



Lansing Brownfield Redevelopment Authority (LBRA)

Board of Directors Meeting

Friday, June 5, 2026 – 8:30 AM

Lansing EDC Office - 401 S. Washington Sq. Suite 101, Lansing, MI 48933

AGENDA

1. Call to Order
2. Approval of LBRA Board Meeting Minutes – Friday, May 1, 2026
3. 6420 S. Cedar St. Brownfield Plan #91 (ACTION)
4. Approval of FY2025/2026 LBRA Budget Amendment (ACTION)
Attached Amended FY2025/2026 LBRA Budget- Highlighted in Orange
5. Approval of FY2026/2027 LBRA Budget (ACTION)
Attached Proposed FY2026/2027 LBRA Budget- Highlighted in Blue
6. Open Forum for LBRA Board Members
7. Other Business
8. Public Comment
9. Adjournment





Lansing Brownfield Redevelopment Authority (LBRA)

Board of Directors Meeting

Friday, May 01, 2026 – 8:30 AM

Lansing EDC Office - 401 S. Washington Sq. Suite 101, Lansing, MI 48933

MINUTES

Members Present: Shelley Davis Boyd, Jonathan Smith, Bryan Britten, Chaz Carrillo, Dr. Cristina Benton

Members Absent: Catherine Rathbun, Rawley Van Fossen, Dr. Alane Laws-Barker, Calvin Jones

Staff Present: Kris Klein, Amiee Evans, Brian Swett, Alex Watkins, Aurelius Christian, Shay Manawar, Chelsea Dowler, Kahleea Washington

Guests: None

Call to Order/Rollcall

Chair Shelley Davis Boyd called the Lansing Brownfield Redevelopment Authority meeting to order at 9:28 A.M.

Approval of LBRA Board Meeting Minutes – Friday, April 10, 2026 (ACTION)

MOTION: Member Smith moved to approve the LBRA Board meeting minutes of Friday, April 10, 2026, as presented. Motion seconded by Member Carrillo.

YEAS: Five (5); Unanimous, motion carried.

Financial Update

Klein provided a financial update to the Board including preparation to disburse the Winter 2025 capture and revising the Summer 2025 capture.

Open Forum for LBRA Board Members

None

Other Business

None

Public Comment

None

Adjournment

Chair Boyd called the Lansing Brownfield Redevelopment Authority meeting to adjourn at 9:30 A.M.

Kris Klein, President & CEO

Lansing Economic Development Corporation (LEDC)

THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA)

**Resolution Recommending Approval of Plan #91
6420 S. Cedar Street Redevelopment**

At a meeting of the Board of Directors of the Lansing Brownfield Redevelopment Authority (LBRA) City of Lansing, Michigan, held on Friday, June 5, 2026, at 8:30 a.m., pursuant to notice duly given:

PRESENT: Members:

ABSENT: Members:

The following preamble and resolution was offered by;

Member: _____, and seconded by

Member:

WHEREAS, The LBRA (Authority) staff has worked closely with the developer to draft Brownfield Plan #91 – 6420 S. Cedar Street Redevelopment (Plan); and

WHEREAS, The LBRA staff has duly reviewed such Plan and has found it to be in compliance with the provisions of Act 381 of Michigan Public Acts of 1996, as amended (Act), and meets the following determinations and findings:

1. The Plan constitutes a public purpose under the Act;
2. The Plan meets all of the requirements for a brownfield plan set forth in Section 13 of the Act;
3. The proposed method of financing the cost of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
4. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
5. The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, The LBRA staff recommends approval of Brownfield Plan #91 – 6420 S. Cedar Street Redevelopment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY, AS FOLLOWS:

1. The Brownfield Plan described as Brownfield Plan #91 – 6420 S. Cedar Street Redevelopment in the form filed herewith is hereby approved by the Lansing Brownfield Redevelopment Authority and recommended for consideration by the City Council of the City of Lansing pursuant to Act 381 of Michigan Public Acts of 1996, as amended.
2. The LBRA Board approves the reimbursement of eligible activities in Brownfield Plan #91 – 6420 S. Cedar Street Redevelopment Project solely from the tax increment revenues from local taxing jurisdictions.
3. The LBRA Board hereby requests that the Lansing City Council, after required notification as specified by the Act, hold a public hearing in consideration of this matter, and subsequently approve the Plan.

YEAS:

NAYS:

ABSTENTIONS:

ABSENT:

STATE OF MICHIGAN)
) SS.
COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a meeting of the Brownfield Redevelopment Authority held on the 5th day of June, 2026, and said resolution is on file in the office of the Lansing Brownfield Redevelopment Authority and is available to the public. Public notice of the said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan 1976, including in the case of a special or re-scheduled meeting, notice by publication or posting of at least eighteen (18) hours prior to the time set for the meeting. In addition, said meeting was held in full compliance with the Board's By-Laws.

IN WITNESS WHEREOF, I have hereunto affixed my official signature.

Shelley Davis Boyd, Chair



LBRA BROWNFIELD PLAN SUBMITTAL COVER SHEET

For consideration of a Brownfield Plan by the City of Lansing Brownfield Redevelopment Authority (LBRA), the Applicant must complete this form in full, provide all additional application forms, and pay applicable administration fees with the submission of a Brownfield Plan. The submitted Brownfield Plan must adhere to Michigan Public Act 381 of 1996, as amended.

APPLICANT INFORMATION

Project Name:	6420 S. Cedar Street Brownfield Redevelopment Project
Project Address:	6420 S. Cedar Street, Lansing, MI 48911
Applicant Name:	6420 S Cedar St Lansing, LLC
Contact Name:	Jeremy Forman
Contact Phone:	773-382-0445
Contact Email:	jeremy@gtzproperties.com
Submittal Date:	April 29, 2026

PLAN INFORMATION

Developer Reimbursement (Maximum)	\$709,650
Duration of Plan (Maximum)	16 years
Duration of Capture (Maximum)	15 years
Total Local Capture during Plan	\$383,919
Total State Capture during Plan	\$47,107
Total New Taxes to Taxing Units during Plan	\$364,087
Value of Public Infrastructure Improvement	\$58,923

ADHERENCE TO LBRA BROWNFIELD POLICY

Applicant's submission must meet or exceed the following Brownfield Plan requirements of the LBRA's Brownfield Policy.

Instructions: Applicant must initial each "Request" column of the table below attesting to the Plan's adherence to each criterion. If a variance has been approved by the LBRA Site Committee, list the approved variance in the "Request" column.

LBRA Plan Policy Criteria	Request
1) A minimum of 20% of yearly new incremental taxes flowing through to all taxing units.	Triterra on behalf of Applicant
2) A minimum of 15% of captured yearly local taxes going to LBRA Brownfield Administration and/or the LBRA Local Brownfield Revolving Fund.	Triterra on behalf of Applicant
3) The duration of the Brownfield Plan does not exceed 15 years or the length of financing, whichever is less.	Plan is 16 years with 15 years of capture.
4) The Brownfield Plan includes significant public infrastructure improvements, scaled with the incentive amount, to activate a public space, improve safety, and/or increase mobility and connectivity.	The plan does include public infrastructure improvements.
5) The Developer is not asking the City of Lansing or State of Michigan for the abatement or exemption of personal or real property taxes for the same project (ex: OPRA, Act 198, Act 328, etc.).	Triterra on behalf of Applicant
6) A stated not to exceed amount (life of plan cap) for the reimbursement of Developer Eligible Activities with local taxes.	Triterra on behalf of Applicant
7) A stated not to exceed amount (life of plan cap) for the reimbursement of Developer Eligible Activities with state taxes (if state taxes are captured).	Triterra on behalf of Applicant
8) A ratio of total state (if captured) to total local captured taxes requested to reimburse the Developer that is at least equal to the ratio of all annual captured state to local taxes.	State capture is not anticipated for this project, except for EGLE eligible activities.
9) Language in the plan stating that if the state approves a 381 Workplan with less state tax capture than what was in the plan approved by the City, the not to exceed amount of local capture in the plan will automatically be adjusted by the LBRA to maintain the current state to local capture ratio.	Triterra on behalf of Applicant

OTHER PROJECT ASSISTANCE

Please list all other incentives or assistance the Applicant is seeking or has received for the Project from the City of Lansing, Lansing Brownfield Redevelopment Authority, Lansing Economic Development Corporation, Michigan Economic Development Corporation, Michigan Department of Environment, Great Lakes & Energy, or other Local, State, or Federal agencies:

Source	Type (grant/loan/abatement/etc.)	Amount
--------	----------------------------------	--------

UNIVERSAL DEVELOPMENT AGREEMENT (UDA) COMMITMENTS

Please list the specific commitments the Applicant is making as a condition for receiving this incentive.

Real Property Investment (Do not include real property purchase prices or soft costs such as architectural, engineering, financing and legal fees and other pre and post-construction expenses.)	\$1,837,000
Personal Property Investment (Do not include personal property that was previously purchased by the Applicant in connection with another location or project within the City of Lansing, provide this information separately.)	\$0
New Permanent Jobs	60 jobs
Average Hourly Wage	\$15-23
Average Rate or Value of Fringe Benefits	\$
Retained Jobs	0 jobs
Average Hourly Wage	\$ N/A
Average Rate or Value of Fringe Benefits	\$ N/A
Construction Jobs	30-40 jobs
Average Hourly Wage	\$
Average Rate or Value of Fringe Benefits	\$
Project Commencement (date)	8/25/2025
Project Completion (date)	4/30/2026

REQUIRED WITH APPLICATION

Applicant must submit the following items at the time the Brownfield Plan is submitted to the LBRA:

- Invitation to Apply
- Brownfield Application Coversheet
- Brownfield Plan
- Cost Estimates
- Project Financials
- Completed City of Lansing Treasury Form
- Completed City of Lansing Litigation Affidavit
- Universal Development Agreement, signed by the Applicant.
- Proof of community engagement and outreach
- Other Required Documentation (list below)

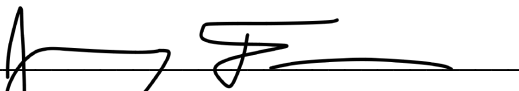
APPLICATION FEE

The LBRA will invoice the Applicant an application review fee upon receipt of the application. Applicant must pay the invoice prior to public consideration of the request.

APPLICANT SIGNATURE

By signing below, the undersigned represents and warrants their authority to submit the Brownfield Plan on behalf of the Applicant and certifies all information provided by this Brownfield Plan Cover Sheet is true and correct. Furthermore, by signing below, the undersigned affirms that the Applicant’s submittal follows the LBRA’s Brownfield Plan Policy, as amended, and adheres to Michigan Public Act 381 of 1996, as amended.

Applicant Name: 6420 S CEDAR LANSING LLC

By: 
Print Name: Jeremy Forman

Its: Manager

Date: 4/29/2026

*Lansing Brownfield
Redevelopment Authority*



Lansing Brownfield Redevelopment Authority
6420 S. Cedar Street Brownfield Redevelopment Project

Brownfield Plan #91

6420 S. Cedar Street
Lansing, Michigan 48911

PREPARED BY:

Triterra
1375 S. Washington Avenue, Suite 100
Lansing, Michigan 48910

Contact Persons: Dave Van Haaren | Connor Zook
dave.vanhaaren@triterra.us | connor.zook@triterra.us

Phone: 517-853-2152

REVIEWED BY:

Lansing Brownfield Redevelopment Authority
401 S. Washington Avenue, Suite 101
Lansing, Michigan 48910

Contact Person: Kris Klein

Kris@lansingcdc.com

Phone: 517-243-3512

April 29, 2026

Approved by the LBRA on _____, 2026

Adopted by the Lansing City Council on _____, 2026

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- Table 3: Tax Increment Revenue Reimbursement Allocation Table
- Table 4: Soil Sample Results
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ATTACHMENTS

- Attachment A: Legal Description of the Property
- Attachment B: Site Plans

1. Project Summary Sheet

The purpose of this Brownfield Plan (the “Plan”) is to identify eligible activities and cost estimates for redevelopment of the property located at 6420 S. Cedar Street in the City of Lansing, Michigan. The Plan, once implemented, will generate increased property and income taxes, employment opportunities, and improve a vacant and blighted property.

Project Name: 6420 S. Cedar Street
Redevelopment Project (the “Project”)

Developer: GTZ Properties (the “Developer”)
210 Skokie Valley Road, Suite A
Highland Park, IL 60035

Property Location: Parcel Number 33-01-05-10-151-002 which is one parcel of land, totaling 5.74 acres, located at 6420 S. Cedar Street, Lansing, Michigan 48911 (the “Property”).

Type of Eligible Property: “Facility”

Project Description: The entire 5.74-acre Property will be redeveloped in phases. This Plan focuses on the first phase of the project, the creation of a new fast-food restaurant in the southernmost portion of the Property. The first phase also includes site-wide activities to make the entire Property redevelopment ready. This project is located on the heavily trafficked commercial corridor of S. Cedar Street. The developer has taken the initiative to acquire and invest in a parcel with multiple deteriorating, vacant, and underutilized buildings.

Brownfield Eligible activities include Michigan Department of Environment Great Lakes and Energy (EGLE) pre-approved activities and department specific activities, asbestos and lead survey and abatement activities, demolition, site preparation, infrastructure improvements, preparation and implementation of a Brownfield Plan and Act 381 Work Plan, Brownfield Plan application fee, and up to 5% simple interest.

Total Capital Investment: The first phase of property and building improvements are estimated at \$1,981,168 of which there are \$1,177,611 in eligible activities associated with the proposed Project.

Estimated Job Creation/Retention: The completed project will create up to 80 full-time equivalent (FTE) jobs with an average hourly wage estimated at \$15 per hour.

Duration of Plan: 15 years (starting in 2027)

Total New Taxes Generated by Development for the Duration (15 years) of the Brownfield Plan: \$795,113		% of New Taxes
Uses		
Portion Captured by LBRA to Reimburse Developer*	\$365,367	46.0%
Passed Through to Debt Millage, State School Operating and State Education Tax, and 20% Local Millage	\$364,087	45.8%
Portion Captured for LBRA Plan Administration and Local Brownfield Revolving Fund (LBRF) (15% of available Local TIR**)	\$57,588	7.2%
Portion Captured for the State Brownfield Revolving Fund	\$8,072	1.0%
TOTAL NEW TAXES GENERATED	\$795,113	100%

*A total of \$1,177,611 in eligible activities have been identified. However, per discussion with the LEDC, of the total \$1,177,611 in eligible activities identified, Developer Reimbursement shall be limited to a maximum amount of \$491,000 in eligible activities plus 5% simple interest (\$218,650). Therefore, the maximum total Developer Reimbursement for this Brownfield Plan is estimated to be \$709,650. The impact to each individual taxing jurisdiction may be as much as their proportionate share of \$709,650 so long as there are available revenues.

**TIR = tax increment revenue

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

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

The Plan will allow the LBRA to use tax increment financing to reimburse **GTZ Properties** (the “Developer”) for the costs of eligible activities required to redevelop the eligible property located at 6420 S. Cedar Street in the City of Lansing, Michigan, (the “Property”). Any proposed redevelopment of the Property will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein. The location of the Property is depicted in Figure 1.

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

Eligible Property		
Address	Tax ID	Basis of Eligibility
6420 S. Cedar Street	33-01-05-10-151-002	Facility

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

The Property consists of a total of 5.74-acres and is comprised of a single parcel. Three vacant buildings, 21,892, 5,040, and 963 gross square feet respectively, exist on the Property. The remainder of the Property is comprised of pavement and landscaping.

According to a Phase I Environmental Site Assessment completed for the Property “The Subject Property was primarily farmland from at least 1938 until 1970, when an automobile dealership was constructed. A farmstead encroached onto the north boundary into the late 1960s. The dealership included new and used car sales offices, a service center building for repair, maintenance and body work, and a building for detailing. The dealership operated into the 2000s but appears to have been vacant and used for storage from the 2010s to present. The north garage on the service center and the auto detailing buildings were demolished by 2016” (ASTI 2022).

In total, subsurface investigation activities conducted in 1997, 2006, 2023, and 2025 included the advancement of forty-five (45) soil borings, nine (9) monitoring wells, and two (2) soil gas points on the property.

According to analytical results, Concentrations of chromium and selenium were detected in soil above EGLE Part 201 Residential GCC. Concentrations of PFOA were detected in groundwater above EGLE Part 201 Residential GCC. Concentrations of various VOCs were detected in soil gas samples; however, these concentrations were below EGLE VIAP Screening Levels.

In addition, a Pre-Renovation Hazardous Materials Assessment Inspection will need to be conducted to identify asbestos and lead containing materials, and other hazardous materials, within the subject building. These materials, if identified, will require abatement prior to commencement of demolition activities.

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

3. Brownfield Project Description

The entire 5.74-acre Property will be redeveloped in phases. This Plan focuses on the first phase of the project, the creation of a new fast-food restaurant in the southernmost portion of the Property. The first phase also includes site-wide activities to make the entire Property redevelopment ready. This project is located on the heavily trafficked commercial corridor of S. Cedar Street.

Total capital investment into the first phase is estimated at \$1,981,168. This Project will result in the creation of up to 80 full-time equivalent jobs with an average pay of \$15.00/hour.

4. Developer Eligible Activities

The Developer will fund the improvements being made to the site. Once the development project is complete a portion of the resulting increase in Property taxes will be used to reimburse the Developer for their brownfield costs to redevelop the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2 of Act 381 and include EGLE pre-approved and department specific activities, asbestos and lead survey and abatement activities, demolition, site preparation, and preparation and implementation of a Brownfield Plan and Act 381 Work Plan. A breakdown of eligible activity costs is provided on Table 1 - Brownfield Eligible Activities.

The costs of eligible activities included in this Plan can be reimbursed with the new local and state increment tax revenues generated by the Property redevelopment and captured by the LBRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”). The total estimated eligible activity costs are estimated at \$1,177,611, of which the maximum for Developer reimbursement is \$709,650.

Summary of Eligible Activities		
EGLE Eligible Activities	Cost	Developer
Pre-Approved Activities	\$41,780	\$41,780
Department Specific Activities	\$401,600	\$401,600
Total Environmental Eligible Activities	\$443,380	\$443,380
MSF Eligible Activities	Cost	
Asbestos and Lead Activities	\$62,500	\$62,500
Demolition	\$289,800	\$289,800
Site Preparation	\$59,448	\$59,448
Infrastructure Improvements (Public)	\$58,923	\$58,923
Total Non-Environmental Eligible Activities	\$470,671	\$470,671
Brownfield Plan & Act 381 Work Plan Preparation	\$25,000	\$25,000
Brownfield Plan & Act 381 Work Plan Implementation	\$15,000	\$15,000
Brownfield Plan Application Fee	\$5,000	\$5,000
Interest (up to 5% simple)	\$218,650	\$218,650
Total Eligible Cost for Reimbursement**	\$1,177,611	\$1,177,611

* The total estimated eligible activity costs are estimated at \$1,177,611, of which the maximum for Developer reimbursement is \$709,650.

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

This Brownfield Plan proposes capturing local tax increment revenue (TIR) only, for activities other than EGLE pre-approved activities; Therefore, an Act 381 Workplan is not anticipated for this project. The not to exceed amount of local capture proposed in the Plan is \$709,650.

5. Captured Taxable Value and Tax Increment Revenues

The costs of eligible activities included in, and authorized by, this Plan can be reimbursed with incremental local and state tax revenues generated by the Property redevelopment and captured by the LBRA. The LBRA will not be obligated to reimburse the Developer for Eligible Activities completed after December 31, 2027.

The taxable value of the Property according to the city is \$697,900, which is the initial taxable value for this Plan. The new projected taxable value for 2027 is estimated at \$1,187,547. Estimated taxable values were based on estimates determined by the Project's development team. The actual taxable value will be determined by the City's Assessor after the Project is completed.

It is estimated that the LBRA will capture tax increment revenues from 2027 through 2041 to reimburse the Developer for the cost of eligible activities, pay for the LBRA's administration of the Plan and make deposits into the LBRA's Local Brownfield Revolving Fund (LBRF). This Plan will pass through 20% of the new local and state taxes per year for the local and state taxing jurisdictions. Additionally, 15% of available local TIR will be captured for the duration of the Plan for deposit into the LBRA's Local Brownfield Revolving Fund (LBRF) and/or LBRA Administration costs.

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

6. Method of Brownfield Plan Financing

The Developer is ultimately responsible for providing financing for the costs of eligible activities included in this Plan. The Developer must submit a reimbursement request to the LBRA that is reviewed and approved by the LBRA prior to any of these eligible activities being reimbursed to the Developer.

The inclusion of eligible activities and estimates of cost to be reimbursed in this Plan are intended to authorize the LBRA to fund such reimbursements. Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan. Annually, the LBRA will capture 15% of the available new local taxes for LBRA Plan administration and/or deposits into the LBRF.

7. Amount of Note or Bonded Indebtedness Incurred

None.

8. Duration of the Brownfield Plan

The duration of this Plan shall not exceed 15 years total tax capture after the first year of tax capture anticipated as 2027.

9. Estimated Impact on Taxing Jurisdictions

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

Projected Impact on Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units*	New Taxes for BRA Administration, LBRF Deposits, and Developer Reimbursement	Total New Taxes
SCHOOL OPERATING	\$142,360	\$33,308	\$175,669
STATE EDUCATION TAX (SET)	\$46,611	\$13,799	\$60,410
LANSING OPER	\$39,145	\$156,581	\$195,727
INGHAM CNTY SUM	\$13,654	\$54,616	\$68,270
INGHAM INTERMED	\$9,943	\$39,772	\$49,715
INGHAM COUNTY	\$9,123	\$36,494	\$45,617
LANSING COM COLLEGE	\$7,590	\$30,359	\$37,949
CATA	\$6,020	\$24,079	\$30,099
LANSING SCH SINK	\$5,955	\$23,821	\$29,777
CADL-LIBRARY	\$3,141	\$12,565	\$15,706
AIRPORT AUTH	\$1,408	\$5,630	\$7,038
LANSING SCHOOL DEBT*	\$41,280		\$41,280
PUBLIC SAFETY	\$35,239		\$35,239
MONTGOMERY DRAIN*	\$2,618		\$2,618
Total	\$364,087 (45.8%)	\$431,026 (54.2%)	\$795,113

* Increased by investment, but not captured by the LBRA

** The impact to each individual taxing jurisdiction may be as much as their proportionate share of \$709,650 so long as there are available revenues.

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

10. Legal Description & Site Map

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

LEGAL DESCRIPTION OF EACH INDIVIDUAL PARCEL

Parcel 33-01-05-10-151-002: THAT PART SECS 9 & 10 COM CL US-127 N 27DEG 58MIN W 761.26 FT FROM INTN CL US-127 & E&W 1/4 LINE SEC 10, TH N 27DEG 58MIN W 443 FT, S 62DEG 02MIN W 276 FT, N 27DEG 58MIN W 250 FT, S 62DEG 02MIN W 220 FT, S 27DEG 58MIN E 693 FT, N 62DEG 02MIN E 496 FT TO BEG; SEC 10 T3N R2W

11. Personal Property

The Property includes all tangible personal property that now or in the future comes to be owned or installed on the Property by the Developer or occupants.

12. Displacement of Persons

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

13. Local Brownfield Revolving Fund

The LBRA's accelerated reimbursement loan (ARL) program may be used to finance all, or a portion, of the eligible activities under this Plan.

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

14. Other Information

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

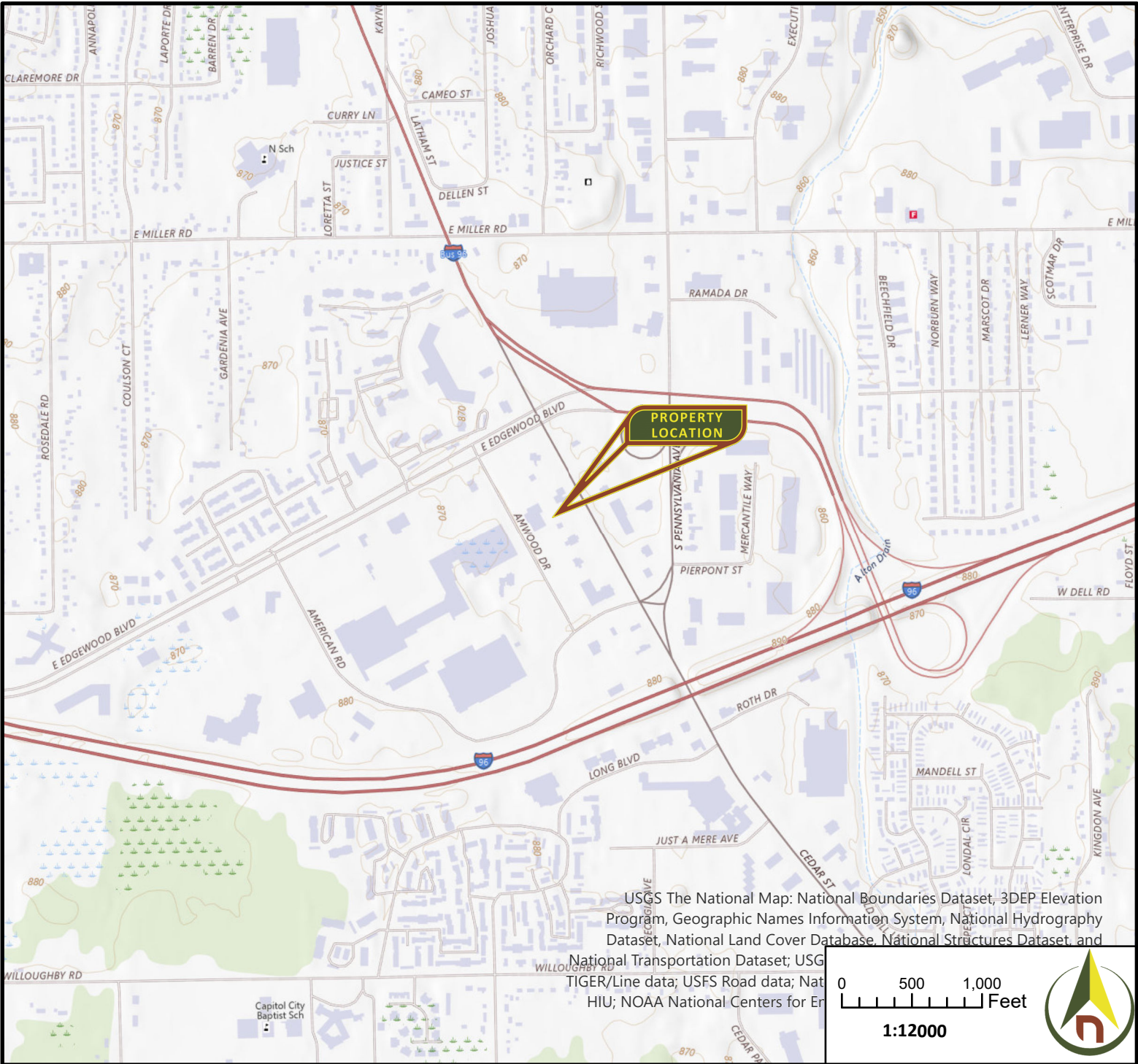
FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map

Figure 3: Site Diagram 1

Figure 4: Site Diagram 2



TRIOTERRA

FIGURE 1 SUBJECT PROPERTY LOCATION

6420 S. CEDAR STREET
LANSING, MICHIGAN 48911

INGHAM COUNTY
T03N, R02W, SECTION 10

PROJECT NUMBER 24-3906





FIGURE 2

ELIGIBLE PROPERTY BOUNDARY MAP

6420 S. CEDAR STREET
LANSING, MICHIGAN 48911



PROJECT NUMBER: 24-3906

DATE: 01/16/2026

DIAGRAM CREATED BY: CJZ

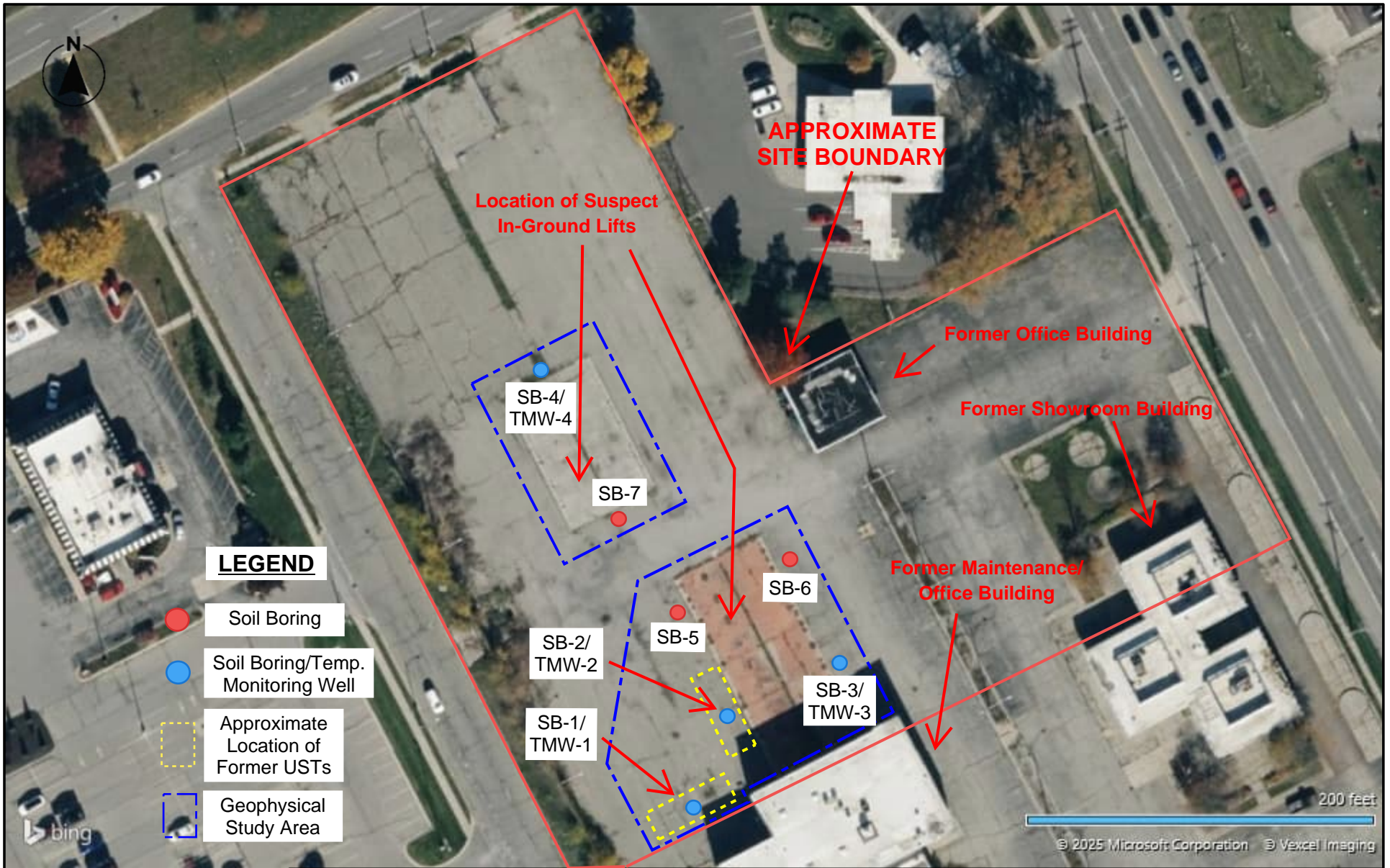


DIAGRAM IS FOR GENERAL LOCATION ONLY,
AND IS NOT INTENDED FOR CONSTRUCTION
PURPOSES

Project No.	LD257077
Scale:	AS SHOWN
Client:	GTZ Inc
Date:	6/2/2025



400 Ann St NW, Ste 204
Grand Rapids, MI 49504-2054

SITE DIAGRAM 1

GTZ Properties LSI
6420 South Cedar Street
Lansing, MI

Figure

3

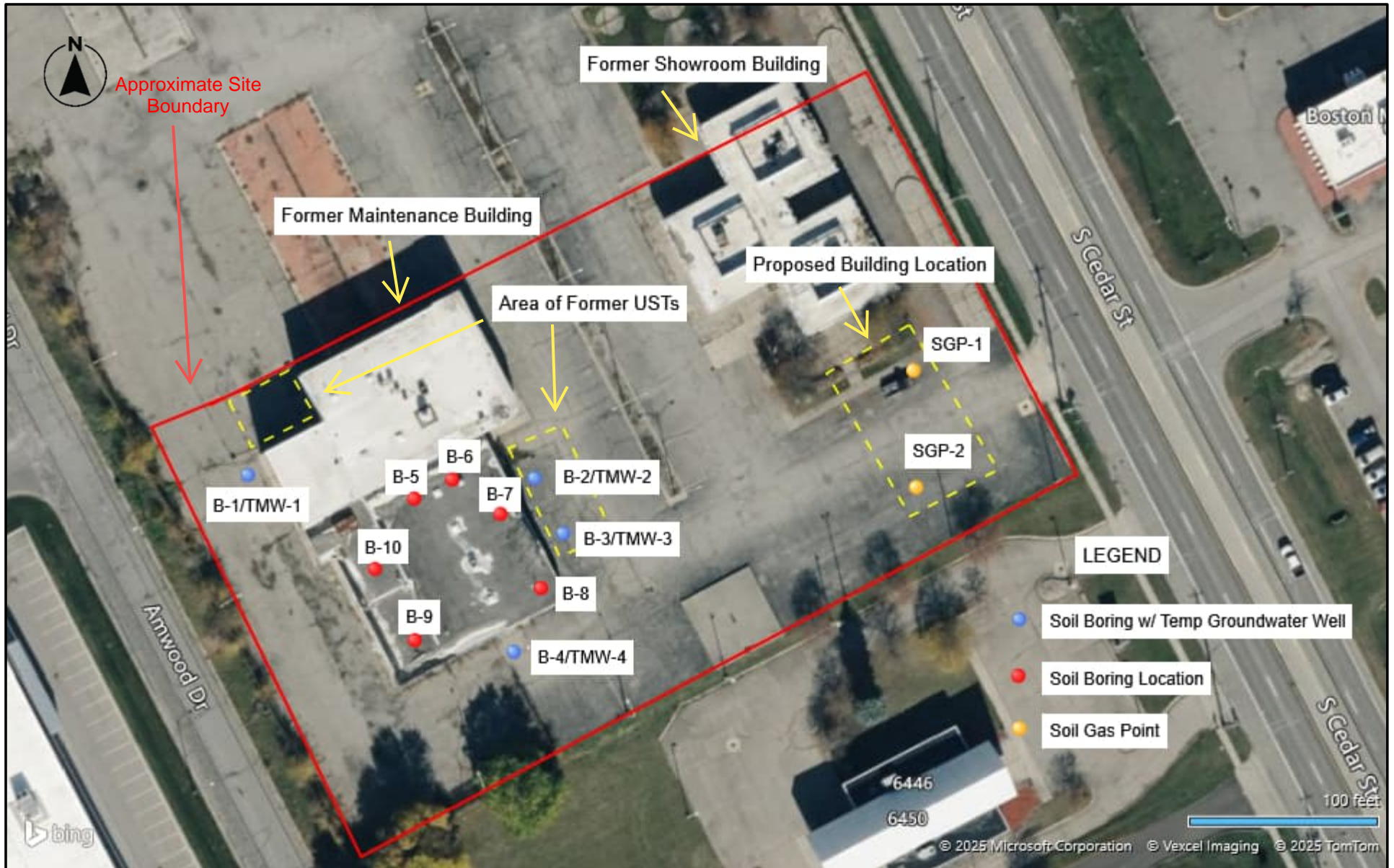


DIAGRAM IS FOR GENERAL LOCATION ONLY,
AND IS NOT INTENDED FOR CONSTRUCTION
PURPOSES

Project No.	LD247023
Scale:	AS SHOWN
Client:	Chick-fil-A Inc.
Date:	2-4-2025

terracon
 400 Ann St NW, Ste 204
 Grand Rapids, MI 49504-2054

SITE DIAGRAM 2
Proposed CFA 05830 Lansing South FSU - LSI 6420 S Cedar St Lansing, MI

Figure	4
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TABLES

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Table 2: Tax Increment Revenue Capture Estimates

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Table 4: Soil Sample Results

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**Table 1
Brownfield Eligible Activities
6420 S. Cedar Street
Lansing MI**

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION		
					EGLE ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES
EGLE ELIGIBLE ACTIVITIES							
Pre-Approved Activities							
Phase I Environmental Site Assessments	1	LS	\$ 3,000	\$ 3,000	\$ 3,000		\$ -
Phase II Site Investigations	1	LS	\$ 20,000	\$ 20,000	\$ 20,000		\$ -
Phase II Reporting	1	LS	\$ 13,780	\$ 13,780	\$ 13,780		\$ -
Documentation of Due Care Compliance (DDCC)	1	LS	\$ 5,000	\$ 5,000	\$ 5,000		\$ -
Department Specific Activities							
Soil Management - Transportation and Disposal (Non-Hazardous)	8,500	CY	\$ 45	\$ 382,500	\$ -		\$ 382,500
Due Care - Soft Costs including Bidding, Contractor Procurement, Oversight	1	LS	\$ 19,100	\$ 19,100	\$ -		\$ 19,100
EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 443,380	\$ 41,780	\$ -	\$ 401,600
MSF ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
Asbestos - Survey/Assessment	1	LS	\$ 10,000	\$ 10,000		\$ -	\$ 10,000
Asbestos - Abatement	1	LS	\$ 50,000	\$ 50,000		\$ -	\$ 50,000
Asbestos Abatement - Soft Costs	1	LS	\$ 2,500	\$ 2,500		\$ -	\$ 2,500
Subtotal Asbestos and Lead Activities				\$ 62,500		\$ -	\$ 62,500
Demolition							
Demolition - Buildings, Pads, Platforms	1	LS	\$ 276,000	\$ 276,000		\$ -	\$ 276,000
Demolition - Soft Costs including Bidding, Contractor Procurement, Oversight	1	LS	\$ 13,800	\$ 13,800		\$ -	\$ 13,800
Subtotal Demolition Activities				\$ 289,800	\$ -	\$ -	\$ 289,800
Site Preparation							
Geotechnical Investigations/Survey	1	LS	\$ 4,000	\$ 4,000		\$ -	\$ 4,000
Clearing & Grubbing	1	LS	\$ 8,500	\$ 8,500		\$ -	\$ 8,500
Grading, Land Balancing and/or Onsite Cut and Fill Operations	1	LS	\$ 23,117	\$ 23,117		\$ -	\$ 23,117
Temporary SEEC - Mud Mat, Silt Fencing, Sed. Bags	1	LS	\$ 21,000	\$ 21,000		\$ -	\$ 21,000
Site Preparation - Soft Costs including Bidding, Contractor Procurement, Oversight	1	LS	\$ 2,831	\$ 2,831		\$ -	\$ 2,831
Subtotal Site Preparation Activities				\$ 59,448	\$ -	\$ -	\$ 59,448
Infrastructure Improvements							
Public Infrastructure Improvements							
Entrance Improvements - Curbs, Gutters, Pavement	1	LS	\$ 18,730	\$ 18,730		\$ -	\$ 18,730
Sidewalks and Pavers in Right of Way	452	SF	\$ 11	\$ 5,067		\$ -	\$ 5,067
Lighting in Right of Way	8	EA	\$ 1,540	\$ 12,320		\$ -	\$ 12,320
Landscaping in Right of Way	1	LS	\$ 20,000	\$ 20,000		\$ -	\$ 20,000
Infrastructure Improvements - Soft Costs	1	LS	\$ 2,806	\$ 2,806		\$ -	\$ 2,806
Subtotal Infrastructure Improvement Activities				\$ 58,923	\$ -	\$ -	\$ 58,923
MSF ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 470,671	\$ -	\$ -	\$ 470,671
MSF AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 914,051	\$ 41,780	\$ -	\$ 872,271
Brownfield Plan & Act 381 Work Plan Preparation	1	LS	\$ 25,000	\$ 25,000		\$ -	\$ 25,000
Brownfield Plan Implementation	1	LS	\$ 15,000	\$ 15,000		\$ -	\$ 15,000
Brownfield Plan Application Fee	1	LS	\$ 5,000	\$ 5,000		\$ -	\$ 5,000
Interest (up to 5%, simple)				\$ 218,560	\$ -	\$ -	\$ 218,560
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				\$ 1,177,611	\$ 41,780	\$ -	\$ 1,135,831
State Brownfield Revolving Fund				\$ 8,072			
BRA Administrative Fees and Local Brownfield Revolving Fund (LBRF)				\$ 57,588			
GRAND TOTAL				\$ 1,243,270			
					3.55%	0.00%	96.45%

NOTES:
These costs and revenue projections should be considered approximate estimates based on expected conditions and available information. It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.
Costs for Phase I ESAs, Phase II ESAs, Asbestos Surveys, Brownfield Plan are excluded from contingency calculation.

Table 2
Tax Increment Revenue Capture Estimates
6420 S. Cedar Street
Lansing, MI

Estimated Taxable Value (TV) Increase Rate: 2% per year

	Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Plan Year	2	3	4	5	6	7	8	9	10
	Capture Year	1	2	3	4	5	6	7	8	9
Base Taxable Value (TV)		\$ 697,900	\$ 697,900	\$ 697,900	\$ 697,900	\$ 697,900	\$ 697,900	\$ 697,900	\$ 697,900	\$ 697,900
Estimated New TV		\$ 1,187,547	\$ 1,211,298	\$ 1,235,524	\$ 1,260,235	\$ 1,285,439	\$ 1,311,148	\$ 1,337,371	\$ 1,364,119	\$ 1,391,401
Incremental Difference (New TV - Base TV)		\$ 489,647	\$ 513,398	\$ 537,624	\$ 562,335	\$ 587,539	\$ 613,248	\$ 639,471	\$ 666,219	\$ 693,501

School Capture	Millage Rate																			
School Operating	17.4478	\$	8,543	\$	8,958	\$	9,380	\$	9,812	\$	10,251	\$	-	\$	-	\$	-	\$	-	
State Education Tax (SET)	6.0000	\$	2,938	\$	3,080	\$	3,226	\$	3,374	\$	3,525	\$	-	\$	-	\$	-	\$	-	
School Total:	23.4478	32.97%	\$	11,481	\$	12,038	\$	12,606	\$	13,186	\$	13,777	\$	-	\$	-	\$	-	\$	-

Local Capture	Millage Rate																			
Lansing Operating	19.4400	\$	9,519	\$	9,980	\$	10,451	\$	10,932	\$	11,422	\$	11,922	\$	12,431	\$	12,951	\$	13,482	
Ingham County Sum	6.7807	\$	3,320	\$	3,481	\$	3,645	\$	3,813	\$	3,984	\$	4,158	\$	4,336	\$	4,517	\$	4,702	
Ingham Intermediate	4.9378	\$	2,418	\$	2,535	\$	2,655	\$	2,777	\$	2,901	\$	3,028	\$	3,158	\$	3,290	\$	3,424	
Ingham County	4.5308	\$	2,218	\$	2,326	\$	2,436	\$	2,548	\$	2,662	\$	2,779	\$	2,897	\$	3,019	\$	3,142	
Lansing Community College	3.7692	\$	1,846	\$	1,935	\$	2,026	\$	2,120	\$	2,215	\$	2,311	\$	2,410	\$	2,511	\$	2,614	
CATA	2.9895	\$	1,464	\$	1,535	\$	1,607	\$	1,681	\$	1,756	\$	1,833	\$	1,912	\$	1,992	\$	2,073	
Lansing School Sink	2.9575	\$	1,448	\$	1,518	\$	1,590	\$	1,663	\$	1,738	\$	1,814	\$	1,891	\$	1,970	\$	2,051	
CADL-Library	1.5600	\$	764	\$	801	\$	839	\$	877	\$	917	\$	957	\$	998	\$	1,039	\$	1,082	
Airport Authority	0.6990	\$	342	\$	359	\$	376	\$	393	\$	411	\$	429	\$	447	\$	466	\$	485	
Local Total:	47.6645	67.03%	\$	23,339	\$	24,471	\$	25,626	\$	26,803	\$	28,005	\$	29,230	\$	30,480	\$	31,755	\$	33,055
Total Capturable Taxes:	71.1123	100.00%	\$	34,820	\$	36,509	\$	38,232	\$	39,989	\$	41,781	\$	29,230	\$	30,480	\$	31,755	\$	33,055

Non-Capturable Millages	Millage Rate																		
School Operating	17.4478	\$	-	\$	-	\$	-	\$	-	\$	-	\$	10,700	\$	11,157	\$	11,624	\$	12,100
State Education Tax (SET)	6.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	3,679	\$	3,837	\$	3,997	\$	4,161
Lansing School Debt	4.1000	\$	2,008	\$	2,105	\$	2,204	\$	2,306	\$	2,409	\$	2,514	\$	2,622	\$	2,731	\$	2,843
Public Safety	3.5000	\$	1,714	\$	1,797	\$	1,882	\$	1,968	\$	2,056	\$	2,146	\$	2,238	\$	2,332	\$	2,427
Montgomery Drain	0.2600	\$	127	\$	133	\$	140	\$	146	\$	153	\$	159	\$	166	\$	173	\$	180
Total Non-Capturable Taxes:	31.3078	\$	3,849	\$	4,035	\$	4,226	\$	4,420	\$	4,618	\$	19,199	\$	20,020	\$	20,858	\$	21,712

Notes:

Table 2
Tax Increment Revenue Capture Estimates
6420 S. Cedar Street
Lansing, MI

Estimated Taxable Value (TV) Increase Rate: 2%

	Calendar Year	2036	2037	2038	2039	2040	2041
	Plan Year	11	12	13	14	15	16
	Capture Year	10	11	12	13	14	15
Base Taxable Value (TV)		\$ 697,900	\$ 697,900	\$ 697,900	\$ 697,900	\$ 697,900	\$ 697,900
Estimated New TV		\$ 1,419,229	\$ 1,447,614	\$ 1,476,566	\$ 1,506,097	\$ 1,536,219	\$ 1,566,944
Incremental Difference (New TV - Base TV)		\$ 721,329	\$ 749,714	\$ 778,666	\$ 808,197	\$ 838,319	\$ 869,044

School Capture	Millage Rate						
School Operating	17.4478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Education Tax (SET)	6.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total:	23.4478 32.97%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total New Taxes	Pass-Through	Captured
\$ 46,944	\$ 13,636	\$ 33,308
\$ 16,143	\$ 2,345	\$ 13,799
\$ 63,087	\$ 15,980	\$ 47,107

Local Capture	Millage Rate						
Lansing Operating	19.4400	\$ 14,023	\$ 14,574	\$ 15,137	\$ 15,711	\$ 16,297	\$ 16,894
Ingham County Sum	6.7807	\$ 4,891	\$ 5,084	\$ 5,280	\$ 5,480	\$ 5,684	\$ 5,893
Ingham Intermediate	4.9378	\$ 3,562	\$ 3,702	\$ 3,845	\$ 3,991	\$ 4,139	\$ 4,291
Ingham County	4.5308	\$ 3,268	\$ 3,397	\$ 3,528	\$ 3,662	\$ 3,798	\$ 3,937
Lansing Community College	3.7692	\$ 2,719	\$ 2,826	\$ 2,935	\$ 3,046	\$ 3,160	\$ 3,276
CATA	2.9895	\$ 2,156	\$ 2,241	\$ 2,328	\$ 2,416	\$ 2,506	\$ 2,598
Lansing School Sink	2.9575	\$ 2,133	\$ 2,217	\$ 2,303	\$ 2,390	\$ 2,479	\$ 2,570
CADL-Library	1.5600	\$ 1,125	\$ 1,170	\$ 1,215	\$ 1,261	\$ 1,308	\$ 1,356
Airport Authority	0.6990	\$ 504	\$ 524	\$ 544	\$ 565	\$ 586	\$ 607
Local Total:	47.6645 67.03%	\$ 34,382	\$ 35,735	\$ 37,115	\$ 38,522	\$ 39,958	\$ 41,423
Total Capturable Taxes:	71.1123 100.00%	\$ 34,382	\$ 35,735	\$ 37,115	\$ 38,522	\$ 39,958	\$ 41,423

Total New Taxes	Pass-Through	Captured
\$ 195,727	\$ 39,145	\$ 156,581
\$ 68,270	\$ 13,654	\$ 54,616
\$ 49,715	\$ 9,943	\$ 39,772
\$ 45,617	\$ 9,123	\$ 36,494
\$ 37,949	\$ 7,590	\$ 30,359
\$ 30,099	\$ 6,020	\$ 24,079
\$ 29,777	\$ 5,955	\$ 23,821
\$ 15,706	\$ 3,141	\$ 12,565
\$ 7,038	\$ 1,408	\$ 5,630
\$ 479,898	\$ 95,980	\$ 383,919
\$ 542,986	\$ 111,960	\$ 431,026

Non-Capturable Millages	Millage Rate						
School Operating	17.4478	\$ 12,586	\$ 13,081	\$ 13,586	\$ 14,101	\$ 14,627	\$ 15,163
State Education Tax (SET)	6.0000	\$ 4,328	\$ 4,498	\$ 4,672	\$ 4,849	\$ 5,030	\$ 5,214
Lansing School Debt	4.1000	\$ 2,957	\$ 3,074	\$ 3,193	\$ 3,314	\$ 3,437	\$ 3,563
Public Safety	3.5000	\$ 2,525	\$ 2,624	\$ 2,725	\$ 2,829	\$ 2,934	\$ 3,042
Montgomery Drain	0.2600	\$ 188	\$ 195	\$ 202	\$ 210	\$ 218	\$ 226
Total Non-Capturable Taxes:	31.3078	\$ 22,583	\$ 23,472	\$ 24,378	\$ 25,303	\$ 26,246	\$ 27,208

\$ 128,725	\$ 128,725	\$ -
\$ 44,266	\$ 44,266	\$ -
\$ 41,280	\$ 41,280	\$ -
\$ 35,239	\$ 35,239	\$ -
\$ 2,618	\$ 2,618	\$ -
\$ 252,127	\$ 252,127	\$ -

\$ 795,113	\$ 364,087	\$ 431,026
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Table 3
Tax Increment Revenue Reimbursement Allocation Table
6420 S. Cedar Street
Lansing, MI

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	10.7%	\$ 39,036	\$ -	\$ 39,036
Local	89.3%	\$ 2,744	\$ 323,587	\$ 326,331
TOTAL	Local State	\$ 41,780	\$ 323,587	\$ 365,367
EGLE	3.5%	100.0%	\$ 41,780	
MSF	0.0%	0.0%	\$ -	
Local-Only	96.5%		\$ 1,135,831	

Estimated Total Years of Plan:	15
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Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035
Plan Year	2	3	4	5	6	7	8	9	10
Capture Year	1	2	3	4	5	6	7	8	9

Available Tax Increment Revenue (TIR)										
Total State Tax Capture Available	\$ 11,481	\$ 12,038	\$ 12,606	\$ 13,186	\$ 13,777	\$ -	\$ -	\$ -	\$ -	\$ -
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ 1,469	\$ 1,540	\$ 1,613	\$ 1,687	\$ 1,763	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Increment to Taxing Unit (20%) ("Pass-Through")	\$ 2,002	\$ 2,100	\$ 2,199	\$ 2,300	\$ 2,403	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Increment Last Year ("Pass-Through")	\$ -	\$ -	\$ -	\$ -	\$ 4,977	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement to Developer	\$ 8,010	\$ 8,398	\$ 8,795	\$ 9,199	\$ 9,611	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Tax Capture Available	\$ 23,339	\$ 24,471	\$ 25,626	\$ 26,803	\$ 28,005	\$ 29,230	\$ 30,480	\$ 31,755	\$ 33,055	
Local Tax Increment to Taxing Unit (20%) ("Pass-Through")	\$ 4,668	\$ 4,894	\$ 5,125	\$ 5,361	\$ 5,601	\$ 5,846	\$ 6,096	\$ 6,351	\$ 6,611	
Capture for BRA Administrative Fees and/or LBRF (15% of available Local TIR)	\$ 2,801	\$ 2,937	\$ 3,075	\$ 3,216	\$ 3,361	\$ 3,508	\$ 3,658	\$ 3,811	\$ 3,967	
Local TIR Available for Reimbursement to Developer	\$ 15,870	\$ 16,640	\$ 17,425	\$ 18,226	\$ 19,043	\$ 19,877	\$ 20,726	\$ 21,593	\$ 22,478	
Total State & Local TIR Available for Reimbursement to Developer	\$ 23,880	\$ 25,038	\$ 26,220	\$ 27,425	\$ 28,654	\$ 19,877	\$ 20,726	\$ 21,593	\$ 22,478	

DEVELOPER	Beginning Balance	2027	2028	2029	2030	2031	2032	2033	2034	2035
	\$ 1,177,611	\$ 1,153,731	\$ 1,128,692	\$ 1,102,472	\$ 1,075,047	\$ 1,051,369	\$ 1,031,493	\$ 1,010,766	\$ 989,173	\$ 966,695
EGLE Eligible Activities	\$ 41,780	\$ 33,207	\$ 24,219	\$ 14,806	\$ 4,960	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 39,036	\$ 8,010	\$ 8,398	\$ 8,795	\$ 9,199	\$ 4,634	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 2,744	\$ 563	\$ 590	\$ 618	\$ 647	\$ 326	\$ -	\$ -	\$ -	\$ -
LOCAL-ONLY Activities	\$ 1,135,831	\$ 1,120,523	\$ 1,104,474	\$ 1,087,666	\$ 1,070,087	\$ 1,051,369	\$ 1,031,493	\$ 1,010,766	\$ 989,173	\$ 966,695
Local-Only Tax Reimbursement	\$ 323,587	\$ 15,307	\$ 16,050	\$ 16,807	\$ 17,580	\$ 18,717	\$ 19,877	\$ 20,726	\$ 21,593	\$ 22,478
TOTAL ANNUAL DEVELOPER REIMBURSEMENT		\$ 23,880	\$ 25,038	\$ 26,220	\$ 27,425	\$ 23,678	\$ 19,877	\$ 20,726	\$ 21,593	\$ 22,478

Table 3
Tax Increment Revenue Reimbursement Allocation Table
6420 S. Cedar Street
Lansing, MI

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ 8,072
BRA Administrative Fees	\$ 57,588
Local Brownfield Revolving Fund	\$ -

* During the life of the Plan

	2036	2037	2038	2039	2040	2041	TOTALS
	11	12	13	14	15	16	
	10	11	12	13	14	15	
Available Tax Increment Revenue (TIR)							
Total State Tax Capture Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,072
State Tax Increment to Taxing Unit (20%) ("Pass-Through")	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,003
State Tax Increment Last Year ("Pass-Through")	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,977
State TIR Available for Reimbursement to Developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Local Tax Capture Available	\$ 34,382	\$ 35,735	\$ 37,115	\$ 38,522	\$ 39,958	\$ 41,423	
Local Tax Increment to Taxing Unit (20%) ("Pass-Through")	\$ 6,876	\$ 7,147	\$ 7,423	\$ 7,704	\$ 7,992	\$ 8,285	\$ 95,980
Capture for BRA Administrative Fees and/or LBRF (15% of available Local TIR)	\$ 4,126	\$ 4,288	\$ 4,454	\$ 4,623	\$ 4,795	\$ 4,971	\$ 57,588
Local TIR Available for Reimbursement to Developer	\$ 23,380	\$ 24,300	\$ 25,238	\$ 26,195	\$ 27,171	\$ 28,167	
Total State & Local TIR Available for Reimbursement to Developer	\$ 23,380	\$ 24,300	\$ 25,238	\$ 26,195	\$ 27,171	\$ 28,167	
DEVELOPER							
	\$ 943,316	\$ 919,016	\$ 893,778	\$ 867,583	\$ 840,411	\$ 812,244	
EGLE Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,036
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,744
LOCAL-ONLY Activities	\$ 943,316	\$ 919,016	\$ 893,778	\$ 867,583	\$ 840,411	\$ 812,244	
Local-Only Tax Reimbursement	\$ 23,380	\$ 24,300	\$ 25,238	\$ 26,195	\$ 27,171	\$ 28,167	\$ 323,587
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	\$ 23,380	\$ 24,300	\$ 25,238	\$ 26,195	\$ 27,171	\$ 28,167	\$ 365,367

Table 4
Soil Sample Results
GTZ Properties LSI
Lansing, Michigan

Parameter	Chemical Abstract Service Number	Statewide Default Background Level	EGLE Part 201 Nonresidential Cleanup Criteria/Part 213 Risk-Based Screening Levels				Sample ID						
			Drinking Water Protection Criteria	Groundwater Surface Water Interface Protection Criteria	Soil Volatilization to Indoor Air Inhalation Criteria	Direct Contact Criteria	SB-1 (12-14')	SB-2 (12-14')	SB-3 (12-14')	SB-4 (8-10')	SB-5 (12-14')	SB-6 (12-14')	SB-7 (12-14')
Metals, Total by EPA 6020B													
Arsenic	7440-38-2	5,800	4,600	4,600	NLC	37,000	3,400	3,200	2,700	<2,000	2,400	4,400	2,400
Barium	7440-39-3	75,000	1,300,000	(G)	NLC	130,000,000	56,000	85,000	<9,700	23,000	<9,900	26,000	35,000
Cadmium	7440-43-9	1,200	6,000	(G,X)	NLC	2,100,100	<200	260	<200	<200	<200	<200	<200
Chromium	7440-47-3	NA	30,000	3,300	NLC	9,200,000	17,000	16,000	7,100	6,100	4,100	10,000	11,000
Copper	7440-50-8	32,000	5,800,000	(G)	NLC	73,000,000	15,000	17,000	3,800	3,200	3,400	7,400	9,200
Lead	7439-92-1	21,000	700,000	(G,X)	NLC	900,000	<10,000	10,000	<10,000	<10,000	<10,000	<10,000	<10,000
Selenium	7782-49-2	410	4,000	400	NLC	9,600,000	1,900	2,500	770	850	670	1,200	1,300
Zinc	7440-66-6	47,000	5,000,000	(G)	NLC	630,000,000	42,000	42,000	9,900	11,000	7,900	21,000	23,000

Footnotes:

*Only parameters with detected concentrations are presented.

*All results reported in parts per billion (ppb)/micrograms per kilogram (ug/kg).

*Bolded/highlighted cell indicates exceedance of one or more EGLE Part 201 Nonresidential Cleanup Criteria/Part 213 Risk-Based Screening Level.

*G = Groundwater surface water interface (GSI) criterion depends on the pH or water hardness, or both, of the receiving surface water.

*NA=No applicable criterion

*NLC=No listed criterion

*X = The GSI criterion shown in the generic cleanup criteria tables is not protective for surface water that is used as a drinking water source.

Table 5
Groundwater Sample Results
GTZ Properties LSI
Lansing, Michigan

Parameter	Chemical Abstract Service Number	Residential Drinking Water Criteria	Nonresidential Drinking Water Criteria	Groundwater Surface Water Interface Criteria	Residential Groundwater Volatization to Indoor Air Inhalation Criteria	Nonresidential Groundwater Volatization to Indoor Air Inhalation Criteria	Sample ID			
							TMW-1	TMW-2	TMW-3	TMW-4
Metals, Dissolved by EPA 6020B										
Arsenic	7440-38-2	10 (A)	10 (A)	10	NLC	NLC	<5.0	7.4	7.8	<5.0
Barium	7440-39-3	2000 (A)	2000 (A)	(G)	NLC	NLC	100	110	<100	120
Silver	7440-22-4	34	98	0.2 (M); 0.06	NLC	NLC	0.21	<0.20	<0.20	<0.20
SVOCs by GC-MS by EPA 8270D SIM										
Acenaphthene	83-32-9	1,300	3,800	38	4,200	4,200	<0.13	<0.64	0.55	<0.13
Fluoranthene	206-44-0	210	210	1.6	210	210	<0.13	1.1	<0.13	<0.13
Pyrene	129-00-0	140	140	NLC	140	140	<0.13	0.9	<0.13	<0.13
Per- and Polyfluoroalkyl Substances by EPA 537M										
PFBA	375-22-4	NLC	NLC	NLC	ID	ID	0.0079	-	0.0056	0.0042
PFHxA	307-24-4	400 (A)	400 (A)	NLC	ID	ID	0.0017	-	ND	ND
PFHpA	375-85-9	NLC	NLC	NLC	NLC	NLC	0.0014	-	ND	ND
PFOA	335-67-1	0.008 (A)	0.008 (A)	0.17 (X)	ID	ID	0.0055	-	0.0030	0.0035
PFBS	375-73-5	0.42 (A)	0.42 (A)	670 (X)	ID	ID	0.0054 EIS-	-	0.0034	0.0016
PFHxS	355-46-4	0.051 (A)	0.051 (A)	0.21 (X)	ID	ID	0.0008 EIS-	-	ND	ND
PFOS	1763-23-1	0.016 (A)	0.016 (A)	0.012 (X)	NLC	NLC	0.0049 EIS-	-	0.0018	0.0045
PFBSA	375-73-5	0.42 (A)	0.42 (A)	670 (X)	ID	ID	0.002	-	ND	ND

Footnotes:

- *Only parameters with detected concentrations are presented.
- *All results reported in parts per billion (ppb)/micrograms per liter (ug/L).
- *Bolded/highlighted cell indicates exceedance of one or more EGLE Residential Part 201 Cleanup Criteria/Part 213 Risk-Based Screening Level.
- *A = Criterion is the state of Michigan drinking water standard established pursuant to Section 5 of 1976 PA 399, MCL 325.1005.
- *EIS- = The isotope dilution/extracted internal standard area exceeds the lower control limit
- *G = Groundwater surface water interface (GSI) criterion depends on the pH or water hardness, or both, of the receiving surface water.
- *ID = Insufficient data to develop criterion
- *M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit
- *ND = Non Detect
- *NLC=No listed criterion
- *X = The GSI criterion shown in the generic cleanup criteria tables is not protective for surface water that is used as a drinking water source.

**Brownfield Plan #91
6420 S. Cedar Street
Brownfield Redevelopment Project
April 29, 2026**

Attachment A

Legal Description of the Property



6420 S CEDAR ST

LANSING, MI 48911
 Parcel #33-01-05-10-151-002
 Customer Name: JEROME L L C

[Apply For Permit](#)

Important Message
 2025 values are subject to change by the March Board of Review.

Owner and Taxpayer Information

Owner	JEROME L L C 2375 WOODLAKE DR STE 380 OKEMOS, MI 48864
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Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2025

Property Class	201 COMMERCIAL-IMPROVED
School District	LANSING PUBLIC SCHOOL DIST
MAP #	DI-0010 -0122
User Number Index	Not Available
User Alpha 1	Not Available
User Alpha 3	Not Available
Historical District	Not Available
User Alpha 2	Not Available

Unit	33 CITY OF LANSING - INGHAM
Assessed Value	\$697,900
Taxable Value	\$697,900
State Equalized Value	\$697,900
Date of Last Name Change	01/04/2021
Notes	Not Available
Census Block Group	Not Available
Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date	12/30/1997
----------------	------------

Principal Residence Exemption	June 1st	Final
2025	0.0000%	0.0000%

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2024	\$704,900	\$704,900	\$704,900
2023	\$740,700	\$740,700	\$740,700
2022	\$767,900	\$767,900	\$763,012

Land Information

Zoning Code	F COMM
Land Value	\$674,000
Renaissance Zone	No
ECF Neighborhood	O265-SOUTHEAST-OFFICES
Lot Dimensions/Comments	250X220, 443X496AV

Total Acres	5.737
Land Improvements	\$131,421
Renaissance Zone Expiration Date	No Data to Display

Mortgage Code	<i>No Data to Display</i>		
Neighborhood Enterprise Zone	No		
Lot(s)	Frontage	Depth	
No lots found.			
		Total Frontage: 0.00 ft	Average Depth: 0.00 ft

Legal Description

THAT PART SECS 9 & 10 COM CL US-127 N 27DEG 58MIN W 761.26 FT FROM INTN CL US-127 & E&W 1/4 LINE SEC 10, TH N 27DEG 58MIN W 443 FT, S 62DEG 02MIN W 276 FT, N 27DEG 58MIN W 250 FT, S 62DEG 02MIN W 220 FT, S 27DEG 58MIN E 693 FT, N 62DEG 02MIN E 496 FT TO BEG; SEC 10 T3N R2W

Sale History

Sale Date	Sale Price/Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
09/22/2020	\$0.00OTH	ELNA 2 LTD PARTNERSHIP	JEROME L L C	33-TO BE DETERMINED	2020 031867

Building Information - 21892 sq ft Automotive Centers (Commercial)

Floor Area	21,892 sq ft
Occupancy	Automotive Centers

Estimated TCV	<i>Not Available</i>
Class	C
Stories Above Ground	2
Basement Wall Height	<i>Not Available</i>
Year Built	1970
Percent Complete	0%
Physical Percent Good	35%
Economic Percent Good	100%

Average Story Height	10 ft
Identical Units	<i>Not Available</i>
Year Remodeled	1978
Heat	Space Heaters, Gas with Fan
Functional Percent Good	75%
Effective Age	48 yrs

Building Information - 963 sq ft Automotive Centers (Commercial)

Floor Area	963 sq ft
Occupancy	Automotive Centers

Estimated TCV	<i>Not Available</i>
Class	D
Stories Above Ground	1
Basement Wall Height	<i>Not Available</i>
Year Built	1970
Percent Complete	0%
Physical Percent Good	35%
Economic Percent Good	100%

Average Story Height	10 ft
Identical Units	<i>Not Available</i>
Year Remodeled	<i>No Data to Display</i>
Heat	Space Heaters, Gas with Fan
Functional Percent Good	100%
Effective Age	48 yrs

Building Information - 5040 sq ft Automobile Showrooms (Commercial)

Floor Area	5,040 sq ft
Occupancy	Automobile Showrooms

Estimated TCV	<i>Not Available</i>
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Class	D
Stories Above Ground	1
Basement Wall Height	<i>Not Available</i>
Year Built	1970
Percent Complete	0%
Physical Percent Good	35%
Economic Percent Good	100%

Average Story Height	12 ft
Identical Units	<i>Not Available</i>
Year Remodeled	<i>No Data to Display</i>
Heat	Package Heating & Cooling
Functional Percent Good	100%
Effective Age	46 yrs



Ingham County Parcels 9/20/2024 1:39:06 PM



Disclaimer: The data is provided for reference only and WITHOUT WARRANTY of any kind.

**Brownfield Plan #91
6420 S. Cedar Street
Brownfield Redevelopment Project
April 29, 2026**

Attachment B

Site Plans



Lansing Economic Development Corporation
Lansing Brownfield Redevelopment Authority
Tax Increment Finance Authority
401 S. Washington Sq., Suite 101, Lansing, MI 48933
LansingEDC.com

Date: June 5, 2026

From: Kris Klein, President & CEO
Lansing EDC

Subject: Resolution approving Brownfield Plan No. 91 for the 6420 S. Cedar Street
Redevelopment Project.

Attached is a resolution approving Brownfield Plan No. 91 for the 6420 S. Cedar Street Redevelopment Project. This project, located at 6420 S. Cedar Street, the former University Motor Mall, will completely redevelop the 5.74-acre site into a commercial shopping plaza. **Total investment** in the project is estimated to be **\$1.98 million**. Further, the developer met with the Southwest Lansing Small Business Association and contributed \$10,000 to the association's new signage.

The developer submitted a brownfield plan application on April 29, 2026. Staff review confirmed the application meets the guidelines of brownfield policy and the state statute. Note, this project is a local-only brownfield plan. Specifically, the developer is requesting the following:

- Developer reimbursement (maximum): \$709,650 (local only)
 - o Anticipated reimbursement: \$365,367
- Capture duration: 15 years
- New taxes to **local** taxing units (15-years): \$175,117
 - o Debt millages (not captured): \$79,137
 - o Pass-through (20%): \$95,980
- LBRF/Admin. (15%): \$57,588

Sincerely,

Kris Klein

LANSING BROWNFIELD REDEVELOPMENT AUTHORITY
Certificate of Resolution by Board of Directors

At a meeting of the Board of Directors of the Lansing Brownfield Redevelopment Authority, Lansing, Michigan, held on the 5th day of June 2026, at 8:30 a.m., pursuant to notice duly given:

Members Present:

Members Absent:

The following preamble and resolution was offered by;

Member: _____, and seconded by

Member:

WHEREAS, the Lansing City Assessor's Office provides tax capture projections on all Brownfield Plans for the Lansing Brownfield Redevelopment Authority's (LBRA) budget preparation; and

WHEREAS, at the end of the fiscal year, Brownfield Plan expenses cannot exceed Brownfield Plan revenues; and

WHEREAS, Brownfield Plans: #2 Motor Wheel; #9 Schafer Bakery; #39 Accident Fund; #49 Marshall Street Armory; #52 Marketplace; #56 Emergent; #58 High Grade; #61 Feldkouts; #63 2000 Block; #65 South Street; #68 515 Ionia; #72 Red Cedar; #73 3600 Dunkel; #75 Cap City Mkt; #76 Boji Farnum; #77 500 Block; #81 NEOGEN Expansion; #83 Moneyball, and; State BRF, RLF A Tax Revenue, and LBRA Admin, had higher tax capture revenues with corresponding expenses than projected as outlined in the attached Fiscal Year 2025/2026 budget amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY AS FOLLOWS:

The Lansing Brownfield Redevelopment Authority Board of Directors approves amending the Fiscal Year 2025/2026 LBRA budget to reflect the increased revenues and corresponding expenses on Brownfield Plans stated above and as outlined in the attached budget amendment.

YEAS: ()

NAYS: ()

ABSTENTIONS: ()

ABSENT: ()

RESOLUTION DECLARED ADOPTED

STATE OF MICHIGAN)

COUNTY OF INGHAM)SS.
)

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a scheduled meeting of the Lansing Brownfield Redevelopment Authority held on the 5th day of June 2026, and said resolution is on file in the office of the Economic Development Corporation of the City of Lansing and is available to the public. Public notice of the said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan 1976, including in the case of a special or re-scheduled meeting, notice by publication or posting of at least eighteen (18) hours prior to the time set for the meeting. In addition, said meeting was held in full compliance with the Board's By-Laws.

IN WITNESS WHEREOF, I have hereunto affixed my official signature.

Shelley Davis Boyd, Chair

LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA)

**FY2025/2026 AMENDED BUDGET
FY2026/2027 PROPOSED BUDGET**

Description	FY2024/2025 Amended Budget	FY2025/2026 Adopted Budget	FY2025/2026 Projected Budget	FY2025/2026 Amended Budget	FY2026/2027 Proposed Budget
Revenues					
RLF A TAX REVENUE	\$ 673,671	\$ 687,144	\$ 826,726	\$ 826,726	\$ 843,261
PLAN 2 MOTOR WHEEL	\$ 240,712	\$ 44,129	\$ 247,730	\$ 247,730	\$ 51,288
PLAN 9 SCHAFFER BAKERY	\$ 368	\$ 375	\$ 392	\$ 392	\$ 399
PLAN 20 LORANN OILS	\$ -	\$ -	\$ -	\$ -	\$ -
LBRA ADMIN	\$ 397,272	\$ 405,218	\$ 457,418	\$ 457,418	\$ 466,566
PLAN 30 BROWNFIELD DEV SPEC	\$ -	Plan Ended	\$ -	Plan Ended	Plan Ended
PLAN 37 CEDAR ST SCHOOL	\$ 26,048	\$ 26,569	\$ -	\$ 26,569	Plan Ended
PLAN 42 NU UNION	\$ 15,079	\$ 15,381	\$ 13,523	\$ 15,381	\$ 15,689
PLAN 8b JNL	\$ 117,888	Plan Ended	\$ 12,891	\$ 12,891	Plan Ended
PLAN 49 MARSHALL ST ARMORY	\$ 10,571	\$ 10,783	\$ 10,860	\$ 10,860	\$ 11,078
3 MILLS SET STATE BRF	\$ 361,364	\$ 368,591	\$ 385,922	\$ 385,922	\$ 393,640
PLAN 52 MARKETPLACE PARTNER	\$ 400,780	\$ 408,796	\$ 413,484	\$ 413,484	\$ 421,754
PLAN 55A BALL PARK NORTH	\$ 259,212	\$ 264,396	\$ 245,527	\$ 264,396	\$ 269,684
PLAN 56 EMERGENT BIOSOLUTION	\$ 543,768	\$ 554,643	\$ 560,115	\$ 560,115	\$ 571,317
PLAN 58 HIGH GRADE MATERIAL	\$ 15,387	\$ 15,695	\$ 16,215	\$ 16,215	\$ 16,539
PLAN 59 4000 N. GRAND RIVER	\$ 787	\$ 803	\$ -	\$ 803	Plan Ended
PLAN 60 RISE PROPERTIES	\$ 1,524,603	\$ 1,555,095	\$ 1,530,126	\$ 1,555,095	\$ 1,586,197
PLAN 61 FELDKOUTS	\$ 35,675	\$ -	\$ 58,761	\$ 58,761	Plan Ending
PLAN 62 OLIVER TOWERS	\$ 157,975	\$ 161,134	\$ 137,090	\$ 161,134	\$ 164,357
PLAN 63 2000 BLOCK	\$ 54,153	\$ 55,236	\$ 56,530	\$ 56,530	\$ 57,660
PLAN 65 SOUTH STREET	\$ 39,012	\$ 39,792	\$ 40,514	\$ 40,514	\$ 41,324
PLAN 66 FLUID CHILLERS	\$ 36,169	\$ 36,892	\$ 20,208	\$ 36,892	\$ 37,630
PLAN 71 NEOGEN	\$ 4,319	\$ 4,406	\$ 4,353	\$ 4,406	\$ 4,494
PLAN 74 MIDWEST SELF STORAGE	\$ 73,792	\$ 75,267	\$ 71,555	\$ 75,267	\$ 76,773
PLAN 54 Y SITE	\$ 342,388	\$ 349,236	\$ 232,304	\$ 349,236	\$ 356,220
PLAN 67 2200 BLOCK E MICH	\$ 87,848	\$ 89,605	\$ 84,705	\$ 89,605	\$ 91,397
PLAN 75 CAP CITY MKT	\$ 542,220	\$ 553,065	\$ 559,179	\$ 559,179	\$ 570,363
PLAN 76 BOJI FARNUM	\$ 280,619	\$ 286,231	\$ 324,021	\$ 324,021	\$ 330,502
PLAN 73 3600 DUNCKEL	\$ 505,359	\$ 515,466	\$ 522,390	\$ 522,390	\$ 532,838
PLAN 68 515 IONIA	\$ 10,721	\$ 10,935	\$ 11,233	\$ 11,233	\$ 11,458
PLAN 72 RED CEDAR DEV	\$ 3,961,323	\$ 4,040,549	\$ 4,093,368	\$ 4,093,368	\$ 4,175,236
PLAN 79 MI REALTORS	\$ 55,285	\$ 56,391	\$ 47,297	\$ 56,391	\$ 57,519
PLAN 77 500 BLOCK	\$ 491,778	\$ 501,613	\$ 501,891	\$ 501,891	\$ 511,929
PLAN 78 TEMPLE	\$ 71,003	\$ 72,423	\$ 63,781	\$ 72,423	\$ 73,872
PLAN 39 ACCIDENT FUND	\$ 1,817,912	\$ 1,854,271	\$ 2,431,233	\$ 2,431,233	\$ 2,479,858
PLAN 81 NEOGEN EXPANSION	\$ 185,424	\$ 189,133	\$ 1,207,027	\$ 1,207,027	\$ 1,231,168
PLAN 83 MONEYBALL	\$ 6,186	\$ 6,310	\$ 6,765	\$ 6,765	\$ 6,900
PLAN 84 505-507 SHIAWASSEE	\$ -	\$ 1,378	\$ -	\$ -	\$ 1,406
PLAN 87 NVL	\$ -	\$ -	\$ -	\$ -	\$ -
RCD BOND ISSUER FEE	\$ 49,538	\$ 47,061	\$ 47,061	\$ 47,061	\$ 44,708
INTEREST INCOME	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
Total Revenue	\$ 13,696,207	\$ 13,604,011	\$ 15,542,196	\$ 15,799,325	15,805,022

Description	FY2024/2025 Amended Budget	FY2025/2026 Adopted Budget	FY2025/2026 Projected Budget	FY2025/2026 Amended Budget	FY2026/2027 Proposed Budget
Expenditures					
ADMINISTRATION EXPENSES TO EDC	\$ 397,272	405,218	457,418	457,418	466,566
REVOLVING FUND B	\$ -	-	-	-	-
REVOLVING FUND A	\$ 973,671	987,144	1,126,726	1,126,726	1,143,261
PLAN 2 MOTOR WHEEL	\$ 240,712	44,129	247,730	247,730	51,288
PLAN 9 SCHAFFER BAKERY	\$ 368	375	392	392	399
PLAN 20 LORANN OILS	\$ -	-	-	-	-
PLAN 30 BROWNFIELD DEV SPECIALISTS	\$ -	Plan Ended	-	-	Plan Ended
PLAN 37 CEDAR ST SCHOOL	\$ 26,048	26,569	-	26,569	Plan Ended
PLAN 42 NU UNION	\$ 15,079	15,381	13,523	15,381	15,689
PLAN 8b JNL	\$ 117,888	Plan Ended	12,891	12,891	Plan Ended
PLAN 56 EMERGENT BIOSOLUTION	\$ 543,768	554,643	560,115	560,115	571,317
PLAN 52 MARKETPLACE PARTNER	\$ 400,780	408,796	413,484	413,484	421,754
PLAN 55A BALL PARK NORTH	\$ 259,212	264,396	245,527	264,396	269,684
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PLAN 59 4000 N. GRAND RIVER	\$ 787	803	-	803	Plan Ended
PLAN 60 RISE PROPERTIES	\$ 1,524,603	1,555,095	1,530,126	1,555,095	1,586,197
PLAN 61 FELDKOUTS	\$ 35,675	-	58,761	58,761	Plan Ending
PLAN 62 OLIVER TOWERS	\$ 157,975	161,134	137,090	161,134	164,357
PLAN 63 2000 BLOCK	\$ 54,153	55,236	56,530	56,530	57,660
PLAN 65 SOUTH STREET	\$ 39,012	39,792	40,514	40,514	41,324
3 MILLS OF SET STATE BRF	\$ 361,364	368,591	385,922	385,922	393,640
PLAN 66 FLUID CHILLERS	\$ 36,169	36,892	20,208	36,892	37,630
PLAN 71 NEOGEN	\$ 4,319	4,406	4,353	4,406	4,494
PLAN 74 MIDWEST SELF STORAGE	\$ 73,792	75,267	71,555	75,267	76,773
PLAN 49 MARSHALL ST ARMORY	\$ 10,571	10,783	10,860	10,860	11,078
PLAN 54 Y SITE	\$ 342,388	349,236	232,304	349,236	356,220
PLAN 67 2200 BLOCK E MICH	\$ 87,848	89,605	84,705	89,605	91,397
PLAN 73 3600 DUNCKEL	\$ 505,359	515,466	522,390	522,390	532,838
PLAN 76 BOJI FARNUM	\$ 280,619	286,231	324,021	324,021	330,502
PLAN 72 RED CEDAR DEV	\$ 3,961,323	4,040,549	4,093,368	4,093,368	4,175,236
PLAN 68 515 IONIA	\$ 10,721	10,935	11,233	11,233	11,458
PLAN 75 CAP CITY MKT	\$ 542,220	553,065	559,179	559,179	570,363
PLAN 79 MI REALTORS	\$ 55,285	56,391	47,297	56,391	57,519
PLAN 77 500 BLOCK	\$ 491,778	501,613	501,891	501,891	511,929
PLAN 78 TEMPLE	\$ 71,003	72,423	63,781	72,423	73,872
PLAN 39 ACCIDENT FUND	\$ 1,817,912	1,854,271	2,431,233	2,431,233	2,479,858
PLAN 81 NEOGEN EXPANSION	\$ 185,424	189,133	1,207,027	1,207,027	1,231,168
PLAN 83 MONEYBALL	\$ 6,186	6,310	6,765	6,765	6,900
PLAN 84 505-507 SHIAWASSEE	\$ -	1,378	-	-	1,406
RCD BOND ISSUER FEE TO EDC	\$ 49,538	47,061	47,061	47,061	44,708
Total Expenditures	\$ 13,696,207	\$ 13,604,011	\$ 15,542,196	\$ 15,799,325	15,805,022
Difference	-	-	-	-	-