to put in my perspective on the Deep Green Data Center and the accompanying Bloom Hydrogen Fuel Cell facility.

I have been following the process of this project since it was announced after the election. Initially, I was somewhat excited by the idea of an environmentally conscious data center which integrated into the city's infrastructure and utilizing a closed loop cooling system.

However, after that point the process by which council and the Chamber of Commerce has taken to push this data center. The rushed process makes me suspicious of the project and the lack of 3rd party environmental analysis makes me deeply concerned.

Then I learned more about the hydrogen fuel cell facility, it's location, the track record of the company behind it and I became vehemently against the project without further consideration and research. That Bloom had the LBWL under an NDA so that they could not reveal their identity made me very suspicious about their history and intentions.

While I am aware that the project stands to make a significant amount of tax revenue, the city won't use that to cover the potential health issues that these projects could generate if the environmental factors are bad. I also do not trust the city to use the revenue to improve city services or operations, so it is somewhat of a moot point.

Please listen to your most passionate and informed constituents about this matter, who seem overwhelmingly against this project at it's current state. If not, I will be signing the recall petitions when they are circulated (if not gathering signatures myself).

Sincerely,
R. Christopher DeBoer
1920 Briarwood Drive
Lansing, MI 48917

Resident of Ward 4

P.S. Councilman Spadafore, I would still be interested in a response to the email I sent you directly as well.

Swope, Chris

From: Boak, Sherrie
Sent: Sunday, April 5, 2026 8:33 AM
To: Swope, Chris
Subject: Fw: [EXTERNAL] Downtown Data Center

Have a nice day.

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683

From: Wendie Karpinski <wendiekhk@gmail.com>
Sent: Sunday, April 5, 2026 5:16 AM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Downtown Data Center

The requirement of a non-disclosure agreement raises lots of red flags 🚩 for me. What might they be hiding? I need transparency when you are spending my tax dollars or proposing something that could be detrimental to our community.

What's the rush? Is there some kind of deadline?

Swope, Chris

From: Boak, Sherrie
Sent: Thursday, April 2, 2026 1:46 PM
To: Swope, Chris
Subject: Fw: [EXTERNAL] NO on The Data Center

Have a nice day.

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683

From: Bangos Food-Truck <bangosbangosbangos@gmail.com>
Sent: Thursday, April 2, 2026 1:15 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] NO on The Data Center

Good afternoon,

As residents of Lansing and the owners of a Lansing business just a few blocks from the proposed data center site, we wanted to add our voice to the many who are opposed to this project. When it comes time, we urge you all to vote no.

Sincerely,

Babe's Corner and Bangos Owners
Will Green
Aharon Hebert

Swope, Chris

From: Boak, Sherrie
Sent: Saturday, April 4, 2026 8:25 AM
To: Swope, Chris
Subject: Fw: [EXTERNAL] Oppose Deep Green

Have a nice day.

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683

From: Tom Lowe <tomloweum@gmail.com>
Sent: Friday, April 3, 2026 3:51 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Oppose Deep Green

Greetings,

My name is Thomas Lowe and I am a constituent of the 3rd ward in Lansing. I am asking city council to oppose the construction of the Deep Green data center. This data center has many strides in the right direction, like being a closed-loop system, but leaves me and my neighbors with more questions than answers. Closed-loop systems still have many concerns for contamination, not to forget Bloom Energy's storied history of breaking environmental regulations. The residents of Lansing deserve a safe and clean city to live in and not an industrial park.

Thank you for your time.

Swope, Chris

From: Boak, Sherrie
Sent: Monday, April 6, 2026 6:47 AM
To: Swope, Chris
Subject: FW: [EXTERNAL] Proposal for Lansing Data Center

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Connie M Jones <cmjones1610@yahoo.com>
Sent: Sunday, April 5, 2026 7:19 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Proposal for Lansing Data Center

Dear Mr. Kost, Ms. Carter, Mr. Garza, Ms. Martinez, and Ms. Pehlivanoglu,

I am writing to let you know that I am strongly opposed to Lansing downtown property being used for a data center. As a taxpayer who has been paying property taxes for 40 years, I expect you will take my opinion seriously.

I understand that this proposal is being rushed through the approval process. Could you please explain to me why this needs to be approved so quickly?

There does not appear to be any obvious reason that this proposal should be considered until after the Council Members have obtained and thoroughly studied all of the following:

1. An EGLE air permit

2. An environmental impact study performed by an independent source – not by the City of Lansing, the BWL, Bloom Energy, or any other entity that stands to gain monetarily from this proposal

3. A neighborhood health impact assessment, again, performed by an independent source that does not stand to gain monetarily from this proposal

4. And the final contract between Bloom Energy and the BWL

This proposal should not be approved before these items are received and shared with the community. Full transparency needs to be provided, and due diligence needs to be performed, in order to safeguard our health and environment, and in order for the Council Members to be trusted by us, your constituents.

I am unable to attend the City Council meeting on April 6, 2026, but I will be following the results of the meeting carefully.

Since each of you represent me individually, I will look forward to hearing from each of you as to what actions you will take regarding this proposal. Please remember that you represent us, your constituents, first and foremost – not the Lansing Regional Chamber of Commerce, not Mayor Schor, and not your donors and lobbyists.

Thank you,

Connie M. Jones

cmjones1610@yahoo.com
517-331-2121
1610 S Pennsylvania Ave
Lansing MI 48910

Swope, Chris

From: Boak, Sherrie
Sent: Monday, April 6, 2026 6:47 AM
To: Swope, Chris
Subject: FW: [EXTERNAL] No to the Deep Green data center

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Donald Chippewa III <gimishoomedesign@gmail.com>
Sent: Sunday, April 5, 2026 2:47 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] No to the Deep Green data center

Dear Council Members,

I am a ward 1 resident and oppose the Deep Green data center. Vote no.

Donald Chippewa III

Swope, Chris

From: Boak, Sherrie
Sent: Monday, April 6, 2026 6:51 AM
To: Swope, Chris
Subject: FW: [EXTERNAL] Deep Green-Washing, Misinformation, Mayor's Misinformation, Deep Concern

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: clabeaux12 <clabeaux12@gmail.com>
Sent: Friday, April 3, 2026 1:13 PM
To: City Council <City.Council@lansingmi.gov>; Pehlivanoglu, Trini <Trini.Pehlivanoglu@lansingmi.gov>; Martinez, Clara <Clara.Martinez@lansingmi.gov>; Hussain, Adam <Adam.Hussain@lansingmi.gov>; Garza, Jeremy <Jeremy.Garza@lansingmi.gov>; Spadafore, Peter <Peter.Spadafore@lansingmi.gov>; Martinez, Deyanira <Deyanira.n.Martinez@lansingmi.gov>; Kost, Ryan <Ryan.C.Kost@lansingmi.gov>; Carter, Tamera <Tamera.Carter@lansingmi.gov>; Clerk, City <City.Clerk@lansingmi.gov>
Subject: [EXTERNAL] Deep Green-Washing, Misinformation, Mayor's Misinformation, Deep Concern

City Council and Clerk,

Deem this email *for the record*.

Thank you for your service to the City of Lansing.

It is a beautiful place to call home, in the Great State of Michigan, on the mysterious, mystical Planet Earth.

I am deeply concerned with how ugly things are getting and gotten, as the looming Deep Green Data Center and Polluting Power Plant vote approaches Monday, April 6, 2026.

Perhaps the most glaring omission of information is that of the toxic pollution - Carbon Dioxide. You don't have to look far to find out information why CO2 is bad and we ought to start to move away from power sources that produce it. Research CO2 effects towards Asthma, Cancer, Climate Change.

Here is some great information just released about the real pollution cost of Deep Green Data Center and corresponding Bloom Energy Polluting Power Plant.
https://rhinocerii.github.io/blahrgg/posts/emissions-blog-fact-check.html

Furthermore, the Mayor is spreading misinformation online and it is worrisome.
Per his letter, and my comments below in rebuttal.

New Carbon Dioxide production is really not sensible or responsible in the year of our Lord 2026. Asthma, cancer, cognitive disruptions are serious and really affect the youth developmental stages but harm everyone, including the animals and river.
Deep Green-washing the city ain't it - Mayor
"virtually no impact on the local environment"
-Research CO2
"Fuel cells also do not contain, require the storage of, or generate any toxic chemicals."
-See above CO2 concerns
-fuel cells themselves are disposed of every couple years and are deemed hazardous

---

Here are **proposed alternatives** to the Deep Green Proposal to offset the *'lost'* perceived revenues *it may* provide.

Per usual finding accurate and up to date BWL information is difficult but below I am attempting to share accurate numbers.

Increase BWL industrial rate of energy cost:
Lansing Board of Water & Light (BWL) industrial customers represent a significant portion of the utility's electric sales, with specialized rates and high-load demand services. In fiscal year 2022, industrial customers accounted for 300,906 MWh of electric sales.

Commodity Charge		
Off-Peak Summer	$0.0674	Per kWh for all Off-Peak kWh between June 1 and September 30
On-Peak Summer	$0.0718	Per kWh for all On-Peak kWh between June 1 and September 30
Off-Peak Winter	$0.0674	Per kWh for all Off-Peak kWh between October 1 and May 31
On-Peak Winter	$0.0694	Per kWh for all On-Peak kWh between October 1 and May 31

Increasing the Industrial Load cost to .08 *could* result in
300,906,000 (MWh above to kWh) x .069 (avg of 4 charge times above) = $20,762,514
300,906,000 x .08 = $24,072,480
24,072,480 - 20,762,514 = $3,309,966 (new BWL sales *revenue)*

$3,309,966 x .06 (rate of equity to Lansing) = $198,597.96 (Annual $ to Lansing)

As shown above, ~$200k is not that difficult to obtain. You can do math, but increasing even more than .08 would result in more money, the national average rate is .0832 .

Increase BWL Return on Equity (ROE):

Effective July 1, 1992, the BWL entered into an agreement with the City to provide payment of a return on equity in accordance with a formula based on net billed retail sales from its water, steam heat and electric utilities for the preceding 12-month period ending May 31 of each year. Effective March 1, 2002, the formula to calculate the amount owed to the City was modified to include wholesale revenue generated from the BWL's electric, water, steam and chilled water utilities for the preceding 12-month period ending May 31 of each year. Subject to the provisions of Act 94 Public Acts of 1933, as amended, and the BWL's various bond covenants, this amount is payable to the City in semi-annual installments. Effective July 1, 2020, the BWL and the City agreed to pay a flat amount

for fiscal years 2021 through 2022. In fiscal year 2023, a flat percentage of 6% was applied to reported operating revenues, excluding inter-utility sales from providing retail water, electric, steam and chilled water services. In fiscal year 2024 and 2025, a flat percentage of 6% was applied to budgeted operating revenues, excluding inter-utility sales from providing retail water, electric, steam and chilled water services. Under terms of these agreements, the BWL paid to the City $28,057,140 and $26,028,591 for 2025 and 2024, respectively, of operational cash flow in excess of debt service requirements.

Increasing the ROE to 7% *(or higher)* would result in major annual $ to the City of Lansing.

Based on 2025 BWL Data and ROE - this would result in

32,791,352.23 - $28,057,140 = **$4,734,212.23 (new annual City of Lansing $!!!!)**

Please Deny the Rezoning below and the additional Sale to Deep Green for the following locations.

Z-3-2026; 220 S. Larch St. and 3 adjoining parcels on E. Kalamazoo St. and
S. Cedar St., Conditional Rezoning from "DT-3" Urban Core to "IND-1"
Industrial (PEND-4415)

The pollution, and the negative health ramifications, to me, are enough to deny the Deep Green Proposal.

This is a residential neighborhood and core piece of land as the City of Lansing aims to further develop into a 'world class city'. **Which can be and deserve to be!**

Find me another location, with the potential for development where a grocery store, the river (and river trail), downtown, amenities, are located within walking distance. We need to develop more walkable and bikeable cities. This development is a large development in the wrong direction.

Bloom Energy and Deep Green Concerns

Note--Passage from Heather Douglas--

"What is baffling to me is why BWL would be thinking of using natural gas to replace the boilers moving to hot water. Geothermal heat pumps would be ideal for this kind of application and could be pursued without emissions of any kind (powered by renewable energy). Particularly if BWL is shifting from steam to hot water, such heat pumps would work well, particularly for distributed efforts to keep the water at temperature for use at different locations.

Given the cost of overhaul projected, this seems a better solution for the city and would not add to the air pollution burden."

Best,

Heather Douglas

President and Founding Board Member
Capital Area Friends of the Environment
https://www.517cafe.org

Note-- end-- Passage from Heather Douglas--

Hovey and Bloom Rebuttals Below -

and absolutely yes, **1,000%** to Heather point of vertical well drilling geothermal and heat pumps that are taking place around the nation for spot uses like these likely large industrial users. Paired with Solar, you can see a 30% federal tax credit + additional solar adders of 10% Domestic Content Bonus Credit and likely 10% Low Income Communities Adder. I additionally run the Statewide Solarize Program that could add up to an additional 15% solar savings. These solar credits are no longer available after 2027, so it would be a great time for BWL and the City of Lansing to act on them.

It is incredible the absence of Carbon Dioxide in every single communication I have seen (Hovey, Deep Green, BWL, Peffley, Bloom) as if it is literally the plague that is being avoided. This is the core pollutant and is ridiculous to be imposing more CO2 on Planet Earth in 2026 in the first place, but especially and specifically this location, and neighborhood, on the Grand River, Michigan's largest River connecting most of the Lower Peninsula Watershed to Lake Michigan, in Downtown Lansing.

Carbon Dioxide is a leading cause of asthma, cancer and climate change with many reports proving so. Feel free to ask for some if you are having trouble finding a source you trust.

Hovey and Bloom Rebuttals

The company is in a fundamentally different position today than it was when the Hindenburg report was issued.

Is it? - Bloom Energy Shares Plunge 12% Amid Market Sell-Off - March 30, 2026

Bloom Energy CLO sold shares worth $6.5m - March 17, 2026

Bloom Energy CEO Sridhar sells $34 million in stock - February 26, 2026

There is plenty of other reporting there but these start to tell some tales of current positions and the former article shows past behavior.

And even more bad behavior from even longer before.

Is Bloom Energy Greenwashing the Public?

Sensing a pattern?

Moreover, we do business with a diverse customer base that is highly sophisticated and that has a high bar from a diligence standpoint. Our business would not be growing at the rate that it currently is if the report was an accurate depiction of Bloom's history and approach a to compliance.

Right.. clearly to be trusted.

On CO2 emissions, we represent a reduction versus the grid resources we are displacing, and the natural gas fired boilers that will be installed by BWL if this project doesn't move forward.

See Geothermal and solar points above. This notion of better than historically terrible and legally bound to change in Michigan laws around energy production is something else. Public Acts 229, 231, 233, 234, and 235 of 2023 were passed on November 8, 2023 and signed by Governor Gretchen Whitmer on November 28, 2023. These laws make changes to requirements related to Integrated Resource Plans, establish a clean energy standard, increase the Renewable Energy and Energy Waste Reduction standards, and create a voluntary siting process at the Commission for renewable energy and energy storage projects of statewide significance.

In closing,

This is a bad and dangerous project/deal for Lansing. More to come Monday when I come to speak at the-going-to-be-very-long City Council meeting. I am tired.

For a better future, a healthy Lansing, and habitable planet for future generations,

Concerned Lansing Resident - 4th Ward - 731 W Genesee St - Lansing, MI 48915 (one mile per the crows flight) from the proposed site -

Marshall Clabeaux

Swope, Chris

From: Boak, Sherrie
Sent: Monday, April 6, 2026 6:47 AM
To: Swope, Chris
Subject: FW: [EXTERNAL] No to the data center on the Eastside!

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

-----Original Message-----
From: Mandy DITTMER <mandydittmer@gmail.com>
Sent: Sunday, April 5, 2026 3:11 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] No to the data center on the Eastside!

I'm writing to beg you to vote NO on the proposed data center in Lansing. This will bring pollution, consume more than its fair share of energy, and bring no jobs to the area. There is no good reason to vote yes on this data center- instead we should be pumping all breaks on AI adoption and the effects on our economy and society. Pump the brakes and vote no on this data center!

No one I know wants this data center in our community.

Sincerely,
Mandy Decker
Sent from my iPhone

Swope, Chris

From: Boak, Sherrie
Sent: Monday, April 6, 2026 6:46 AM
To: Swope, Chris
Subject: FW: [EXTERNAL] Deep Green: Sale and Rezoning

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Soren Nordlicht <soren.nordlicht@murena.io>
Sent: Sunday, April 5, 2026 11:23 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Deep Green: Sale and Rezoning

Deer City Council,

This email concerns decisions to be made duirng the Committee of the Whole as well as the City Council on Monday, April 6th on these items respectively:

> RESOLUTION - Act-7-2025; Sale of City Property, Lot 49, 200 block S. Cedar St.
>
> Z-3-2026; 220 S. Larch St. and 3 adjoining parcels on E. Kalamazoo St. and S. Cedar St., Conditional Rezoning from "DT-3" Urban Core to "IND-1" Industrial (PEND-4415)

My name is Soren Nordlicht. I'm a Michigan Tech Alumni with a Bachelors in Computer Science. I have been a resident of Lansing for two years but back at Tech, I had the privilege of living in a home powered by solar panels. I loved looking at the data on my phone about how much power we made that day, week, month compared to previous ones. It really grew my hope and interest in being able to do my job powered by clean, renewable energy.

Living in a snowy, cold place of Michigan, I know Michigan does not experience the largest number of full sun hours in the county. I understand why Deep Green lacks the confidence in powering its 24MW data center in Lansing with clean energy. This, however, is not an excuse to help perpetuate the drilling and consumption of fossil fuels, for computing or otherwise. It is not an excuse to classify greenhouse gases such as methane, otherwise known as natural gas, as clean energy to meet MI Healthy Climate plan targets. Especially when it involves putting a fuel cell energy plant in the middle of downtown wrapped in a hedge wall. Green washing at its finest, in name and packaging. If Deep

Green truly cared about sustainability, it would put its data center somewhere it could be powered fully by clean energy on top of its heat reclaiming system.

Michigan has a long history of automobile manufacturing. If you've been following companies like Aptera as I have for the last three years, you would know Solar EVs are on the horizon. In addition, advancements in small scale wind energy continue to progress as I have heard from Youtuber "Undecided with Matt Ferall". If Lansing needs more income, more jobs, lets aspire to attract manufacturing industries that will lead the infrastructure development of a clean, renewable energy grid for our Michigan. Possibly the rest of the country. Invest labor and time into industry that wont worsen the AI bubble and risk Lansing citizens footing any bills when this LLC declares bankruptcy.

p { color: #000000; line-height: 115%; text-align: left; orphans: 2; widows: 2; margin-bottom: 0.1in; direction: ltr; background: transparent }p.western { font-family: "Liberation Serif", serif; font-size: 12pt; so-language: en-US }p.cjk { font-family: "Noto Serif CJK SC"; font-size: 12pt; so-language: zh-CN }p.ctl { font-family: "Noto Sans Devanagari"; font-size: 12pt; so-language: hi-IN }a:link { color: #000080; text-decoration: underline }a:visited { color: #800000; text-decoration: underline }I urge you to vote against rezoning and selling the property to Deep Green.

Thank you for your time,
Soren Nordlicht

Swope, Chris

From: Boak, Sherrie
Sent: Monday, April 6, 2026 6:48 AM
To: Swope, Chris
Subject: FW: [EXTERNAL] Vote NO on Deep Green Data Center on April 6th

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Anya Morozov <anyamorozov@gmail.com>
Sent: Sunday, April 5, 2026 1:24 PM
To: City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] Vote NO on Deep Green Data Center on April 6th

Hello,

I did not realize that my full email text would be posted on the City Council meeting website. I am fine with posting my comments, but can you please remove my personal information from the email signature? I have removed it below.

Thank you,

Anya Morozov
She/her/hers
anyamorozov@gmail.com

On Sat, Apr 4, 2026 at 13:23 Anya Morozov <anyamorozov@gmail.com> wrote:

> Hello City Council Members,
>
> I am a concerned resident of Lansing's 4th Ward urging you to vote NO on the Deep Green Data Center on Monday.
>
> At this time, the risks of moving forward with the contract outweigh the benefits for the following reasons:
> 1. There have been no guarantees that electricity costs will not increase as a result of this data center being in our community. Without these guarantees in writing, we cannot trust the word of a company

that has changed the details of how much energy the data center will require, and how it will acquire that energy within the past few months.
2. The data center will bring a few temporary jobs, but no sustained economic development for Lansing. A decade from now, the construction jobs will be gone, very few new local jobs created, and we will be left with a potentially loud building in downtown and a precedent that other data centers can develop in our community, as long as they offer us something small. This may give me and many other residents more reason to leave than to build a life here.
3. Many questions remain unanswered. Even if this data center is better than those being proposed in other communities, the uncertainty around its environmental impacts require far more scrutiny before we agree to anything. It would be more prudent to vote on an independent environmental impact assessment before moving forward with this development.
4. The added downtown noise will impact me. I work in an office building on the other side of the Grand River from the proposed site and live within walking distance of it. I am concerned about the impact that this data center will have on noise pollution in the area and on my family's ability to enjoy living and working in downtown.

Here is a recent opinion piece in CityPulse that I thought made some useful points on the topic: https://www.lansingcitypulse.com/stories/a-tech-forward-alternative,185605

Like that author, I am not staunchly opposed to any technological or economic advancement. I just think we need more transparency before agreeing to anything, and we need to remember that our community holds the power to shape this agreement. We do not need to be beholden to this company with no questions asked. We can set an example by asking the right questions before moving forward with them.

Please be accountable to the residents of Lansing, rather than a company's interests.

Thank you for your consideration.

Anya Morozov

Resolution #2026-###

BY THE COMMITTEE ON PUBLIC SAFETY

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor has made the recommendation for the appointment of Michael Lynn Jr. as the 3rd Ward member of the Board of Fire Commissioners for a term to expire June 30, 2027; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Public Safety met on April 2, 2026 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Michael Lynn Jr. as the 3rd Ward member of the Board of Fire Commissioners for a term to expire June 30, 2027.

Resolution #2026-###

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

WHEREAS, the Mayor has recommended the reappointment of Brian Baer as a City of Lansing member of the Capital Area District Library Board for a term to expire April 15, 2030; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on City Operations met on March 26, 2026, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Brian Baer as a City of Lansing member of the Capital Area District Library Board for a term to expire April 15, 2030.

Resolution #2026-###

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

WHEREAS, the City of Lansing (City) is implementing the next five-year phase of its Wet Weather Control Program, which is being implemented to achieve compliance with the raw sewage discharge abatement requirements of State of Michigan, Department of Environment, Great Lakes and Energy Administrative Consent Order (ACO) #ACO-05153, entered December 19, 2019; and

WHEREAS, the ACO encompasses the regulatory requirements of the City's Combined Sewer Overflow (CSO) Control Program and for abatement of sanitary sewer overflows (SSOs); and

WHEREAS, the City's Public Service Department has determined that the Biosolids Handling Project is an additional sanitary capital improvement construction project that must be prioritized as part of this third phase of its Wet Weather Control Program, which has exceeded its useful life and is in need of replacement; and

WHEREAS, the City intends to apply for low-interest SRF loan funding to fund construction of the Biosolids Handling Project at the Wastewater Treatment Plant (WWTP); and

WHEREAS, as a requirement of the SRF Loan Program, the City must submit to the State of Michigan, Department of Environment, Great Lakes and Energy, an approvable Project Plan Amendment describing the proposed WWTP improvement project for the purpose of establishing its loan eligibility; and

WHEREAS, the estimated total project cost of the Biosolids Handling Project is $88 Million; and

WHEREAS, the estimated additional monthly cost to a typical residential user for the associated SRF loan is $4.01; and

WHEREAS, a public comment period for the draft Project Plan Amendment was available from March 4, 2026, through March 25, 2026, and a public hearing to receive public comment on the draft Project Plan Amendment was held on March 25, 2026; and

WHEREAS, all public comments received during the public comment period, including written comments, were considered and addressed in the development of the final Project Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council formally adopts said Project Plan Amendment and agrees to implement the selected alternative, the Biosolids Handling Project of Anaerobic Digestion with Dewatering at the WWTP.

BE IT FURTHER RESOLVED, that the City of Lansing Public Service Director, a position currently held by Andrew K. Kilpatrick, P.E., is designated as the authorized representative for all activities associated with the project referenced above, including the submittal of said Project Plan Amendment as the first step in applying to the State of Michigan for a Clean Water State Revolving Fund Loan to assist in the implementation of the selected alternative.

Resolution #2026-###

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

WHEREAS, the Licensing and Enforcement Division of the Michigan Liquor Control Commission received a request from Shake Shack Michigan LLC for a SDM and Class C license, SDM Sunday Sales PM, On Premises Sunday Sales (AM/PM), Outdoor Service at 3106 E. Saginaw St., Suite A; and

WHEREAS, the Committee on City Operations met on March 26, 2026, and reviewed the request with affirmative action taken.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the request from Shake Shack Michigan LLC for a SDM and Class C license, SDM Sunday Sales PM, On Premises Sunday Sales (AM/PM), Outdoor Service permits at 3106 E. Saginaw St., Suite A.

Resolution #2026-###

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, April 20, 2026 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 receiving comments on the proposed Community Development Block Grant (CDBG), HOME and Emergency Solutions Grant (ESG) resources for the Annual Action Plan submission to HUD for FY 2026-2027.

Resolution #2026-###

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

BE IT RESOLVED, the Lansing City Council hereby sets the public hearing for the City of Lansing Fiscal Year 2026/2027 Budget on Monday, May 4, 2026, at the regularly scheduled City Council meeting at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 124 W. Michigan Avenue, Lansing for the purpose of receiving comments on the proposed City of Lansing Fiscal Year 2026/2027 Budget.

Resolution #2026-###

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

WHEREAS, the Daugherty and Miles Families designated a 2026 Appreciation of Services Donation in support of the D.I.V.E. Unit for Rescue and Recovery efforts and;

WHEREAS, the Daugherty and Miles Families collected on behalf of their loved ones and donated $255.00 to the D.I.V.E. Unit; and

WHEREAS, the donation is not specifically designated for use and will therefore be used for D.I.V.E. Unit needs; and

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the donations to the D.I.V.E. Unit, a division of Investigations totaling $255.00; 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 received donation funds.

Resolution #2026-###

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

WHEREAS, the City of Lansing applied for funding under the Fiscal Year 2024 State and Local Cybersecurity Grant Program (SLCGP) administered by the Michigan Department of State Police, Emergency Management and Homeland Security Division; and

WHEREAS, the City of Lansing has been awarded $140,250.00 under the FY 2024 SLCGP; and

WHEREAS, the grant period runs from January 22, 2026 through September 30, 2028; and

WHEREAS, the State of Michigan is providing the required 30% cost share on behalf of the City of Lansing, and no local match is required; and

WHEREAS, the funds will be used to support approved cybersecurity initiatives, including multifactor authentication and endpoint detection and response solutions; and

WHEREAS, the Administration and City Council recognize the importance of strengthening the City's cybersecurity posture and protecting critical infrastructure and municipal systems from cyber threats;

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves acceptance of the FY 2024 State and Local Cybersecurity Grant Program award in the amount of $140,250.00;

BE IT FINALLY RESOLVED, that 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.

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

WHEREAS, the Ingham County Board of Commissioners allocated $76,500 in 2025 Housing and Homeless Millage funds on February 13, 2026 to the City of Lansing to cover the costs associated with emergency hotel accommodations and related expenses to provide short-term shelter and assist in locating permanent housing for unhoused individuals within the City of Lansing, prioritizing those unhoused individuals displaced from encampments in Lansing; and

WHEREAS, Ingham County prepared a grant agreement and proposed it to the City of Lansing on February 1, 2026 for a total award amount of $76,500.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves the acceptance of the Ingham County funds in the amount of $76,500.

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.

Resolution #2026-###

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

Approval to Accept HUD $6,872,347.31 Lead Hazard Control and Health Homes – Lead Hazard Reduction Grant

WHEREAS, the Department of Housing and Urban Development (HUD) has awarded the City of Lansing $6,872,347.31 in grant funds to be used for the next Lead-Safe Lansing, Phase 5 Program to reduce lead hazards in housing over the next four years; and

WHEREAS, HUD desires timely implementation of grant activities and has requested the City to sign the grant agreement as soon as is practical; and

WHEREAS, the HUD required match of $687,234.73, which is 10% of the total grant award and will be met by the Development Office using Community Development Block Grant funds from its existing budget for staff and housing rehabilitation program activities; and

WHEREAS, the Lead Hazard Control Grant will provide funds for lead remediation and clearance in 120 housing units, public outreach and education regarding lead hazards, training in Renovation, Repair and Painting for landlords and Lead Abatement Supervisor training and certification for contractors and workers; and

WHEREAS, the elimination of lead hazards in housing occupied by children under the age of six is a priority under the City's Consolidated Strategy and Plan; and

WHEREAS, grant funds, combined with City of Lansing CDBG local funds, Ingham County Health Department in-kind match funds and owner funds will be sufficient to complete the project as proposed with no additional funds from the City; and

WHEREAS, the City of Lansing has successfully closed out its previous 2020 Lead Hazard Reduction Demonstration grant; and

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council approves the acceptance of the $6,872,347.31 grant award by HUD for the purpose of completing the activities funded through the 2026 Lead Hazard Reduction Grant.

BE IT FINALLY RESOLVED that Andy Schor, Mayor of the City of Lansing, is authorized to accept the above described award, and that upon receipt of the final grant agreement from HUD, he shall be authorized to sign the contract and any necessary amendments or ancillary documents, subject to review and approval as to form by the City Attorney, and to establish new and separate accounts as required by HUD for this grant.

Resolution #2026-###

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 813 Bement St, 33-01-01-15-353-031, COM 57.8 FT E OF SW COR LOT 1, TH E TO INT N N LIN BEMENT ST & S LINE HEALD PLACE, NW'LY TO PT DUE N OF BE, S TO BE; BLOCK 4 LANSING IMPROVEMENT COMPANYS ADD, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, 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 JULY 11TH, 2024 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on NOVEMBER 18TH, 2025, a Lansing Demolition Hearing Officer 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 JANUARY 20TH, 2026; and

WHEREAS, the Office of Code Compliance has determined that compliance with the order of the Lansing Demolition Hearing 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, INSERT DATE, 2026 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 Officer regarding the structure at 813 Bement 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.

Resolution #2026-###

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 108 W. Barnes Ave, 33-01-01-21-378-091, W 2 R Lot 5 & s 6 FT of W 2 R Lot 4 Block 2 Park Place, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, 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 NOVEMBER 29TH, 2024 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on NOVEMBER 19TH, 2025, a Lansing Demolition Hearing Officer 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 JANUARY 20TH, 2026; and

WHEREAS, the Office of Code Compliance has determined that compliance with the order of the Lansing Demolition Hearing 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, INSERT DATE, 2026 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 Officer regarding the structure at 108 W. Barnes Ave, 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 #2026-

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

Confirmation Glenburne Grass & Trash Assessment Roll 2026

WHEREAS, the City Council held a public hearing on March 23, 2026, regarding Assessment Roll GB-2026 for the removal of trash and grass in the Glenburne Commons area adjacent to certain properties; and

WHEREAS, the cost incurred between March 31, 2025, and November 30, 2025, by the City totals $26,220.00; and

WHEREAS, the Committee on City Operations met on March 26, 2026, to review the public hearing findings.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council hereby directs that special assessment roll number GB-2026 as returned by the City Assessor, be ratified, and confirmed.

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

Contiguous Boundaries of properties benefitted to include all the parcels within the following subdivisions in their entirety as follows:
Glenburne Subdivision
Glenburne Subdivision No. 2
Glenburne Subdivision No. 3
Glenburne Subdivision No. 4
Glenburne Subdivision No. 5
Part of the North ½ and South East ¼ of Section 36, T4N, R3W
City of Lansing, Eaton County, Michigan

BE IT FURTHER RESOLVED THAT Special Assessment Roll No. GB-2026 as presented and as returned by the City Assessor, is hereby ratified, and confirmed, and the Mayor is authorized to affix within ten days his warrant directing the City Treasurer to collect this special assessment tax. If payment is not received by May 15, 2026; this special assessment tax will be placed on the July 2026 tax roll without interest or penalty.

Resolution #2026-###

By the Committee on City Operations

Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing desires to encourage and support shopping and commercial activity in the Principal Shopping District area by public improvement to develop, redevelop, promote economic activity, and provide for the maintenance, security, and operation of the Principal Shopping District by such public improvement which especially benefits any property within a district; and

WHEREAS, the City of Lansing desires to encourage promotional efforts, business recruitment in all zones and physical improvements and maintenance services (in zone "A") of the Principal Shopping District; and

WHEREAS, the City of Lansing has determined that this should be provided through special assessment zones established for the purpose of financing Principal Shopping District activities; and

WHEREAS, the City of Lansing has determined that the cost of providing such services should be recovered by a special assessment against properties especially benefited as authorized by Act No. 120 of the Public Acts of 1961, as amended, and Chapters 812 and 1026 of the Lansing Code of Ordinances; and

WHEREAS, the City of Lansing has reviewed the proposed special assessment boundaries; and

WHEREAS, the City of Lansing has also reviewed the proposed services within the boundaries with an estimated cost of these services; and

WHEREAS, a public hearing was held on March 23, 2026, in the Tony Benavides Lansing City Council Chamber, 10th Floor City Hall, Lansing, Michigan to consider the establishment of the Principal Shopping District special assessment roll; and

WHEREAS, notice to the affected owners of the properties in said district were given at least a 12 (twelve) day notice prior to the date of the hearing and in accordance with Chapter 1026 of the Lansing Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED that the special assessment zones for the Principal Shopping District are established by City Council as follows:

Principal Shopping District: Beginning at the intersection of the West right-of-way line of S. Capitol Avenue and the north right-of-way line of W. St. Joseph Street (the "Point of Beginning"), proceeding North along S. Capitol Avenue right-of-way line to the center line of W. Washtenaw Street, west along the center line of W. Washtenaw Street to the center line of Townsend Street, north along the center line of Townsend Street to the center line of W. Allegan Street, then east along the W. Allegan Street center line to the center line

of S. Capitol Avenue, north along the S. Capitol Avenue center line to the center line of W. Saginaw Street, west along the W. Saginaw Street center line to the center line of Wisconsin Avenue, north along Wisconsin Avenue (extended) to the intersection of Knollwood Avenue and Willow Street, proceeding east along the Willow Street center line to the east right-of-way-line of N. Grand River Avenue, proceeding north along the east right-of-way line of N. Grand River Avenue to the north right-of-way line of North street, proceeding east along the north right-of-way line of North Street to the east right-of-way line of N. Washington Avenue, proceeding north on the east right-of-way line of N. Washington Avenue to the south right-of-way line of Reasoner Street, proceeding east on the south right-of-way line of Reasoner Street past Turner Street to the south right-of-way line of the CSX railway, proceeding southeasterly along the CSX railway rail right-of-way line to the north right-of-way line of East Cesar E. Chavez Avenue, proceeding east on the north right-of-way line of East Cesar E. Chavez Avenue to the center line of Green Street, then southwest to the southern right-of-way line on East Cesar E. Chavez Avenue, proceeding west along East Cesar E. Chavez Avenue to the center line of Pennsylvania Avenue, south along the center line of Pennsylvania Avenue to the center line of Saginaw Avenue, west along Saginaw Avenue to the west right of-way line of N. Larch Street, south along the N. Larch Street right-of-way line to the center line of E. Shiawassee Street, east along the E. Shiawassee Street center line to the west right-of-way line of the CSX railway right-of-way, south along the CSX railway right-of-way line to the south right-of-way line of E. Michigan Avenue, west along the E. Michigan Avenue right-of-way to the east right-of-way line of S. Larch Street, south along the S. Larch Street right-of-way line to the center line of E. Kalamazoo Street, then west along E. Kalamazoo Street center line to the center line of S. Larch Street, then south along the S. Larch Street center line to the north right-of-way line of St. Joseph Street (extended), west along the St. Joseph Street right-of-way line (extended) to the Point of Beginning.

The Principal Shopping District, as described herein, shall contain zones as described below:

Zone A: Beginning at the intersection of the center-line of W. Shiawassee Street and the centerline of N. Capitol Avenue (the "Point of Beginning -A"), proceeding east along the center-line of Shiawassee Street to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the center-line of E. Michigan Avenue, west along the center-line of E. Michigan Avenue to the center-line of S. Cedar Street, south along the S. Cedar Street center-line to the center-line of E. Kalamazoo Street, west along the E. Kalamazoo Street center-line to the center-line of Museum Drive, northwesterly along the center-line of Museum Drive to the north line of Impression Five Condominium (extended), west along the said north line of Impression Five Condominium (extended) to the center-line of the Grand River, southeasterly along the center of the Grand River to the center-line of E. Kalamazoo Street, continuing along the center-line of E. Kalamazoo Street to the center-line of Grand Avenue, south along the Grand Avenue center-line to the center-line of W. Lenawee Street, west along the W. Lenawee Street center-line to the west right-of-way line of S. Capitol Avenue, north along the west right-of-way line of S. Capitol Avenue to W. Washtenaw street, west along the centerline of W. Washtenaw Street to the centerline of Townsend Street, north along the centerline of Townsend Street

to the centerline of W. Allegan Street, then east along the W. Allegan Street center-line of W. Allegan Street to the center-line of S. Capitol Avenue, north along the S. Capitol Avenue center-line to the Point of Beginning –A.

Zone B means the area of the Principal Shopping District, commonly known as “Old Town," Zone B: Beginning at the intersection of the center line N. Capitol Avenue and the center line of W. Saginaw Street (the "Point of Beginning - B"), proceeding west along the center line of W. Saginaw Street to the center line of Wisconsin Avenue, north along Wisconsin Avenue (extended) to the intersection of Knollwood Avenue and Willow Street, proceeding east along the Willow Street center line to the east right-of-way-line of N. Grand River Avenue, proceeding north along the east right-of-way line of N. Grand River Avenue to the north right-of-way line of North street, proceeding east along the north right-of-way line of North Street to the east right-of-way line of N. Washington Avenue, proceeding north on the east right-of-way line of N. Washington Avenue to the south right-of-way line of Reasoner Street, proceeding east on the south right-of-way line of Reasoner Street past Turner Street to the south right-of-way line of the CSX railway, proceeding southeasterly along the CSX railway rail right-of-way line to the north right-of-way line of East Cesar E. Chavez Avenue, proceeding east on the north right-of-way line of East Cesar E. Chavez Avenue to the center line of Green Street, then southwest to the southern right-of-way line on East Cesar E. Chavez Avenue, proceeding west along East Cesar E. Chavez Avenue to the center line of Pennsylvania Avenue, south along the center line of Pennsylvania Avenue to the center line of Saginaw Avenue, west along the Saginaw Avenue centerline to the point of beginning - B.

Zone C -North: Beginning at the intersection of the center-line of N. Capitol Avenue and the center-line of W. Shiawassee Street, the ("Point of Beginning -C North"), proceeding north along the N. Capitol Avenue center-line to the centerline of W. Saginaw Street, east along the W. Saginaw Street center-line to the west right-of-way line of N. Larch Street, south along the N. Larch Street right-of-way line to the center-line of E. Shiawassee Street, west along the E. Shiawassee Street Center-line to the Point of Beginning - C (North).

Zone C -South: Beginning at the intersection of the west right-of-way line of S. Capitol Avenue and the center line of W. Lenawee Street (the "Point of Beginning - C South"), proceeding east along the W. Lenawee Street center line to the center line of Grand Avenue, north along Grand Avenue center line to the center line of E. Kalamazoo Street, east along the Kalamazoo Street center line to the center of the Grand River, northwesterly along the center line of the Grand River to the north line of Impression Five Condominium (extended), east along the north line of Impression Five Condominium (extended) to the center line of Museum Drive, southeasterly along the center line of Museum Drive to the center line of E. Kalamazoo Street, east along the Kalamazoo Street center line to the center line of S. Cedar Street, north along the Cedar Street center line to the center line of E. Michigan Avenue, east along the E. Michigan Avenue center line to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the south right-of-way line of E. Michigan Avenue, then west along the E. Michigan Avenue right-of-way line to the east right-of-way line of S. Larch Street, south

along the S. Larch Street right-of-way line to the center line of E. Kalamazoo Street, west along the E. Kalamazoo Street center line to the center line of S. Larch Street, south along the S. Larch Street center line to the north right-of-way line of St. Joseph Street (extended), west along the St. Joseph Street right-of-way line (extended) to the west right-of-way line of S. Capitol Avenue, then north along the S. Capitol Avenue right-of-way to the point of beginning - C South.

BE IT FURTHER RESOLVED, that the Principal Shopping District public improvements and services be supported by a special assessment of these costs against the properties especially benefited as follows:

Rates for 2026								
	1st Floor	2nd floor & above	Parking Structure, 1st level	Parking Structure, 2nd level and above	Surface Parking Lots	Vacant Lots	Industrial	Industrial Upper levels
Zone A	0.165437	0.075504	0.059654	0.030045	0.082718	0.021855	0.030045	0.014853
Zone B	0.105549	0.03955	0.052769	0.026385	0.052769	0.021855	0.030045	0.014853
Zone C	0.052769	0.019775	0.026332	0.013113	0.026332	0.021855	0.030045	0.014853

BE IT FURTHER RESOLVED, that these rates represent an increase by 3% from collection year 2025, consistent with Resolution 2024-254.

BE IT FURTHER RESOLVED, that the maximum assessment shall be $10,000 plus inflation since 1994 pursuant to MCL 125.985.

BE IT FURTHER RESOLVED, that in zones "A," "B," and "C " (North & South), any property owned by a non-profit entity that is tax exempt on the current assessment roll under any section other than 211.7l, m or n or under 211.71g according to the General Property Tax Act shall have their property assessment capped at 75% of the proposed assessment rate; property exempt under 211.7l, 211.7m, 211.7n or 211.71g shall be 100% exempt from this assessment. Property classified as Residential pursuant to MCL 211.34c shall not be assessed. All other property shall be assessed that is not exempted by the General Property Tax Act. Square footage and exempt status is determined by December 31st of the previous year and coincides with Tax Day according to the General Property Tax Act.

BE IT FURTHER RESOLVED that Special Assessment Roll number PSD26 as presented and as returned by the City Assessor, is hereby, ratified and confirmed, and the Mayor is authorized to affix within ten days his warrant directing the City Treasurer to collect said tax. The Special Assessment shall be billed on October 1st annually.

BE IT FINALLY RESOLVED that if said payment is not received by October 30th, said tax will be placed on the December tax roll without interest or penalty.

The City of
LANSING
City Council

Legislative Analyst
City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694

P: 517.438.4037 | C: 517.897.4459
lansingmi.gov/council

Legislative Summary of Council Action Item

Item: Act-7-2025
Short Title: Sale of City Property to Deep Green
Date Last Updated: 03.31.2026

Summary:

This resolution authorizes **the City to sell three parcels of land between Larch and Cedar St along Kalamazoo St, to Deep Green Technologies**. These three parcels are currently being used as City parking lots and are planned to be used to build a data center.

Background:

In November of 2025, it was announced that Deep Green, a UK based data center company, had selected Lansing to be its site for a new data center. They have selected four parcels located between Cedar and Larch Streets and along East Kalamazoo St. This issue was before the City Planning Commission, which approved the sale of the city-owned land. City Council must now approve or deny the sale of the land. This resolution is tied together with item Z-2-2025, which is the request to rezone the parcels from DT-3 to IND-1, as Deep Green has stated that they will not purchase the three city-owned parcels and one privately owned parcel if the rezoning is not approved.

Data centers have become an increasingly pressing issue for Michigan residents. With growing concerns about utility rate increases, water usage and pollution, light and noise pollution, and other environmental concerns, many communities have taken action to drive data center developments out of their communities. Many of these same concerns have been voiced by members of the Lansing community, with residents citing concerns about how the light and the noise will impact the surrounding neighborhood and the effectiveness of the proposed sustainability strategy. However, Deep Green has stated that the proposed data center will reduce emissions by partnering with BWL to use excess heat created by the center to heat the downtown area and the use of environmentally friendly power strategies. Additionally, the data center itself is designed to be much smaller than other proposed data centers in the state, with the Deep Green site planned to be 25,000 square feet and use 24 Megawatts of power. For reference, the proposed data center in Saline Township is planned to be 25,047,000 square feet and to use 1.4 Gigawatts, which is equal to 1,400 Megawatts of electricity. In Feburary, this item was sent back to the Office of City Attorney to amend the buy/sell agreement to include requirements that Deep Green upholds the pledges and agreements they made to the City and the Community.

Council Action:

- 12.15.2025: Council referred the item to the Committee of the Whole
- 01.12.2026: Set for the agenda of Committee of the Whole
- 01.26.2026: Had a presentation from Deep Green on the project
- 02.09.2026: Public hearing held
- 02.13.2026: Sent back to City Attorney to strengthen some of the terms of the buy/sell agreement to better address community concerns
- 03.02.2026: Planning Commission approved the amended plan
- 03.09.2026: Council sets public hearing for 03.23.2026
- 03.23.2026: Public Hearing held
- 04.06.2026: Council acts on item

Resolution #2026-###

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

Act-7-2025, Sale of Real Property, Lot 49, 200 Block S Cedar Street

WHEREAS, the City of Lansing is the owner of three parcels of real property commonly known as 'Lot 49' and 'Lot 49a' (the "Property") located along the 200 block of South Cedar Street, Lansing, Michigan and legally described as:

PID # 33-01-01-16-427-122
S 1/2 R OF E 1/2 LOT 5 & N 1.5 R OF E 1/2 LOT 6, BLOCK 241 ORIG PLAT, ALSO LOTS 1 THRU 7 INCL, JOHNS SUB REC L 1 P 51

PID # 33-01-01-16-427-082
LOT 8 JOHNS SUB, ALSO S 41.25 FT OF W 1/2 LOT 4, W 1/2 LOTS 5 & 6, AND S 57.75 FT OF N 132 FT OF E 1/2 LOT 5 EXC E 114.5 FT BLOCK 241 ORIG PLAT

PID # 33-01-01-16-427-051
S 2 R OF N 8 R OF W 1/2 LOT 4 BLOCK 241 ORIG PLAT; and

WHEREAS, sale of the Property is in the best interest of the City, the Property is not necessary for City operations, and the City will no longer incur the expenses associated with maintenance of the property; and

WHEREAS, in March 2023 the Property was appraised at One Million Four Hundred Fifty Thousand Dollars ($1,450,000.00); and

WHEREAS, Deep Green Technologies USA LLC has submitted a request to purchase in the amount of One Million Four Hundred Thousand Dollars ($1,400,000.00), subject to the terms of the sale agreement, the proceeds of which will go to the Parking Enterprise Fund; and

WHEREAS, the sale agreement was placed on file with the Clerk's Office November 14, 2025; and

WHEREAS, on December 2, 2025, the Planning Commission reviewed the location, character, and extent of the proposal in accordance with its Act 33 Review procedure, and voted 5-2 to recommend approval of Act-7-2025, Sale of Real Property, Lot 49, 200 Block South Cedar Street with the following recommended conditions:

1. All exterior mechanical equipment, including roof-mounted equipment and any proposed or future back-up generators, shall be screened behind a ten-feet tall masonry screen wall and utilize noise-dampening materials or methods to mitigate noise pollution stemming from site operations; and

2. Site operations shall not produce any nuisance impacts including noise, vibration, or fumes, on neighboring residential property; and

WHEREAS, the Committee of the Whole has reviewed the report and recommendation of the Planning Commission and concurs therewith.

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-7-2025, and approves the sale of the Property legally described as:

PID # 33-01-01-16-427-122
S 1/2 R OF E 1/2 LOT 5 & N 1.5 R OF E 1/2 LOT 6, BLOCK 241 ORIG PLAT, ALSO LOTS 1 THRU 7 INCL, JOHNS SUB REC L 1 P 51

and

PID # 33-01-01-16-427-082
LOT 8 JOHNS SUB, ALSO S 41.25 FT OF W 1/2 LOT 4, W 1/2 LOTS 5 & 6, AND S 57.75 FT OF N 132 FT OF E 1/2 LOT 5 EXC E 114.5 FT BLOCK 241 ORIG PLAT

and

PID # 33-01-01-16-427-051
S 2 R OF N 8 R OF W 1/2 LOT 4 BLOCK 241 ORIG PLAT

For the sum of One Million Four Hundred Thousand Dollars ($1,400,000.00), to Deep Green Technologies USA LLC.

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.

INTRODUCTION OF ORDINANCE

Council Member Spadafore introduced:

An Ordinance of the City of Lansing, Michigan, Re-Adopting the Codified Ordinances of the City of Lansing.

The Ordinance is read a first time by its title and referred to the Committee of the Whole.

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, May 4, 2026, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, 124 W. Michigan Avenue, Lansing Michigan, for the purpose of:

Approving or opposing the readoption of the Codified Ordinances of the City of Lansing

ORDINANCE No. _____

An Ordinance of the City of Lansing, Michigan, Re-Adopting the Codified Ordinances of the City of Lansing.

THE CITY OF LANSING ORDAINS:

SECTION 1. **That the Code of Ordinances of the City of Lansing, Michigan, as amended and republished by municipal code corporation through Supplement 64, and all general and permanent legislation of the City from the date of entry through December 31, 2025, except any ordinance repealed as provided by law, as revised, codified, arranged, numbered, edited, and consolidated into component codes, titles, chapters, and sections are hereby approved and readopted as the Codified Ordinances of Lansing, Michigan 2025, complete to December 31, 2025.**

SECTION 2. **The readoption of Codified Ordinances shall not be construed to affect a right or liability accrued or incurred under any legislative provision prior to the effective date of such readoption or an action or proceeding for the enforcement of such right or liability. Such readoption shall not be construed to relieve any person from punishment for an act committed in violation of any such legislative provision, nor to affect an indictment or prosecution thereof. For such purposes, any such legislative provision shall continue in full force notwithstanding its repeal for the purpose of revision and codification.**

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 other than the part so declared to be invalid.

Section 4. All ordinance or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed.

Section 5. This ordinance shall take effect on the 14th day after enactment unless given immediate effect by City Council.

PASSAGE OF ORDINANCE

An ordinance of the City of Lansing, Michigan to amend Chapter 1460 of the Lansing Codified Ordinances by amending Section 1460.44 to 1460.52 to clarify and update the regulation and certification of rental properties, and adding section 1460.53 regarding information to be provided to tenants at the time of occupancy.

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

COUNCIL MEMBER	YEA	NAY
Carter	☐	☐
Garza	☐	☐
Hussain	☐	☐
Kost	☐	☐
Martinez	☐	☐
Nevarez Martinez	☐	☐
Pehlivanoglu	☐	☐
Spadafore	☐	☐
TOTAL	_____	_____
☐ ADOPTED	☐ FAILED	
Immediate Effect	☐ Yes	☐ No

DRAFT #12
DATE: 3/27/2026

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Chapter 1460 of the Lansing Codified Ordinances by amending Sections 1460.44 through 1460.52 to clarify and update the regulation and certification of rental properties, and adding section 1460.53 regarding information to be provided to tenants at the time of occupancy.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1460, Sections 1460.44 through 1460.52, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

1460.44. Registry.

(a) *General*. All rental properties in the City of Lansing, except owner-occupied single-family dwellings, are subject to Sections 1460.44 through 1460.5**3**~~2~~ of this Code. Owners and agents of rentals subject to this Code shall register their names, telephone numbers**, email,** ~~and~~ place of residence or usual places of business, and the location of the premises regulated by this Code, with the Office of Code Compliance~~,~~**.** ~~all~~**All** absentee landlords shall have a registered agent in Lansing. An absentee landlord is the owner of property that is leased, assigned or rented to another and who lives more than 40 miles from the Lansing City Limits.

(b) *Identification Required*. The owner of any rental properties shall provide proof or verification of his or her driver's license or State of Michigan Personal Identification

Card to the Office of Code Compliance. A corporation, limited liability company, trust, partnership, or D.B.A. registered with the State of Michigan or county shall provide such other information as may be required by the Office of Code Compliance. If the premises are managed or operated by an agent, the owners shall provide proof or verification of the agent's driver's license or State of Michigan Personal Identification Card to the Office of Code Compliance which shall be placed with the owner's name in the registry.

(c) *Time Allowed to Register Rental Property*. The owner(s) shall be responsible for registering a rental property within 30 days following the day on which the owner offers the premises, dwelling or unit for occupancy. If there is a transfer or change in any owner or agent required to register under this section, the new owner or agent shall, within 30 days of such transfer or change, notify, in writing, the Office of Code Compliance and provide the information required under this section.

(d) *Change of Owner or Agent's ~~Address or Phone~~* ***Contact information***. After registration, if the registered owner or registered agent changes residence**,** ~~or his or her~~ usual place of business**,** ~~or his or her~~ telephone number(s)~~.~~**, or email address,** ~~The~~**the** registered owner or agent shall provide, in writing, the new address(es)**,** ~~and/or~~ telephone number(s)**, and/or email address,** to the Office of Code Compliance within 15 days of such change. If there is a new agent or there is no longer an agent, the

registered owner shall provide, in writing, the required information to the Office of Code Compliance within 15 days of such change.

(e) *Transfer of Ownership*. If there is a transfer of ownership for any rental dwelling or unit required to be registered under this section, the registered owner or agent shall, within 15 days of such transfer or change, notify, in writing, the Office of Code Compliance and provide the name(s) and address of the new owner(s). If the registered owner or agent sells or transfers the property on a land contract or similar real estate installment sales contract, the registered owner or agent shall provide a copy of that entire land contract or agreement which has been recorded with the county register of deeds to the ~~office of code compliance~~**Office of Code Compliance** and the ~~city assessor's office~~**City Assessor's Office** within 15 days of such sale or transfer. The registered owner or agent shall provide such additional information as may be required by the Office of Code Compliance. The property shall be presumed to be a rental if the documentation required pursuant to this subsection is not filed as provided herein.

(f) *Application for Certificate of Compliance*. An owner or agent shall apply for a Certificate of Compliance. Inspection and issuance of ~~certificates~~**Certificates** shall comply with the requirements of this Code and with the procedures established by the Office of Code Compliance. ~~If any owner or agent fails to make an application for a Certificate of Compliance, the occupant of the dwelling may apply for a certificate.~~

(g) *Certificate of Compliance Withheld*. When a ~~certificate~~**Certificate** is withheld pending compliance or the rental dwelling is not registered, and premises is not occupied for dwelling purposes, the premises shall not be occupied until a Certificate of Compliance is obtained. ~~Those premises which are occupied for dwelling purposes may be ordered vacated until reinspection and proof of compliance has been obtained~~.

(h) *Lack of Certificate of Compliance*. If a rental dwelling unit lacks a current Certificate of Compliance or is not registered within the required time stated in subsections (c) and (d) hereof, **each and every day after the expiration of the required time is a separate municipal civil infraction, with a fine in the amount of $500 per day until the inspection is scheduled.** ~~the dwelling may be ordered vacated and the occupants may pay the rent into an escrow account until a Certificate of Compliance is issued~~. The Office of Code Compliance may notify occupants when the Certificate of Compliance is issued. A nonrefundable administrative service fee**,** as established by City Council Resolution**,** shall be assessed in instances where the lack of a current certificate of compliance necessitates investigation by the Office of Code Compliance and noncompliance is found to exist.

(i) *Certificate Issued on Condition*. A Certificate of Compliance shall be issued on the condition that the premises remain in a safe, healthful and fit condition for occupancy. If, upon reinspection, the ~~Manager of Code Compliance~~ **Code Official, or their designee,** determines that conditions exist which are in violation of **Chapter 1460.01**

of this Code~~. The~~**, the** certificate shall be immediately revoked and the premises may be vacated as provided in Section 1460.01~~(m)~~**(o)**.

1460.45. Inspections.

(a) *General*. The ~~Manager of Code Compliance~~ **Code Official, or their designee,** ~~or Code Compliance Officers~~ shall inspect, on a periodic basis, all rental dwellings and units required to be registered under this Code. **The registered owner or agent shall ensure that the premises regulated by this section are accessible for inspection during normal working hours of the Office of Code Compliance. However, an occupant of the premises may allow inspection at any time.**

(b) *Method for Conducting Inspections*. Inspections shall be conducted in the best manner to secure compliance with this Code. Agents or employees of the ~~Department~~ **Office** of Code Compliance may request permission to enter any premises regulated by Section 1460.44 (Registry) at reasonable hours to undertake an inspection. ~~Upon an emergency, the Manager may enter at any time~~. Inspections may be conducted on one or more of the following bases:

(1) When all regulated premises in a predetermined geographical area are inspected simultaneously or within a short period of time.

(2) When **a** complaint~~s~~ of **a** violation~~s are~~ **is** ~~inspected within a reasonable time~~ **received by the Office of Code Compliance**.

(3) When premises are found to have a high incidence of recurrent or uncorrected violations ~~are~~ **the premises may be** inspected more frequently, or

(4) When the Certificate of Compliance has expired.

~~The registered owner or agent shall ensure that the premises regulated by this section are accessible for inspection during normal working hours of the Code Compliance Division. However, an occupant of the premises may allow inspection at any time.~~

(c) *Two-Year Certificates*. ~~In no event shall the period between Certificate of Compliance inspections be longer than two years for rental dwellings with three or more units or rooming houses that have received any violations of this Code during the most recent inspection of the premises.~~ **Any property, regardless of number of units, which has received one or more violations of this code at its most recent inspection, or in the period between the prior and most recent inspections, shall be issued a Certificate of Compliance valid for not more than two years.**

(d) *Three-Year Certificates*. ~~In no event shall the period between Certificate of Compliance inspections be longer than three years for rental dwellings with one or two units or rental dwellings with three or more units, or rooming houses that have not received any violations of this Code during the most recent inspection of the premises.~~ **All properties shall be inspected not less than once every three years. Any property that was found to have no violations of this code at its most recent inspection, and no violation(s) in the period between the prior and most recent**

inspections, shall be issued a Certificate of Compliance valid for not more than three years.

(e) *Duties of Landlord*. Once notified of the Office of Code Compliance intent to inspect or reinspect a leasehold, a landlord, registered agent or property manager shall:

(1) Provide ~~Code Compliance Officers~~ **the Code Official, or their designee,** access to all leaseholds if the lease provides the owner, landlord, agent or manager a right of entry.

(2) Provide access to areas other than the leasehold or areas open to public view, or both.

(3) Notify tenants of the office's request to inspect the leasehold and make a good faith effort to obtain permission for an inspection from them, and arrange for the inspection. If a tenant has vacated a leasehold after the Office of Code Compliance has requested an inspection, the owner or manager shall notify the office of that fact within ten days after the leasehold is vacated.

(4) Provide access to the leasehold if a tenant of that leasehold has made a complaint to the Office of Code Compliance.

1460.46. Fees.

(a) *General*. The City shall charge nonrefundable fees for inspection and/or registration. Inspection and reinspection fees shall be set by resolution of City Council and shall be

paid at the time of registration and in advance of inspection. The fee for inspection covers the initial inspection and one complete reinspection. ~~If any subsequent reinspections are required, City Council shall establish by resolution a reinspection fee that shall increase at a progressively higher rate for each reinspection~~. Failure on the part of the owner, owner's agent, or property manager to provide a 48-hour notice of inspection cancellation, and/or failure to keep a scheduled inspection time, may result in the assessment by the ~~Manager of Code Compliance~~ **Code Official, or their designee,** of a nonrefundable late fee, as established by City Council Resolution.

~~(b) *Certificate Expires*. If the owner or registered agent fails to schedule a certification inspection before the expiration of the existing Certificate of Compliance, the fee for the certification inspection will be doubled.~~

(~~c~~**b**) *Administrative Fee Added*. If any registered owner or registered agent fails to pay any fees required by this Code within 60 days after the Certificate of Compliance has expired, an administrative service fee as established by City Council resolution shall be assessed.

(~~d~~**c**) *Payment*. Any fee for required inspections or reinspections, including the administrative service fee, shall be paid by the owner whose name appears on the City's real property tax assessment records.

(~~e~~**d**) ~~*Lien on Property*. Any unpaid fees or costs assessed under this Code shall be a lien against the real property and shall be reported to the City's Assessor for placement on~~

~~the real property tax assessment records. Unpaid fees and costs shall be collected as allowed by law.~~ ***Unpaid fees.*** **Any unpaid fee shall be considered a default to the City and is collectable as provided by law. No certificate under this chapter shall be granted while fees remain unpaid.**

~~(f) *Notification to Add to Tax Roll*. The owner shall be notified of the amount of unpaid fees by first-class mail at the address shown on the City Assessor's records. If the owner fails to pay the amount owed within 30 days after mailing of the notice, the City Assessor shall add the amount to the next tax roll of the City and it shall be collected as provided by law for the collection of City taxes.~~

1460.47. Warrants.

~~(a) *General.* In a nonemergency situation, if~~**If** the registered owner, registered agent or occupant demands a warrant for inspection of the premises, ~~the Manager of Code Compliance shall obtain~~ a warrant for inspection **shall be obtained** from a court of competent jurisdiction **prior to entry into the premises**.

~~(b) *Preparation of Warrant*. The Manager of Code Compliance shall prepare the warrant, stating the address of the structure to be inspected, the nature of the inspection, as defined in this Code or other applicable codes or statutes, and the reasons for the inspection. It shall be appropriate and sufficient to set forth the basis for inspection established in Section 1460.45 (Inspections). If the warrant is issued pursuant to Section 1460.45, it shall state that it is for the purposes set forth in 1460.45.~~

~~(c) *Warrant Shall be Issued*. If the court finds that the warrant is in proper form and in accordance with this Code, it shall be issued forthwith.~~

~~(d) *Emergency*. In the event of an emergency, no warrant shall be required.~~

1460.48. Procedures; inspection records and checklists.

(a) *Procedures*. The inspection procedures set forth in this Code are established, to secure the health and safety of the occupants of dwellings and of the general public.

(b) *Inspection Records*. The Office of Code Compliance shall keep a record of all inspections ~~in the housing violation letters database~~.

(c) *Checklists*. The Office of Code Compliance shall make available to the general public a checklist of commonly recurring violations found in examining premises offered for occupancy.

1460.49. Certificates of compliance.

(a) *General*. Rental dwellings or units required by this Code to be registered shall not be occupied unless a Certificate of Compliance has been issued by the Office of Code Compliance. ~~The Certificate of Compliance shall be issued only after an inspection of the premises has been conducted by the Office of Code Compliance; appropriate fees have been paid; the owner or their agent has provided proof of a valid insurance policy, carried by the owner or tenant, providing coverage for tenant relocation costs; and there are no delinquent real property taxes owed upon the premises. After inspection~~

~~the Office of Code Compliance shall not issue a certificate when the existing conditions constitute a hazard to the health or safety of those who may occupy the premises. If at the time of application, the owner does not have proof of insurance, a certificate of compliance may be issued only with written acknowledgement by the owner of the requirements and obligations of Section 1460.51 of this Code of Ordinances. Two copies of the certificate shall be issued within 30 days after written application has been made, an inspection has been conducted and a determination has been made that the property meets the requirements of this Code. One copy of the certificate shall be prominently displayed in the front entrance area of the rental dwelling in dwellings containing one or more rental units when any rental unit in the dwelling is vacant. If both rental units are rented then the certificate need only be kept on the premises and made available at the request of tenants or government officials. Any rental property with three or more rental units must prominently display the certificate in the front entrance area of the rental dwelling.~~

(b) ***Requirements for Issuance of a Certificate of Compliance*. The Certificate of Compliance may not be issued until an inspection of the premises has been conducted by the Office of Code Compliance and the inspection does not reveal any violations of this Code; the owner or their agent has provided proof of a valid insurance policy, carried by the owner or tenant, providing coverage for tenant relocation costs; appropriate fees have been paid; there are no outstanding, delinquent, or forfeited real property taxes owed to either the City of Lansing,**

Eaton, or Ingham County; and the owner is not otherwise in Default to the City, as that term is defined in this or any other chapter of these ordinances. After inspection, the Office of Code Compliance shall not issue a certificate when the existing conditions constitute a hazard to the health or safety of those who may occupy the premises or the general public. If at the time of application, the owner does not have proof of insurance, a certificate of compliance may be issued only with written acknowledgement by the owner of the requirements and obligations of Section 1460.51 of this Code of Ordinances.

(c) ***Issuance of a Certificate of Compliance; Display*****. After written application has been made, an inspection has been conducted, and a determination has been made that the property meets the requirements of this Code, two copies of the certificate shall be issued within 30 days. All rental properties must prominently display the certificate in the front entrance area of the rental dwelling.**

(~~b~~**d**) *Occupancy if Violation is Found*. Upon a finding that there is a violation of this Code, but that the existing violation does not constitute any unsafe condition, **the property shall be posted as established in 1460.05(b), however,** occupancy may continue ~~at the discretion of the Manager of Code Compliance~~. **If the violations are not remedied, each and every day after the expiration of the time to complete repairs as required on the notice issued by the Office of Code Compliance, is a separate municipal civil infraction, with a fine in the amount of $500 per day until a**

reinspection is scheduled. Allowing continued occupancy shall not nullify or otherwise effect the enforcement of any violations of this Code. **A valid Certificate of Compliance shall not be issued if there are outstanding violations of this Code. If the property is vacated, it may not be reoccupied until all violations have been corrected and a valid Certificate of Compliance issued.**

(~~e~~**e**) *No Certificate or Expiration of Certificate*. Prior to the issuance of initial certificate or the expiration of a Certificate of Compliance, the Office of Code Compliance shall notify by **email and** regular first class mail, the registered owner and the registered agent, to arrange for a certification inspection. The registered owner shall be responsible for arranging an initial certification inspection within the time specified to register the rental dwelling in Section 1460.44(c) (Time allowed to register). The registered owner shall also be responsible for arranging for all certification inspections required thereafter prior to the expiration date on the **Certificate**. ~~If the registered owner fails to schedule a certification inspection before the expiration of the existing Certificate of Compliance, the fees for the certification inspection will be doubled.~~

(~~d~~**f**) *Lack of Valid Certificate or ~~Unregistered~~* ***Uncertified*** *Rental Dwelling*. If the owner or agent has not registered the ~~rental dwelling~~**Rental Dwelling** or paid the appropriate fees or arranged an initial certification inspection, the Office of Code Compliance shall issue a notice of ~~lack of valid Certificate of Compliance~~ **Uncertified Rental Dwelling** to the owner and the occupants of each unit. If the registered owner or registered agent

has not paid the appropriate inspection fees, or arranged a certification inspection, after a valid Certificate of Compliance has expired, the Office of Code Compliance shall issue a notice of lack of valid Certificate of Compliance to the registered owner and registered agent and the occupant of each unit. The notice ~~shall state~~ **must contain, at a minimum, the following information**:

(1) That the dwelling ~~does not have a valid Certificate of Compliance~~ **is an Uncertified Rental Dwelling**.

(2) That it is unlawful for any vacant unit to be reoccupied or **re-**rented.

(3) ~~That current tenants may be entitled to escrow rent moneys as provided for under state law.~~ **That information regarding the rights of tenants and/or the responsibilities of landlords may be found by contacting Legal Services of South Central Michigan, The Michigan Attorney General's Office, or the Lansing Department of Human Relations and Community Services.**

(4) That a **notice** ~~placard containing this information may be posted on the dwelling and may not be removed until a new Certificate of Compliance is issued.~~ **consistent with Ordinance 1460.05(a) shall be placed on the dwelling and may not be removed until a valid Certificate of Compliance is issued.**

(5) That the registered owner~~,~~ **or** registered agent ~~or occupant~~ may arrange for a certification inspection.

(6) That if the certification inspection has not been scheduled and if the registration and inspection fees have not been paid, **each and every day after the expiration of the required time is a separate municipal civil infraction, with a fine in the amount of $500 per day until the inspection is scheduled** ~~the Manager of Code Compliance~~**,** ~~order the structure vacated within 30 days~~.

1460.50. Notice, reinspection and revocation of certificate.

(a) General. If, upon inspection, the premises or any part thereof are found to be in violation of any of the provisions of this Code, the violation shall be recorded by the Office of Code Compliance ~~in the housing violation letters database~~.

(b) Notice to be Sent. The taxpayer of record, registered owner, the registered agent and~~, at the discretion of the Office of Code Compliance~~, the occupants, shall be notified, in writing as per Section ~~107~~ **111.4** of the IPMC as adopted in Section 1460.01 of this Chapter, of the existence of the violation and shall be ordered to correct the violation as provided in this Code.

(c) Reinspections. The Office of Code Compliance shall reinspect after a reasonable time for the purpose of ascertaining whether ~~or not~~ the violation has been corrected.

(d) Revocation of Certificate of Compliance. If any Certificate of Compliance for occupancy is revoked because of the condition of any dwelling unit, the registered owner or agent may appeal such revocation under Section 111.1 of the IPMC as

adopted in Section 1460.01 of this Chapter, and specifically modified in Subsection 1460.01(s)**.**

(e) A notice pursuant to Chapter 1460.05(b) shall be placed on any property which fails any rental reinspection but is not "Unfit for Human Occupancy" pursuant to the IPMC as adopted by Chapter 1460.01 or a "Dangerous Building" as defined by MCL 125.539, as adopted by Chapter 1460.01(m).

1460.51 Tenant Relocation Fee

(a) Fee Responsibility

The owner or party in interest whose name appears on the City's real property tax assessment records for a rental premises shall be responsible for and pay to the City the tenant relocation fee, as provided in subsection (b), in the event of all the following:

(1) The City Office of Code Compliance determines the tenant or tenants of a rental unit or structure governed by the regulations and requirements of this Chapter 1460 must vacate the rental premises for their health and safety as a result of the rental premises being declared unsafe and uninhabitable;

(2) At the time it is vacated, the rental structure is legally inhabited pursuant to this Chapter 1460;

(3) At the time the tenants vacate the rental structure or unit, the owner, tenant, or landlord does not have a valid insurance policy in place that covers tenants' relocation costs in a

sum that is equal to or exceeds the Tenant Relocation Fee and provides proof within 24 hours of the request of the insurance policy and coverage in acceptable form to the ~~Manager of Code Compliance~~ **Code Official**; and

(4) The City provides, at the City's initial cost and expense, immediate temporary replacement relocation housing for the tenant or tenants.

(b) Tenant Relocation Fee

The tenant relocation fee shall be the total sum expended by the City to pay for temporary replacement relocation housing for any and all tenants relocated under subsection (a), except that the fee reimbursement amount shall not be greater than an amount per day to be set by resolution of Council, shall not be for more than 30 days, and shall not exceed the amount the City actually pays for the housing.

(c) Collection

Upon final determination of the tenant relocation fee, the City department responsible for arranging the payment for the temporary replacement relocation housing shall report the amount of the payment to the City Treasurer who shall bill the owner or party in interest by first class mail at the address shown on the City Assessor's records. The full payment of the tenant relocation fee shall be due and payable within 30 days of the mailing. Any portion of the tenant relocation fee remaining unpaid after 30 days from the date of billing shall be a debt subject to collection as provided by law. The

owner or interested party shall also be in default to the City until the full amount has been paid.

(d) Exemption

The owner or party in interest may be exempted from collection of a tenant relocation fee under subsection (c) if, within 10 days after a rental premises is vacated as described in subsection (a), the owner or party in interest demonstrates to the Office of Code Compliance, with review by the Office of the City Attorney, by clear and convincing evidence in writing that the conditions that caused the rental premises being declared unsafe and uninhabitable were directly attributable to the tenant or tenants.

1460.52. Remedies.

Nothing in this Code shall limit or eliminate any right of action at common law or under statute that the City may otherwise have when enforcing the requirements of this Code.

1460.53. Information to be provided at occupancy.

(a) At the time occupancy is given to a tenant of a residential premises, the landlord shall provide each tenant with specific information regarding discrimination, and tenants' rights and responsibilities. Such specific information shall be approved by resolution of City Council. The City Clerk shall make the information approved by City Council available to local landlords and their agents to pick-up

without charge for distribution by landlords to tenants. The City shall make available to landlords sufficient copies of the information to permit landlords to comply with this section. A landlord shall be deemed to have furnished a tenant a copy of the information if the landlord mails it to the tenant or gives a copy of the information to the tenant in person. Tenants and prospective tenants may also pick up a copy of the information at the city clerk's office without charge.

(b) The failure of a landlord to comply with this section shall not be construed to affect the validity of the lease or the enforcement of any provisions of a lease. A violation of this section shall be deemed a municipal civil infraction, subject to payment of a civil fine as set forth in section 203.06(a)(11).

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 14th day after enactment, unless given immediate effect by City Council.

Approved as to form:

_____
City Attorney

Dated: _____

The City of
LANSING
City Council

Legislative Analyst
City Hall - 10th Floor
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Legislative Summary of Council Action Item

Item: PEND-4292, 4294, and 4296
Short Title: Updates to the Property Maintenance Code, PMC Violation Notices, and Rental Certifications
Date Completed: 03.31.2026

Background:

In the City of Lansing, the Property Maintenance Code, is used to ensure the safety and habitability of all properties. The code that is outlined in the Codified ordinances is set by the State of Michigan, which has recently adopted the 2021 version of the International Property Maintenance Code (IMPC), as it State Code. As a result, PEND-4292 adopts the IMPC as Lansing's Property Maintenance Code to ensure that our requirements are up to date. Next, under current statute, when a property is found to be in violation of the maintenance code or to have failed their rental inspection, they would receive a red placard (for unsafe or not habitable properties) and pink placard (for uncertified rental units). PEND-4294 would add three new placards that better fit the tagging and inspection process and provide greater clarity for both code officials and residents. PEND-4296 would clarify what properties could receive a three-year or two-year rental certification.

Content:

(ADOPTED)PEND-4292: Adoption of the 2021 IPMC:

In this ordinace change, the City would adopt the 2021 version of the International Property Maintanence Code into the Codified Ordinances as the City's property maintaince code. This new code would not make any major changes to the current code, however it would codify a waiver for red tag monitoring fees. This waiver would be permitted it the applicant has shown that they are working to remdy the cause for the red tag, which can be done thorugh pulling a permit for work to be done on the property. The applicant would need to apply on a monthly basis, in the month prior to when they would like to have the fee waived.

(ADOPTED)PEND-4294: Regulations and Certifications of Rental Properties:

Currently, there are two pacards that are used when a rental property is found to not be in compliance with City Codes: Red and Pink. Red is used for any property that is considered unsafe for habitation, which can mean that the property has has their water shut off or that the home is slated for demolition. Pink means that the property is not in compliance with with the requirements to be a certified rental unit. This ordinace would create three new color placerds:

White: Means that the unit has not been certified by the city

Yellow: Signifies that a rental unit has failed the City rental inspection and is no longer certified and that the unit cannot be leased or advertised to any new tenants

Red: Means that the property is not fit for human occupancy and is required to be vacated

Black: A structure is a hazard to the health and saftey and qualifies for make safe or demolish order.

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PEND-4296: Would amend how long a certification would last for certain rental units and properties. Under current ordinances, a newly built property will automatically get a certification that is valid for three years if they pass ocupancy inspections. After three years, if the property passes then they will be allowd another three year certification. This is the case most often with single family buildings, however it is common for mulitfamily units to fail the first inspection after the initial three years. This results in them reciving a two year certification, after they fix the violations that were initally found. This changes would make it so that any property that has more than three units will only get a two year cert at most, and that any property that has recived one or more violation during or between inspections shall also recive a two year certificate. 1-2 family units are eligible for three year certificates, provided that they pass their inspections.

Council Action:

- 01.05.2026: Was referred to the Committee on Public Safety
- 02.05.2026: Heard testimony in the Committee and set a public hearing for 02.23.2026
- 02.23.2026: A public hearing was held in front of the full Council and the items were sent to the Committee on Public Safety for a final time
- 03.05.2026: Items were before the Committee on Public Safety. All items but PEND-4296, which was tabled to further consideration at a later committee meeting, were advanced to full Council for action
- 03.09.2026: IPMC and New Tag ordinances were adopted by council.
- 04.02.2026: Item is set to be on the agenda for the Committee on Public Safety
- 04.06.2026: If the item is passed by the Committee, then it will be up for Council action

PASSAGE OF ORDINANCE

An ordinance of the City of Lansing, Michigan, providing for the rezoning of four parcels of real property located in the City of Lansing, Michigan and for the revision of the district maps adopted by Section 1242.02 of the Code of Ordinances.

Z-3-2026 Parcel #s 33-01-01-16-427-122, 33-01-01-16-427-082, 33-01-01-16-427-051, and 33-01-01-16-427-192, located on the north side of E. Kalamazoo Street between S. Cedar Street and S. Larch Street – Rezoning from "DT-3" Urban Core to "IND-1" Industrial with the conditions that the parcels will not be used for any purpose other than data center operations and supporting facilities; any structures will be compliant with the dimensional requirements, architectural standards, screening or massing requirements, and exterior materials requirements of the DT-3 classification, as reflected in any final site plan as approved by the City of Lansing; and all use of the parcels will be consistent with requirements of Lansing City Code regarding noise limitations, and the parcels will not be entitled to any exemption for industrial property or industrial use, which shall run with the land and be binding upon all future owners thereof.

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

COUNCIL MEMBER	**YEAS**	**NAYS**
Carter	☐	☐
Garza	☐	☐
Hussain	☐	☐
Kost	☐	☐
Martinez	☐	☐
Nevarez Martinez	☐	☐
Pehlivanoglu	☐	☐
Spadafore	☐	☐
	_____	_____
☐ ADOPTED	☐ FAILED	

Ordinance #

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

The City of Lansing ordains:

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

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

Case Number:	Z-3-2026
Parcel Number:	33-01-01-16-427-051
Addresses:	0 S Cedar St.
Legal Descriptions:	S 2 R OF N 8 R OF W 1/2 LOT 4 BLOCK 241 ORIG PLAT, from “DT-3” Downtown Core to “IND-1” Industrial

Case Number:	Z-3-2026
Parcel Number:	33-01-01-16-427-082
Addresses:	0 S Cedar St.
Legal Descriptions:	LOT 8 JOHNS SUB, ALSO S 41.25 FT OF W 1/2 LOT 4, W 1/2 LOTS 5 & 6, AND S 57.75 FT OF N 132 FT OF E 1/2 LOT 5 EXC E 114.5 FT BLOCK 241 ORIG PLAT, from “DT-3” Downtown Core to “IND-1” Industrial

Case Number:	Z-3-2026
Parcel Number:	33-01-01-16-427-122
Addresses:	0 E Kalamazoo St.
Legal Descriptions:	S 1/2 R OF E 1/2 LOT 5 & N 1.5 R OF E 1/2 LOT 6, BLOCK 241 ORIG PLAT, ALSO LOTS 1 THRU 7 INCL, JOHNS SUB REC L 1 P 51, from “DT-3” Downtown Core to “IND-1” Industrial

Case Number:	Z-3-2026
Parcel Number:	33-01-01-16-427-192
Addresses:	220 S Larch St.
Legal Descriptions:	S 41.25 FT OF E 1/2 LOT 4, ALSO E 1/2 LOT 5 EXC S 8.25 FT AND EXC COM 99 FT N & 136.55 FT W OF SE COR LOT 5, TH E 22.05 FT, S 57.75 FT, W 17.18 FT, NW'LY 58 FT +/- TO BEG; BLOCK 241 ORIG PLAT, from “DT-3” Downtown Core to “IND-1” Industrial

With the conditions that the parcels will not be used for any purpose other than data center operations and supporting facilities; any structures will be compliant with the dimensional requirements, architectural standards, screening or massing requirements, and exterior materials requirements of the DT-3 classification, as

reflected in any final site plan as approved by the City of Lansing; and all use of the parcels will be consistent with requirements of Lansing City Code regarding noise limitations, and the parcels will not be entitled to any exemption for industrial property or industrial use, which shall run with the land and be binding upon all future owners thereof.

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

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2026, 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 14th day after enactment.

The City of
LANSING
City Council

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Legislative Summary of Council Action Item

Item: Z-2-2025
Short Title: Conditional Rezoning for Data Center Development
Date Last Updated: 03.31.2026

Summary:

This ordinance addresses the zoning designation of four parcels of land that are located between Cedar and Larch Streets and along East Kalamazoo St. These parcels are currently zoned for "DT-3" downtown core, which is meant for offices, apartment buildings, retail centers, etc. This **ordinance would allow for those parcels to be rezoned to "IND-1" industrial, on the condition that the development that is put on those parcels is a data center.**

Background:

In November 2025, it was announced that Deep Green, a UK-based data center company, had selected Lansing to be its site for a new data center. They selected four parcels located between Cedar and Larch Streets and along East Kalamazoo St. This proposal was before the City Planning Commission, which approved the sale of the city-owned land, but did not recommend approval of the request for the rezoning when they voted in December 2025. It is now up to the City Council to make the final determination of the rezoning request. Deep Green has stated that if the rezoning request is denied, then it will not purchase the parcels, which include three city-owned parcels and one parcel that is owned by a local developer.

Data centers have become a pressing issue for Michigan residents. With growing community concerns about utility rate increases, water usage and pollution, light and noise pollution, and other environmental concerns, many communities have taken action to drive data center developments out of their communities. These same concerns have been voiced by members of the Lansing community, with residents citing concerns about how the light and the noise will impact the surrounding neighborhood and the effectiveness of Deep Green's proposed sustainability strategy. Deep Green has stated that the proposed data center will reduce emissions by partnering with BWL to use excess heat created by the center to heat the downtown area and the use of environmentally friendly power strategies. Additionally, the data center itself is designed to be much smaller than other proposed data centers in the state, with the Deep Green site planned to be 25,000 square feet and use 24 Megawatts of power. For reference, the proposed data center in Saline Township is planned to be 25,047,000 square feet and to use 1.4 Gigawatts, which is equal to 1,400 Megawatts of electricity.

Council Action:

- 12.15.2025: Council referred the item to the Committee of the Whole
- 01.12.2026: Set for the agenda of the Committee of the Whole
- 01.26.2026: Had a presentation from Deep Green on the project
- 02.09.2026: Public hearing held
- 02.13.2026: Items sent back to City Attorney to strengthen the terms of the buy/sell agreement to better address community concerns
- 03.02.2026: Planning Commission approved the amended plan
- 03.09.2026: Council Set public hearing for 04.06.2026
- 04.06.2026: Public hearing held and Council acts on items

Chris Swope
Lansing City Clerk

April 2, 2026

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

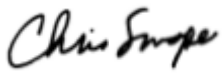
Dear Councilmembers:

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)

BOARD NAME	DATE OF MEETING
Board of Water and Light	January 27, 2026
Board of Ethics	February 10, 2026
HRCS Advisory Board	February 24, 2026 March 24, 2026
Board of Police Commissioners	March 17, 2026
Lansing Gateway Corridor Improvement Authority	March 18, 2026
South MLK Jr. Blvd. Corridor Improvement Authority	March 19, 2026
Saginaw St. Corridor Improvement Authority	March 19, 2026
Michigan Avenue Corridor Improvement Authority	March 20, 2026
Lansing Entertainment and Public Facilities Authority	March 24, 2026

If my staff or I can provide further assistance or information related to the filing of these minutes, please contact us at 483-4133.

Sincerely,



Chris Swope, MMC/MiPMC Level 3
Lansing City Clerk

Resolution #2026-###

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

WHEREAS, February 24, 2026, the City of Lansing applied for the MRC's EPA Community Education Subaward Program Grant to fund recycling education and outreach efforts; and

WHEREAS, on March 19, 2026, the City of Lansing received notification from the Michigan Recycling Coalition that the City has received the grant; and

WHEREAS, The City of Lansing was awarded $7500.00 with no matching requirement; and

WHEREAS, the funded work must be completed by August 1, 2026; and

WHEREAS, the funds will be used to promote the City's recycling and waste diversion programs; and

WHEREAS, the Public Service Department is requesting acceptance of the grant; and

WHEREAS, the Administration and the City Council recognizes the importance of education and outreach efforts as a way to effectively manage the recycling and materials management programs and understands how it relates to the Climate Action and Sustainability Action Plans.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves acceptance of the MRC's EPA Community Education Subaward Program Grant for the purposes of funding recycling education and outreach efforts;

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.

LANSING CITY COUNCIL

FY25 GRANT INFORMATION FORM

(Required for all grant applications and acceptances)

PREFERRED REFERRAL DATE: - April 1, 2026

GRANT NAME: MRC's EPA Community Education Subaward Program Grant -

GRANT AGENCY: - Michigan Recycling Coalition (MRC)

ASSISTANCE LISTING (CDFA): N/A

DEPARTMENT: - Public Service

CONTACT NAME: - Lori Thomas

CONTACT PHONE: - 517-483-4599

GRANT PERIOD START: 4/1/26

GRANT PERIOD END: 8/1/26

APPLICATION DATE: 2/24/26

AWARD DATE: 3/19/26 -

TOTAL AMOUNT: $7500.00

ADMINISTRATIVE COST RECOVERY AMOUNT:

SUMMARY OF GRANT PURPOSE AND ALLOWABLE USES:

The funds will be used to create new and enhance existing education and outreach materials in an effort to increase awareness of the recycling and waste diversion programs offered to Lansing residents, reduce recycling contamination and increase partipation.

PROJECTED ACCOUNT CODE DETAIL (OBJECT MINIMUM):

Account	Description	Amount

MATCHING FUNDS ACCOUNT CODE DETAIL (IF APPLICABLE):

Account	Description	Amount

Resolution #2026-###

By the Committee on Ways and Means

Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing (the "City") and the City of East Lansing ("East Lansing") established a Local Development and Finance Authority (the "LDFA") in 2005, and renewed the same in 2022 pursuant to Act 57 of 2018 (the "Act"); and

WHEREAS the City and East Lansing entered into an Amendment and Restated Agreement Regarding the Operation of the Local Development Finance Authority of the Cities of Lansing and East Lansing (the "Agreement") in 2022; and

WHEREAS, the Agreement, consistent with the Act, requires that the City and East Lansing both approve the annual budget of the LDFA; and

WHEREAS, the on June 23, 2025, the City approved the annual budget of the LDFA for Fiscal Year Ending 2026 by Resolution 2025-161; and

WHEREAS, the LDFA has prepared and preliminarily approved an amended budget for Fiscal Year Ending 2026 (the "Amended Budget") reflecting additional TIF capture, and submitted it to the City for approval, attached hereto; and

WHEREAS, upon review the Lansing Economic Development Corporation finds that the Amended Budget continues to show no capture of City taxes or use of City funds;

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council hereby approves the adoption of the Amended Budget by the LDFA.

Lansing Regional SmartZone - Joint Local Development Finance Authority
Fiscal Year July 1, 2025 - June 30, 2026
Affiliated Agency Budget - LDFA/SmartZone

		Current Approved Budget FYE 2026	Amended Budget FYE 2026
	General Operating Income		
42000	Property Tax Capture	$594,640.00	$952,608.38
	- City of East Lansing capture	$594,640.00	$952,608.38
	- City of Lansing capture	$0.00	$0.00
	- TIF Capture Adjustment (Adjustment factor)	-$59,464.00	-$95,260.84
45030	Investments	$0.00	$0.00
	Total General Operating Income	$535,176.00	$857,347.54
	General Operating Expenditures		
60290	Business Registration Fees	$50.00	$50.00
62110	Accounting Fees	$15,000.00	$15,000.00
62140	Legal Fees	$10,000.00	$10,000.00
62895	Facilities Management	$0.00	$0.00
63200	LEAP Contract (Staff and Services)	$156,279.38	$156,279.38
63300	TIF Capture Adjustment	$0.00	$0.00
63400	LDFA TIC Sponsorship (Base)	$10,000.00	$10,000.00
63500	LDFA TIC Additional Sponsorship	$10,000.00	$31,710.00
63600	Incubator Support	$10,000.00	$10,000.00
65020	Postage, Mailing Service	$50.00	$50.00
65040	Supplies	$500.00	$500.00
65070	Bank Fees	$100.00	$100.00
65120	Insurance - Liability, D&O	$3,200.00	$3,200.00
65130	Programs and services (including unrestricted net spenddown)	$383,000.00	$383,000.00
65140	Discretionary Payment	$5,000.00	$5,000.00
65145	Unrestricted net position spend down	$0.00	$50,000.00
65150	LDFA Strategic planning facilitation	$50,000.00	$50,000.00
65155	SmartZone development fund (including marketing, events, etc.)	$70,000.00	$70,000.00
65160	2021 TIF Plan	$0.00	$0.00
65165	Staff Support	$0.00	$0.00
66310	Rising Tide Fund	$48,772.00	$48,772.00
68320	Travel and Meetings	$0.00	$0.00
	Total Year Spending	**$ 771,951.38**	**$ 843,661.38**
	Net Income	$ (236,775.38)	$ 13,686.16

Resolution #2026-###

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

WHEREAS, the Public Service Department received a request from the Mayor to change the lane configuration along 100 West Elm Street to create additional long-term on-street parking; and

WHEREAS, the Public Service Department conducted a field investigation of this area; and

WHEREAS, the 100 block of West Elm Street is approximately 47 feet wide in this area with curb and gutter. Stopping, standing, parking is prohibited along both the north and south sides of Elm Street from Townsend Street to Washington Avenue;

WHEREAS, the Public Service Department recommends that the 100 block of West Elm Street be altered from 4 lanes to 2 lanes with parking along both the north and south sides of the street;

WHEREAS, the Public Service Board, concurs with the recommendation of the Public Service Department;

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

WHEREAS, the Committee on City Operations 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 No. 26-02, thereby authorizing the Assistant City Engineer to regulate parking along 100 block of West Elm Street;

BE IT FINALLY RESOLVED that Traffic Control Order No. 26-02 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate signs are removed / installed.

February 26, 2026

ENGINEERS REPORT #26-02

PARKING REGULATION SURVEY: 100 WEST ELM STREET

The Public Service Department received a request from the Mayor to change the lane configuration along 100 West Elm Street to create additional long-term on-street parking.

The 100 block of West Elm Street is approximately 47 feet wide in this area with curb and gutter. Stopping, standing, parking is prohibited along both the north and south sides of Elm Street from Townsend Street to Washington Avenue.

A structural review from a consultant indicated the bridge could handle loads from parked vehicles.

Based on this request, review from a consultant, existing pavement markings and a field investigation of this area, the Public Service Department recommends that 100 block of West Elm Street be altered from 4 lanes to 2 lanes with parking along both the north and south sides of the street. See diagrams below for more detail.

Street View - 100 block West Elm Street

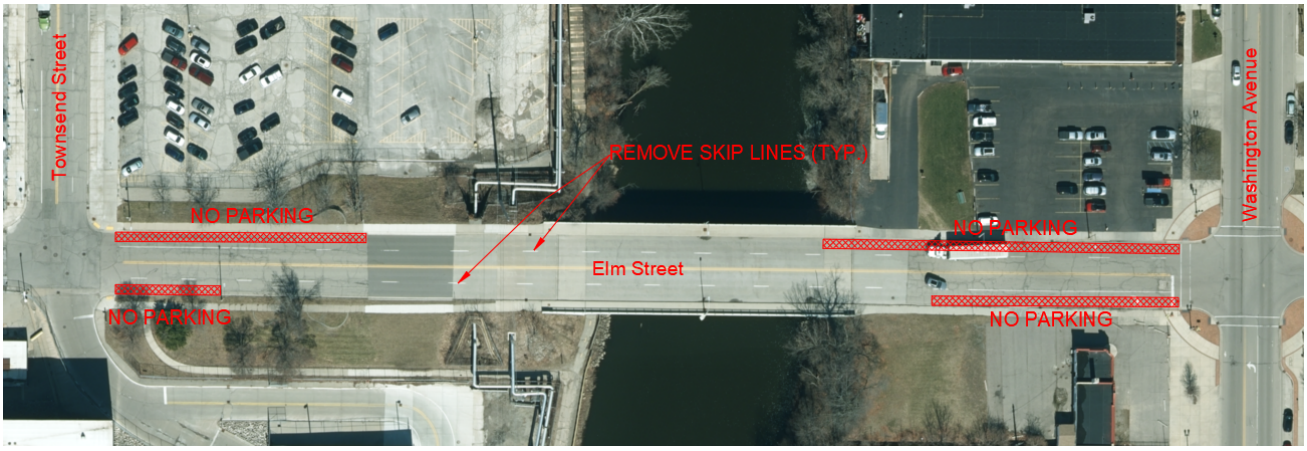


February 26, 2026

ENGINEERS REPORT #26-02

PARKING REGULATION SURVEY: 100 WEST ELM STREET

100 West Elm Street – Proposed Parking Regulations



CITY OF LANSING
TEMPORARY TRAFFIC CONTROL ORDER

ORDER NUMBER: 26-01T

FILE: Elm Street (100 West)

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Elm Street has been made; and as a result of said investigation, it is hereby directed that:

On the north side of ELM STREET the following regulations shall apply:

Parking shall be prohibited from Washington Avenue to 310 feet west of Washington Avenue;

Parking shall be prohibited from 220 feet east of Townsend Street to Townsend Street;

On the south side of ELM STREET the following regulations shall apply:

Parking shall be prohibited from Townsend Street to 120 feet east of Townsend Street;

Parking shall be prohibited from 225 feet east of Washington Avenue to Washington Avenue;

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: n/a

This order shall expire 90 days from the date of filing.

ISSUED BY: _____ DATE: _____

Mitchell J. Whisler
Assistant City Engineer

RECEIVED FOR FILING: _____ SIGNED BY: _____

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

CITY OF LANSING
TRAFFIC CONTROL ORDER

ORDER NUMBER: 26-02

FILE: Elm Street (100 West)

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Elm Street has been made; and as a result of said investigation, it is hereby directed that:

On the north side of ELM STREET the following regulations shall apply:

Parking shall be prohibited from Washington Avenue to 310 feet west of Washington Avenue;

Parking shall be prohibited from 220 feet east of Townsend Street to Townsend Street;

On the south side of ELM STREET the following regulations shall apply:

Parking shall be prohibited from Townsend Street to 120 feet east of Townsend Street;

Parking shall be prohibited from 225 feet east of Washington Avenue to Washington Avenue;

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: n/a

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON:

ISSUED BY: _____ DATE: _____

Mitchell J. Whisler
Assistant City Engineer

RECEIVED FOR FILING: _____ SIGNED BY: _____

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

Resolution #2026-###

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

WHEREAS, the Public Service Department received a request from the Parking Servies Office to review the parking regulations and implement a load zone along Cascade Boulevard; and

WHEREAS, the Public Service Department conducted a field investigation of this area; and

WHEREAS, Cascade Boulevard from Michigan Avenue to Red Cedar Parkway is 19 feet wide in the non-parking areas and 35 feet wide within the designated on-street parking areas. Cascade Boulevard has curb and gutter with two-hour time limited parking along both sides of the street within the designated parking areas; and

WHEREAS, the Public Service Department recommends that a no parking load zone be implemented in the parking area along the west side of northbound Cascade Boulevard south of Josephine Way, as depicted in diagrams contained in the staff report; and

WHEREAS, the Public Service Board, concurs with the recommendation of the Public Service Department; 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 Committee on City Operations 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 No. 25-27, thereby authorizing the Assistant City Engineer to regulate parking along Cascade Boulevard.

BE IT FINALLY RESOLVED that Traffic Control Order No. 25-27 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate signs are installed.

December 11, 2025

ENGINEERS REPORT #25-28

PARKING REGULATION SURVEY: CASCADE BOULEVARD

The Public Service Department received a request from the Parking Servies Office to review the parking regulations and implement a load zone along Cascade Boulevard.

Cascade Boulevard from Michigan Avenue to Red Cedar Parkway is 19 feet wide in the non-parking areas and 35 feet wide within the designated on-street parking areas. Cascade Boulevard has curb and gutter with two-hour time limited parking along both sides of the street within the designated parking areas.

Based on this request, existing street geometrics and a field investigation of this area, the Public Service Department recommends that a no parking load zone be implemented in the parking area along the west side of northbound Cascade Boulevard south of Josephine Way. See diagrams below for more detail.

Cascade Boulevard – Location Diagram



December 11, 2025

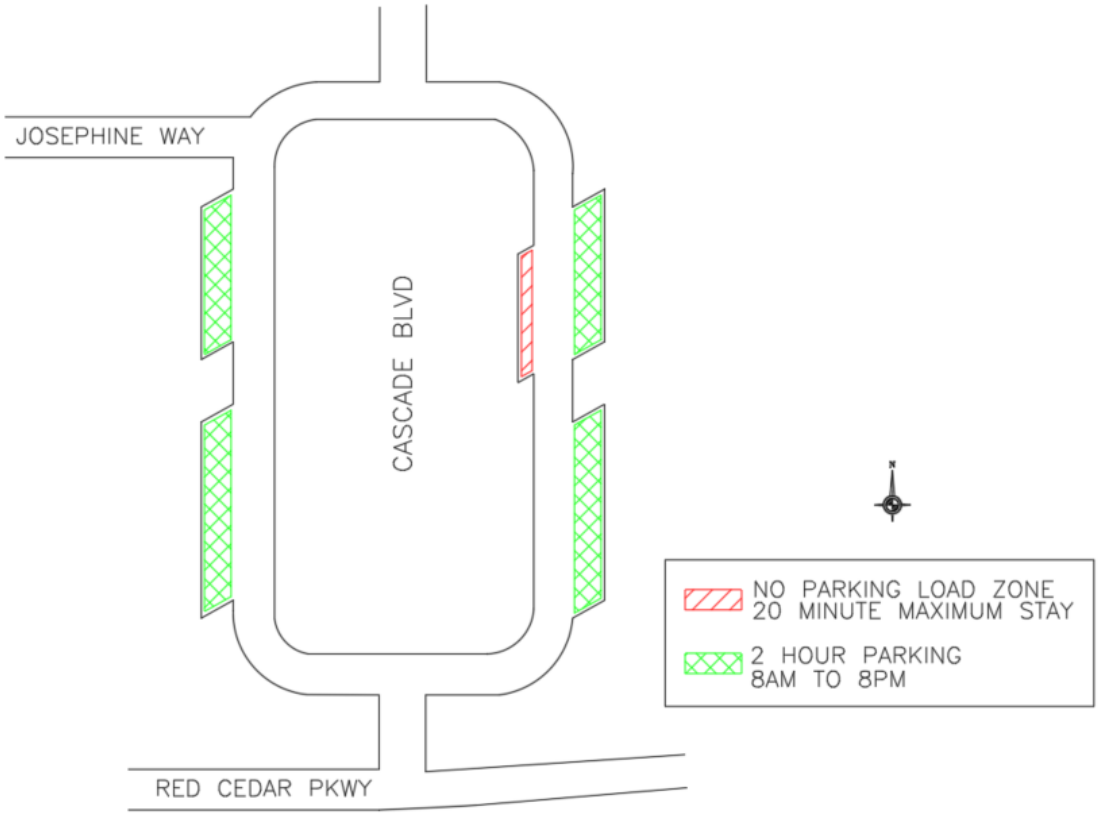
ENGINEERS REPORT #25-28

PARKING REGULATION SURVEY: CASCADE BOULEVARD

Street View – northbound Cascade Boulevard



Cascade Boulevard – Parking Regulations



CITY OF LANSING
TRAFFIC CONTROL ORDER

ORDER NUMBER: 25-27

FILE: Cascade Boulevard (page 1 of 3)

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Cascade Boulevard has been made; and as a result of said investigation, it is hereby directed that:

When streets are marked or signed to permit angle parking, no person shall park a vehicle except within the lines so indicated upon the surface of the
following streets or parts of streets:

On the east side of northbound CASCADE BOULEVARD, the following regulations shall apply:

Parking shall be prohibited from Red Cedar Parkway to 188 feet north of Red Cedar Parkway;

No vehicle shall remain parked for a period exceeding two (2) hours between the hours of 8:00 am and 8:00 pm from 188 feet north of Red Cedar Parkway to 275 feet north of Red Cedar Parkway;

From 275 feet north of Red Cedar Parkway to 305 feet north of Red Cedar Parkway parking shall be limited to those vehicles displaying an approved handicapper designation;

Parking shall be prohibited from 305 feet north of Red Cedar Parkway to 335 feet north of Red Cedar Parkway;

No vehicle shall remain parked for a period exceeding two (2) hours between the hours of 8:00 am and 8:00 pm from 335 feet north of Red Cedar Parkway to 440 feet north of Red Cedar Parkway;

Parking shall be prohibited from 440 feet north of Red Cedar Parkway to Michigan Avenue;

On the west side of northbound CASCADE BOULEVARD, the following regulations shall apply:

Parking shall be prohibited from Red Cedar Parkway to 325 feet north of Red Cedar Parkway;

Parking shall be prohibited except for vehicles loading and unloading for a period not to exceed twenty (20) minutes, from 325 feet north of Red Cedar Parkway to 390 feet north of Red Cedar Parkway;

CITY OF LANSING
TRAFFIC CONTROL ORDER

ORDER NUMBER: 25-27

FILE: Cascade Boulevard (page 2 of 3)

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Cascade Boulevard has been made; and as a result of said investigation, it is hereby directed that:

Parking shall be prohibited from 390 feet north of Red Cedar Parkway to Michigan Avenue;

On the east side of southbound CASCADE BOULEVARD, the following regulations shall apply:

Parking shall be prohibited from Michigan Avenue to Josephine Way;

Parking shall be prohibited from Josephine Way to Red Cedar Parkway;

On the west side of southbound CASCADE BOULEVARD, the following regulations shall apply:

Parking shall be prohibited from Michigan Avenue to Josephine Way;

Parking shall be prohibited from Josephine Way to 40 feet south of Josephine Way;

No vehicle shall remain parked for a period exceeding two (2) hours between the hours of 8:00 am and 8:00 pm from 40 feet south of Josephine Way to 115 feet south of Josephine Way;

From 115 feet south of Josephine Way to 145 feet south of Josephine Way parking shall be limited to those vehicles displaying an approved handicapper designation;

Parking shall be prohibited from 145 feet south of Josephine Way to 175 feet south of Josephine Way;

No vehicle shall remain parked for a period exceeding two (2) hours between the hours of 8:00 am and 8:00 pm from 175 feet south of Josephine Way to 280 feet south of Josephine Way;

CITY OF LANSING
TRAFFIC CONTROL ORDER

ORDER NUMBER: 25-27

FILE: Cascade Boulevard (page 3 of 3)

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Cascade Boulevard has been made; and as a result of said investigation, it is hereby directed that:

Parking shall be prohibited from 280 feet south of Josephine Way to Red Cedar Parkway.

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: 23-07

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON:

ISSUED BY: _____ DATE: _____

Mitchell J. Whisler
Assistant City Engineer

RECEIVED FOR FILING: _____ SIGNED BY: _____

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

Resolution #2026-###

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

WHEREAS, the residential streets east of Washington Avenue and north of Greenlawn Avenue were reconstructed during the recent Combined Sewer Overflow (CSO) construction project. During the street construction some traffic signs were removed; and

WHEREAS, as part of post construction traffic sign review the Transportation and Non-Motorized Section of the Public Service Department sent a parking survey to area residents to determine if the existing parking restrictions are still needed; and

WHEREAS, the parking survey was sent to 11 properties along Markley Place. The Public Service Department received 7 responses. Of these responses, 3 (43%) were in favor of Option 1 – No Change, and 4 (57%) were in favor of Option 2 – Change; and

WHEREAS, based on the survey results and the street width the Public Service Department recommends that the existing parking restrictions be removed, and parking be prohibited along one side of Markley Place to better meet the needs of residents / property owners; and

WHEREAS, the Public Service Board, concurs with the recommendation of the Public Service Department; 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 Committee on City Operations 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 No. 24-62, thereby authorizing the Assistant City Engineer to regulate parking along Markley Place.

BE IT FINALLY RESOLVED that Traffic Control Order No. 24-62 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate signs are removed and installed.

November 13, 2024

ENGINEERS REPORT #24-20

PARKING REGULATION SURVEY: MARKLEY PLACE

The residential streets east of Washington Avenue and north of Greenlawn Avenue were reconstructed during the recent Combined Sewer Overflow (CSO) construction project. During the street construction some traffic signs were removed. As part of post construction traffic sign review the Public Service Department sent a parking survey to area residents to determine if the existing parking restrictions are still needed.

The parking regulation survey sent to residents along Markley Place had the following options:

Option 1: <u>No Change</u> to existing parking regulations.
"Prohibited parking between 7am and 10 am except on Saturdays and Sundays along both sides of Markley Place from Rockford Road to Wayburn Road."

Option 2: <u>Change</u> parking regulations.
"Prohibited parking on one side of Markley Place and allow unrestricted parking on one side of Markley Place from Rockford Road to Wayburn Road."

The parking survey was sent to 11 properties along Markley Place. The Public Service Department received 7 responses. Of these responses 3 (43%) were in favor of Option 1 – No Change, and 4 (57%) were in favor of Option 2 – Change.

City of Lansing Code of Ordinances requires a majority of property owners along a street in question to be in favor of changing existing parking restrictions.

Markley Place is 25 feet wide with curb and gutter. Parking is currently prohibited between 7am and 10 am except on Saturdays and Sundays along both sides of Markley Place from Rockford Road to Wayburn Road.

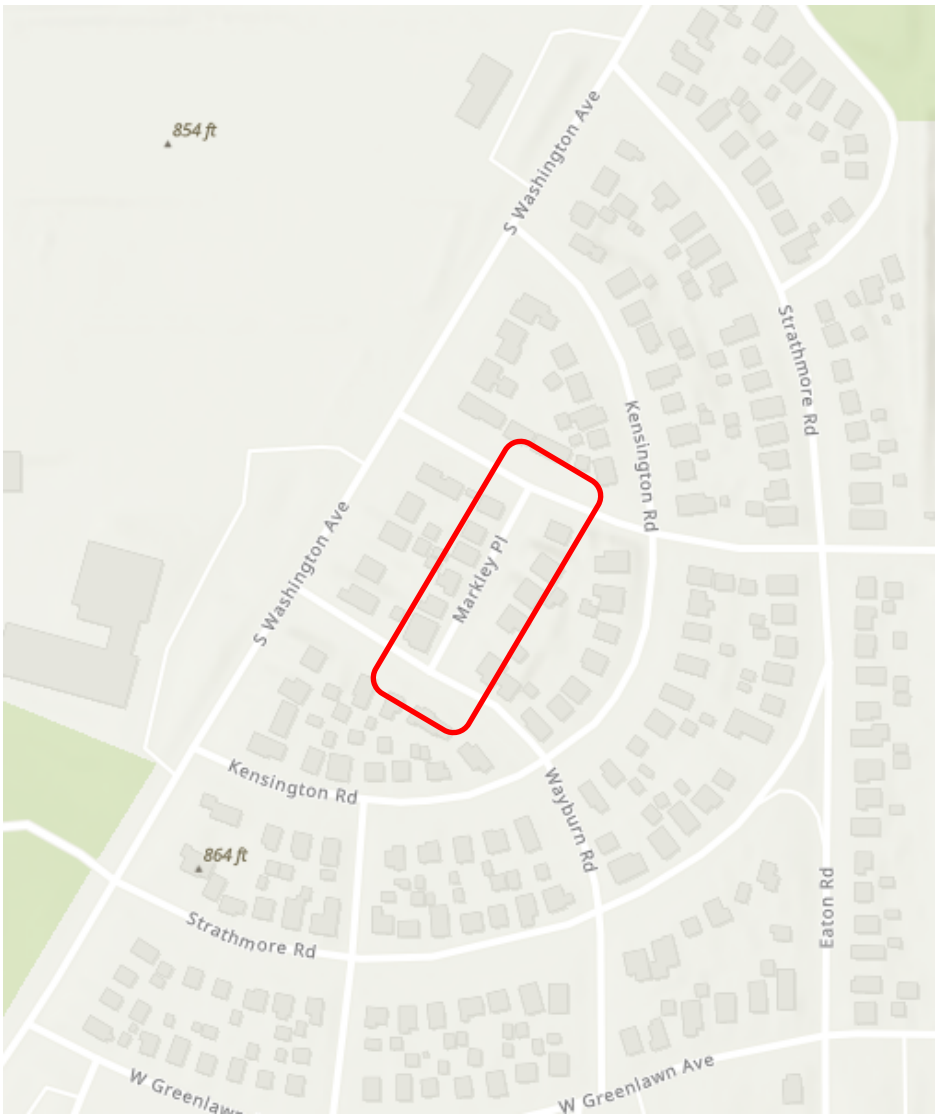
Based on the survey results and the street width the Public Service Department recommends that the existing parking restrictions be removed, and parking be prohibited along one side of Markley Place to better meet the needs of residents / property owners.

November 13, 2024

ENGINEERS REPORT #24-20

PARKING REGULATION SURVEY: MARKLEY PLACE

Location Diagram



November 13, 2024

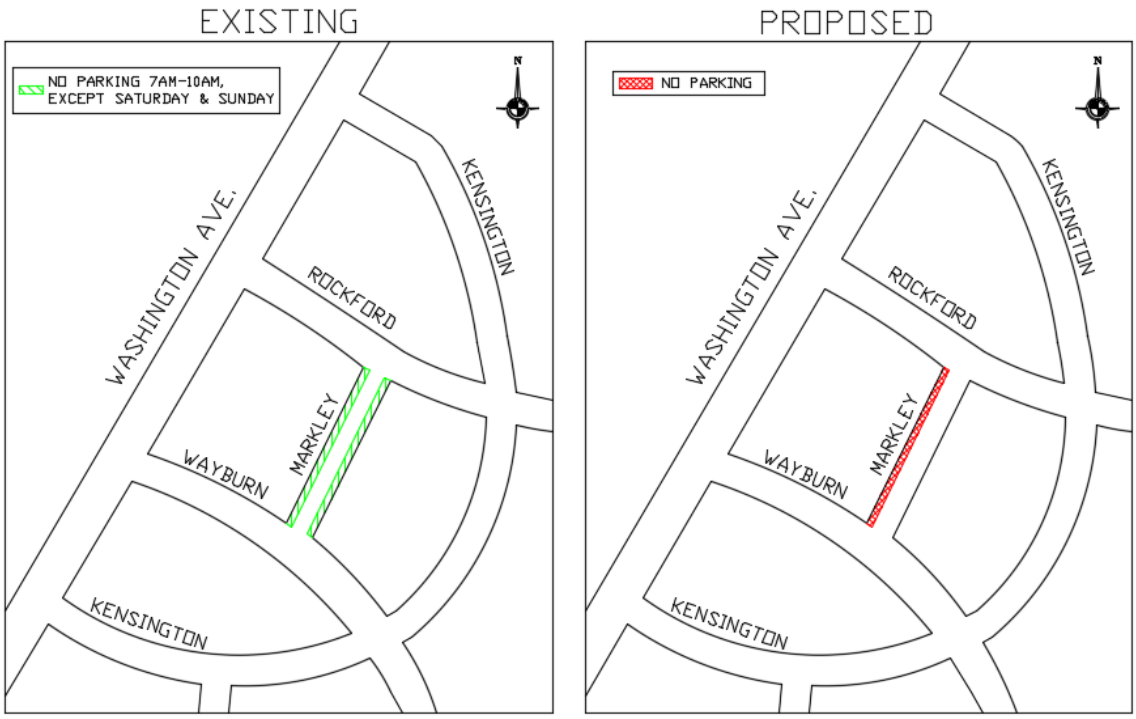
ENGINEERS REPORT #24-20

PARKING REGULATION SURVEY: MARKLEY PLACE

Markley Place – Street View



Markley Place – Parking Regulations



CITY OF LANSING
TRAFFIC CONTROL ORDER

ORDER NUMBER: 24-62

FILE: Markley Place

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Markley Place has been made; and as a result of said investigation, it is hereby directed that:

Parking shall be prohibited along the west side of MARKLEY PLACE from Rockford Road to Wayburn Road;

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: 92-042

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON:

ISSUED BY: _____ DATE: _____

Mitchell J. Whisler
Assistant City Engineer

RECEIVED FOR FILING: _____ SIGNED BY: _____

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

Resolution #2026-###

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

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department received a request via City Sourced to prohibit parking along one side of Kensington Road; and

WHEREAS, the Transportation and Non-Motorized Section sent a parking survey to residents along Kensington Road; and

WHEREAS, the parking survey was sent to 47 properties along Kensington Road. The Public Service Department received 13 responses. Of these responses 6 (46%) were in favor of Option 1 – No Change, and 7 (54%) were in favor of Option 2 – Change; and

WHEREAS, based on the survey results and the street width the Public Service Department recommends that the existing parking restrictions be removed, and parking be prohibited along one side of Kensington Road to better meet the needs of residents / property owners; and

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

WHEREAS, the Committee on City Operations 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 No. 24-57, thereby authorizing the Assistant City Engineer to regulate parking along Kensington Road.

BE IT FINALLY RESOLVED that Traffic Control Order No. 24-57 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate signs are installed.

September 24, 2024

ENGINEERS REPORT #24-15

PARKING REGULATION SURVEY: KENSINGTON ROAD

The Public Service Department received a request via City Sourced to prohibit parking along one side of Kensington Road. In response to this request the Public Service Department sent a parking survey to residents along Kensington Road with the following options:

Option 1: <u>No Change</u> to existing parking regulations.

"Unrestricted parking along both sides of Kensington Road from the northern intersection of Washington Avenue to Wayburn Road. Prohibited parking between 7am and 10 am except on Saturdays and Sundays along both sides of Kensington Road from Wayburn Road to the southern intersection of Washington Avenue."

Option 2: <u>Change</u> parking regulations.

"Prohibit parking on one side of Kensington Road."

The parking survey was sent to 47 properties along Kensington Road. The Public Service Department received 13 responses. Of these responses 6 (46%) were in favor of Option 1 – No Change, and 7 (54%) were in favor of Option 2 – Change.

City of Lansing Code of Ordinances requires a majority of property owners along a street in question to be in favor of changing existing parking restrictions.

Kensington Road is 25 feet wide with curb and gutter. Parking is currently unrestricted along both sides of Kensington Road from the northern intersection of Washington Avenue to Wayburn Road (2300 and 2400 blocks). Parking is prohibited between 7am and 10 am except on Saturdays and Sundays along both sides of Kensington Road from Wayburn Road to the southern intersection of Washington Avenue (300 blocks).

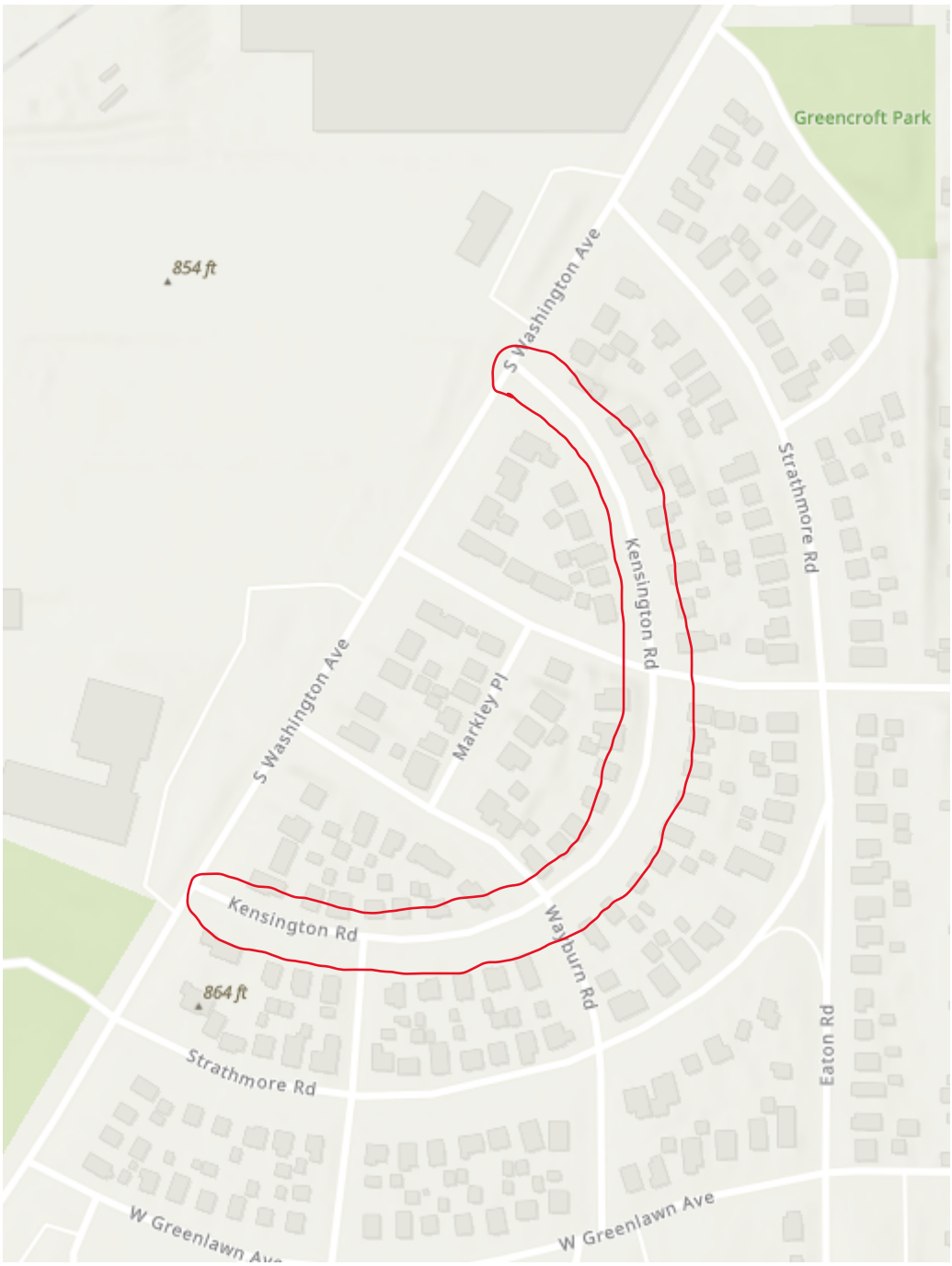
Based on the survey results and the street width the Public Service Department recommends that the existing parking restrictions be removed, and parking be prohibited along one side of Kensington Road to better meet the needs of residents / property owners.

September 24, 2024

ENGINEERS REPORT #24-15

PARKING REGULATION SURVEY: KENSINGTON ROAD

Location Diagram



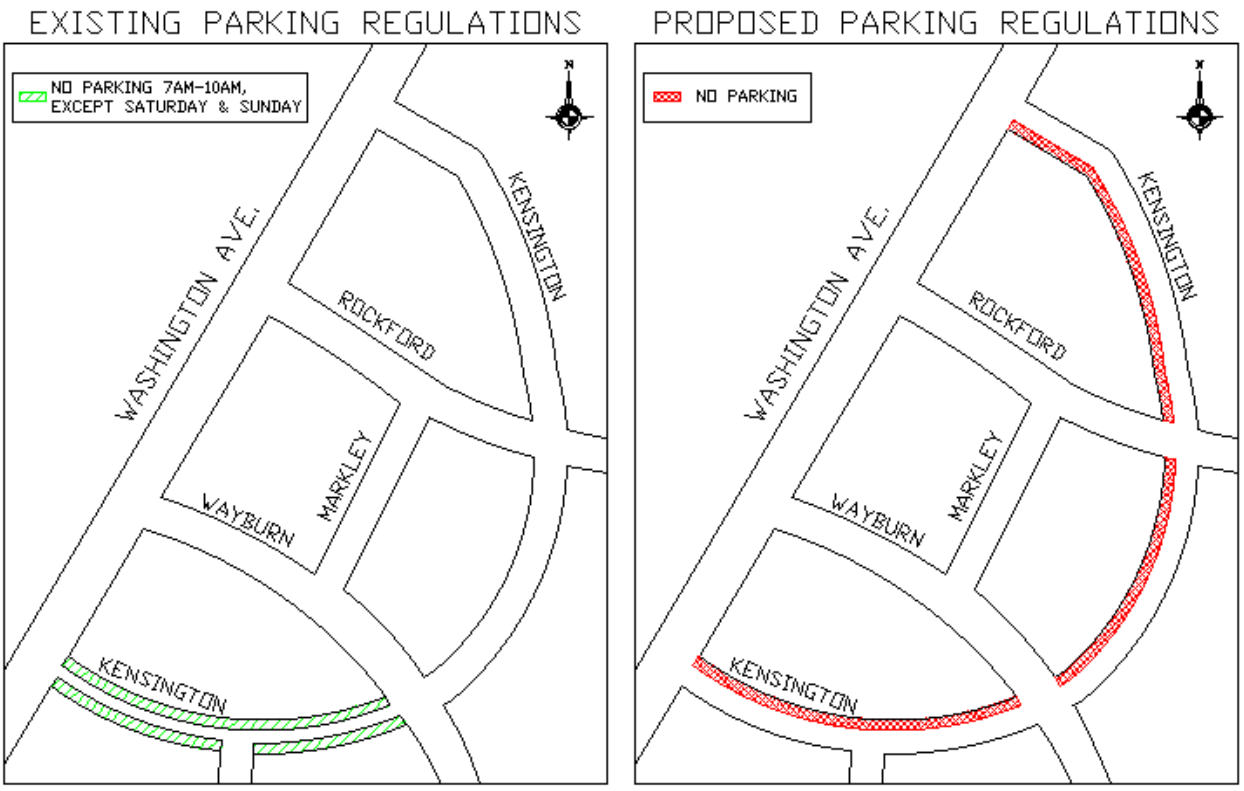
ENGINEERS REPORT #24-15

PARKING REGULATION SURVEY: KENSINGTON ROAD

Kensington Road – Street View



Kensington Road – Parking Regulations



CITY OF LANSING
TRAFFIC CONTROL ORDER

ORDER NUMBER: 24-57

FILE: Kensington Road

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Kensington Road has been made; and as a result of said investigation, it is hereby directed that:

Parking shall be prohibited along the north side of KENSINGTON ROAD from Washington Avenue to Wakefield Avenue;

Parking shall be prohibited along the north side of KENSINGTON ROAD from Wakefield Avenue to Wayburn Road;

Parking shall be prohibited along the west side of KENSINGTON ROAD from Wayburn Road to Rockford Road;

Parking shall be prohibited along the west side of KENSINGTON ROAD from Rockford Road to Washington Avenue;

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: 96-010, 91-018, 88-103

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON:

ISSUED BY: _____ DATE: _____

Mitchell J. Whisler
Assistant City Engineer

RECEIVED FOR FILING: _____ SIGNED BY: _____

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor

FROM: Stephanie Robinson, Senior Buyer

DATE: March 24, 2026

SUBJECT: Sole Source Purchase – Great Lakes Breathing Air LLC

Please include this Sole Source packet of information in your transmittal to Council as required by the Purchasing Ordinance Section 206.05.

In summary, the Purchasing Office processed the following Sole Source transaction:

Department: Lansing Fire Department

Vendor: Great Lakes Breathing Air System

Item Purchased : Breathing Air Compressors for Station 8, Station 9 and Fire Training Center

Dollar Amount: $ 238,534.69 from Account:419-933008-972000, 419-933009-977000, 419-933657-977000

Additional information pertaining to this purchase is attached for your information.

This letter is filed in accordance with the Purchasing Ordinance Section 206.05 (a) and (b).

slr

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor

FROM: Stephanie Robinson, Senior Buyer

DATE: **January 27, 2026**

SUBJECT: Sole Source –Mako Equipment from Great Lakes Breathing Air LLC

The Lansing Fire Department requests that Great Lakes Breathing Air LLC be designated as a Sole Source provider of the purchase of Mako Equipment for Fire Station 8, 9 and Fire Training

Please see the attached letter from Chief Edwards-Clemons regarding the request.

Based on the attached letter we recommend issuing a sole source purchase order to Great Lakes Breathing Air LLC in the amount of $ 224,594.07 per the request of the LFD Department from account number: 419-933009-977000

Attachment

Date: _____

Approved_____ Denied _____

_____

Andy Schor, Mayor

Date: January 21, 2026

To: Stephanie Robinson – Senior Buyer
City of Lansing Purchasing

From: Eddie Lacefield
Mako

Re: MAKO Authorized Distributor Information

Dear Stephanie,

Thank you for your interest in MAKO Compressors. Please be advised that Great Lakes Breathing Air, LLC of Allendale, Michigan is the **only** authorized distributor sanctioned by us to represent our MAKO breathing air products in the municipal fire and safety markets in the entire state of Michigan.

As an authorized MAKO distributor, Great Lakes Breathing Air is the **only** approved company for new unit sales, OEM spare parts, warranty / service for any MAKO breathing air product located within the state of Michigan. In addition, as an authorized distributor Great Lakes Breathing Air is required to maintain MAKO certification(s) for service and warranty within their assigned area. Furthermore Great Lakes Breathing Air service technician(s) are required to renew their service certifications every five years to keep abreast of current product and maintenance procedures. If you have any questions please do not hesitate to contact us.

Sincerely,

Eddie Lacefield

Eddie Lacefield
Territory Sales Manager, Mako Products
Cell No.: (484)719-3255
Website: www.makocompressors.com

CITY OF LANSING
124 W. Michigan Ave
Lansing, MI 48933
(517) 483-4128

PURCHASE ORDER	
P.O. NUMBER	P093861
DATE	03/09/2026
VENDOR I.D.	V051846
FOB	DELIVERED
REQUISITION NO	PR023365

OUR PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES, PACKING LIST AND CORRESPONDENCE

TO: GREAT LAKES BREATHING AIR
PO BOX 93
ALLENDALE, MI 49401

RSHEPARD@GREATLAKESBREATHINGAIR.COM
(616) 262-0640

DELIVER ITEMS TO:
LFD - MAINT ALARM
3708 PLEASANT GRV
LANSING, MI 48910
ATTN STEPHANIE ROBINSON

SEND INVOICE TO:
FINANCE DEPARTMENT OPERATIONS
124 W MICHIGAN AVE
8TH FLOOR
LANSING 48933

Item No.	QTY	Description	Unit Price	Extended Price
1	74,864.69	MAKO BREATHING AIR COMPRESSORS #8 *419-933008-972000 $74,864.69*	$1.00	$74,864.69
2	74,864.69	MAKO BREATHING AIR COMPRESSOR #9 *419-933009-977000 $74,864.69*	$1.00	$74,864.69
3	74,864.69	MAKO BREATHING AIR COMPRESSOR TRAINING *419-933657-977000 $74,864.69*	$1.00	$74,864.69
4	4,646.87	JAN. PRICE INCREASE *419-933008-972000 $4,646.87*	$1.00	$4,646.87
5	4,646.87	JAN PRICE INCREASE *419-933009-977000 $4,646.87*	$1.00	$4,646.87
6	4,646.88	JAN PRICE INCREASE *419-933657-977000 $4,646.88*	$1.00	$4,646.88
			Total:	$238,534.69

3 MAKO BREATING AIR COMPRESSORS WITH CO MONITOR AND AIR SWITCH PER QUOTE DTD 11/23/2025, 2 5500 PSI BOTTLES, 12 AIR STORAGE CYLINDERS, 3 VERTICAL STORAGE RACK, 3 MISC AIR LINE, 3 LABOR TO INSTALLATION AND START UP AND TRAINING, AND 3 -5YEAR MAKO EXTENDED WARRANTY. SHIP TO 2400 S WASHINGTON AVE. DELAY SHIPPING PER FIRE DEPT. BLDG IN PROCESS OF BEING BUILT

THE ARTICLES SPECIFIED ARE SUBJECT TO THE FOLLOWING CONDITIONS:

1. Goods other than those specified on this order must not be substituted or prices changed without authorization.
2. If the quantity shipped is short of the purchase order quantity, specify on the packing slip if that quantity is on back order or cancelled.

Federal Tax ID: 38-6004628

AUTHORIZED SIGNATURE Crystal L Thomas

Date
Printed: 03/12/2026



Great Lakes Breathing Air
PO Box 93
Allendale MI 49401
Phone: 616-262-0640



Office of:
Rob Shepard

rshepard@greatlakesbreathingair.com

****

Bill to	**LANSING CITY FIRE DEPT**	PO #	
Address	**3708 PLEASANT GROVE**	Ship Via	Best Way
	LANSING MI 48910		
Shipping Address		Date:	11/23/2025
	JWAN RANDLE		
Phone #	**517-582-5906**	County:	
Fax #			
E-mail	Jwan.Randle@lansingmi.gov	**QUOTE VALID FOR 30 DAYS**	

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
3	MAKO BAM06H 10HP, 14 CFM, 6000PSI BREATHING AIR COMPRESSOR WITH CO MONITOR & AIR AWITCH		
3	MAKO SSCFS3-4HP NEW MAKO THREE POSITION SCBA/SCUBA CONTAINMENT FILL STATION, WITH 4 BANK CASCADE CONTROL 4800PSI SAFETY RELIEF VALVE CAN FILL 5500PSI BOTTLES		
12	6000ISO/UN 6000PSI AIR STORAGE CYLINDER		
3	VERTICAL STORAGE RACK 4 BOTTLE SCR-4DV		
3	MISC AIR LINE, FITTINGS, AIR SAMPLE, CALIBRATION GAS.		
3	LABOR TO INSTALL, PERFORM START UP & TRAIN STAFF ON DAY OF INSTALL		
3	5 YEAR MAKO EXTENDED WARRANTY		N/C
		Subtotal	$224,594.07
		FREIGHT INCLUDED IN QUOTE	
		Tax (If Applicable)	
		TOTAL QUOTE	**$224,594.07**

Sole Source Cover Sheet

Project: _____

206.05. - Sole source procurement. This request adheres to the portions of the ordinance checked below.

(c) The criteria to be followed by the Director in determining that there is only one source for supplying the requested supply, service, or construction item are:

X _Special features are required; **Mako 5 Year Warranty**

_____Special market conditions exist; or

_____Special services or facilities are required; or

X _The source is unique or special in nature; **Great Lakes Breathing Air is the only Dealer that can perform service for the 5-year warranty to be Valid.**

X _The source is limited or **proprietary**; **Great Lakes Breathing Air is the only Authorized Mako Dealer for/in the State of Michigan.**

__X__Sales territories or product availability within limited geographical boundaries require sole source procurement; **Great Lakes Breathing Air is the only Authorized Mako distributor in the State of Michigan.**

_Where standardization or compatibility is the overriding consideration and such compatibility or standardization can only be achieved through the purchase or use of a unique product; or

_____Where a product or service is specifically identified as part of a grant award.

Discussion/Notes:
Sole Source Manufacturer –
The manufacturer,
Mako Compressors
1301 North Euclid Ave
Princeton, IL 61356

Sole Source Agent/Distributor or Consultant–
The supplier,
Rob Shepard / Owner
Great Lakes Breathing Air
PO Box 93
Allendale, MI 49401

MAKO 5

5-YEAR EXTENDED WARRANTY

We've Got Your Back

5-YEARS, 1000 HOURS

The MAKO5 is offered exclusively to the municipal fire market, and it covers MAKO's full-line of stationary breathing air compressors, containment fill stations, air storage systems, and select accessory products.

PROGRAM SUMMARY & REQUIREMENTS

- Warranty coverage:
  - » Stationary Compressors:
    - Years 3-5 block and purification system, parts only
    - Models Covered:
      - Breathing Air Module (BAM)
      - AirCharge Innovator (ACI)
      - Horizontal Breathing Air (HBA)
      - EconoAir (EA)
      - Modular Breathing Air Center (M-BAC)
      - Water-Cooled Package (WCP)
      - OEM Truck-Mount Package
  - » Bare Block:
    - Years 3-5 block, parts only
- Semi-annual inspections and PM's must be performed by an authorized and certified distributor service technician
- Customer is required to use only genuine MAKO parts during the entire warranty period
- Compressor must be ran minimum 1-hour per week to ensure proper lubrication to all critical compressor block components

Maximize the benefits of your investment and have confidence knowing your MAKO breathing air system is...

- The best built, most reliable product on the market
- Backed by our comprehensive 5-year, 1000-hour warranty
- Serviced by our distributors' highly trained, highly-skilled technicians
- Maintained using only genuine, MAKO OEM parts



LIFE COMES WITH ENOUGH RISKS

THE AIR YOU BREATHE NEEDN'T BE ONE OF THEM.



Contact your local authorized MAKO distributor for complete program details

MAKO

MAKO Compressors
1301 North Euclid Ave.
Princeton, IL 61356
217-222-5400
217-224-7814
www.makocompressors.com

DISTRIBUTOR PARTNER

MAKO Breathing Air Solutions

Authorized Dealer for the State of Michigan

Rob Shepard
616-262-0640
rshepard@greatlakesbreathingair.com

City of Lansing | Fire Department
Administration
120 E. Shiawassee | Lansing MI 48933
517-483-6910
lansingmi.gov/fire

Andy Schor, Mayor
Carrie Edwards-Clemons, Fire Chief

To: Stephanie Robinson - SR Buyer, City of Lansing Purchasing

From: Fire Chief Edwards-Clemons CEC

CC: Chief Randle

Date: January 27th, 2026

Re: Compressors — Sole Source

After evaluating our current cache of compressors, the department needs a more durable compressor with a longer life expectancy. Two of the three compressors the department currently owns are 30 plus years old. LFD is recommending the vendor Great Lakes Breathing Air of Allendale, Michigan as its preferred vendor/ sole source. The advantages of this company include the following, which meet the sole source qualifications:

- Only authorized dealer in the state of Michigan
- Only authorized distributors in the state of Michigan
- 5-year warranty
- Only authorized dealer that can perform service for the 5-year warranty to be valid

The funding line will be the project funds allocated through the current building project.

Carrie Edwards-Clemons

Type	Agency	Amount Received	1st Quarter	Expended	Balance	% Spent	Notes Q1
		Awarded Total	Q1				
HS	Advent House Ministries Inc- Fresh Start/Ending Fam Homelessness RRH	10,000	**$0.00**	$0.00	$10,000.00	0%	Using other funding 1st
HS	Advent House Ministries Inc- Housing Assessment & Resource Agcy (HARA)	30,000	**$0.00**	$0.00	$30,000.00	0%	Using other funding 1st
HS	Advent House Ministries Inc- Permanent Housing for Families	10,000	**$0.00**	$0.00	$10,000.00	0%	Using other funding 1st
HS	Advent House Ministries Inc- PSH Hope Housing	17,500	**$0.00**	$0.00	$17,500.00	0%	Using other funding 1st
HS	Advent House Ministries Inc- Street Outreach Program	43,000	**$0.00**	$0.00	$43,000.00	0%	Using other funding 1st
HS	Advent House Ministries Inc- Weekend Day Shelter	45,000	**$0.00**	$0.00	$45,000.00	0%	Using other funding 1st
HS	Against All Odds	10,000	**$0.00**	$0.00	$10,000.00	0%	Annual event in December
RE	All of the Above Hip Hop Academy	20,000	**$0.00**	$0.00	$20,000.00	0%	Delayed Until Funds Issued
HS	Allen Neighborhood Center- Connecting Neighbors	27,500	**$6,875.00**	$6,875.00	$20,625.00	25%	
HS	Allen Neighborhood Center- IRRC Community Read: Read Local, Connect Global	11,933	**$2,925.74**	$2,925.74	$9,007.26	25%	Multiple Events in Q2
HS	BCFI-Building Child & Family Initiatives- STEAM and Entrepreneur Academy	18,450	**$0.00**	$0.00	$18,450.00	0%	Using other funding 1st
HS	Big Brothers Big Sisters Michigan Capital Region- One-to-One Mentoring	22,000	**$0.00**	$0.00	$22,000.00	0%	Using other funding 1st
HS	Boys & Girls Club of Lansing - Project Learn	40,000	**$12,000.00**	$12,000.00	$28,000.00	30%	
HS	Capital Area Housing Partnership- PSH Supportive Services	5,000	**$1,344.00**	$1,344.00	$3,656.00	27%	Using City funds 1st
HS	Capitol Area District Libraries	15,000	**$3,750.00**	$3,750.00	$11,250.00	25%	
HS	Care Free Medical, Inc	65,000	**$0.00**	$0.00	$65,000.00	0%	Facility Moved in Q1
HS	Carol J. Greer Community Learning Center- Youth Program	16,000	**$935.39**	$935.39	$15,064.61	6%	Planned spending in Q3-Q4
HS	CCIEC- Cristo Rey Community Center- Direct Services/Food Access Program Support	30,000	**$18,189.68**	$18,189.68	$11,810.32	61%	Using City funds 1st
HS	CCIEC- Saint Vincent Catholic Charities (STVCC)- Living in America	10,000	**$4,933.00**	$4,933.00	$5,067.00	49%	Using City funds 1st
HS	Child and Family Charites- Gateway Youth Services	35,000	**$8,750.00**	$8,750.00	$26,250.00	25%	
HS	Child and Family Charities- Family Growth Center	10,000	**$2,500.00**	$2,500.00	$7,500.00	25%	
HS	Child and Family Charities- Teen Accountability Hearings and Prevention Programs	6,000	**$1,500.00**	$1,500.00	$4,500.00	25%	
RE	Citizens for Prison Reform	10,000	**$3,422.69**	$3,422.69	$6,577.31	34%	
HS	CMHA-CEI- Housing & Residential Fund	37,500	**$2,307.62**	$2,307.62	$35,192.38	6%	Planned spending in Q3-Q4
HS	CMHA-CEI TRC-The Recovery Center- Withdrawal Management	40,000	**$10,000.00**	$10,000.00	$30,000.00	25%	
HS	DAP Services & Resources	15,000	**$3,205.57**	$3,205.57	$11,794.43	21%	Planned spending in Q3-Q4
RE	DreamWorld Studios	10,220	**$750.00**	$750.00	$9,470.00	7%	Planned spending in Q2-Q4
HS	Eastside Community Action Center- After School Action Program	25,000	**$5,720.71**	$5,720.71	$19,279.29	23%	
HS	Eastside Community Action Center- Off the Streets	30,000	**$7,572.38**	$7,572.38	$22,427.62	25%	
RE	Eastside Community Action Center- RE Housing Opportunity Program	32,419	**$4,319.08**	$4,319.08	$28,099.92	13%	Planned spending in Q3-Q4
HS	Essential Blessings	7,000	**$0.00**	$0.00	$7,000.00	0%	Using other funding 1st
HS	Forster Woods Adult Day Services	25,000	**$6,250.00**	$6,250.00	$18,750.00	25%	
HS	Girl Scouts Heart of Michigan- Community Troop Girl Scouting in Lansing	8,000	**$5,560.00**	$5,560.00	$2,440.00	70%	Using City funds 1st
RE	Gospel Army Black History Group	11,000	**$5,398.20**	$5,398.20	$5,601.80	49%	Using City funds 1st
HS	Greater Lansing Food Bank- Garden Project	8,000	**$2,000.00**	$2,000.00	$6,000.00	25%	
HS	Greater Lansing Food Bank- Mobile Food Distributions	30,000	**$7,500.00**	$7,500.00	$22,500.00	25%	
RE	Grit Glam Guts	9,860	**$0.00**	$0.00	$9,860.00	0%	Planned spending in Q2-Q4
HS	Habitat for Humanity- Accessibility Ramps	10,000	**$1,275.00**	$1,275.00	$8,725.00	13%	Planned spending in Q2-Q4
HS	Habitat for Humanity- Critical Home Repairs	25,000	**$25,000.00**	$25,000.00	$0.00	100%	Using City funds 1st
HS	Habitat for Humanity- Homeownership	40,000	**$13,582.00**	$13,582.00	$26,418.00	34%	Using City funds 1st
HS	Helping Women Period	35,000	**$0.00**	$0.00	$35,000.00	0%	Delayed Until Funds Issued
HS	His Healing Hands Urgent Care Center- From Crisis to Stability	13,000	**$4,200.89**	$4,200.89	$8,799.11	32%	Using City funds 1st
HS	His Healing Hands Urgent Care Center- Providing medical care	25,000	**$6,000.00**	$6,000.00	$19,000.00	24%	
HS	Holy Cross Services New Hope Community Center-Hotel Emergency Lodging Program (HELP)	105,000	**$0.00**	$0.00	$105,000.00	0%	Using other funding 1st
HS	Hospice of Lansing & Stoneleigh Residence	10,000	**$3,513.24**	$3,513.24	$6,486.76	35%	Using City funds 1st
HS	Ingham Health Plan Corporation- Healthy Lifestyles (IHP)	15,426	**$3,700.00**	$3,700.00	$11,726.00	24%	

HS	International Humanitarian Services- Vision of Hope International Center Program	15,000	**$3,000.00**	$3,000.00	$12,000.00	20%	
HS	Junior Achievement of Mid Michigan	7,500	**$2,778.93**	$2,778.93	$4,721.07	37%	Using City funds 1st
HS	Justice in Mental Health Organization (JIMHO)	7,000	**$163.00**	$163.00	$6,837.00	2%	Using other funding 1st
HS	KCS Angels- Expanding Access and Inclusion	25,000	**$8,954.92**	$8,954.92	$16,045.08	36%	Using City funds 1st
HS	Lansing Area AIDS Network	24,300	**$0.00**	$0.00	$24,300.00	0%	Planned spending in Q3-Q4
HS	Lansing First Presbyterian Lansing	5,000	**$0.00**	$0.00	$5,000.00	0%	Delayed Until Funds Issued
RE	Legal Services of South Central Michigan- Estate Planning Legal Services in Lansing	4,000	**$1,000.00**	$1,000.00	$3,000.00	25%	
HS	Legal Services of South Central Michigan- Legal Aid for Basic Needs and Long-Term Stability	80,000	**$20,000.00**	$20,000.00	$60,000.00	25%	
HS	Lifeboat Addiction Recovery Services	12,500	**$0.00**	$0.00	$12,500.00	0%	Using other funding 1st
HS	LMTS Community Outreach Services-Fresh Food Friday 2.0	20,500	**$0.00**	$0.00	$20,500.00	0%	Delayed Until Funds Issued
HS	Loaves & Fishes Ministries (L&F)	20,000	**$4,749.68**	$4,749.68	$15,250.32	24%	Planned spending in Q3-Q4
HS	Michigan Coalition to End Domestic and Sexual Violence	10,000	**$0.00**	$0.00	$10,000.00	0%	Agency is returning funds
HS	Mid-Michigan Recovery Services (MMRS)-Outpatient Treatment Program	30,000	**$7,500.00**	$7,500.00	$22,500.00	25%	
RE	Next Generation Family Services BIPOC Group	15,000	**$1,900.00**	$1,900.00	$13,100.00	13%	Planned spending in Q3-Q4
HS	Northwest Initiative- Community Program and Services	25,000	**$6,322.62**	$6,322.62	$18,677.38	25%	
HS	Peckham, Inc- Embers	20,373	**$3,451.00**	$3,451.00	$16,922.00	17%	
HS	Punks with Lunch Lansing	10,000	**$0.00**	$0.00	$10,000.00	0%	Program starts Q3
RE	REACH Studio Art Center- Art Incubator Club	10,000	**$750.00**	$750.00	$9,250.00	8%	Planned spending in Q3-Q4
HS	REACH Studio Art Center- Art Truck	9,000	**$3,535.00**	$3,535.00	$5,465.00	39%	Summer Program Expenses
HS	REACH Studio Art Center- Teen Programs	13,500	**$3,375.00**	$3,375.00	$10,125.00	25%	Planned spending in Q3-Q4
HS	Refugee Development Center- Refugee Family Strengthening	50,000	**$2,406.85**	$2,406.85	$47,593.15	5%	Planned spending in Q3-Q4
RE	Refugee Development Center- Refugee Newcomer Navigation	15,000	**$748.53**	$748.53	$14,251.47	5%	Planned spending in Q3-Q4
HS	Resolution Services of Central MI-Restorative Conflict Resolution (RJ)	40,000	**$9,187.08**	$9,187.08	$30,812.92	23%	
HS	Retired & Senior Volunteer Programs of Ingham, Eaton, & Clinton Counties (RSVP)	15,000	**$2,182.72**	$2,182.72	$12,817.28	15%	Planned spending in Q3-Q4
RE	Safe & Just Michigan	10,001	**$0.00**	$0.00	$10,001.00	0%	Program starts Q3
HS	Salus Center	10,500	**$4,983.48**	$4,983.48	$5,516.52	47%	Using City funds 1st
HS	Sleep in Heavenly Peace, Inc- No Kid Sleeps on the Floor in Our Town	15,000	**$0.00**	$0.00	$15,000.00	0%	Program begins Q2
HS	Southside Community Coalition-Community Services	30,000	**$15,000.00**	$15,000.00	$15,000.00	50%	Program heavy in Q1
HS	STREET 517- Pitstop	7,500	**$0.00**	$0.00	$7,500.00	0%	Planned spending in Q3-Q4
HS	The Davies Project- Partnership Continuation	35,000	**$5,655.72**	$5,655.72	$29,344.28	16%	Using City funds 1st
HS	The Salvation Army- Community Meals Program	20,000	**$9,748.35**	$9,748.35	$10,251.65	49%	Using City funds 1st
RE	The Turning Point of Lansing	30,000	**$0.00**	$0.00	$30,000.00	0%	Program starts Q3
HS	Todd Martin Development Fund- Setting Up Lansing's Children for Success	10,000	**$1,685.17**	$1,685.17	$8,314.83	17%	Multiple Events in Q2
HS	Tri-County Office on Aging- Meals on Wheels (TCOA)	10,000	**$2,500.00**	$2,500.00	$7,500.00	25%	
HS	United Mentoring Program- Walk in Truth Ministries	30,000	**$10,000.00**	$10,000.00	$20,000.00	33%	
HS	United Way of South Central Michigan- Capital Area College Access Network	13,000	**$2,750.00**	$2,750.00	$10,250.00	21%	
HS	United Way of South Central Michigan- Central Michigan 211	10,000	**$2,500.00**	$2,500.00	$7,500.00	25%	
HS	United Way of South Central Michigan- VITA (UWSCM)	16,000	**$4,000.00**	$4,000.00	$12,000.00	25%	Planned spending in Q3-Q4
HS	Women's Center of Greater Lansing- Mental Health Clinical Program	20,000	**$5,000.00**	$5,000.00	$15,000.00	25%	
RE	YMCA of Metropolitan Lansing- Achiever's Program	22,500	**$2,292.50**	$2,292.50	$20,207.50	10%	Planned spending in Q3-Q4
HS	YMCA of Metropolitan Lansing- Healthy Living YMCA Mobile Kitchen and Community Sites	15,000	**$3,750.00**	$3,750.00	$11,250.00	25%	

All HRCS Grants	**$1,862,982**	**$336,850.74**
Remaining	$1,526,131.26	
Expended	$336,850.74	
% Spent YTD	18.08%	

Notes: Explanations provided for more than 10% deviation. Agency spending patterns vary, with some spending all City funds first, using other funding sources later in the year or vice versa. Some new programs may

wait to receive City funds prior to spending.

Type	Agency	Amount Received	1st Quarter	2nd Quarter	Expended	Balance	% Spent	Notes Q2
		Awarded Total	Q1	Q2				
HS	Advent House Ministries Inc- Fresh Start/Ending Fam Homelessness RRH	10,000	**$0.00**	**$0.00**	$0.00	$10,000.00	0%	Using other funding 1st
HS	Advent House Ministries Inc- Housing Assessment & Resource Agcy (HARA)	30,000	**$0.00**	**$0.00**	$0.00	$30,000.00	0%	Using other funding 1st
HS	Advent House Ministries Inc- Permanent Housing for Families	10,000	**$0.00**	**$0.00**	$0.00	$10,000.00	0%	Using other funding 1st
HS	Advent House Ministries Inc- PSH Hope Housing	17,500	**$0.00**	**$0.00**	$0.00	$17,500.00	0%	Using other funding 1st
HS	Advent House Ministries Inc- Street Outreach Program	43,000	**$0.00**	**$14,009.18**	$14,009.18	$28,990.82	33%	Using other funding 1st
HS	Advent House Ministries Inc- Weekend Day Shelter	45,000	**$0.00**	**$21,358.28**	$21,358.28	$23,641.72	47%	
HS	Against All Odds	10,000	**$0.00**	**$8,149.00**	$8,149.00	$1,851.00	81%	Annual event in December
RE	All of the Above Hip Hop Academy	20,000	**$0.00**	**$10,000.00**	$10,000.00	$10,000.00	50%	
HS	Allen Neighborhood Center- Connecting Neighbors	27,500	**$6,875.00**	**$6,875.00**	$13,750.00	$13,750.00	50%	
HS	Allen Neighborhood Center- IRRC Community Read: Read Local, Connect Global	11,933	**$2,925.74**	**$4,906.89**	$7,832.63	$4,100.37	66%	Multiple Events in Q2
HS	BCFI-Building Child & Family Initiatives- STEAM and Entrepreneur Academy	18,450	**$0.00**	**$0.00**	$0.00	$18,450.00	0%	Using other funding 1st
HS	Big Brothers Big Sisters Michigan Capital Region- One-to-One Mentoring	22,000	**$0.00**	**$0.00**	$0.00	$22,000.00	0%	Using other funding 1st
HS	Boys & Girls Club of Lansing - Project Learn	40,000	**$12,000.00**	**$12,000.00**	$24,000.00	$16,000.00	60%	
HS	Capital Area Housing Partnership- PSH Supportive Services	5,000	**$1,344.00**	**$1,988.95**	$3,332.95	$1,667.05	67%	Using City funds 1st
HS	Capitol Area District Libraries	15,000	**$3,750.00**	**$3,750.00**	$7,500.00	$7,500.00	50%	
HS	Care Free Medical, Inc	65,000	**$0.00**	**$35,625.50**	$35,625.50	$29,374.50	55%	
HS	Carol J. Greer Community Learning Center- Youth Program	16,000	**$935.39**	**$3,452.23**	$4,387.62	$11,612.38	27%	Planned spending in Q3-Q4
HS	CCIEC- Cristo Rey Community Center- Direct Services/Food Access Program Support	30,000	**$18,189.68**	**$11,810.32**	$30,000.00	$0.00	100%	Using City funds 1st
HS	CCIEC- Saint Vincent Catholic Charities (STVCC)- Living in America	10,000	**$4,933.00**	**$903.06**	$5,836.06	$4,163.94	58%	
HS	Child and Family Charites- Gateway Youth Services	35,000	**$8,750.00**	**$8,750.00**	$17,500.00	$17,500.00	50%	
HS	Child and Family Charities- Family Growth Center	10,000	**$2,500.00**	**$2,500.00**	$5,000.00	$5,000.00	50%	
HS	Child and Family Charities- Teen Accountability Hearings and Prevention Programs	6,000	**$1,500.00**	**$1,500.00**	$3,000.00	$3,000.00	50%	
RE	Citizens for Prison Reform	10,000	**$3,422.69**	**$1,670.18**	$5,092.87	$4,907.13	51%	
HS	CMHA-CEI- Housing & Residential Fund	37,500	**$2,307.62**	**$4,685.92**	$6,993.54	$30,506.46	19%	Planned spending in Q3-Q4
HS	CMHA-CEI TRC-The Recovery Center- Withdrawal Management	40,000	**$10,000.00**	**$10,000.00**	$20,000.00	$20,000.00	50%	
HS	DAP Services & Resources	15,000	**$3,205.57**	**$2,348.09**	$5,553.66	$9,446.34	37%	Planned spending in Q3-Q4
RE	DreamWorld Studios	10,220	**$750.00**	**$4,410.39**	$5,160.39	$5,059.61	50%	
HS	Eastside Community Action Center- After School Action Program	25,000	**$5,720.71**	**$9,100.48**	$14,821.19	$10,178.81	59%	
HS	Eastside Community Action Center- Off the Streets	30,000	**$7,572.38**	**$9,398.49**	$16,970.87	$13,029.13	57%	
RE	Eastside Community Action Center- RE Housing Opportunity Program	32,419	**$4,319.08**	**$8,260.86**	$12,579.94	$19,839.06	39%	Planned spending in Q3-Q4
HS	Essential Blessings	7,000	**$0.00**	**$0.00**	$0.00	$7,000.00	0%	Using other funding 1st
HS	Forster Woods Adult Day Services	25,000	**$6,250.00**	**$6,250.00**	$12,500.00	$12,500.00	50%	
HS	Girl Scouts Heart of Michigan- Community Troop Girl Scouting in Lansing	8,000	**$5,560.00**	**$0.00**	$5,560.00	$2,440.00	70%	Using City funds 1st
RE	Gospel Army Black History Group	11,000	**$5,398.20**	**$1,819.86**	$7,218.06	$3,781.94	66%	Using City funds 1st
HS	Greater Lansing Food Bank- Garden Project	8,000	**$2,000.00**	**$2,000.00**	$4,000.00	$4,000.00	50%	
HS	Greater Lansing Food Bank- Mobile Food Distributions	30,000	**$7,500.00**	**$7,500.00**	$15,000.00	$15,000.00	50%	
RE	Grit Glam Guts	9,860	**$0.00**	**$3,305.00**	$3,305.00	$6,555.00	34%	Planned spending in Q3-Q4
HS	Habitat for Humanity- Accessibility Ramps	10,000	**$1,275.00**	**$2,786.00**	$4,061.00	$5,939.00	41%	Planned spending in Q3-Q4
HS	Habitat for Humanity- Critical Home Repairs	25,000	**$25,000.00**	**$0.00**	$25,000.00	$0.00	100%	Using City funds 1st
HS	Habitat for Humanity- Homeownership	40,000	**$13,582.00**	**$26,418.00**	$40,000.00	$0.00	100%	Using City funds 1st
HS	Helping Women Period	35,000	**$0.00**	**$17,557.00**	$17,557.00	$17,443.00	50%	
HS	His Healing Hands Urgent Care Center- From Crisis to Stability	13,000	**$4,200.89**	**$3,741.00**	$7,941.89	$5,058.11	61%	Using City funds 1st
HS	His Healing Hands Urgent Care Center- Providing medical care	25,000	**$6,000.00**	**$6,000.00**	$12,000.00	$13,000.00	48%	
HS	Holy Cross Services New Hope Community Center-Hotel Emergency Lodging Program (HELP)	105,000	**$0.00**	**$0.00**	$0.00	$105,000.00	0%	Using other funding 1st
HS	Hospice of Lansing & Stoneleigh Residence	10,000	**$3,513.24**	**$3,161.66**	$6,674.90	$3,325.10	67%	Using City funds 1st
HS	Ingham Health Plan Corporation- Healthy Lifestyles (IHP)	15,426	**$3,700.00**	**$3,791.10**	$7,491.10	$7,934.90	49%	
HS	International Humanitarian Services- Vision of Hope International Center Program	15,000	**$3,000.00**	**$4,475.00**	$7,475.00	$7,525.00	50%	
HS	Junior Achievement of Mid Michigan	7,500	**$2,778.93**	**$1,418.26**	$4,197.19	$3,302.81	56%	
HS	Justice in Mental Health Organization (JIMHO)	7,000	**$163.00**	**$1,882.44**	$2,045.44	$4,954.56	29%	Using other funding 1st
HS	KCS Angels- Expanding Access and Inclusion	25,000	**$8,954.92**	**$6,505.00**	$15,459.92	$9,540.08	62%	Using City funds 1st

HS	Lansing Area AIDS Network	24,300	**$0.00**	**$0.00**	$0.00	$24,300.00	0%	Planned spending in Q3-Q4
HS	Lansing First Presbyterian Lansing	5,000	**$0.00**	**$2,483.33**	$2,483.33	$2,516.67	50%	
RE	Legal Services of South Central Michigan- Estate Planning Legal Services in Lansing	4,000	**$1,000.00**	**$1,000.00**	$2,000.00	$2,000.00	50%	
HS	Legal Services of South Central Michigan- Legal Aid for Basic Needs and Long-Term Stability	80,000	**$20,000.00**	**$20,000.00**	$40,000.00	$40,000.00	50%	
HS	Lifeboat Addiction Recovery Services	12,500	**$0.00**	**$1,660.22**	$1,660.22	$10,839.78	13%	Using other funding 1st
HS	LMTS Community Outreach Services-Fresh Food Friday 2.0	20,500	**$0.00**	**$8,100.00**	$8,100.00	$12,400.00	40%	
HS	Loaves & Fishes Ministries (L&F)	20,000	**$4,749.68**	**$890.79**	$5,640.47	$14,359.53	28%	Planned spending in Q3-Q4
HS	Michigan Coalition to End Domestic and Sexual Violence	10,000	**$0.00**	**$0.00**	$0.00	$10,000.00	0%	Agency is returning funds
HS	Mid-Michigan Recovery Services (MMRS)-Outpatient Treatment Program	30,000	**$7,500.00**	**$7,500.00**	$15,000.00	$15,000.00	50%	
RE	Next Generation Family Services BIPOC Group	15,000	**$1,900.00**	**$0.00**	$1,900.00	$13,100.00	13%	Planned spending in Q3-Q4
HS	Northwest Initiative- Community Program and Services	25,000	**$6,322.62**	**$5,100.00**	$11,422.62	$13,577.38	46%	
HS	Peckham, Inc- Embers	20,373	**$3,451.00**	**$5,466.00**	$8,917.00	$11,456.00	44%	
HS	Punks with Lunch Lansing	10,000	**$0.00**	**$0.00**	$0.00	$10,000.00	0%	Program starts Q3
RE	REACH Studio Art Center- Art Incubator Club	10,000	**$750.00**	**$2,735.00**	$3,485.00	$6,515.00	35%	Planned spending in Q3-Q4
HS	REACH Studio Art Center- Art Truck	9,000	**$3,535.00**	**$1,250.00**	$4,785.00	$4,215.00	53%	
HS	REACH Studio Art Center- Teen Programs	13,500	**$3,375.00**	**$0.00**	$3,375.00	$10,125.00	25%	Planned spending in Q3-Q4
HS	Refugee Development Center- Refugee Family Strengthening	50,000	**$2,406.85**	**$11,873.69**	$14,280.54	$35,719.46	29%	Planned spending in Q3-Q4
RE	Refugee Development Center- Refugee Newcomer Navigation	15,000	**$748.53**	**$3,375.59**	$4,124.12	$10,875.88	27%	Planned spending in Q3-Q4
HS	Resolution Services of Central MI-Restorative Conflict Resolution (RJ)	40,000	**$9,187.08**	**$10,145.46**	$19,332.54	$20,667.46	48%	
HS	Retired & Senior Volunteer Programs of Ingham, Eaton, & Clinton Counties (RSVP)	15,000	**$2,182.72**	**$2,553.01**	$4,735.73	$10,264.27	32%	Planned spending in Q3-Q4
RE	Safe & Just Michigan	10,001	**$0.00**	**$0.00**	$0.00	$10,001.00	0%	Program starts Q3
HS	Salus Center	10,500	**$4,983.48**	**$2,793.52**	$7,777.00	$2,723.00	74%	Using City funds 1st
HS	Sleep in Heavenly Peace, Inc- No Kid Sleeps on the Floor in Our Town	15,000	**$0.00**	**$7,500.00**	$7,500.00	$7,500.00	50%	
HS	Southside Community Coalition-Community Services	30,000	**$15,000.00**	**$5,040.00**	$20,040.00	$9,960.00	67%	Program heavy in Q2
HS	STREET 517- Pitstop	7,500	**$0.00**	**$1,437.09**	$1,437.09	$6,062.91	19%	Planned spending in Q3-Q4
HS	The Davies Project- Partnership Continuation	35,000	**$5,655.72**	**$26,017.02**	$31,672.74	$3,327.26	90%	Using City funds 1st
HS	The Salvation Army- Community Meals Program	20,000	**$9,748.35**	**$6,315.65**	$16,064.00	$3,936.00	80%	Using City funds 1st
RE	The Turning Point of Lansing	30,000	**$0.00**	**$0.00**	$0.00	$30,000.00	0%	Program starts Q3
HS	Todd Martin Development Fund- Setting Up Lansing's Children for Success	10,000	**$1,685.17**	**$5,918.64**	$7,603.81	$2,396.19	76%	Multiple Events in Q2
HS	Tri-County Office on Aging- Meals on Wheels (TCOA)	10,000	**$2,500.00**	**$2,500.00**	$5,000.00	$5,000.00	50%	
HS	United Mentoring Program- Walk in Truth Ministries	30,000	**$10,000.00**	**$7,500.00**	$17,500.00	$12,500.00	58%	
HS	United Way of South Central Michigan- Capital Area College Access Network	13,000	**$2,750.00**	**$2,750.00**	$5,500.00	$7,500.00	42%	
HS	United Way of South Central Michigan- Central Michigan 211	10,000	**$2,500.00**	**$2,500.00**	$5,000.00	$5,000.00	50%	
HS	United Way of South Central Michigan- VITA (UWSCM)	16,000	**$4,000.00**	**$0.00**	$4,000.00	$12,000.00	25%	Planned spending in Q3-Q4
HS	Women's Center of Greater Lansing- Mental Health Clinical Program	20,000	**$5,000.00**	**$5,000.00**	$10,000.00	$10,000.00	50%	
RE	YMCA of Metropolitan Lansing- Achiever's Program	22,500	**$2,292.50**	**$2,292.50**	$4,585.00	$17,915.00	20%	Planned spending in Q3-Q4
HS	YMCA of Metropolitan Lansing- Healthy Living YMCA Mobile Kitchen and Community Sites	15,000	**$3,750.00**	**$3,750.00**	$7,500.00	$7,500.00	50%	

All HRCS Grants	**$1,862,982**	**$336,850.74**	**$461,510.65**
Remaining	$1,064,620.61		
Expended	$798,361.39		
% Spent YTD	42.85%		

Notes: Explanations provided for more than 10% deviation. Agency spending patterns vary, with some spending all City funds first, using other funding sources later in the year or vice versa. Some new programs may wait to receive City funds prior to spending.

Agency	Amount Received	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Expended	Balance	% Spent	Notes Q2
Advent House Ministries Inc - Fresh Start/Ending Fam Homelessness RRH	$10,000	$0.00	$0.00	$6,539.27	$3,460.73	$10,000.00	$0.00	100.00%	
Advent House Ministries Inc - Permanent Housing for Families	$10,000	$0.00	$0.00	$4,940.31	$5,059.69	$10,000.00	$0.00	100.00%	
Advent House Ministries Inc - PSH Hope Housing	$17,500	$0.00	$0.00	$10,773.73	$6,726.27	$17,500.00	$0.00	100.00%	
Advent House Ministries Inc - Weekend Day Shelter	$45,000	$10,563.29	$12,206.08	$10,597.13	$11,633.50	$45,000.00	$0.00	100.00%	
Advent House Ministries, Inc. - Housing Assessment & Resource Agcy (HARA)	$30,000	$0.00	$0.00	$17,446.00	$12,554.00	$30,000.00	$0.00	100.00%	
Allen Neighborhood Center - Connecting Neighbors	$27,000	$6,753.53	$6,750.49	$6,751.31	$6,744.67	$27,000.00	$0.00	100.00%	
BCFI-Building Child & Family Initiatives - STEAM and Entrepreneur Academy	$16,970	$0.00	$3,362.43	$1,361.99	$12,245.58	$16,970.00	$0.00	100.00%	
Big Brothers Big Sisters Michigan Capital Region - One-to-One Mentoring	$20,000	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$20,000.00	$0.00	100.00%	
Boys & Girls Club of Lansing - Project Learn	$55,000	$14,250.00	$16,400.00	$13,395.15	$10,954.85	$55,000.00	$0.00	100.00%	
Capital Area Housing Partnership - PSH Supportive Services	$5,000	$0.00	$645.00	$4,064.13	$290.87	$5,000.00	$0.00	100.00%	
Capitol Area District Libraries	$15,000	$3,750.00	$3,750.00	$3,750.00	$3,750.00	$15,000.00	$0.00	100.00%	
Care Free Medical, Inc	$65,000	$0.00	$32,500.00	$32,500.00	$0.00	$65,000.00	$0.00	100.00%	
Carol J. Greer Community Learning Center of St. Stephen's Community Church-Youth Program	$18,225	$300.84	$2,853.69	$3,354.65	$7,369.22	$13,878.40	$4,346.60	76.15%	Check received for unspent funds
CCIEC- Cristo Rey Community Center-Direct Services/Food Access Program Support	$30,000	$14,519.00	$13,587.40	$1,893.60	$0.00	$30,000.00	$0.00	100.00%	
CCIEC- Saint Vincent Catholic Charities (STVCC)-Living in America	$10,000	$0.00	$1,332.48	$5,462.71	$3,204.81	$10,000.00	$0.00	100.00%	
Child and Family Charites-Gateway Youth Services	$30,000	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$30,000.00	$0.00	100.00%	
Child and Family Charities- Family Growth Center	$10,000	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$10,000.00	$0.00	100.00%	
Child and Family Charities: Teen Accountability Hearings and Prevention Programs	$6,000	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$6,000.00	$0.00	100.00%	
CMHA-CEI TRC-The Recovery Center-Withdrawal Management	$40,000	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$40,000.00	$0.00	100.00%	
CMHA-CEI-Bridges Crisis Unit	$50,000	$12,500.00	$12,500.00	$12,500.00	$12,500.00	$50,000.00	$0.00	100.00%	
Eastside Community Action Center- Housing Opportunity Program	$15,000	$2,025.00	$3,375.00	$5,190.00	$4,410.00	$15,000.00	$0.00	100.00%	
Eastside Community Action Center-After School Action Program	$15,000	$4,500.00	$3,500.00	$4,000.00	$3,000.00	$15,000.00	$0.00	100.00%	
Eastside Community Action Center-Off the Streets	$30,000	$6,500.00	$3,500.00	$10,440.00	$9,560.00	$30,000.00	$0.00	100.00%	
EVE, Inc-Emergency Shelter	$50,000	$12,500.00	$0.00	$16,820.31	$20,329.65	$49,649.96	$350.04	99.30%	Check received for unspent funds
First Presbyterian Lansing	$5,000	$0.00	$0.00	$1,500.36	$3,498.32	$4,998.68	$1.32	99.97%	Check received for unspent funds
Forster Woods Adult Day Services	$25,000	$6,250.00	$6,250.00	$6,250.00	$6,250.00	$25,000.00	$0.00	100.00%	
Girl Scouts Heart of Michigan-Community Troop Girl Scouting in Lansing	$7,000	$2,984.86	$0.00	$672.95	$3,342.19	$7,000.00	$0.00	100.00%	
Greater Lansing Food Bank-Garden Project	$8,000	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$8,000.00	$0.00	100.00%	
Greater Lansing Food Bank-Mobile Food Distributions	$30,000	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$30,000.00	$0.00	100.00%	
Habitat for Humanity Capital Region-Homeownership	$40,000	$40,000.00	$0.00	$0.00	$0.00	$40,000.00	$0.00	100.00%	
Habitat for Humanity-Accessibility Ramps	$10,000	$10,000.00	$0.00	$0.00	$0.00	$10,000.00	$0.00	100.00%	
Habitat for Humanity-Critical Home Repairs	$25,000	$25,000.00	$0.00	$0.00	$0.00	$25,000.00	$0.00	100.00%	
Helping Women Period	$35,000	$26,115.25	$7,104.25	$890.25	$890.25	$35,000.00	$0.00	100.00%	
His Healing Hands Urgent Care Center	$25,000	$5,000.00	$6,000.00	$8,000.00	$6,000.00	$25,000.00	$0.00	100.00%	
Holy Cross Services New Hope Community Center-Hotel Emergency Lodging Program (HELP)	$50,000	$14,995.47	$21,749.82	$10,854.30	$2,400.41	$50,000.00	$0.00	100.00%	
Holy Cross Services New Hope Community Center-Shelter Services (Day and Overnight)	$105,000	$41,625.77	$50,418.43	$12,955.80	$0.00	$105,000.00	$0.00	100.00%	
Hospice of Lansing & Stoneleigh Residence	$10,000	$3,869.83	$2,491.84	$2,104.08	$1,534.25	$10,000.00	$0.00	100.00%	

Ingham Health Plan Corporation-Healthy Lifestyles (IHP)	$15,000	$5,537.09	$5,153.35	$3,586.80	$722.76	$15,000.00	$0.00	100.00%	
International Humanitarian Services-Vision of Hope International Center Program	$15,000	$2,000.00	$4,655.40	$4,500.00	$3,844.60	$15,000.00	$0.00	100.00%	
Justice in Mental Health Organization (JIMHO)	$7,000	$2,266.97	$2,025.75	$812.61	$1,894.67	$7,000.00	$0.00	100.00%	
KCS Angels-Expanding Access and Inclusion	$25,000	$6,180.00	$5,748.00	$5,394.00	$6,198.00	$23,520.00	$1,480.00	94.08%	
Lansing Regional Sister Cities	$20,000	$2,597.16	$4,047.37	$1,064.97	$12,290.50	$20,000.00	$0.00	100.00%	
Legal Services of South Central Michigan-Legal Aid for Basic Needs and Long-Term Stability	$80,000	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$80,000.00	$0.00	100.00%	
LMTS Community Outreach Services-Back to Basics	$10,000	$0.00	$5,000.00	$3,000.00	$2,000.00	$10,000.00	$0.00	100.00%	
Loads of Love-Spirit of Peace Church of the Brethren-DECLINED	$5,000	$0.00	$0.00	$0.00	$0.00	$0.00	$5,000.00	0.00%	Declined by awardee
Loaves & Fishes Ministries (L&F)	$20,000	$5,591.83	$4,262.31	$5,625.32	$4,520.54	$20,000.00	$0.00	100.00%	
LPD Explorer Post- DECLINED	$3,000	$0.00	$0.00	$0.00	$0.00	$0.00	$3,000.00	0.00%	Declined by awardee
Michigan Crossroads Council, Boy Scouts of America-Lansing Scoutreach-DECLINED	$5,000	$0.00	$0.00			$0.00	$5,000.00	0.00%	Declined by awardee
Mid-Michigan Recovery Services (MMRS)-Outpatient Treatment Program	$30,000	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$30,000.00	$0.00	100.00%	
Northwest Initiative-Community Program and Services	$25,000	$6,322.62	$5,100.00	$6,500.00	$7,077.38	$25,000.00	$0.00	100.00%	
Old Newsboys of Greater Lansing	$10,000	$1,000.00	$3,400.00	$3,300.00	$2,300.00	$10,000.00	$0.00	100.00%	
Peckham, Inc- Build2Grow	$5,855	$1,209.00	$659.00	$3,068.00	$919.00	$5,855.00	$0.00	100.00%	
Peckham, Inc-Embers	$19,891	$706.00	$5,087.73	$4,745.00	$9,352.27	$19,891.00	$0.00	100.00%	
REACH Studio Art Center-Art Truck	$8,000	$3,458.00	$1,125.00	$1,125.00	$2,292.00	$8,000.00	$0.00	100.00%	
REACH Studio Art Center-Teen Programs	$12,000	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$12,000.00	$0.00	100.00%	
Refugee Development Center-Refugee Family Strengthening	$50,000	$20,514.07	$10,938.56	$6,625.94	$11,921.43	$50,000.00	$0.00	100.00%	
Resolution Services of Central MI-Restorative Conflict Resolution (RJ)	$40,000	$9,571.90	$5,871.25	$7,142.44	$17,414.41	$40,000.00	$0.00	100.00%	
Retired & Senior Volunteer Programs of Ingham, Eaton, & Clinton Counties (RSVP)	$15,000	$0.00	$3,907.27	$9,049.07	$2,043.66	$15,000.00	$0.00	100.00%	
Salus Center	$10,500	$637.56	$2,530.13	$3,577.40	$3,754.91	$10,500.00	$0.00	100.00%	
Sleep in Heavenly Peace, Inc-No Kid Sleeps on the Floor in Our Town	$15,000	$0.00	$7,500.00	$7,500.00	$0.00	$15,000.00	$0.00	100.00%	
Southside Community Coalition-Community Services	$30,000	$13,250.00	$5,566.00	$5,750.00	$5,434.00	$30,000.00	$0.00	100.00%	
The Davies Project-Partnership Continuation	$35,000	$14,617.32	$10,900.25	$6,235.84	$3,210.81	$34,964.22	$35.78	99.90%	Check received for unspent funds
The Listening Ear Crisis Intervention Center	$6,000	$1,452.38	$1,430.91	$1,452.38	$1,664.33	$6,000.00	$0.00	100.00%	
The Salvation Army-Community Meals Program	$18,000	$10,615.99	$4,871.24	$2,512.77	$0.00	$18,000.00	$0.00	100.00%	
The Turning Point of Lansing	$25,000	$6,825.00	$6,275.00	$11,250.00	$650.00	$25,000.00	$0.00	100.00%	
Tri-County Office on Aging-Meals on Wheels (TCOA)	$10,000	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$10,000.00	$0.00	100.00%	
United Mentoring Program-Walk in Truth Ministries	$25,000	$7,500.00	$10,000.00	$5,000.00	$2,500.00	$25,000.00	$0.00	100.00%	
United Way of South Central Michigan-Central Michigan 211	$10,000	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$10,000.00	$0.00	100.00%	
United Way of South Central Michigan-VITA (UWSCM)	$15,000	$3,750.00	$3,750.00	$3,750.00	$3,750.00	$15,000.00	$0.00	100.00%	
Women's Center of Greater Lansing-Counseling, Support Group and Crisis Counseling	$20,000	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$20,000.00	$0.00	100.00%	
Women's Center of Greater Lansing-Housing and Employment Empowerment	$20,000	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$20,000.00	$0.00	100.00%	
YMCA of Metropolitan Lansing-Healthy Living YMCA Mobile Kitchen and Community Sites	$15,000	$3,750.00	$3,750.00	$3,750.00	$3,750.00	$15,000.00	$0.00	100.00%	
All of the Above Hip Hop Academy	$17,500	$8,750.00	$0.00	$8,750.00	$0.00	$17,500.00	$0.00	100.00%	
Big Brothers Big Sisters Michigan Capital Region - Advancing Equity for Thriving Youth and Families	$5,000	$0.00	$0.00	$5,000.00	$0.00	$5,000.00	$0.00	100.00%	
Child and Family Charities- Expanding Capacity to Serve BIPOC Populations	$16,000	$124.00	$2,611.33	$5,859.50	$7,405.17	$16,000.00	$0.00	100.00%	

Citizens for Prison Reform	**$18,500**	$0.00	$6,359.15	$8,253.99	$3,886.86	$18,500.00	**$0.00**	**100.00%**	
Eastside Community Action Center- RE Housing Opportunity Program	**$25,000**	$3,375.00	$5,625.00	$8,650.00	$7,350.00	$25,000.00	**$0.00**	**100.00%**	
Michigan Breastfeeding Network- North Star Services	**$14,000**	$850.00	$2,567.55	$5,641.79	$4,940.66	$14,000.00	**$0.00**	**100.00%**	
Ourspace Foundation	**$25,000**	$0.00	$0.00	$6,000.00	$19,000.00	$25,000.00	**$0.00**	**100.00%**	
REACH Studio Art Center- Art Incubator Club	**$10,000**	$626.00	$2,226.00	$3,347.56	$3,800.44	$10,000.00	**$0.00**	**100.00%**	
STREET 517- Pathfinders	**$24,000**	$0.00	$3,995.88	$13,826.91	$6,177.21	$24,000.00	**$0.00**	**100.00%**	
The Mobility Collective	**$14,000**	$0.00	$1,950.00	$5,393.55	$6,656.45	$14,000.00	**$0.00**	**100.00%**	
YMCA of Metropolitan Lansing-Achiever's Program	**$31,000**	$0.00	$2,070.00	$25,680.00	$3,250.00	$31,000.00	**$0.00**	**100.00%**	

	Awarded Total	**Q1**	**Q2**	**Q3**	**Q4**
All HRCS Grants	**$1,870,941**	**$488,580.73**	**$442,736.34**	**$509,228.87**	**$411,181.32**
Remaining	$19,213.74				
Expended	$1,851,727.26				
% Spent YTD	98.97%				

Notes: Explanations provided for more than 10% deviation. Agency spending patterns vary, with some spending all City funds first, using other funding sources later in the year or vice versa. Some new programs may wait to receive City funds prior to spending.

Chris Swope
Lansing City Clerk

April 2, 2026

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

Dear President and Council Members:

My office has received and placed on file this document:

Lansing Economic Development Corporation 2025 Annual Report

This document is available for review at the office of the City Clerk or at https://mi-lansing3.civicplus.pro/227/Public-Notices-Documents-on-File.

Sincerely,

Chris Swope

Chris Swope, MMC/MiPMC Level 3
Lansing City Clerk

Chris Swope
Lansing City Clerk

April 2, 2026

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

Dear President and Council Members:

Pursuant to Lansing City Ordinance 260.03, my office received on March 23, 2026 and placed on file the following document:

Lansing Housing Commission Financial Statements and Independent Auditors Report for Fiscal Year ended June 30, 2025

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

Sincerely,

Chris Swope

Chris Swope, MMC/MiPMC
Lansing City Clerk

Chris Swope
Lansing City Clerk

April 2, 2026

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

Dear President and Council Members:

Pursuant to Lansing City Ordinance 260.03, my office received on March 23, 2026 and placed on file the following document:

Lansing Housing Commission Annual Report 2025

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

Sincerely,

Chris Swope

Chris Swope, MMC/MiPMC
Lansing City Clerk

CITY OF LANSING
AFFIDAVIT OF DISCLOSURE

TO: CITY CLERK DATE: 3/17/22

I, Joseph Sterle 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.	[x]	[ ]	I am an □ elected or □ appointed □ officer or ☒ employee of the City of Lansing holding the position of Detention officer in the Police Department.
	[ ]	[x]	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
	[ ]	[x]	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.	[ ]	[x]	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)
	[ ]	[x]	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(l) of the Code of Ordinances]
	[ ]	[x]	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(l) of the Code of Ordinances]
	[ ]	[x]	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:
[x] Full-time [ ] Part-time (less than 25 hours/wk) [ ] Unpaid

4. Name of the activity/business in question: Personal trainer

5. Do you have ownership or interest in the activity/business? Yes x No _____

Updated Feb 2022

6/11

6. Does this activity/business conduct business with the City of Lansing? Yes_____No__x__
If yes, please explain_____

7. Does the activity/business depend on you being an employee of the City of Lansing?
Yes_____No__x__
If yes, please explain:_____

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

9. Does this activity/business require your using equipment/facilities of the City of Lansing?
Yes_____No__x__
If yes, please explain:_____

10. Does the activity/business use any advertisements or circulars that reference your employment with the City of Lansing? Yes_____No__x__
If yes, please attach copies.

11. Explain what you will be doing in the activity/business:
Training members of the gym to work on personal fitness

12. Explain why you believe a conflict may/may not exist with this activity/business:
I do not feel like this will be a conflict as I will be doing this on my days off and will not be doing any work of advertising on city 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__x__
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 17 day of March, 20 26

Signature of Filer

Angelica Basic
NOTARY PUBLIC
COUNTY OF EATON
My Commission Expires
01/14/2029
Acting in the County of
Ingham
STATE OF MICHIGAN

STATE OF MICHIGAN)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this 17th day of March, 2026 (year), by _____ (Notary Signature)

Angelica Basic (Print Name)

Notary Public, Eaton County,
Acting in Ingham County,
My Commission Expires: 1-14-2029

Updated Feb 2022

8/11

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 <u>each</u> business, include in your answer such things as:

- What is the form of your business entity and what percentage do you own? 100 %
- Are you self-employed? yes
- Who is your employer, if applicable? _____
- What are the things you actually do in the business? Training gym members
- Who are your clients and who receives your goods or services? gym members
- How and where are your services performed? St. Johns mi
- How often do you do outside work? 2 days a week

9/11

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:

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: 3/23/27

MAR23'26 10AMCLERK

Employee Requesting Approval: Joseph Sterle **Badge No:** 306
Current Duty Assignment: Detention
Hours: 0700-1900 **Division:** Admin

SUPPLEMENTAL EMPLOYMENT INFORMATION

Name of Employer: Self-employed
Type of Business:
Business Address: 1503 Marceline St. Johns MI 48879
Owner or Manager's Name: Telephone No: 517-899-683
Location of Employment: St. Johns MI
Description of Work Duties: Personal Trainer
Work Schedule:
Number of Hours Per Week: 8-10 Duration of Employment:

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.

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: 3-17-26 Initials: ☒ **Approved** ☐ **Disapproved**

Captain's Comments:

Date 3-23-26 ☒ **Approved** ☐ **Disapproved**

Robert Backus, Chief of Police

Copy of form sent to employee on 3-23-26.

5/11

March 18, 2026

MAR23'26 4PMCLERK

Najah Nona
2303 Shawnee Trail
Okemos, MI 48864

Lansing City Clerk
124 W. Michigan Ave, 9th Floor
Lansing, MI 48933

Re: Appeal of Claims Review Committee Decision — Claim No. 2225, 2215 Greencroft Road, Lansing, MI

Dear Members of the Lansing City Council:

I am writing to formally appeal the decision of the Claims Review Committee dated March 6, 2026, which denied my claim in the amount of $345.00 relating to a grass height violation and subsequent City mowing service at my property located at 2215 Greencroft Road, Lansing, Michigan. I respectfully submit that the charge was assessed in error, as the grass had not reached the eight (8) inch violation threshold at the time the City mowed.

Background
My tenant at 2215 Greencroft Road observed that the grass had not been mowed and informed me that, in their assessment, it had not yet reached violation height. The tenant then attempted to mow the property themselves, but upon going out to do so, discovered that the City had already mowed and that the $345.00 charge had been issued.

Basis for Appeal
The City of Lansing provided a photograph purporting to document the grass height at my property. However, this photograph does not include any measurement tool, ruler, or scale reference that would allow the grass height to be objectively verified. A photograph alone, without any means of confirming actual height, is insufficient to establish that the grass met or exceeded the eight (8) inch threshold required to constitute a violation. I do not believe this photograph constitutes adequate evidence that a violation existed at the time of the City's mowing.

Relief Requested
I respectfully request that the Lansing City Council overturn the decision of the Claims Review Committee and remove the $345.00 charge from my account. The City's only

supporting evidence is a photograph with no measurable reference, and I have a witness who can attest that the grass was not at violation height. Assessing this charge under these circumstances is not justified.

I appreciate the City Council's time and consideration of this appeal and welcome the opportunity to provide any additional information that may be helpful. I can be reached at the address above.

Sincerely,

Najah Nona
2303 Shawnee Trail
Okemos, MI 48864



City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, City Attorney

March 6, 2026

Najah Nona
2303 Shawnee Trail
Okemos, MI 48864

Re: Claim – 2215 Greencroft Road

Dear Ms.Nona:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of $345.00 for a grass violation for property located at 2215 Greencroft Rd., Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you wish to appeal, you must submit your appeal in writing no later than thirty (30) days from the date of this letter. Appeals received after the 30-day deadline cannot be accepted.

Submit your written appeal to:
Lansing City Clerk
124 W. Michigan Ave, 9th Floor
Lansing, MI 48933

Your appeal will then be placed on the Council's agenda. You will be contacted regarding the review of your appeal.

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

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 2225

March 19, 2026
HAYNESCHARLES05@GMAIL.COM

MAR 26 '26 11AM CLERK

DEAR CITY COUNCIL MEMBER(S)

I NEED TO APPEAL THE NON-COMPLIANCE FINE CODE ENFORCEMENT PUT ON US. MY APPEAL TO THE CITY ATTORNEY WAS DENIED.

WE WERE WRONG, AND I APOLOGISE FOR ALL THE TROUBLE WE HAVE CAUSED TO CODE ENFORCEMENT, CITY ATTORNEY, AND YOU. (IT WOULD HELP A LOT, TO KEEP FROM REPEATING OUR MISTAKES, IF YOU COULD GET CODE ENFORCEMENT, THE CITY ATTORNEY, OR BOTH TO TALK TO ME AND EXPLAIN WHAT AND HOW WE DID WRONG.)

I AM AN OLD MAN WHO HAS OUTLIVED HIS MONEY AND IS JUST TRYING TO DIE IN HIS OWN HOUSE INSTEAD OF SOME HOMELESS SHELTER. MY FAMILY ARE POOR, AND JENNIFER'S DEATH FROM MELANOMA IN SEPTEMBER MADE US EVEN POORER.

I HAVE NEVER BEEN BEHIND ON PROPERTY TAX BEFORE, BUT NOW I'M STILL STRUGGLING TO PAY LAST SUMMER'S TAX AND THIS WINTER'S TAX. HEAPING THIS FINE ON TOP COULD KEEP ME FROM EVER CATCHING UP! AND WE STILL HAVEN'T PAID THE $415 FOR THE DUMPSTER WE HAD TO RENT. AND OUR WASHING MACHINE ($200?) WAS CONFISCATED.

I AM NOT ARGUING THAT WE DON'T DESERVE THE FINE (ALREADY DID THAT, AND I WAS WRONG). THIS IS A PLEA FOR MERCY. IF YOU COULD GET CODE ENFORCEMENT TO REDUCE THE FINE BY 50%, WE WOULD HAVE A CHANCE TO PAY OUR TAX AND NOT GET FORECLOSED AND HOMELESS.

894-6563
(BORROWED PHONE)
TEXT OK

Mr. Charles Haynes
817 Prospect St.
Lansing, MI 48912

Charles Haynes

PS I WANT TO COOPERATE WITH CODE ENFORCEMENT, NOT FIGHT WITH THEM.

City of Lansing
OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, City Attorney

March 6, 2026

Charles Haynes
817 Prospect St.
Lansing, MI 48912

Re: Claim – 817 Prospect St.

Dear Mr. Haynes:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of $550.00 for a trash violation for property located at 817 Prospect St., Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you wish to appeal, you must submit your appeal in writing no later than thirty (30) days from the date of this letter. Appeals received after the 30-day deadline cannot be accepted.

Submit your written appeal to:
Lansing City Clerk
124 W. Michigan Ave, 9th Floor
Lansing, MI 48933

Your appeal will then be placed on the Council's agenda. You will be contacted regarding the review of your appeal.

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

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 2230

March 19, 2026

Lansing City Council,

I am appealing the decision of the Claims Review Committee on the denial of claim 2234 that MAR23'26 4PMCLERK filed with the City of Lansing for extra rental renewal fees and fines that were charged for 800 W Ionia. I received their letter on March 6, 2026.

I failed to transfer the property into my name with the City of Lansing in the correct database. I purchased the home in October of 2023 and realized my mistake in March of 2025. I messaged Barb Battle from the City assessor's office on March 6, 2025, notifying them that the property should be transferred into my name, and I also provided them with my contact information and address. I later realized that the City's databases are not synced together, and the City Code Enforcement Office never knew that the property had transferred into my name. They were sending correspondence to my tenants at 800 W Ionia the entire time. It wasn't until I received a pink tag on September 16, 2025, about a failure to renew my rental certificate that I was aware of this problem. As soon as I discovered this, I immediately worked with the City of Lansing Code Enforcement to get back into compliance.

The fees that were charged to me, totaling $840, appear to be correct based on the current laws around rental property license renewals. However, I am appealing some of the fees based on the fact that they are exorbitant. If I had received the notice to renew my rental license, I would have filled out the appropriate paperwork and scheduled my inspection. I would have been charged $55 for the registration, and $240 for the inspection. This totals $295. Instead, I was charged $235 for a new registration, $240 for the inspection, $115 for a failure to comply, $150 for a failure to register, and $100 for a lack of certificate. This amount totals $840. The difference between renewing my certificate and the amount I was charged is $545. This is excessive for the simple mistake of forgetting to transfer the property into my name (even though I tried but did so with the wrong department). I understand that these fees are meant to punish those that try to rent properties without property authority from the City. But I had no intention to hide this rental from the city, and my history proves this. I have three other rentals in the City of Lansing that are and have always been in compliance.

There appears to be four fees for basically the same mistake. I should have been charged for this mistake one time. Instead, I was charged four times for the same error on my part; failure to comply ($115), failure to register ($150), lack of certificate ($100), and the difference between a registration for a rental renewal vs a new rental registration ($55 vs $235, $180 difference). Those are four different charges for the same mistake. Please consider refunding me some or all the extra fees that were assessed.

Thank you,

Jeremy Hepner
248-635-8189
hep48085@yahoo.com

City of Lansing
OFFICE OF THE CITY ATTORNEY
Gregory S. Venker, City Attorney

March 6, 2026

Jeremiah Hepner
3921 Moonlight Ln
Holt, MI 48842

Re: Claim – 800 W. Ionia Street

Dear Mr. Hepner:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of $840.00 for rental registration violations for property located at 800 W. Ionia St., Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you wish to appeal, you must submit your appeal in writing no later than thirty (30) days from the date of this letter. Appeals received after the 30-day deadline cannot be accepted.

Submit your written appeal to:
Lansing City Clerk
124 W. Michigan Ave, 9th Floor
Lansing, MI 48933

Your appeal will then be placed on the Council's agenda. You will be contacted regarding the review of your appeal.

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

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 2234

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Sunday, March 22, 2026 12:21 PM
To: City Council; Clerk, City; CityAtty; Lansing Mayor
Cc: Pete Bosheff; Ryan Drumheller
Subject: [EXTERNAL] Day Services Gap and Alignment with No Place Like Lansing Community Hub

Councilmembers,

I am writing to bring your attention to a gap that was clearly outlined during the March 9 Committee of the Whole presentation on the New Hope relocation (The Nest), and which remains unaddressed in current discussions.

Based on the presentation:

- Overnight capacity is being reduced from approximately 200 to 56 beds
- Remaining capacity is being redistributed to other providers
- The model remains dependent on grant and external funding
- Day services were identified as critical to system function

This creates a structural issue.

When overnight capacity is reduced or redistributed, daytime demand does not decrease. It increases. Individuals still require access to hygiene, food, medical care, and case management during the day. Without a dedicated, stable daytime solution, that demand shifts into public spaces, emergency systems, and neighborhoods.

This is not theoretical. It is a known system dynamic.

The No Place Like Lansing Community Hub is designed specifically to address this gap:

- Full-day access for stabilization and services
- Centralized delivery of hygiene, food, and case management
- Integration with existing providers rather than duplication of overnight shelter

The Hub is not an alternative to The Nest. It is the complementary component that allows the overall system to function effectively.

For clarity on readiness:
- A governing board has now been seated
- Organizational and governance documents are complete
- The project is positioned for formal evaluation and partnership discussion

To date, there has been no substantive engagement or discussion by Council regarding how this identified daytime gap will be addressed.

I am requesting:

1. Clarification on how Council intends to address the documented daytime service gap 2. Direction on how the Community Hub can be formally evaluated within the city's broader service strategy 3. Confirmation of when this topic can be placed on a Committee agenda for structured discussion

And directly:

What will it take for this to receive the Council's attention and support?

This is a system design issue. Addressing overnight shelter without addressing daytime services leaves the system incomplete.

I am available to provide a formal briefing or materials at your convenience.

Alison Peeler
No Place Like Lansing Community Hub
517-708-7779
alipeeler@icloud.com

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Sunday, March 22, 2026 3:21 PM
To: Lansing Mayor; City Council; CityAtty; Clerk, City
Cc: Matt Mencarini
Subject: [EXTERNAL] Request for System-Wide Performance Reporting on Homelessness Spending

SUBJECT: Request for System-Wide Performance Reporting on Homelessness Spending

Council Members,

I will be direct.

The City of Lansing and its partner organizations are collectively spending an estimated 12,700,000 dollars annually on homelessness response across shelter, intake, outreach, and related services.

At this level of public and nonprofit investment, there should be clear, accessible, system-wide reporting that ties this spending to measurable outcomes.

At present, that reporting is not publicly available in any consolidated form.

This is a request for that information.

Specifically, I am requesting that the City compile and publicly present a system-level report that includes, at minimum:

Total annual number of individuals served across all providers Total number of individuals placed into permanent housing annually Average length of stay within the shelter system Cost per successful housing placement Number and rate of failed or incomplete intake attempts Daily and annual service throughput across providers Return rates to homelessness after exit, if tracked

In addition, I request clarification on how the City currently evaluates system performance across providers receiving public funding, including any benchmarks, targets, or contractual performance expectations.

This request is not about any single organization.

It is about understanding whether the system as a whole is functioning effectively relative to the scale of investment.

Without this level of reporting, it is not possible to assess efficiency, identify gaps, or make informed decisions about future funding, expansion, or structural changes.

If this data already exists, I ask that it be shared.

If it does not exist in a consolidated form, I ask what steps will be taken, and on what timeline, to produce it.

What is currently being spent is known.

What is being produced must be equally clear.

I look forward to your response.

Alison Peeler
No Place Like Lansing Community Hub

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Tuesday, March 24, 2026 12:40 PM
To: City Council; CityAtty; Clerk, City; Lansing Mayor
Cc: Matt Mencarini
Subject: [EXTERNAL] Request for Immediate Information – Encampment Fire and Public Safety Response

Mayor and Members of Council,

I am writing regarding reports of an encampment fire resulting in an individual being burned and transported to the hospital.

If accurate, this is a serious public safety incident. The absence of clear, factual information allows speculation to fill the gap, which is not acceptable for an issue of this magnitude.

I am requesting immediate clarification and disclosure of the following:

1. Confirmation of the incident, including date, location, and responding agencies
2. Number of individuals involved and the current condition of the injured person, to the extent permitted
3. Whether the encampment was known to the City, including any prior outreach, service engagement, or enforcement actions
4. What services or placements, if any, had been offered to individuals at this location prior to the incident
5. Whether any individuals at this encampment had previously been placed in temporary hotel programs or other City-supported housing efforts
6. The City's current protocol for monitoring, responding to, and mitigating risks at encampments
7. Any after-action review that will be conducted and whether it will be made public

This is not a question of narrative. It is a question of public safety, accountability, and the effectiveness of current approaches.

When incidents like this occur, the public deserves timely, factual information and a clear understanding of what is being done to prevent recurrence.

Silence creates confusion. Transparency builds trust.

Please provide a response at your earliest opportunity.

Sincerely,
Alison Peeler
517-708-7779
alipeeler@icloud.com

Sent from my iPhone

12:19

◀ Messenger



Kitty Henry is with
Peeler Lansing Ma

2h ·

Why when a homeless encamp
last night and someone gets b
to hospital we don't hear anyth
How about Lansing report real
so sad to hear. I wonder if it's t
Mayor put back on the streets
them in a hotel



Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Tuesday, March 24, 2026 5:06 PM
To: City Council; Clerk, City; CityAtty; Lansing Mayor
Cc: Matt Mencarini
Subject: [EXTERNAL] Closed Captioning Omitted from City Council Meeting Recording — Immediate Clarification Required

The most recent Lansing City Council meeting recording was published without closed captioning.

Closed captions have been consistently available on prior recordings. Their absence here is a clear departure from established practice and directly impacts accessibility.

This is not a minor issue. It materially limits access to the public record.

My husband is disabled and relies on captioning to access spoken content. Without captions, the meeting recording is not meaningfully accessible to him and to others who depend on captioning.

If the City provides recorded meetings to the public, those recordings must be accessible. That includes ensuring that spoken content can be understood, reviewed, and verified.

Provide direct answers to the following:

- Are closed captions still standard for City Council meeting recordings?
- If so, why were they not included for this meeting?
- If not, when and by whom was that standard changed?
- Is a transcript or other accessible format being provided for this meeting?
- When will captions be restored for this recording?

Closed captions have been present until now. They are not present here.

That change requires explanation.

I expect a prompt and specific response.

Sincerely,
Alison Peeler

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Tuesday, March 24, 2026 7:15 PM
To: City Council; Clerk, City; CityAtty; Lansing Mayor
Cc: Matt Mencarini; stanshuck@gmail.com
Subject: [EXTERNAL] Refuse, Recycling, and Compost Fees – Request for Clarification and Oversight

Councilmembers,

I am writing to raise a set of concerns regarding the refuse, recycling, and compost fee structure and how those funds are being used.

These services are fee-based and paid directly by property owners. That creates a higher standard of transparency and accountability.

These questions are not new. Stan Shuck has raised these concerns repeatedly and requested clarity on this issue. To date, those requests have not been meaningfully addressed.

At this point, this is no longer a matter of initial inquiry. It is an escalation. Continued silence on fee-based services that impact every property owner is not acceptable.

Based on the proposed budget and public discussion, several questions require clear answers:

Seasonal Staffing
There have historically been multiple seasonal positions funded through these fees. How many of those positions have actually been filled in recent years, and what happens to the allocated funds when they are not?

Full-Time Additions
The budget adds two new full-time refuse positions. What analysis supports this shift, and how does it relate to long-standing unfilled seasonal roles?

Fleet Replacement
The fee structure includes regular replacement of refuse trucks, yet some existing vehicles are approaching or exceeding 20 years in service. How does the current fleet condition align with the stated replacement schedule?

Service Delivery
The compost-related fee is understood to support street sweeping and catch basin cleaning tied to CSO requirements. When were these services last performed on a consistent schedule, and where is that documented?

Use of Funds
If positions or services included in the fee structure are not being delivered, where are those funds going? Are they retained within the enterprise structure, or are they being absorbed into broader city operations?

Rate Increases
There has been indication that fees have historically increased around 2 percent annually, with potential increases of 2 to 4 percent this year. What specific cost drivers justify these increases?

This is not a theoretical issue. These are charges applied to every property owner in the city. Residents should be able to see a clear connection between what they are paying and what is being delivered.

I am requesting that Council provide a clear, documented breakdown of:

- What is included in the fee structure
- What services and staffing levels are actually being delivered
- How any variances are handled

If this information is already available, please direct me to it. If not, we demand it be compiled.

Transparency on fee-based services is not optional. It is fundamental.

Respectfully,
Alison Peeler

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Wednesday, March 25, 2026 11:20 AM
To: City Council; Clerk, City; CityAtty; Lansing Mayor
Subject: [EXTERNAL] Constituent Inquiry Regarding FY 2027 Budget Allocations: LEN and Advance Peace

Date: March 25, 2026

To: Lansing City Council Committee on Ways and Means

Attn: Committee Chair

CC: Lansing City Council Members

Subject: Constituent Inquiry Regarding FY 2027 Budget Allocations: LEN and Advance Peace

To the Members of the Ways and Means Committee,

I am writing to express my concerns regarding the proposed budget allocations for the upcoming fiscal year, specifically the $100,000 designated for the Lansing Empowerment Network (LEN) and the $325,000 for Advance Peace.

As a resident of Ward 2 and an active participant in community matters, I have closely observed the operations of the Lansing Empowerment Network. While the intent of these programs is noble, my firsthand experience raises significant questions regarding the stewardship of taxpayer funds:

1. Lack of Measurable Outcomes: In attending LEN meetings, I have observed a proliferation of sub-groups and administrative layering, yet I have seen very little evidence of "boots-on-the-ground" work or tangible improvements in our neighborhoods.

2. Travel Expenditures: There appears to be a high frequency of out-of-state travel associated with these groups. I am requesting that the Committee verify whether these trips are essential to the mission or if they represent an inefficient use of city resources.

3. Justification for Increases: At a time when our city's infrastructure and basic services remain strained, and when the Mayor and Council are receiving salary increases, we must demand a higher standard of "return on investment" for community grants.

Before these line items are approved for the next fiscal year, I respectfully request that the Committee on Ways and Means require both organizations to present:
- A line-item accounting of how last year's funds were spent.
- A specific report on the outcomes achieved (KPIs) versus the goals set in their previous service agreements.
- A justification for continued or increased funding in light of the perceived lack of local activity.

Our community deserves more than "big ideas" that remain on paper; we deserve results that justify the cost. I look forward to seeing these organizations provide transparent data during the upcoming budget hearings.

Sincerely,

Alison Peeler
Lansing Resident, Ward 2

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Wednesday, March 25, 2026 11:29 AM
To: Clerk, City; City Council; CityAtty; Lansing Mayor
Cc: Matt Mencarini
Subject: [EXTERNAL] Public Comment - Ways and Means

My name is Alison Peeler, I am a resident of Ward 2, and have a serious concern regarding the proposed FY 2027 budget—specifically the allocations for the Lansing Empowerment Network and Advance Peace.

We are currently seeing a budget where the Mayor and Council are slated for pay increases while our city's growth feels stagnant. If we are going to ask taxpayers to fund salary raises and six-figure community grants, we must demand measurable results.

I have personally attended Lansing Empowerment Network meetings. What I see are sub-groups, administrative layers, and frequent out-of-state travel. What I do NOT see is a clear "scope of work" or tangible improvements in our neighborhoods that justify a $100,000 price tag.

Similarly, we are looking at $325,000 for Advance Peace. While violence prevention is a priority for all of us, "big ideas" are not the same thing as "delivered results."

Before this body moves to approve these funds, I am asking the Committee on Ways and Means to require a public, line-item accounting of how last year's money was spent by these organizations.

Specifically:
1. What was the "Return on Investment" for our community?
2. How much of this funding is going toward travel and administration versus direct neighborhood services?

Some residents in this city work 40 hours a week for what this Council makes in a part-time role. If the city is asking for more money—whether for salaries or for these networks—the public deserves to see the data that justifies it. We deserve more than plans; we deserve proof.

Thank you.

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Friday, March 27, 2026 8:54 PM
To: Clerk, City; City Council; CityAtty; Lansing Mayor; info@cata.org
Cc: Police Chief
Subject: [EXTERNAL] Formal Notice – Rider Safety Failures on Public Transit

Alison Peeler
220 Paris Ave
Lansing, MI 48910
517-708-7779
alipeeler@icloud.com

Lansing City Council
Capital Area Transportation Authority (CATA) Board of Directors

Councilmembers and CATA Leadership,

I am writing to place both the Lansing City Council and the Capital Area Transportation Authority on formal notice regarding escalating public safety concerns on Lansing's bus system.

I am receiving direct reports from residents describing threats, harassment, intimidation, and predatory behavior occurring on buses and at transit stops. These are not isolated complaints. The consistency and specificity of these accounts indicate a systemic failure in rider safety, incident response, and enforcement.

One recent account describes a woman being forced off a bus while being threatened and propositioned, with statements such as "I know who you are and what you do," followed by continued intimidation. Additional reports describe individuals openly loitering within the system, evading law enforcement when called, and returning without consequence. Riders are now actively avoiding public transit due to safety concerns.

This is not a perception issue. This is a failure of basic system function.

Public transit cannot operate effectively if riders do not feel safe using it. When residents alter their behavior to avoid a publicly funded service, that service is not meeting its most fundamental obligation.

Accordingly, I am requesting the following:

1. Written identification of all current safety protocols governing rider conduct, driver response, and incident escalation
2. Clarification of how safety incidents are tracked, categorized, and monitored, including whether repeat offenders or high-risk routes are identified 3. A summary of reported safety incidents over the most recent full calendar year, including threats, harassment, and disorderly conduct 4. Documentation of coordination protocols between CATA and the Lansing Police Department, including response expectations and follow-through 5. Identification of any gaps in enforcement authority, staffing, or policy that prevent effective intervention

In addition, I request a written statement addressing the following:

Do you believe the current system is operating at an acceptable level of rider safety If so, based on what measurable standards If not, what immediate corrective actions are being implemented and on what timeline

This is a binary issue. Either the system is functioning safely, or it is not.

If it is functioning safely, provide the data to support that conclusion.

If it is not, then leadership must acknowledge the failure and act accordingly.

Please provide a written response within seven days.

This matter is now part of the public record and will be tracked accordingly.

Sincerely,
Alison Peeler

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Monday, March 30, 2026 6:46 PM
To: City Council; Clerk, City; CityAtty; Lansing Mayor
Cc: Matt Mencarini
Subject: [EXTERNAL] FORENSIC BUDGET BRIEF: FY 2026 to 2027

Mayor Standard Audit Team
FORENSIC BUDGET BRIEF: FY 2026 to 2027 For Distribution: Lansing City Council Budget Adoption Hearing
Date: May 18, 2026

Submitted by:
Alison Peeler
220 Paris Ave
Lansing, MI 48910
517 708 7779
alipeeler@icloud.com

OBJECTIVE

This brief establishes a clear public record on whether the proposed FY 2026 to 2027 budget is supported by verifiable outcomes, consistent financial controls, and reliable data.

The central question is straightforward:

Is this budget built on measurable results or on assumptions that cannot be independently verified?

SECTION I
POVERTY EXPENDITURE WITHOUT VERIFIED OUTCOMES

The current budget reflects sustained investment in program administration without clear evidence of permanent housing outcomes.

Case Review: Advent House Ministries (HARA Designation)

• Executive Compensation: $121,433 annually • Organizational Deficit: approximately $148,000 • Personnel Allocation: approximately $1.37 million

What the numbers show
Estimated personnel cost per permanent housing placement is approximately $124,503.

Annual fair market rent for a one bedroom unit in Lansing is approximately $14,400.

The cost structure materially exceeds the cost of the outcome it is intended to produce.

What cannot be verified
The 2025 independent audit identified significant deficiencies in internal controls.

There is no clear, auditable record demonstrating how federal HUD and MSHDA funds translate into permanent housing outcomes.

What this means for Council
Funding is being approved without a requirement to prove cost efficiency or outcome durability.

SECTION II
OVERLAPPING VIOLENCE PREVENTION FUNDING STRUCTURE

The budget reflects multiple funding streams directed toward interconnected organizations without clear separation of roles or independent evaluation.

Direct allocations

• Advance Peace: $325,000
• Lansing Empowerment Network (LEN): $100,000

Administrative layer

• Michigan Public Health Institute (MPHI): $108,215 for fiduciary and evaluation services

These funds do not directly support service delivery.

Structural condition

Program design appears to operate within a limited network where:

• Hiring
• Participation
• Outcome definitions
• Evaluation

are interconnected.

What this means for Council

When the same network defines success and evaluates success, independent verification is limited.

SECTION III
PUBLIC SAFETY DATA MISALIGNMENT

Budget decisions are being informed by data that does not reflect current conditions.

Reporting structure

Finalized crime data operates on an approximate 24 month lag.

Observed shift

• Fatal shootings have decreased between 2021 and 2025 • Robberies increased approximately 26 percent in 2025

No corresponding strategy is presented to address the increase in predatory street crime.

Metric inconsistency

Changes in reporting definitions, including exclusions within use of force reporting, disrupt year over year comparability.

What this means for Council

If data definitions change and reporting lags persist, performance claims cannot be reliably validated.

SECTION IV
GENERAL FUND RELIANCE ON NON REALIZED REVENUE

The proposed budget includes revenue assumptions that are not yet realized.

Audit condition

The 2025 Annual Comprehensive Financial Report identified material journal entries recorded during the audit process.

This reflects reactive financial tracking rather than continuous control.

Revenue exposure

Approximately $1 million in projected tax revenue is tied to a proposed development that is not operational.

What this means for Council

If projected revenue does not materialize, adjustments will be required. Historically, those adjustments impact direct services.

REQUIRED COUNCIL ACTIONS

To align spending with verifiable outcomes, the following actions are required prior to approval:

1. Financial Traceability
Require General Ledger level reporting for organizations receiving over $100,000.

2. Data Transparency
Authorize release of anonymized CAD raw logs for independent verification.

3. Outcome Based Funding
Tie housing funding to cost per permanent placement and retention.

4. Independent Evaluation
Require evaluation by entities with no operational or financial ties to funded programs.

5. Revenue Contingency Disclosure
Identify specific reductions if projected revenue is not realized.

CLOSING STATEMENT

This brief does not challenge intent.

It challenges whether the current structure produces measurable, verifiable outcomes aligned with public investment.

If outcomes cannot be verified, approval is based on assumption, not performance.

The record should reflect that distinction.

Reviewed and submitted by the Mayor Standard Audit Team for public record and accountability tracking.

Sent from my iPhone

Swope, Chris

From: Alison Peeler <alipeeler@icloud.com>
Sent: Tuesday, March 31, 2026 1:32 AM
To: Clerk, City
Cc: City Council; CityAtty; Lansing Mayor; Matt Mencarini
Subject: RE: [EXTERNAL] Closed Captioning Omitted from City Council Meeting Recording — Immediate Clarification Required

There has not been a replacement with CC as of today.

Additionally, tonight's Special Committee of the Whole is missing CC.

This is clearly not an error but a choice.

I will proceed accordingly.

Sent from my iPhone

On Mar 25, 2026, at 10:58 AM, Clerk, City <City.Clerk@lansingmi.gov> wrote:

Thank you for bringing this to our attention. For that Council meeting file uploaded to Youtube we utilize their Closed Captioning that seems to be taking longer than expected to get it done. We will create and upload a closed captioning of the file and work towards identifying why Youtube had trouble with this file.

From: Ali Peeler <alipeeler@icloud.com>
Sent: Tuesday, March 24, 2026 5:05:33 PM
To: City Council <City.Council@lansingmi.gov>; Clerk, City <City.Clerk@lansingmi.gov>; CityAtty <CityAtty@lansingmi.gov>; Lansing Mayor <Lansing.Mayor@lansingmi.gov>
Cc: Matt Mencarini <mjmencarini@lsj.com>
Subject: [EXTERNAL] Closed Captioning Omitted from City Council Meeting Recording — Immediate Clarification Required

The most recent Lansing City Council meeting recording was published without closed captioning.

Closed captions have been consistently available on prior recordings. Their absence here is a clear departure from established practice and directly impacts accessibility.

This is not a minor issue. It materially limits access to the public record.

My husband is disabled and relies on captioning to access spoken content. Without captions, the meeting recording is not meaningfully accessible to him and to others who depend on captioning.

If the City provides recorded meetings to the public, those recordings must be accessible. That includes ensuring

that spoken content can be understood, reviewed, and verified.

Provide direct answers to the following:

- Are closed captions still standard for City Council meeting recordings?
- If so, why were they not included for this meeting?
- If not, when and by whom was that standard changed?
- Is a transcript or other accessible format being provided for this meeting?
- When will captions be restored for this recording?

Closed captions have been present until now. They are not present here.

That change requires explanation.

I expect a prompt and specific response.

Sincerely,
Alison Peeler

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Tuesday, March 31, 2026 8:44 AM
To: Venker, Gregory; Clerk, City
Subject: [EXTERNAL] FORMAL ADA TITLE II COMPLAINT City of Lansing Accessibility Noncompliance
Attachments: Submission complete.pdf

FORMAL ADA TITLE II COMPLAINT
City of Lansing Accessibility Noncompliance

Complainant:
Alison Peeler
220 Paris Ave
Lansing, MI 48910
517 708 7779
alipeeler@icloud.com

Entity Complained Against:
City of Lansing
124 W Michigan Ave
Lansing, MI 48933

Summary of Complaint:

This complaint concerns repeated failures by the City of Lansing to provide accessible public meeting recordings, specifically the absence of closed captioning on official City Council video publications, in violation of Title II of the Americans with Disabilities Act and Section 504 of the Rehabilitation Act.

Factual Background:

On March 24, 2026, I provided formal written notice to the City of Lansing, through City Attorney Gregory Venker, regarding the publication of a City Council meeting recording without closed captioning. Prior recordings had consistently included captioning, indicating that accessibility capability exists but was not utilized.

In that correspondence, I explained that my husband is disabled and relies on captioning to access spoken content. The absence of captions renders the meeting recordings not meaningfully accessible.

I requested immediate corrective action and identification of policies, procedures, and responsible parties ensuring accessibility compliance.

Despite this formal notice, the City subsequently published an additional meeting recording for the Special Committee of the Whole without closed captioning.

This constitutes a repeated failure occurring after the City was placed on notice of the accessibility issue.

Legal Basis:

The City of Lansing is a public entity subject to Title II of the Americans with Disabilities Act, 42 U.S.C. § 12131 et

seq., and its implementing regulations, including 28 C.F.R. § 35.160.

The City is also subject to Section 504 of the Rehabilitation Act, 29 U.S.C. § 794.

These authorities require that communications with individuals with disabilities be as effective as communications with others. Providing recorded public meetings without closed captioning or an equally effective accessible format does not meet this requirement.

The City's failure to correct the issue after receiving formal notice demonstrates a lack of adequate policies, procedures, training, or enforcement necessary to ensure compliance.

Nature of the Harm:

The absence of captioning prevents individuals who are deaf or hard of hearing from accessing the content of public meetings, including legislative discussions, policy decisions, and governmental actions.

This results in unequal access to public information and civic participation.

Requested Remedies:

I request that the appropriate enforcement authority:

1. Require the City of Lansing to provide accurate closed captioning or equivalent accessible transcripts for all past and future public meeting recordings
2. Require the City to implement and document formal accessibility compliance policies for all recorded communications
3. Require identification of responsible personnel and accountability mechanisms
4. Require training for all relevant staff on ADA Title II communication requirements
5. Require a corrective action plan with ongoing compliance monitoring

Additional Note:

This complaint reflects a repeated failure following formal notice. The issue is not isolated but indicative of systemic deficiencies in accessibility compliance.

Certification:

I certify that the information provided in this complaint is true and correct to the best of my knowledge.

Alison Peeler
Date: 3/31/2026

Sent from my iPhone

United States Department of Justice
Civil Rights Division
civilrights.justice.gov

Thank you for submitting a report to the Civil Rights Division.

Report successfully submitted

Please save your record number for tracking.

Your record number is:

749459-GKJ

Save report

What to expect

1 We review your report

Our specialists in the Civil Rights Division carefully read every report to identify civil rights violations, spot trends, and determine if we have authority to help with your report.

2 Our specialists determine the next step

We may decide to:
Open an investigation or take some other action within the legal authority of the Justice Department.
Collect more information before we can look into your report.
Recommend another government agency that can properly look into your report. If so, we'll let you know.

In some cases, we may determine that we don't have legal authority to handle your report and will recommend that you seek help from a private lawyer or local legal aid organization.

3 When possible, we will follow up with you

We do our best to let you know about the outcome of our review. However, we may not always be

able to provide you with updates because:
We're actively working on an investigation or case related to your report.
We're receiving and actively reviewing many requests at the same time.

If we are able to respond, we will contact you using the contact information you provided in this report. Depending on the type of report, response times can vary. If you need to reach us about your report, please refer to your report number when contacting us. This is how we keep track of your submission.

What you can do next

① Contact local legal aid organizations or a lawyer if you haven't already

Legal aid offices or members of lawyer associations in your state may be able to help you with your issue.
Legal Services Corporation (or Legal Aid Offices), to help you find a legal aid lawyer in your area visit www.lsc.gov/find-legal-aid

② Get help immediately if you are in danger

If you reported an incident where you or someone else has experienced or is still experiencing physical harm or violence, or are in immediate danger, please call 911 and contact the police.

Your submission

Contact

Contact information

Your name

Alison Peeler

Email address

alipeeler@icloud.com

Phone number

+15177087779

Address

220 Paris Ave
-
Lansing, Michigan 48910

Are you now or have ever been an active duty service member?

No

Primary concern

What is your primary reason for contacting the Civil Rights Division?

Something else happened

Location

Where did this happen?

Organization name
City of Lansing

Address
124 W Michigan Ave
-
Lansing, Michigan

Personal characteristics

Do you believe any of these personal characteristics influenced why you were treated this way?

Age
Disability (including temporary or recovered and including HIV and drug addiction)

Date

When did this happen?

3/24/2026

Personal description

In your own words, describe what happened

FORMAL ADA TITLE II COMPLAINTCity of Lansing Accessibility Noncompliance
Complainant:Alison Peeler220 Paris AveLansing, MI 48910517 708 7779alipeeler@icloud.com
Entity Complained Against:City of Lansing124 W Michigan AveLansing, MI 48933
Summary of Complaint:
This complaint concerns repeated failures by the City of Lansing to provide accessible public meeting recordings, specifically the absence of closed captioning on official City Council video publications, in violation of Title II of the Americans with Disabilities Act and Section 504 of the Rehabilitation Act.
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In that correspondence, I explained that my husband is disabled and relies on captioning to access spoken content. The absence of captions renders the meeting recordings not meaningfully accessible.
I requested immediate corrective action and identification of policies, procedures, and responsible parties ensuring accessibility compliance.
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Legal Basis:
The City of Lansing is a public entity subject to Title II of the Americans with Disabilities Act, 42 U.S.C. § 12131 et seq., and its implementing regulations, including 28 C.F.R. § 35.160.
The City is also subject to Section 504 of the Rehabilitation Act, 29 U.S.C. § 794.
These authorities require that communications with individuals with disabilities be as effective as communications with others. Providing recorded public meetings without closed captioning or an equally effective accessible format does not meet this requirement.
The City's failure to correct the issue after receiving formal notice demonstrates a lack of adequate policies, procedures, training, or enforcement necessary to ensure compliance.
Nature of the Harm:
The absence of captioning prevents individuals who are deaf or hard of hearing from accessing the content of public meetings, including legislative discussions, policy decisions, and governmental actions.
This results in unequal access to public information and civic participation.
Requested Remedies:
I request that the appropriate enforcement authority:
Require the City of Lansing to provide accurate closed captioning or equivalent accessible transcripts for all past and future public meeting recordings
Require the City to implement and document formal accessibility compliance policies for all recorded communications
Require identification of responsible personnel and accountability mechanisms
Require training for all relevant staff on ADA Title II communication requirements
Require a corrective action plan with ongoing compliance monitoring
Additional Note:
This complaint reflects a repeated failure following formal notice. The issue is not isolated but indicative of systemic deficiencies in accessibility compliance.
Certification:
I certify that the information provided in this complaint is true and correct to the best of my knowledge.
Alison Peeler

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Wednesday, April 1, 2026 6:40 PM
To: Clerk, City; City Council; CityAtty; Lansing Mayor
Cc: Police Chief; LPDinternalaffairs
Subject: [EXTERNAL] Contractor Conduct and Fiduciary Transparency (Advance Peace / LEN / MPHI)

FORMAL INQUIRY: FY 2026-2027 BUDGETARY INTEGRITY

TO: Lansing City Council; Mayor Andy Schor
FROM: Alison Peeler (Ward 2 Resident)
DATE: April 2026
RE: Contractor Conduct and Fiduciary Transparency (Advance Peace / LEN / MPHI)

Honorable Council Members,

As you deliberate on the $182 Million General Fund request, I am submitting this formal inquiry regarding the oversight of city-funded partners. Specifically, I am calling for a review of the Code of Conduct and Conflict of Interest protocols tied to the $425,000 combined allocation for Advance Peace and the Lansing Empowerment Network (LEN).

In recent weeks, when presented with data-driven questions regarding the $108,215 in MPHI fiduciary fees and the $148,000 deficit at partner organizations like Advent House, certain city-funded stakeholders responded with coordinated satirical attacks designed to mock public inquiry.

Pursuant to the 2025 City Charter (Article 5) and Ethics Ordinance (Chapter 290), please clarify the following:

• CONTRACTUAL CONDUCT: Does the City's contract with entities like The Fledge or MPHI include a professional code of conduct regarding the treatment of residents performing public records audits?

• MOU DISCLOSURE: Will the Council require the public release of all Memorandums of Understanding (MOUs) between MPHI, LEN, and street-level sub-contractors to verify there is no "double-dipping" of outreach hours?

• AUDIT ACCOUNTABILITY: How will the Council address the "Material Journal Entries" recorded retroactively in the 2025 ACFR to ensure real-time tracking of community grants?

A budget is a statement of values. If our city-funded partners value mocking taxpayers over providing fiscal transparency, we have a systemic failure in our infrastructure.

This is the list of profiles tagged in the post. Silence will be deemed support.

6:26

People

City of Lansing, Mich



Mayor Andy Schor



Mike Karl

Respectfully,

Alison Peeler
Ward 2

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Wednesday, April 1, 2026 10:16 PM
To: Clerk, City; City Council; CityAtty; Lansing Mayor
Cc: Alison Peeler; citydesk@lsj.com; Matt Mencarini
Subject: [EXTERNAL] Action Required: Confirm Protections in Data Center Agreement (Yes/No Response Requested)

Importance: High

Dear Mayor Schor and Members of Lansing City Council,

I have completed a full review of the documents shared with Council on Friday, March 20, 2026 at 10:39 AM regarding the proposed data center agreement.

This is a direct request for confirmation on the record.

Based on the documents provided, the following protections do not appear to be included in the agreement or supporting materials:

Independent third-party monitoring for noise, EMF, or environmental impact
Lansing-specific health impact analysis or baseline testing
An enforceable noise management system with defined thresholds, monitoring, and automatic penalties
Defined rules governing emergency generator operation, including frequency, duration, and resident notification
Utility impact analysis and protections against cost shifting to Lansing residents
Air quality and emissions accountability tied to ongoing operations
Independent verification of compliance or performance data
A defined enforcement structure with automatic escalation and intervention
A transparency system requiring routine, publicly accessible reporting

For each item listed above, please respond clearly with one of the following:

YES – This protection exists in the current agreement. Please identify the specific section where it is defined.

NO – This protection does not exist in the current agreement.

This is not a policy discussion. It is a document verification.

If these protections are not present, then a vote to approve the agreement as written is a decision to proceed without them.

Given the scale and long-term impact of this project, that is a material decision that should be made with full clarity.

Please provide your responses in writing.

Respectfully,

Alison Peeler
220 Paris Ave
Lansing, MI 48910
517 708 7779
alipeeler@icloud.com

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Thursday, April 2, 2026 11:14 AM
To: Clerk, City; City Council; CityAtty; Lansing Mayor
Cc: Alison Peeler
Subject: [EXTERNAL] $1M Revenue Claim in Budget Without Approval – Immediate Clarification Required

Importance: High

Dear Councilmembers,

I am writing regarding the inclusion of approximately $1 million in anticipated annual revenue from the proposed Deep Green project within the current budget framework.

This raises a fundamental concern.

That revenue is being treated as certain, yet the project has not been approved and the agreement, as written, does not contain a clear, enforceable provision guaranteeing this amount.

So the question is straightforward:

What is the basis for the $1 million figure

There is no identified clause in the agreement that guarantees this annual payment. Without that, this number is a projection and is being presented in the budget as if it is assured.

At a minimum, the following require clear and direct answers:

What specific provision in the agreement supports the $1 million annual figure
What financial model or analysis produced this number
What assumptions were used to calculate it
What revenue structure actually delivers this amount in practice
What happens to the budget if this revenue does not materialize
Why this revenue is included prior to final project approval

This is not a minor issue. Budgeting projected revenue from an unapproved project, without a guaranteed contractual basis, introduces avoidable risk and undermines transparency.

A deal of this magnitude requires clear alignment between what is promised and what is enforceable. That alignment is not visible here.

I expect a direct response.

Sincerely,
Alison Peeler
220 Paris Ave

Lansing, MI 48910
517 708 7779
alipeeler@icloud.com