



Board of Directors Meeting

Friday, July 10, 2026 – 8:30 AM

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

AGENDA

- 1) Call to Order
- 2) Approval of LEDC Board Meeting Minutes – Friday, June 5, 2026
- 3) Financial Update
- 4) 2231 W. Willow St. EGLE Brownfield Redevelopment Program Grant Application (ACTION)
- 5) FY2026/2027 Corridor Improvement Authority (CIA) Service Contracts (ACTION)
- 6) Approval of FY2026/2027 LEDC Budget Amendment to Reflect CIA Contracts (ACTION)
- 7) Operations Update
- 8) Project and Program Updates
 - a. LEED Targeted Redevelopment Update
- 9) Open Forum for LEDC Board Members
- 10) Other Business
- 11) Public Comment
- 12) Adjournment





Lansing Economic Development Corporation

Board of Directors Meeting

Friday, June 5, 2026 – 8:30 A.M.

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

MINUTES

Members Present:	Shelley Davis Boyd, Jonathan Smith, Chaz Carrillo, Dr. Cristina Benton, Calvin Jones, Rawley Van Fossen, Catherine Rathbun
Members Absent:	Bryan Britten, Dr. Alane Laws-Barker
Staff Present:	Kris Klein, Amiee Evans, Chelsea Dowler, Aurelius Christian, Kahleea Washington, Shay Manawar, Brian Swett
Guests:	None

Call to Order

Chair Boyd called the Lansing Economic Development Corporation meeting to order at 8:31 A.M.

Approval of LEDC Board Meeting Minutes – Friday, May 1, 2026 (ACTION)

MOTION: Member Van Fossen moved to approve the LEDC meeting minutes from Friday, May 1, 2026, Board of Directors meeting, as presented. Motion seconded by Member Carrillo.

YEAS: SEVEN (7); Unanimous; motion carried.

Lansing EDC April 2026 Draft Financial Statements

Swett presented the April 2026 Draft Financial Statements.

2231 W. Willow St. EGLE Brownfield Redevelopment Program Grant Application (ACTION)

Evans presented the grant application for Board consideration. Member Smith asked who would enforce the compliance standard. Klein replied that Lansing EDC would. Member Benton asked about the odds of receiving the grant. Klein replied that it was very likely as the Lansing EDC and the developer have been working closely with EGLE staff in preparing the request. Carrillo asked what the tax basis would be. Klein said it would be the current tax basis of the building.

MOTION: Member Van Fossen moved to approve the EGLE Grant Application for 2231 W. Willow St., as presented. Motion seconded by Member Jones.

YEAS: SEVEN (7); Unanimous; motion carried.

The Lansing EDC's Mission is to improve the Lansing community by fostering economic growth that is strategic, sustainable and equitable.

FY2026/2027 City of Lansing Economic Development Contract (ACTION)

Klein presented the FY2026/2027 City of Lansing Economic Development Contract for consideration by the Board.

MOTION: Member Jones moved to approve the FY2026/2027 City of Lansing Economic Development Contract, as presented. Motion seconded by Member Smith.

YEAS: SIX (6)

NAYS: NONE (0)

RECUSALS: ONE (1), Member Van Fossen

6 YEAS, 0 NAYS, 1 RECUSAL, Motion carried.

FY2026/2027 City of Lansing Façade Program Contract (ACTION)

Klein presented the FY2026/2027 City of Lansing Façade Program Contract for consideration.

MOTION: Member Carrillo moved to approve the City of Lansing Façade Program Contract, as presented. Motion seconded by Member Benton.

YEAS: SIX (6)

NAYS: NONE (0)

RECUSALS: ONE (1), Member Van Fossen

6 YEAS, 0 NAYS, 1 RECUSAL, Motion carried.

Approval of FY2025/2026 LEDC Budget Amendment (ACTION)

Klein presented the FY2025/2026 LEDC Budget Amendment for consideration.

MOTION: Member Van Fossen moved to approve the 2025/2026 LEDC Budget Amendment, as presented. Motion seconded by Member Rathbun.

YEAS: SEVEN (7); Unanimous; motion carried.

Approval of FY2026/2027 LEDC Budget (ACTION)

Klein presented the FY2026/2027 LEDC Budget for consideration.

MOTION: Member Smith moved to approve the FY2026/2027 LEDC Budget, as presented. Motion seconded by Member Van Fossen.

YEAS: SIX (6); motion carried. (Member Jones was not present for the vote)

Approval of President & CEO Performance Management Criteria and Process (ACTION)

Klein presented the President & CEO Performance Management Criteria and Process as reviewed and recommended by the Governance Committee and Chair for consideration by the Board. Chair Boyd noted this was the first time the Board has had an official review process for the President & CEO.

MOTION: Member Van Fossen moved to approve the President and CEO's Performance Planning and Evaluation template for FY2027, as presented, and direct the Board Chair to oversee quarterly reviews and an annual assessment of the employee. Motion seconded by Member Jones.

YEAS: SEVEN (7); Unanimous; motion carried.

Approval of President & CEO Compensation Updates (ACTION)

Klein presented compensation updates for the President & CEO as reviewed and recommended by the Governance Committee and Chair for consideration by the Board. Member Carrillo inquired how it was determined. Klein noted the committee discussed and recommended the updates and that it was comparable to the percentage increases planned for other Lansing EDC employees.

MOTION: Member Van Fossen moved to approve a bonus to be paid to Kris Klein, President and CEO, for FYE June 30, 2026 in the gross amount of \$9,600 and to establish the President and CEO's annual salary at \$123,360 beginning July 1, 2026. Motion seconded by Member Smith.

YEAS: SEVEN (7); Unanimous; motion carried.

Operations Update

Klein provided organizational updates, including:

- HR Recommendations:
 - Performance evaluation process will be implemented for all employees in the coming month.
 - Anti-harassment training for all employees is underway.
- Outreach and Engagement:
 - Team members are traveling to Warren to meet with a developer and tour modular housing development next week.
 - Coordinating Meetings with SBA and EPA representatives later in the month.
- Event Reminders:
 - Brick Row Development Tour: Wednesday, June 10, 2:30 PM.
 - Lansing EDC 50th Anniversary Celebration: Tuesday, July 21st, 5:30 PM. Invitations are being sent out.
 - Holmes & Pleasant Grove Project Celebration: Tuesday, July 14, 3-7 PM.
 - Working to schedule a tour of the New Vision Lansing Development

Project and Program Updates

Evans presented updates on the following projects:

- Project Statuses:
 - Targeted Redevelopment – Smith Group and CityCraft efforts are underway.
 - Empower Program – Cohort 4 sessions start July 1.
 - PNC Workshops continue to be held throughout the year.

Open Forum for LEDC Board Members

Member Jones recognized Klein's work of being up at Mackinac and representing Lansing at the Mackinac Policy Conference. Member Rathbun shared information on Rathbun Insurance's 70th Anniversary Block Party & Open House on August 6, 2026, 4-7PM.

Other Business

None

Public Comment

None

Adjournment

Chair Boyd called the Lansing Economic Development Corporation meeting to adjournment at 9:18 A.M.



Kris Klein, President & CEO

Lansing Economic Development Corporation (LEDC)

LANSING ECONOMIC DEVELOPMENT CORPORATION

Financial Statements

For the One Month and Eleven Months Ended May 31, 2026 and 2025

Lansing Economic Development Corporation

Statements of Financial Position

	May 31, 26	May 31, 25
ASSETS		
Current Assets		
Checking/Savings		
10000 · PNC - General Fund - 2612	67,579.91	75,000.00
10001 · PNC - COVID19 Rescue Fund -2583	104.30	104.30
10002 · PNC - Business Fund - 2575	75,000.00	78,851.00
10004 · PNC - Business Fund Sweep -2647	1,293,866.56	1,238,860.46
10005 · PNC - General Fund Sweep - 2639	1,167,595.04	846,381.63
10007 · PNC - Energy Eff Rev Sav - 0696	230,666.62	227,138.43
10008 · PNC - ARPA - 8494	0.00	4,844.40
10009 · PNC - ARPA Money Market - 8451	1,368,348.67	1,860,977.45
10010 · PNC - SSRP Money Market - 8634	730,828.98	863,827.94
Total Checking/Savings	4,933,990.08	5,195,985.61
Accounts Receivable		
11000 · Accounts Receivable	12,327.50	26,500.00
Total Accounts Receivable	12,327.50	26,500.00
Other Current Assets		
11110 · Receivable -Other	0.00	3,809.39
11113 · Receivable Brownfield Redevelop	5,152.13	222.04
11119 · Prepaid Insurance	5,426.94	6,415.12
11121 · Prepaid Health Insurance	66.28	3,064.97
11122 · Prepaid Expenses	1,299.02	889.58
11127 · RBM Properties-Cur Portion	36,315.63	32,294.47
11139 · The 517 Coffee Co-Current Port	5,597.94	4,168.62
11141 · Sweet Encounter Bakery -Current	393.51	3,915.99
11143 · Irie Smoke Shack LLC-Cur Por	0.00	9,358.17
11146 · Mossman, LLC - Cur Por	20,690.84	10,868.61
11148 · REO Town Clubhouse - Cur Port	10,302.64	8,247.63
Total Other Current Assets	85,244.93	83,254.59
Total Current Assets	5,031,562.51	5,305,740.20
Fixed Assets		
13010 · Office Furniture	72,849.74	72,849.74
13015 · Computer Equipment	8,715.08	8,715.08
13025 · Leasehold Improvements	33,595.97	33,595.97
13050 · Accumulated Depreciation	(47,431.91)	(28,335.98)
Total Fixed Assets	67,728.88	86,824.81
Other Assets		
15000 · Loans Receivable		
15126 · RBM Properties-Loan Rec	54,077.27	79,274.67
15127 · RBM Properties- Cur Portion	(36,315.63)	(32,294.47)
15149 · The 517 Coffee Co. - Loan Rec.	27,367.47	4,168.62
15150 · The 517 Coffee Co-Current Port	(5,597.94)	(4,168.62)
15154 · Sweet Encounter Bakery-Loan Rec	393.51	5,104.52
15155 · Sweet Encounter Bakery -Cur Por	(393.51)	(3,915.99)
15159 · Irie Smoke Shack, LLC-Loan Rec	0.00	9,358.17
15160 · Irie Smoke Shack, LLC-Curr Por	0.00	(9,358.17)
15163 · Mossman, LLC - Loan Rec.	46,871.07	46,871.07
15164 · Mossman, LLC - Curr Port	(20,690.84)	(10,868.61)
15169 · REO Town Clubhouse - Loan Rec.	42,527.60	50,000.00
15170 · REO Town Clubhouse - Curr Port	(10,302.64)	(8,247.63)
15190 · Allowance for credit losses	(17,683.00)	(15,650.00)
Total 15000 · Loans Receivable	80,253.36	110,273.56
17100 · Security Deposit	3,678.28	3,678.28
17300 · ROU Asset Net of Amortization	554,965.51	585,771.16
Total Other Assets	638,897.15	699,723.00
TOTAL ASSETS	5,738,188.54	6,092,288.01
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		

No assurance is provided on these financial statements or supplementary information. The financial statements omit substantially all disclosures and the statement of cash flows, revenue and expenses related to certain contracts are recognized when received and paid, all of which are not in accordance with accounting principles generally accepted in the United States of America.

Lansing Economic Development Corporation Statements of Financial Position

	May 31, 26	May 31, 25
Accounts Payable		
20000 · Accounts Payable	92,649.47	30,743.89
Total Accounts Payable	92,649.47	30,743.89
Credit Cards		
20104 · CC Payable-PNC-3118	0.00	26.50
20105 · CC Payable - PNC 6778	5,050.68	0.00
Total Credit Cards	5,050.68	26.50
Other Current Liabilities		
20200 · Accrued Accounting Fees	2,700.00	0.00
20400 · Refundable Advance-ARPA	917,409.62	1,568,839.37
20410 · Ref Adv-SSRP Verlinden	665,263.45	820,278.38
21320 · Lease Obligation-Current	23,196.44	21,941.90
21500 · Bank Overdraft	2,122.39	0.00
24000 · Payroll Liabilities		
24005 · Accrued Vacation	32,303.42	31,240.24
24016 · Accrued & WH 401k	0.00	545.35
Total 24000 · Payroll Liabilities	32,303.42	31,785.59
Total Other Current Liabilities	1,642,995.32	2,442,845.24
Total Current Liabilities	1,740,695.47	2,473,615.63
Long Term Liabilities		
27300 · Building Rental Lease Liability		
27310 · Lease Obligation	585,345.88	607,287.79
27320 · Lease Obligation-Cur Portion	(23,196.44)	(21,941.90)
Total 27300 · Building Rental Lease Liability	562,149.44	585,345.89
Total Long Term Liabilities	562,149.44	585,345.89
Total Liabilities	2,302,844.91	3,058,961.52
Equity		
32000 · Without donor restrictions	3,340,593.00	3,058,531.63
32100 · With donor restrictions	373,380.00	208,079.56
Net Income	(278,629.37)	(233,284.70)
Total Equity	3,435,343.63	3,033,326.49
TOTAL LIABILITIES & EQUITY	5,738,188.54	6,092,288.01

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Lansing Economic Development Corporation Statements of Activities

	May 26	May 25
Ordinary Income/Expense		
Income		
40000 · Contract Income		
40010 · Brownfield		
40010.2 · Brownfield Admin	0.00	14,334.27
Total 40010 · Brownfield	0.00	14,334.27
40088 · ARPA Contract City of Lansing		
40088.1 · ARPA - Grant Contract	130,671.39	10,175.77
40088.2 · ARPA Grant Admin Fees	0.00	155,910.47
Total 40088 · ARPA Contract City of Lansing	130,671.39	166,086.24
40096 · SSRP Verlinden Grant		
40096.1 · SSRP Verlinden Grant Contract	1,123.50	5,906.50
Total 40096 · SSRP Verlinden Grant	1,123.50	5,906.50
Total 40000 · Contract Income	131,794.89	186,327.01
41000 · Loan Interest		
41091 · The 517 Coffee Company Interest	114.34	17.32
41093 · Sweet Encounter Bakery Cafe Int	1.95	13.54
41094 · Irie Smoke Shack-Interest	0.00	40.60
41095 · RBM Properties Interest	0.00	312.75
Total 41000 · Loan Interest	116.29	384.21
42000 · Investments		
42010 · Interest-Savings, Short-term CD	5,755.88	8,022.63
Total 42000 · Investments	5,755.88	8,022.63
43000 · Other Types of Income		
43010 · Miscellaneous Revenue	0.00	480.00
43037 · Application Fees	0.00	15,500.00
Total 43000 · Other Types of Income	0.00	15,980.00
Total Income	137,667.06	210,713.85
Gross Profit	137,667.06	210,713.85
Expense		
61000 · Contract Services		
61010 · Accounting Fees	2,700.00	6,045.00
61015 · Payroll Fees	393.75	349.08
61020 · Legal Fees	2,084.00	10,155.00
61030 · Outside Contract Services	3,959.57	5,131.25
Total 61000 · Contract Services	9,137.32	21,680.33
62000 · Facilities and Equipment		
62010 · Depreciation	1,591.32	1,591.32
62020 · Office Expense	139.89	39.56
62045 · Utilities	550.50	0.00
62050 · Rent	5,609.64	5,587.15
62055 · Software Subscriptions	2,116.13	1,885.88
62060 · Telephone/Communications	941.40	972.26
Total 62000 · Facilities and Equipment	10,948.88	10,076.17
63000 · Development		
63050 · Insurance & Bonds	875.16	1,040.49
63055 · Marketing & Promotions	7,936.31	0.00
63056 · Travel & Conferences & Training	21.92	0.00
63060 · Operating Expense	1,378.91	878.43
63080 · Bank Fees	1,145.56	383.42
Total 63000 · Development	11,357.86	2,302.34
65000 · Grant and Program Expenses		
65022 · PNC CFE Seminar Expenses	119.62	0.00

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Lansing Economic Development Corporation Statements of Activities

	May 26	May 25
65097 · Thriving Communities Grant Exp.	0.00	3,089.19
65020 · Facade Grants	39,590.00	0.00
65088 · ARPA Grant		
65088.0 · Lansing Gateway CIA ARPA Funds	2,897.00	93.75
65088.1 · ARPA LEED Initiative	121,012.50	4,000.00
65088.7 · SSCIA CIA ARPA Funds	4,758.90	6,082.02
65088.8 · MACIA ARPA Funds	1,500.00	0.00
65088.9 · MLK CIA ARPA Funds	502.99	0.00
	130,671.39	10,175.77
Total 65088 · ARPA Grant		
65096 · SSRP Verlinden Grant Expense	1,123.50	5,906.50
	171,504.51	19,171.46
Total 65000 · Grant and Program Expenses		
66000 · Payroll & Empl Benefit Expenses		
66100 · Payroll Expenses		
66110 · Salaries - Staff	52,095.83	60,191.68
66120 · Taxes-FICA	3,950.89	4,604.68
	56,046.72	64,796.36
Total 66100 · Payroll Expenses		
66500 · Employee Benefits		
66510 · Health Insurance-Employees	4,519.61	4,152.23
66515 · Life/Disability Ins - Employees	600.36	1,300.76
66520 · Retirement Expense	2,444.50	2,666.50
66525 · Parking-Employees	680.00	677.15
66530 · Workers Comp Insurance	72.17	0.00
	8,316.64	8,796.64
Total 66500 · Employee Benefits		
Total 66000 · Payroll & Empl Benefit Expenses	64,363.36	73,593.00
Total Expense	267,311.93	126,823.30
Net Ordinary Income	(129,644.87)	83,890.55
Net Income	(129,644.87)	83,890.55

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Lansing Economic Development Corporation

Statements of Activities

	Jul '25 - May 26	Jul '24 - May 25
Ordinary Income/Expense		
Income		
40000 · Contract Income		
40010 · Brownfield		
40010.2 · Brownfield Admin	247,822.09	14,334.27
Total 40010 · Brownfield	247,822.09	14,334.27
40020 · City of Lansing Contract	300,000.00	300,000.00
40040 · Annual Issuer's Fees	0.00	2,731.25
40078 · Thriving Communities Grant	0.00	5,000.00
40080 · Facade Grant Contract	250,000.00	175,000.00
40088 · ARPA Contract City of Lansing		
40088.1 · ARPA - Grant Contract	587,034.23	623,349.46
40088.2 · ARPA Grant Admin Fees	0.00	155,910.47
Total 40088 · ARPA Contract City of Lansing	587,034.23	779,259.93
40090 · EGLE Allen Place-Grant Contract		
40090.1 · EGLE Allen Place Grant Contract	0.00	64,426.00
Total 40090 · EGLE Allen Place-Grant Contract	0.00	64,426.00
40096 · SSRP Verlinden Grant		
40096.1 · SSRP Verlinden Grant Contract	87,950.43	41,971.62
40096 · SSRP Verlinden Grant - Other	61,450.50	0.00
Total 40096 · SSRP Verlinden Grant	149,400.93	41,971.62
Total 40000 · Contract Income	1,534,257.25	1,382,723.07
41000 · Loan Interest		
41099 · REO Town Clubhouse Interest	2,027.60	0.00
41098 · Mossman, LLC Interest	0.00	671.07
41091 · The 517 Coffee Company Interest	831.68	297.22
41093 · Sweet Encounter Bakery Cafe Int	75.98	203.28
41094 · Irie Smoke Shack-Interest	22.22	507.63
41095 · RBM Properties Interest	3,134.64	4,235.74
Total 41000 · Loan Interest	6,092.12	5,914.94
42000 · Investments		
42010 · Interest-Savings, Short-term CD	76,469.66	108,256.73
Total 42000 · Investments	76,469.66	108,256.73
43000 · Other Types of Income		
43010 · Miscellaneous Revenue	2,800.00	8,461.08
43037 · Application Fees	12,800.00	42,000.00
Total 43000 · Other Types of Income	15,600.00	50,461.08
Total Income	1,632,419.03	1,547,355.82
Gross Profit	1,632,419.03	1,547,355.82
Expense		
61000 · Contract Services		
61010 · Accounting Fees	56,000.00	49,487.50
61015 · Payroll Fees	4,923.98	3,794.77
61020 · Legal Fees	21,744.24	41,242.50
61030 · Outside Contract Services	32,230.26	27,932.43
Total 61000 · Contract Services	114,898.48	122,457.20
62000 · Facilities and Equipment		
62010 · Depreciation	17,504.52	17,848.48
62020 · Office Expense	3,489.68	5,649.80
62025 · Equipment	3,142.91	9,586.29
62045 · Utilities	4,461.62	5,281.25
62050 · Rent	61,703.55	61,438.65
62055 · Software Subscriptions	33,442.08	16,886.61
62060 · Telephone/Communications	10,588.73	7,593.88

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Lansing Economic Development Corporation Statements of Activities

	Jul '25 - May 26	Jul '24 - May 25
Total 62000 · Facilities and Equipment	134,333.09	124,284.96
63000 · Development		
63050 · Insurance & Bonds	10,513.08	12,744.15
63055 · Marketing & Promotions	39,099.48	25,533.40
63056 · Travel & Conferences & Training	14,460.50	17,836.00
63060 · Operating Expense	7,114.34	9,942.82
63080 · Bank Fees	9,664.15	4,027.44
63081 · Bank Fees-2575	0.00	50.00
Total 63000 · Development	80,851.55	70,133.81
65000 · Grant and Program Expenses		
65022 · PNC CFE Seminar Expenses	119.62	1,491.19
65097 · Thriving Communities Grant Exp.	0.00	3,157.19
65020 · Facade Grants	78,062.71	8,200.32
65025 · EGLE Allen Place Grant Contract	(210.80)	64,426.00
65088 · ARPA Grant		
65088.0 · Lansing Gateway CIA ARPA Funds	4,111.69	9,387.83
65088.1 · ARPA LEED Initiative	479,049.25	146,760.97
65088.3 · ARPA Facade Program	0.00	42,000.10
65088.5 · LEED Enhanced Grant Program	0.00	399,600.00
65088.7 · SSCIA CIA ARPA Funds	19,659.80	22,318.47
65088.8 · MACIA ARPA Funds	49,650.00	0.00
65088.9 · MLK CIA ARPA Funds	25,563.49	3,282.09
65089 · ARPA Admin Contract Fees	9,000.00	0.00
Total 65088 · ARPA Grant	587,034.23	623,349.46
65095 · Placemaking - CEDAM Exp.	0.00	3,929.92
65096 · SSRP Verlinden Grant Expense	149,400.63	41,971.62
Total 65000 · Grant and Program Expenses	814,406.39	746,525.70
66000 · Payroll & Empl Benefit Expenses		
66100 · Payroll Expenses		
66110 · Salaries - Staff	610,345.91	587,881.31
66120 · Taxes-FICA	46,463.50	44,973.17
66125 · Taxes-unemployment	1,945.05	2,962.45
Total 66100 · Payroll Expenses	658,754.46	635,816.93
66500 · Employee Benefits		
66510 · Health Insurance-Employees	62,192.51	40,165.52
66515 · Life/Disability Ins - Employees	7,638.79	7,190.77
66520 · Retirement Expense	29,839.51	28,644.00
66525 · Parking-Employees	7,444.00	6,759.47
66530 · Workers Comp Insurance	909.83	0.00
Total 66500 · Employee Benefits	108,024.64	82,759.76
Total 66000 · Payroll & Empl Benefit Expenses	766,779.10	718,576.69
67000 · Credit Loss Expense	0.00	(746.47)
Total Expense	1,911,268.61	1,781,231.89
Net Ordinary Income	(278,849.58)	(233,876.07)
Other Income/Expense		
Other Income		
80010 · Gain Loss on Sale of Equipment.	0.00	56.39
80030 · Credit Card Reward Income	220.21	534.98
Total Other Income	220.21	591.37
Net Other Income	220.21	591.37
Net Income	(278,629.37)	(233,284.70)

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SUPPLEMENTARY INFORMATION

Lansing Economic Development Corporation Statement of Activities - Actual vs. Budget

	Jul '25 - May 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
40000 · Contract Income				
40077 · RAP Grant	0.00	500,000.00	(500,000.00)	0.0%
40010 · Brownfield				
40010.2 · Brownfield Admin	247,822.09	0.00	247,822.09	100.0%
40010 · Brownfield - Other	0.00	405,218.00	(405,218.00)	0.0%
Total 40010 · Brownfield	247,822.09	405,218.00	(157,395.91)	61.2%
40020 · City of Lansing Contract	300,000.00	325,000.00	(25,000.00)	92.3%
40040 · Annual Issuer's Fees	0.00	48,061.00	(48,061.00)	0.0%
40050 · TIFA Admin	0.00	350,650.00	(350,650.00)	0.0%
40070 · Fund Balance	0.00	158,924.00	(158,924.00)	0.0%
40080 · Facade Grant Contract	250,000.00	225,000.00	25,000.00	111.1%
40088 · ARPA Contract City of Lansing				
40088.1 · ARPA - Grant Contract	587,034.23	0.00	587,034.23	100.0%
Total 40088 · ARPA Contract City of Lansing	587,034.23	0.00	587,034.23	100.0%
40096 · SSRP Verlinden Grant				
40096.1 · SSRP Verlinden Grant Contract	87,950.43	0.00	87,950.43	100.0%
40096 · SSRP Verlinden Grant - Other	61,450.50			
Total 40096 · SSRP Verlinden Grant	149,400.93	0.00	149,400.93	100.0%
Total 40000 · Contract Income	1,534,257.25	2,012,853.00	(478,595.75)	76.2%
41000 · Loan Interest				
41099 · REO Town Clubhouse Interest	2,027.60	0.00	2,027.60	100.0%
41091 · The 517 Coffee Company Interest	831.68	0.00	831.68	100.0%
41093 · Sweet Encounter Bakery Cafe Int	75.98	0.00	75.98	100.0%
41094 · Irie Smoke Shack-Interest	22.22	0.00	22.22	100.0%
41095 · RBM Properties Interest	3,134.64	0.00	3,134.64	100.0%
41000 · Loan Interest - Other	0.00	5,544.00	(5,544.00)	0.0%
Total 41000 · Loan Interest	6,092.12	5,544.00	548.12	109.9%
42000 · Investments				
42010 · Interest-Savings, Short-term CD	76,469.66	71,293.00	5,176.66	107.3%
Total 42000 · Investments	76,469.66	71,293.00	5,176.66	107.3%
43000 · Other Types of Income				
43010 · Miscellaneous Revenue	2,800.00	1,000.00	1,800.00	280.0%
43037 · Application Fees	12,800.00	30,000.00	(17,200.00)	42.7%
Total 43000 · Other Types of Income	15,600.00	31,000.00	(15,400.00)	50.3%
Total Income	1,632,419.03	2,120,690.00	(488,270.97)	77.0%
Gross Profit	1,632,419.03	2,120,690.00	(488,270.97)	77.0%
Expense				
61000 · Contract Services				
61010 · Accounting Fees	56,000.00	0.00	56,000.00	100.0%
61015 · Payroll Fees	4,923.98	0.00	4,923.98	100.0%
61020 · Legal Fees	21,744.24	0.00	21,744.24	100.0%
61030 · Outside Contract Services	32,230.26	0.00	32,230.26	100.0%
61000 · Contract Services - Other	0.00	122,270.00	(122,270.00)	0.0%
Total 61000 · Contract Services	114,898.48	122,270.00	(7,371.52)	94.0%
62000 · Facilities and Equipment				
62010 · Depreciation	17,504.52	23,000.00	(5,495.48)	76.1%
62020 · Office Expense	3,489.68	10,000.00	(6,510.32)	34.9%
62025 · Equipment	3,142.91	15,000.00	(11,857.09)	21.0%
62045 · Utilities	4,461.62	12,000.00	(7,538.38)	37.2%
62050 · Rent	61,703.55	67,000.00	(5,296.45)	92.1%
62055 · Software Subscriptions	33,442.08	50,000.00	(16,557.92)	66.9%
62060 · Telephone/Communications	10,588.73	15,000.00	(4,411.27)	70.6%
Total 62000 · Facilities and Equipment	134,333.09	192,000.00	(57,666.91)	70.0%

No assurance is provided on these financial statements or supplementary information. The financial statements omit substantially all disclosures and the statement of cash flows, revenue and expenses related to certain contracts are recognized when received and paid, all of which are not in accordance with accounting principles generally accepted in the United States of America.

Lansing Economic Development Corporation

Statement of Activities - Actual vs. Budget

	Jul '25 - May 26	Budget	\$ Over Budget	% of Budget
63000 · Development				
63050 · Insurance & Bonds	10,513.08	24,000.00	(13,486.92)	43.8%
63055 · Marketing & Promotions	39,099.48	75,000.00	(35,900.52)	52.1%
63056 · Travel & Conferences & Training	14,460.50	36,000.00	(21,539.50)	40.2%
63060 · Operating Expense	7,114.34	14,000.00	(6,885.66)	50.8%
63080 · Bank Fees	9,664.15	8,500.00	1,164.15	113.7%
Total 63000 · Development	80,851.55	157,500.00	(76,648.45)	51.3%
65000 · Grant and Program Expenses				
65022 · PNC CFE Seminar Expenses	119.62	0.00	119.62	100.0%
65020 · Facade Grants	78,062.71	225,000.00	(146,937.29)	34.7%
65025 · EGL E Allen Place Grant Contract	(210.80)	0.00	(210.80)	100.0%
65088 · ARPA Grant				
65088.0 · Lansing Gateway CIA ARPA Funds	4,111.69	0.00	4,111.69	100.0%
65088.1 · ARPA LEED Initiative	479,049.25	0.00	479,049.25	100.0%
65088.7 · SSCIA CIA ARPA Funds	19,659.80	0.00	19,659.80	100.0%
65088.8 · MACIA ARPA Funds	49,650.00	0.00	49,650.00	100.0%
65088.9 · MLK CIA ARPA Funds	25,563.49	0.00	25,563.49	100.0%
65089 · ARPA Admin Contract Fees	9,000.00	0.00	9,000.00	100.0%
Total 65088 · ARPA Grant	587,034.23	0.00	587,034.23	100.0%
65096 · SSRP Verlinden Grant Expense	149,400.63	0.00	149,400.63	100.0%
Total 65000 · Grant and Program Expenses	814,406.39	225,000.00	589,406.39	362.0%
66000 · Payroll & Empl Benefit Expenses				
66100 · Payroll Expenses				
66110 · Salaries - Staff	610,345.91	0.00	610,345.91	100.0%
66120 · Taxes-FICA	46,463.50	0.00	46,463.50	100.0%
66125 · Taxes-unemployment	1,945.05	0.00	1,945.05	100.0%
Total 66100 · Payroll Expenses	658,754.46	0.00	658,754.46	100.0%
66500 · Employee Benefits				
66510 · Health Insurance-Employees	62,192.51	0.00	62,192.51	100.0%
66515 · Life/Disability Ins - Employees	7,638.79	0.00	7,638.79	100.0%
66520 · Retirement Expense	29,839.51	0.00	29,839.51	100.0%
66525 · Parking-Employees	7,444.00	0.00	7,444.00	100.0%
66530 · Workers Comp Insurance	909.83	0.00	909.83	100.0%
66500 · Employee Benefits - Other	0.00	125,000.00	(125,000.00)	0.0%
Total 66500 · Employee Benefits	108,024.64	125,000.00	(16,975.36)	86.4%
66000 · Payroll & Empl Benefit Expenses - Other	0.00	821,920.00	(821,920.00)	0.0%
Total 66000 · Payroll & Empl Benefit Expenses	766,779.10	946,920.00	(180,140.90)	81.0%
Total Expense	1,911,268.61	1,643,690.00	267,578.61	116.3%
Net Ordinary Income	(278,849.58)	477,000.00	(755,849.58)	(58.5)%
Other Income/Expense				
Other Income				
80030 · Credit Card Reward Income	220.21	0.00	220.21	100.0%
Total Other Income	220.21	0.00	220.21	100.0%
Net Other Income	220.21	0.00	220.21	100.0%
Net Income	(278,629.37)	477,000.00	(755,629.37)	(58.4)%

No assurance is provided on these financial statements or supplementary information. The financial statements omit substantially all disclosures and the statement of cash flows, revenue and expenses related to certain contracts are recognized when received and paid, all of which are not in accordance with accounting principles generally accepted in the United States of America.



**ECONOMIC DEVELOPMENT CORPORATION
OF THE CITY OF LANSING
Certificate of Resolution by Board of Directors**

At a regular meeting of the Board of Directors of the Economic Development Corporation of the City of Lansing held on Friday, July 10, 2026, at 8:30 a.m., pursuant to notice duly given:

PRESENT: MEMBERS:

ABSENT: MEMBERS:

The following preamble and resolutions were offered by:

MEMBER: _____, seconded by:

MEMBER:

WHEREAS, the Economic Development Corporation of the city of Lansing supports the proposed brownfield redevelopment project located at 2231 West Willow Street (Property) in Lansing, Michigan; and

WHEREAS, the City of Lansing Department of Economic Development and Planning has determined the proposed project is consistent with local development and redevelopment plans and zoning ordinances; and

WHEREAS, the 2231 West Willow Street Project (Project) proposes the redevelopment of an existing single-story building totaling 32,815 square feet for a franchise body shop enterprise; and

WHEREAS, the proposed Project will require \$1.95 million in private investment and create approximately 30 new full-time jobs and will result in community and municipal benefits of increased property and income taxes, substantial improvement to the appearance and aesthetics of the Property in its current state, and mitigate exposure risks to human health, safety and the environment; and

WHEREAS, the Economic Corporation of the city of Lansing supported a proposal to assist Developer to alleviate the costs of the Eligible Activities by applying to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for a Grant in the total amount up to \$347,000 on June 5, 2026; and

WHEREAS, upon submission of the proposal materials EGLE review identified additional qualifying activities that could be supported within the EGLE Brownfield Grant program of approximately \$470,000; and

WHEREAS, given the updated information and qualifying activities provided in the EGLE review the Economic Corporation of the city of Lansing updated proposal and application materials to reflect the proposed approximate grant of \$470,000; and

WHEREAS, if the Economic Corporation of the city of Lansing is awarded the grant from EGLE the Economic Corporation of the city of Lansing will negotiate and enter into necessary

agreements with EGLE and the Developer specifying the terms and conditions under which the Grant will be used to assist the Developer with the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF LANSING, AS FOLLOWS:

1. The Economic Development Corporation of the city of Lansing supports the updated application submitted for a Brownfield Redevelopment Grant and Loan to the Michigan Department of Environment, Great Lakes, and Energy (EGLE), to assist with the brownfield redevelopment project located at 2231 West Willow Street in Lansing, Michigan (Attachment A).
2. The Economic Development Corporation of the city of Lansing will accept the Grant of approximately \$470,000 and is committed to management and reporting responsibilities associated with agreement.
3. The Economic Development Corporation of the city of Lansing also directs its authorized representative(s) to work with its attorney to negotiate and enter any related Grant agreements to assist the Developer with the project.
4. The Economic Development Corporation of the city of Lansing concurs with the City of Lansing Department of Economic Development and Planning that the proposed project is consistent with local development and redevelopment plans and zoning ordinances.
5. Additionally, the Economic Development Corporation of the city of Lansing agrees that if any section, clause or phrase of this Resolution is declared as invalid by a court of law, that ruling shall not affect the intent and purpose of this Resolution and validity of the remaining provisions of the Resolution.
6. Finally, the Economic Development Corporation of the city of Lansing declares that all resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are repealed.

YEAS: ()

NAYS: ()

ABSTENTIONS: ()

ABSENT: ()

PREAMBLE AND RESOLUTIONS DECLARED ADOPTED.

STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and a complete copy of a preamble and resolutions adopted at a regular meeting of the Economic Development Corporation of the city of Lansing meeting held on the 10th day of July 2026, and said preamble and resolutions are on file in the office of the Economic Development Corporation of the City of Lansing and are available to the public. Public notice of the 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, the meeting was held in full compliance with the Board’s By-Laws.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this 10th day of July 2026.

Shelley Davis Boyd, Chair

BROWNFIELD GRANT AND LOAN PROJECT PROPOSAL

I. PROJECT NAME AND LOCATION			
Project Name:	2231 West Willow Street		
RIDE ID:	33010124		
Project Address:	2231 W Willow St		
Project City:	Lansing		
Project County:	Ingham	Project Zip Code:	48917
State Senate District:	28th	State House District:	77th

II. APPLICANT INFORMATION			
Applicant Name:	Lansing Economic Development Corporation (LEDC)		
Applicant Address:	401 S. Washington Square Suite 101		
Applicant City:	Lansing	Applicant Zip Code:	48933
APPLICANT CONTACT INFORMATION			
	Applicant Signing Authority Contact	Applicant Project Contact	Project Consultant (if applicable)
Name:	LEDC – Kris Klein	LEDC – Shay Manawar	Triterra – JP Buckingham
Title:	Board Chair	Economic Development Finance Specialist	Principal Geologist
Phone:	517-599-1136	517-897-7208	517-930-1089
Email:	kris@lansingedc.com	shay@lansingedc.com	Jp.buckingham@triterra.us

III. FUNDING REQUEST	
Amount Requested:	\$470,000
Funding Source:	<input type="checkbox"/> RPF <input checked="" type="checkbox"/> 201 <input type="checkbox"/> Site Assessment
Funding Type:	<input checked="" type="checkbox"/> Grant <input type="checkbox"/> Loan <input type="checkbox"/> Either

IV. GENERAL PROJECT INFORMATION																			
Previous use(s):	Based on Triterra's review of historical information, the existing subject property building was constructed in 1929 and was utilized for furniture and textile manufacturing; the area surrounding the building consisted of gravel and grass. By 1951, the subject property is depicted as being occupied by "Burton-Dixie Corporation," a felt product manufacturer. At this time a garnet machine, two pickers, a shredder, and a bale press were depicted on the southeastern corner of the building. A large water tank, supplied by an 8-inch water supply pipe, was located on the northeastern exterior of the building. By 1972, the subject property was utilized as a metal heat treating facility. By 1981, a large, paved parking lot appeared to the east. A covered truck well was added to the southeastern corner of the building. From 2008 until 2018, the subject property operated as a paper and packaging manufacturer. Currently, the subject property is unoccupied.																		
Current use(s):	Unoccupied																		
Proposed new use(s):	A redevelopment of a one-story, functionally obsolete property totaling 34,371 square feet located in the City of Lansing. The building will contain two commercial businesses. An auto body/paint business will occupy a portion of the building and a warehouse/indoor salvage business within the western portion of the building. Exterior enhancements include modernized façade improvements, complete exterior repainting, and landscaping overhaul. Site and safety upgrades include resurfacing the parking lot and installation of new lighting. Interior enhancements include building out the office and lobby, and renovating employee and customer restrooms and break rooms with modern fixtures. Operational investments include new state-of-the-art equipment and mechanical system updates.																		
Known or suspected contaminants:	PFAS, various VOCs and metals. Specifically, trichloroethylene (TCE) in soil and soil gas below the building.																		
PROJECT SUMMARY																			
<p>Provide one paragraph below that summarizes the redevelopment, the environmental challenge that needs to be addressed, and how the brownfield funding will be used to address that challenge: As discussed above this site has a lot of history which has resulted in contamination throughout. Contaminants were found in the soil, groundwater, and soil gas at levels above the Part 201 cleanup criteria and above the volatilization to indoor air pathway (VIAP) screening levels. Based on these levels an appropriate vapor mitigation system will need to be designed and installed below the existing building. Grant funds are being requested to help pay for asbestos abatement, demolition of the basement, temporary well installation, and design and installation of a vapor mitigation system.</p>																			
<p>Does the property have any of the following:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 70%;">A liable party known to have caused or contributed to a release at the site?</td> <td style="width: 10%; text-align: center;"><input checked="" type="checkbox"/> Yes</td> <td style="width: 20%; text-align: center;"><input type="checkbox"/> No</td> </tr> <tr> <td>Known environmental actions or enforcements by a regulatory agency?</td> <td style="text-align: center;"><input type="checkbox"/> Yes</td> <td style="text-align: center;"><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>A liable party undertaking corrective actions at the site?</td> <td style="text-align: center;"><input type="checkbox"/> Yes</td> <td style="text-align: center;"><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>Known environmental liens?</td> <td style="text-align: center;"><input type="checkbox"/> Yes</td> <td style="text-align: center;"><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>Known legal, access, or title issues?</td> <td style="text-align: center;"><input type="checkbox"/> Yes</td> <td style="text-align: center;"><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>Deed restriction, land, or resource use restriction?</td> <td style="text-align: center;"><input checked="" type="checkbox"/> Yes</td> <td style="text-align: center;"><input type="checkbox"/> No</td> </tr> </table>		A liable party known to have caused or contributed to a release at the site?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Known environmental actions or enforcements by a regulatory agency?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	A liable party undertaking corrective actions at the site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Known environmental liens?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Known legal, access, or title issues?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Deed restriction, land, or resource use restriction?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
A liable party known to have caused or contributed to a release at the site?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No																	
Known environmental actions or enforcements by a regulatory agency?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No																	
A liable party undertaking corrective actions at the site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No																	
Known environmental liens?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No																	
Known legal, access, or title issues?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No																	
Deed restriction, land, or resource use restriction?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No																	
<p>Provide a detailed explanation for any Yes answers above: Bodycote Thermal Processing Inc was a prior owner. A restricted covenant is in place at the subject property.</p>																			

Provide any other relevant information regarding property ownership and operations, if applicable:

V. PROPERTY AND OWNERSHIP INFORMATION

CURRENT OWNER

Parcel ID#:	33-01-01-08-301-004		
Property Address:	2231 W Willow Lansing, MI 48917		
RIDE Location ID #s (if applicable)	33010124		
Latitude & Longitude (to 8 digits):	Latitude: 42.7483 Longitude: -84.6062		
Current Zoning:	Industrial		
Proposed Zoning:	Industrial		
Acreage:	2.5		
Property Acquisition Type (inheritance, purchase, tax reversion, other):	Purchase		
Date of Acquisition:	1/6/2026		
Did the Current Owner Complete a Baseline Environmental Assessment (BEA)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Current Owner Name:	AM Land Holdings LLC		
Current Owner Address:	2231 W Willow Lansing MI 48917		
Current Owner Email and Phone:	brooksholdingsco@gmail.com 989-980-3579		
Name and Address of Occupant:	Michigan Paint Pros LLC		
Operations at the Property:	Automotive Body Shop		
Date Operations Began:	TBD / late 2026		
FUTURE OWNER <input checked="" type="checkbox"/> N/A - Ownership will not change			
Parcel ID#:			
Future Owner Name:			
Future Owner Address, City, State, Zip:			

Future Owner Email and Phone:			
How will the property be acquired? (purchase, tax inversion, inheritance, other)			

VI. PROPERTY USE AND ENVIRONMENTAL CONDITIONS						
PROPERTY HISTORY						
<i>List the current and former uses of the property below, including dates, owners (if known), and potential contaminants associated with each property use.</i>						
Parcel ID / Property Address	Date Range (Year)		Property Use	Potential Contaminants and/or Recognized Environmental Conditions (RECs)	Property Owner	
	From	To				
33-01-01- 08-301- 004/2231 W. Willow Street, Lansing Michigan	1929	1951	Furniture and Textile Manufacturing	High risk of PFAS, VOCs, and metals	Burton-Dixie Corporation	
	1951	1972	Felt Manufacturer	High risk of PFAS	Burton-Dixie Corporation	
	1972	2008	Metal Heat Treating	High risk of metals	Lansing Heat Co (1972), Lansing Heat Treating (1976), Lindberg Heat Treating (1981 - 2000), Body Cote Thermal Processing (2003)	
	2008	2018	Paper and Packaging Manufacturer	High risk of PFAS, VOCs, and metals	Slabtown Paper Shapes, Inc (2008 - 2022), XYZ Machine Tools & Metal Co (2008 - 2011), Calex Corp (2016 - 2022)	
	2018	Present	Unoccupied	Low Risk of potential contaminants	Calex Corp (2016 - 2022), AM Land Holdings LLC (Present)	
ENVIRONMENTAL RISKS						
Known Contaminants:			PFAS, various VOCs and metals. Specifically, TCE in soil and soil gas below the building.			
Pathways of Concern:			<input checked="" type="checkbox"/> Groundwater/Surface Water Interface (GSI) <input checked="" type="checkbox"/> Drinking Water <input checked="" type="checkbox"/> Volatilization to Indoor Air <input type="checkbox"/> Ambient Air <input checked="" type="checkbox"/> Direct Contact <input type="checkbox"/> Unknown			
PETROLEUM INFORMATION						
Were underground storage tanks (USTs) ever located on the property?				<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Suspected
Are USTs currently present on the property?				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Suspected
Has a UST release been reported for the property?				<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
<i>Summarize known UST information below.</i>						
Tank ID #	Size	Contents	Installation Date	Removal Date	Status (active, removed, etc.)	Release ID #

Unknown	1,000 gallons	Fuel Oil	Unknown	Unknown	Removed	Unknown
Unknown	1,000 gallons	Quench Oil	1978	1990	Removed	00009595
HAZARDOUS SUBSTANCE INFORMATION						
Was there ever a non-UST related release of a hazardous substance on the property?			<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown			
<i>Summarize known hazardous substance release information below.</i>						
Date of Release	Description of Release			Status	Release ID #	
To the best of your knowledge, did the applicant cause or contribute to contamination that is known or may be discovered at the project site?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, did NOT cause or contribute to contamination <input type="checkbox"/> May have caused or contributed to contamination			
To the best of your knowledge did the developer cause or contribute to contamination that is known or may be discovered at the project site?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, did NOT cause or contribute to contamination <input type="checkbox"/> May have caused or contributed to contamination <input type="checkbox"/> Not Applicable/No developer			
ENVIRONMENTAL CONDITION OF THE PROPERTY						
<p>Provide below a brief description of what is known about the environmental condition of the property. Describe known and/or suspected contamination and the risk that needs to be mitigated/addressed to safely reuse the property. Provide maps and figures showing contaminant exceedances (see checklist in Section XII):</p> <p>The site has a long operational history (1929–2018) involving furniture and textile manufacturing, metal heat treating, and paper/packaging production. These uses are commonly associated with releases of hazardous substances, including solvents, metals, and emerging contaminants such as PFAS.</p> <p>Several subsurface investigations (1990–2018) confirm the presence of contamination in soil, groundwater, and soil vapor exceeding Michigan Part 201 Residential Generic Cleanup Criteria (GCC) and Volatilization to Indoor Air Pathway (VIAP) Screening Levels. Trichloroethylene was found in the soil gas above the EGLE Nonresidential VIAP Screening Levels.</p>						
PROPOSED ENVIRONMENTAL ACTIONS WITH GRANT/LOAN FUNDING						
<i>Check all that apply.</i>						

<input checked="" type="checkbox"/> Hazardous Material Survey <input type="checkbox"/> BEA <input type="checkbox"/> Excavation	<input checked="" type="checkbox"/> Assessment/Investigation <input checked="" type="checkbox"/> Due Care Planning <input type="checkbox"/> Soil Transport/Disposal	<input type="checkbox"/> UST Removal <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> Vapor Mitigation
<input type="checkbox"/> Other (please describe):		
<p>Describe the proposed actions that will be undertaken with grant and loan funds to address the environmental conditions and make the property safe for the proposed reuse. Please explain reasons why the proposed eligible activities should be funded.</p> <p><u>ASSESSMENT/INVESTIGATION (\$8,000)</u></p> <p><u>ACM Survey (\$5,000)</u> A pre-demolition hazardous materials survey on the basement is needed to evaluate asbestos containing building materials (ACBMs).</p> <p><u>Monitoring Well Installation (\$3,000)</u> The proposed vapor mitigation system in the limited access basement is a passive system. The depth to groundwater near the basement is unknown and likely above the floor of the basement based on past sampling events. It is unknown if water infiltrates into the basement. Infiltrating groundwater into the basement could be an issue for the proposed vapor mitigation system. Triterra is proposing the installation of two temporary monitoring wells to determine the depth to groundwater near the basement. A scope of work will be provided in a Work Plan.</p> <p><u>DEMOLITION/ABATEMENT (\$40,000)</u> The 603 square-foot basement located on the north side of the building will need to be demolished to prepare the site for a VMS. The basement contains boiler equipment and various debris. Demolition is proposed under 50/50 Rules as defined in Part 196.</p> <p><u>DUE CARE ACTIVITIES (\$365,000)</u></p> <p><u>VMS (\$345,000)</u> Based on the soil gas investigation, trichloroethylene was identified within the footprint of the building at levels above the volatilization to indoor air pathway (VIAP). Therefore, Triterra recommends installing an active vapor mitigation system below the proposed building. It should be noted that there is a small basement that is approximately 35 x 18 square feet. A passive mitigation system will be installed in the basement and will include partially filling the basement with approximately 5' of clean sand and 4" of 6A aggregate, installing sub-slab venting within the aggregate layer, installing a GeoSeal-100 sprayed in vapor barrier and placing a 3" concrete slab to protect the vapor barrier. The basement walls are constructed of block walls and will be filled with grout.</p> <p>The estimated cost for the system is based on 34,371 square feet at up to approximately \$10 per square foot. The estimated cost includes system design, installation of an active system with telemetry monitoring, on-site oversight and testing, passive mitigation in the basement, post installation performance testing, reporting, and preparation of an Operation, Maintenance, & Monitoring (OM&M) Plan.</p> <p><u>Due Care – Project Management, Oversight, and Reporting (\$20,000)</u> Due Care project management and reporting includes:</p> <ul style="list-style-type: none"> • project management, documentation and reporting, • grant work plan development, and • preparation of a post-development DDCC. 		

OTHER ACTIVITIES (\$57,000)
 The remaining tasks under the proposed grant include:

- Contingency,
- Grant Administration,
- EGLE Project Sign, and
- Grant Closeout Reporting.

Provide maps showing contamination relative to the building footprint and/or the development plan (see checklist in Section XII): See attached figures.

DEMOLITION

If a grant or loan will be used for demolition (buildings, site features, etc.), answer the following questions:

Does the structure impede the proposed environmental response activities? Yes No

Does the structure present a health or safety threat? Yes No

Does the structure impede the reuse of the property? Yes No

Do the environmental activities exceed the cost of demolition? Yes No

Further explanation, if necessary:

VII. ECONOMIC AND REDEVELOPMENT INFORMATION

Capital Investment: \$ 2.2M	Permanent Jobs Created: Full Time = +25 Part Time = +5
Current State Equalization Value (SEV): \$ 195,900	Anticipated post redevelopment SEV: \$ 1.1M

Provide a brief summary of how the redevelopment project will result in economic benefits including but not limited to job creation and increased tax base:

The proposed redevelopment of a currently blighted 34,371-square-foot industrial warehouse in Lansing will result in significant and measurable economic benefits by returning a currently underutilized property to active, productive use. The project will establish two complementary operations within the facility: an automotive body repair shop and an automotive recycling and used parts sales business, creating an efficient, vertically integrated model that maximizes economic output from a single site.

The redevelopment is expected to create more than 30 new full-time jobs, spanning skilled trades, technical positions, sales, and administrative roles. These positions will provide stable employment opportunities and contribute to workforce development within the region. In addition to direct job creation, the project will generate indirect economic activity by engaging local vendors, parts suppliers, towing services, and other supporting businesses.

The automotive recycling component will drive substantial commercial activity, with projected high-volume weekly transactions that will contribute to increased sales tax revenues and support Michigan’s broader sustainability and circular economy goals. By facilitating the reuse of automotive parts, the project reduces waste while delivering cost-effective options to consumers and repair businesses.

From a fiscal perspective, the redevelopment will increase the taxable value of the property through capital improvements and sustained commercial use, thereby strengthening the local tax base. The activation of this site also helps prevent further industrial decline and supports broader community revitalization efforts in the Lansing area.

Importantly, the installation of a sub-slab vapor mitigation system ensures that the property will be safe for long-term occupancy and reuse, removing environmental barriers that would otherwise limit redevelopment. This investment aligns with state priorities to promote the safe reuse of existing structures, protect public health, and encourage economic growth on previously impacted sites.

Overall, the project represents a strategic investment in economic revitalization, job creation, environmental responsibility, and long-term community benefit.

DEVELOPER'S EXPERIENCE

Is there a developer committed to the project? Yes No

Developer's Name: Joseph Brooks and Brent Schadenberg - AM Land Holdings LLC

Provide a brief summary of the developer's business experience, including any other businesses, terms and conditions of their participation in the project, bankruptcies, and civil or criminal enforcement actions related to environmental violations: Attachment 4 includes a bio for Brent and Joe.

N/A - Project does not have developer

DEVELOPER'S PROJECT FINANCING

Summarize the sources of your total capital investment and the status of the financing.

N/A - Project does not have a developer

Source of Funding	Estimated Amount	Status of Approval
Bank Loan	\$1.9M	Approved
Ownership investment	\$300k	Funded
EGLE Grant - Funding Gap, if applicable	\$470k	TBD
TOTAL =	\$2,670,000	

FUNDING GAP

Describe your funding gap and how you intend to fill it:

Asbestos abatement, demolition, installation of monitoring wells, and vapor mitigation funding estimated at \$470k.

TAX INCREMENT FINANCING (TIF)

Will the project use Brownfield TIF? Yes No

If Yes, identify all sources that apply: EGLE MEDC MSHDA Local

PURCHASE AND DEVELOPMENT AGREEMENTS

Is there a purchase agreement in place? Yes No N/A

Status of purchase agreement: Executed

Status of development agreement:	Finalizing phased planned renovation and seeking grant assistance. Partially executed and included in Attachment 4.
As a requirement of EGLE funding, is the developer willing to enter into a development agreement with the applicant?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Has the project received site plan approval?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, explain:

SCHEDULE

Provide a project schedule including but not limited to the following items.

Item (add rows as necessary)	Date (NA if not applicable)
Property acquisition	1/6/26
Project financing secured	Yes - 1/6/26
Award of other grants and incentives (add row for each)	N/A
Brownfield Plan / Act 381 Work Plan approval	N/A
Schedule for EGLE grant/loan funded activities	Hope to have the EGLE Grant funded by November 2026.
Schedule for other environmental activities	As soon as the Grants funds are awarded, Triterra will be preparing Work Plan for an asbestos survey, temporary well installation, and for design and installation of VMS.
Site plan, permitting, and other local approvals	Site plan and local approvals were approved as of March of 2026.
General construction schedule	Construction is expected to take approximately 90 to 120 days from start to finish. The developers plan to start as soon as the OPRA is approved which is estimated for June 2026.
Other critical steps in development process (list)	N/A
Occupancy	December 2026

VIII. COMMUNITY OUTCOMES

Will existing infrastructure be reused?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Please describe: Water, sanitary, sewer and gas are available to the property.	

Is the community in which the project is located disadvantaged, disproportionately burdened by pollution, or facing other significant challenges?

Yes No

If yes, explain: Based on demographic and environmental screening information available through Census Reporter and EGLE’s MiEJScreen, the surrounding area includes populations that may experience elevated socioeconomic and environmental vulnerabilities, including lower-income households, housing cost burden, and exposure to environmental stressors. EGLE’s MiEJScreen identifies census tracts in Lansing as areas where environmental, health, and socioeconomic factors intersect, supporting the need for equitable redevelopment and investment in historically underserved communities.

Does the project fit into the community’s development plans?

Yes No

Please explain:

This project aligns well with the City of Lansing’s development priorities, particularly those focused on economic revitalization, reuse of underutilized industrial properties, and sustainable growth.

The proposed redevelopment supports several key goals commonly outlined in Lansing’s planning framework, including the Lansing Master Plan and broader economic development strategies:

- **Revitalization of Blighted and Underutilized Properties:**
Transforming a vacant 34,371-square-foot industrial warehouse into an active commercial facility directly advances Lansing’s goal of reinvesting in aging industrial corridors and reducing blight. Adaptive reuse of existing structures is a core priority to stabilize neighborhoods and prevent further decline.
- **Job Creation and Workforce Development:**
The creation of more than 30 full-time jobs across skilled trades, technical services, and administrative roles supports local employment objectives and strengthens the regional workforce—an important focus of the Lansing Economic Area Partnership (LEAP).
- **Industrial and Small Business Growth:**
The combination of an automotive body repair operation with an automotive recycling and parts sales business promotes small business development and industrial diversification. This type of “vertically integrated” use is consistent with Lansing’s interest in fostering resilient, locally anchored industries.
- **Sustainable and Circular Economy Practices:**
The automotive recycling component aligns with state and local sustainability goals by promoting material reuse, reducing landfill waste, and supporting cost-effective supply chains. These practices are increasingly emphasized in Michigan’s economic and environmental strategies.
- **Tax Base Enhancement and Economic Activity:**
Redevelopment will increase the taxable value of the property and generate ongoing commercial activity, contributing to municipal revenues and supporting public services—another central objective of local development planning.

COMMUNITY BENEFITS

Provide a brief summary of how the redevelopment project will result in social or other community benefits, not described elsewhere, including but not limited to; addressing blight, public safety and health concerns, placemaking, urban infill, walkability, incorporation of sustainable and energy efficient development measures, and intentional strategies to support equitable development and assist disadvantaged communities:

The redevelopment of this 34,371-square-foot industrial property in Lansing will deliver meaningful social and community benefits by transforming a potentially underutilized and environmentally impacted site into a safe, active, and productive space. By addressing existing environmental concerns through the installation of a sub-slab vapor mitigation system, the project directly improves public health conditions for workers, customers, and the surrounding community while removing barriers to long-term occupancy.

Based on demographic and environmental screening information available through Census Reporter and EGLE’s MiEJScreen, the surrounding area includes populations that may experience elevated socioeconomic and environmental vulnerabilities, including lower-income households, housing cost burden, and exposure to environmental stressors. EGLE’s MiEJScreen identifies census tracts in Lansing as areas where environmental, health, and socioeconomic factors intersect, supporting the need for equitable redevelopment and investment in historically underserved communities.

The project will reduce blight and contribute to neighborhood stabilization by reinvesting in an existing structure rather than allowing continued deterioration. This form of urban infill supports more efficient land use, limits sprawl and strengthens the surrounding industrial and commercial corridor. Increased site activity, consistent business operations, and improved property maintenance will also enhance public safety through greater visibility and regular occupancy.

Incorporating automotive recycling as a core component of the business promotes environmental sustainability by reducing waste and encouraging the reuse of vehicle components, aligning with broader resource conservation goals. The project also creates accessible employment opportunities across a range of skill levels, supporting inclusive economic participation and providing pathways to stable jobs for individuals from diverse and potentially underserved backgrounds.

Collectively, these efforts contribute to a cleaner, safer, and more economically inclusive community while reinforcing long-term neighborhood vitality in Lansing.

IX. LOCAL COMMITMENT

LOCAL CONTRIBUTIONS TO THE PROJECT


Describe the local contributions to the project, including but not limited to; other funding sources provided or supported, use of TIF, tax abatements, other grants and incentives, land contribution, reduced purchase price, utility or right-of way work, staff time committed to the project:

The City of Lansing will support this project with a total of \$157,000 from an approved Obsolete Property Rehabilitation Act (OPRA), PA 146 of 2000, as amended, provides property tax exemptions for commercial and commercial housing properties that are rehabilitated and meet the requirements of the Act. This property meets eligibility requirements including a statement of obsolescence by the local assessor. Additionally, another local contribution being considered for this proposed project includes administration time (reporting, attending meetings, etc.) for the EGLE grant.

X. CERTIFICATION

The undersigned, as the representative of the applicant, certifies that the no government employee, or member of the legislative, judicial, or executive branches, or member of the Grantee’s Board of Directors, its employees, partner agencies, or their families shall benefit financially from the grant or loan.

The undersigned, as the representative of the applicant, certifies that the information provided in this application and its attachments is true and complete to the best knowledge and belief of the applicant and the undersigned.

<u>Shelley Davis Boyd</u>	
Typed name of Applicant’s Representative	Signature
<u>Board Chair</u>	06/23/26
Title	Date

I agree to the use of electronic signatures with EGLE

Please submit the proposal electronically to

EGLE-Brownfields@michigan.gov

Please call 517-242-9276 with questions.

#mibrownfields

www.michigan.gov/eglebrownfields

Budget Table and Required Attachments

REQUIRED ATTACHMENTS

Please complete the following checklist and attach the supporting documentation.

#	DESCRIPTION	ATTACHED?	COMMENTS
1	Budget Table	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
2	Site Maps: Map(s) showing the location of the project area, site boundaries, existing structures, etc.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	
	Map(s) showing the location of known contaminants, recognized environmental concerns [including contaminant boundaries (when known)], and contaminant concentrations.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	
	Map(s) showing proposed development in relation to contaminants.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	
	Map(s) showing site development plans.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	Also includes information about the developers
3	Analytical data summary tables.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	
4	Agreements Purchase Agreement	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	
	Development Agreement	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	
5	Site Photos High quality, publishable digital photos of the site. Please also provide these electronically in jpg format.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	
6	Describe other attachments provided: Attachment 7: Vapor Mitigation System Installation Proposal		

ATTACHMENT 1

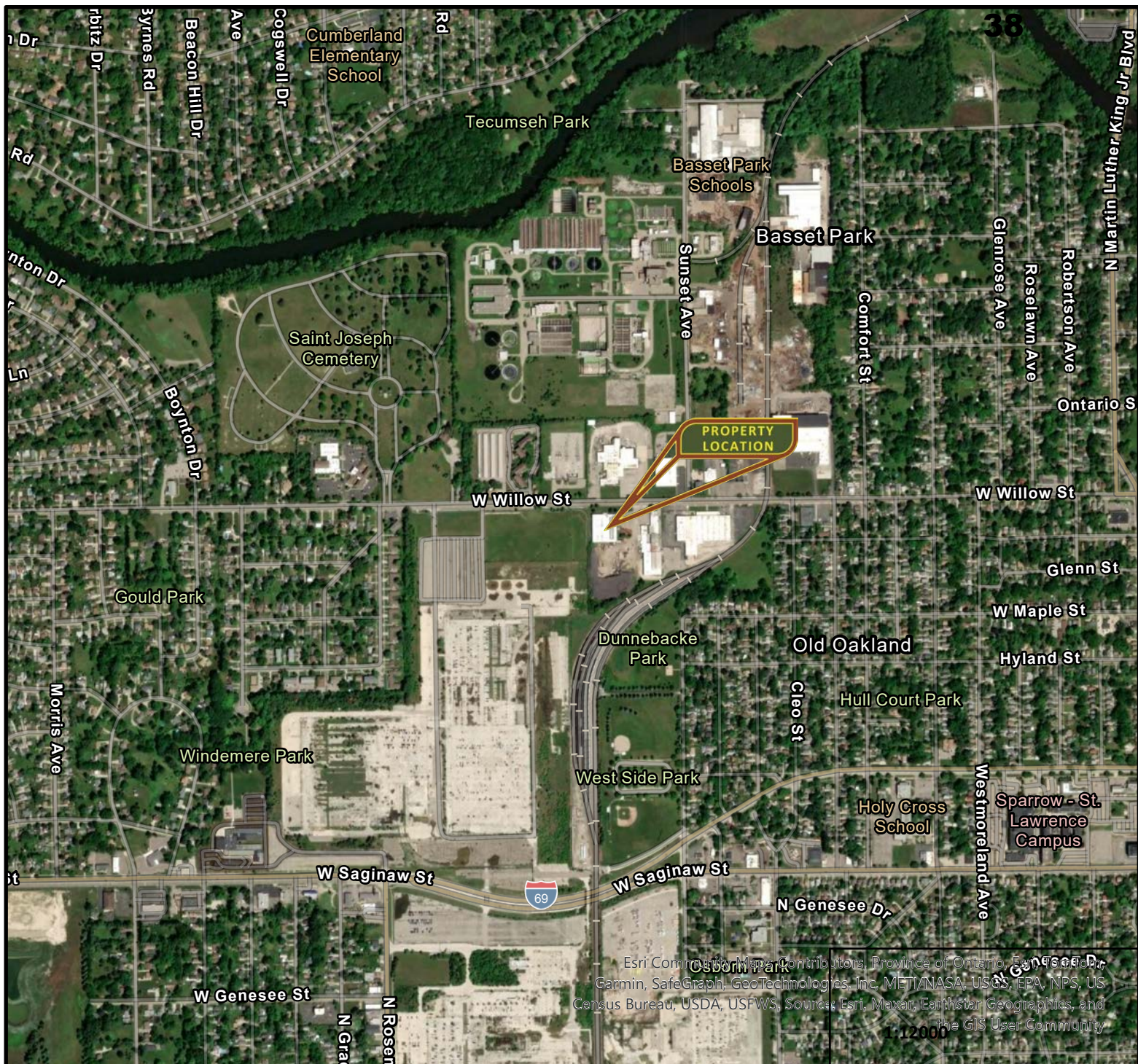
BUDGET TABLE

Dust control related to construction activities									
Industrial cleaning									
Sheeting and shoring necessary for removal of contaminated soil at sites requiring permits under Part 301, 303, or 325									
Contingency (up to 15% of grant/loan)	\$ 42,800		\$ 42,800						
3rd Party Environmental Oversight (up to 5% of grant/loan)									
Administration (up to 3% of grant/loan)	\$ 8,700		\$ 8,700						
EGLE Project Sign (grant/loan requirement)	\$ 500		\$ 500						
Grant Closeout Report (grant/loan requirement)	\$ 5,000		\$ 5,000						
Remaining project costs	\$ 2,200,000							\$ 2,200,000	
TOTAL	\$ 2,667,000	\$ -	\$ 470,000	\$ -	\$ -	\$ -	\$ -	\$ 2,200,000	\$ -

NOTE: If grant/loan funded activities are planned to be performed by the project developer's consulting firm, EGLE expects that the applicant will hire its own environmental oversight professional. Exceptions will be considered in low-risk situations on a case-by-case basis. The environmental oversight professional's fees are eligible for reimbursement with the proposed grant or loan. Please include an environmental oversight professional in the budget if applicable.

ATTACHMENT 2

SITE MAPS



TRITERRA

FIGURE 1 SUBJECT PROPERTY LOCATION

2231 W. WILLOW STREET
LANSING, MICHIGAN 48917

INGHAM COUNTY
T4N, R02W, S8

PROJECT NUMBER 24-3950

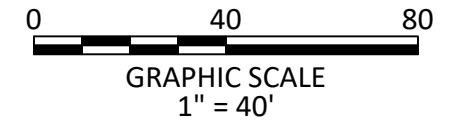




FIGURE 2
PROPERTY ORIENTATION DIAGRAM
PROJECT NUMBER 25-4126

2231 W. WILLOW STREET
LANSING, MICHIGAN 48917
CREATED BY: AFB
4/9/2025

W WILLOW STREET



SYMBOLS LEGEND

- SOIL GAS SAMPLE LOCATION
- VAPOR PIN SAMPLE LOCATION WITH PRESSURE READING
- EXISTING SUMP LOCATION WITH CONNECTING PIPE
- AREA OF KNOWN SOIL GAS CONTAMINATION WITHIN VMS DEPRESSURIZED AREA

CONSTITUENTS LEGEND

VOLATILE ORGANIC COMPOUNDS (VOCs)

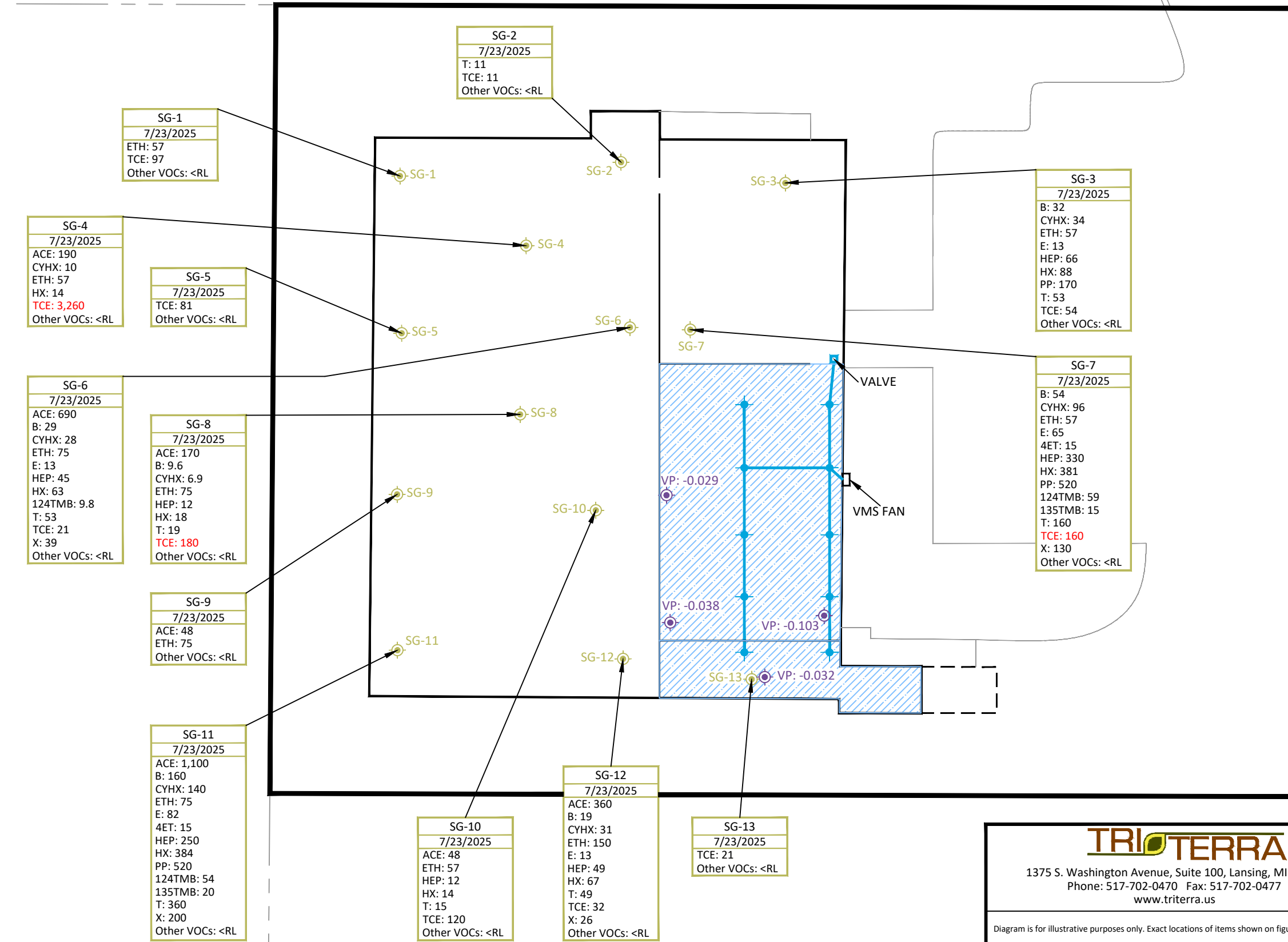
- ACE: Acetone
- B: Benzene
- CYHX: Cyclohexane
- ETH: Ethanol
- E: Ethylbenzene
- 4ET: 4-Ethyltoluene
- HEP: Heptane
- HX: Hexane
- PP: Propylene
- 124TMB: 1,2,4-Trimethylbenzene
- 135TMB: 1,3,5-Trimethylbenzene
- T: Toluene
- TCE: Trichloroethylene
- X: Xylenes, Total

<RL: Result was below laboratory reporting limits.

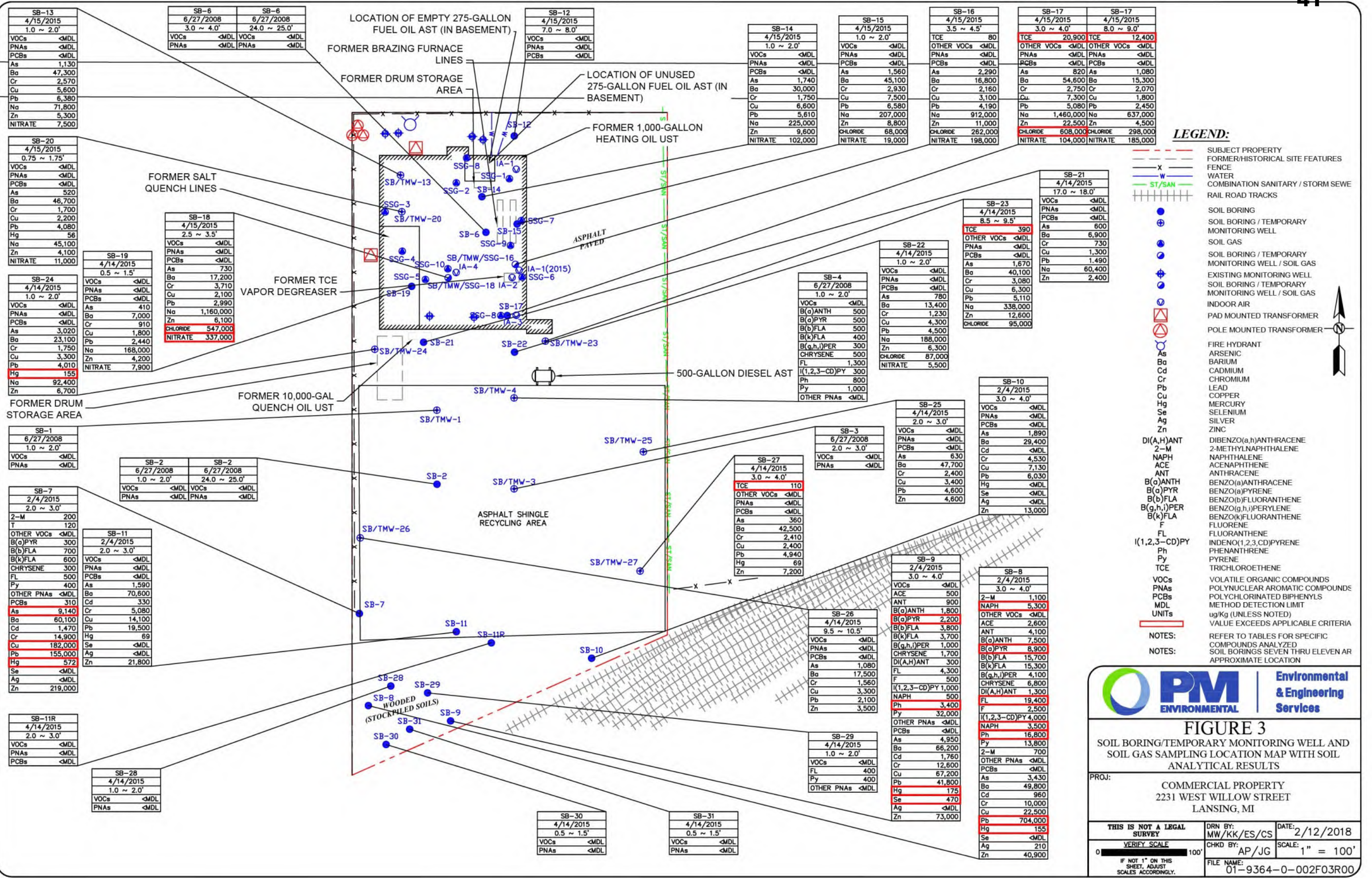
NOTES

1. Soil Gas concentrations are in µg per m³.
2. All exceedances are highlighted in red.
3. See analytical data and tables for additional detail.

APPROXIMATE SUBJECT PROPERTY BOUNDARY



TRIO TERRA		SOIL GAS SAMPLING 7/23/2025	
1375 S. Washington Avenue, Suite 100, Lansing, MI 48910 Phone: 517-702-0470 Fax: 517-702-0477 www.triterra.us		2231 W WILLOW STREET LANSING, MICHIGAN 48910	
Diagram is for illustrative purposes only. Exact locations of items shown on figure may vary slightly.		PROJECT NUMBER: 25-4126	FIGURE 3
DATE: 8/6/2025	DRAWN BY: SP		
DATE: 8/6/2025	REVISED BY: SP		



SB-13	4/15/2015	1.0 ~ 2.0'
VOCs	<MDL	
PNAAs	<MDL	
PCBs	<MDL	
As	1,130	
Ba	47,300	
Cr	2,570	
Cu	5,600	
Pb	6,380	
Na	71,800	
Zn	5,300	
NITRATE	7,500	

SB-6	6/27/2008	3.0 ~ 4.0'
VOCs	<MDL	
PNAAs	<MDL	

SB-6	6/27/2008	24.0 ~ 25.0'
VOCs	<MDL	
PNAAs	<MDL	

SB-12	4/15/2015	7.0 ~ 8.0'
VOCs	<MDL	
PNAAs	<MDL	
PCBs	<MDL	

SB-14	4/15/2015	1.0 ~ 2.0'
VOCs	<MDL	
PNAAs	<MDL	
PCBs	<MDL	
As	1,740	
Ba	30,000	
Cr	1,750	
Cu	6,600	
Pb	5,610	
Na	225,000	
Zn	9,600	
NITRATE	102,000	

SB-15	4/15/2015	1.0 ~ 2.0'
VOCs	<MDL	
PNAAs	<MDL	
PCBs	<MDL	
As	1,560	
Ba	45,100	
Cr	2,930	
Cu	7,500	
Pb	6,580	
Na	207,000	
Zn	8,800	
CHLORIDE	68,000	
NITRATE	19,000	

SB-16	4/15/2015	3.5 ~ 4.5'
TCE	80	
OTHER VOCs	<MDL	
PNAAs	<MDL	
PCBs	<MDL	
As	2,290	
Ba	16,800	
Cr	2,160	
Cu	3,100	
Pb	4,190	
Na	912,000	
Zn	11,000	
CHLORIDE	262,000	
NITRATE	198,000	

SB-17	4/15/2015	3.0 ~ 4.0'
TCE	20,900	
OTHER VOCs	<MDL	
PNAAs	<MDL	
PCBs	<MDL	
As	820	
Ba	54,600	
Cr	2,750	
Cu	7,300	
Pb	5,080	
Na	1,460,000	
Zn	22,500	
CHLORIDE	608,000	
NITRATE	104,000	

SB-17	4/15/2015	8.0 ~ 9.0'
TCE	12,400	
OTHER VOCs	<MDL	
PNAAs	<MDL	
PCBs	<MDL	
As	1,080	
Ba	15,300	
Cr	2,070	
Cu	1,800	
Pb	2,450	
Na	637,000	
Zn	4,500	
CHLORIDE	298,000	
NITRATE	185,000	

SB-20	4/15/2015	0.75 ~ 1.75'
VOCs	<MDL	
PNAAs	<MDL	
PCBs	<MDL	
As	520	
Ba	46,700	
Cr	1,700	
Cu	2,200	
Pb	4,080	
Hg	56	
Na	45,100	
Zn	4,100	
NITRATE	11,000	

SB-18	4/15/2015	2.5 ~ 3.5'
VOCs	<MDL	
PNAAs	<MDL	
PCBs	<MDL	
As	730	
Ba	17,200	
Cr	3,710	
Cu	2,100	
Pb	2,990	
Na	1,160,000	
Zn	6,100	
CHLORIDE	547,000	
NITRATE	337,000	

SB-24	4/14/2015	1.0 ~ 2.0'
VOCs	<MDL	
PNAAs	<MDL	
PCBs	<MDL	
As	410	
Ba	7,000	
Cr	910	
Cu	1,800	
Pb	2,440	
Na	168,000	
Zn	4,200	
NITRATE	7,900	

SB-19	4/14/2015	0.5 ~ 1.5'
VOCs	<MDL	
PNAAs	<MDL	
PCBs	<MDL	
As	730	
Ba	17,200	
Cr	3,710	
Cu	2,100	
Pb	2,990	
Na	1,160,000	
Zn	6,100	
CHLORIDE	547,000	
NITRATE	337,000	

SB-4	6/27/2008	1.0 ~ 2.0'
VOCs	<MDL	
B(o)ANTH	500	
B(o)PYR	500	
B(b)FLA	500	
B(k)FLA	400	
B(g,h,i)PER	300	
CHRYSENE	500	
FL	1,300	
I(1,2,3-CD)PY	300	
Ph	800	
Py	1,000	
OTHER PNAAs	<MDL	

SB-22	4/14/2015	1.0 ~ 2.0'
VOCs	<MDL	
PNAAs	<MDL	
PCBs	<MDL	
As	780	
Ba	13,400	
Cr	1,230	
Cu	4,300	
Pb	4,500	
Na	188,000	
Zn	6,300	
CHLORIDE	87,000	
NITRATE	5,500	

SB-23	4/14/2015	8.5 ~ 9.5'
VOCs	<MDL	
PNAAs	<MDL	
PCBs	<MDL	
TCE	390	
OTHER VOCs	<MDL	
As	1,670	
Ba	40,100	
Cr	3,080	
Cu	6,300	
Pb	5,110	
Na	338,000	
Zn	12,600	
CHLORIDE	95,000	

SB-10	2/4/2015	3.0 ~ 4.0'
VOCs	<MDL	
PNAAs	<MDL	
PCBs	<MDL	
As	1,890	
Ba	29,400	
Cr	<MDL	
Cu	4,530	
Pb	6,030	
Hg	<MDL	
Se	<MDL	
Ag	<MDL	
Zn	13,000	

SB-27	4/14/2015	3.0 ~ 4.0'
TCE	110	
OTHER VOCs	<MDL	
PNAAs	<MDL	
PCBs	<MDL	
As	360	
Ba	42,500	
Cr	2,410	
Cu	2,400	
Pb	4,940	
Hg	69	
Zn	7,200	

SB-3	6/27/2008	2.0 ~ 3.0'
VOCs	<MDL	
PNAAs	<MDL	

SB-25	4/14/2015	2.0 ~ 3.0'
VOCs	<MDL	
PNAAs	<MDL	
PCBs	<MDL	
As	630	
Ba	47,700	
Cr	2,400	
Cu	3,400	
Pb	4,600	
Zn	4,600	

SB-1	6/27/2008	1.0 ~ 2.0'
VOCs	<MDL	
PNAAs	<MDL	

SB-2	6/27/2008	1.0 ~ 2.0'
VOCs	<MDL	
PNAAs	<MDL	

SB-2	6/27/2008	24.0 ~ 25.0'
VOCs	<MDL	
PNAAs	<MDL	

SB-7	2/4/2015	2.0 ~ 3.0'
2-M	200	
T	120	
OTHER VOCs	<MDL	
B(o)PYR	300	
B(b)FLA	700	
B(k)FLA	600	
CHRYSENE	300	
FL	500	
Py	400	
OTHER PNAAs	<MDL	
PCBs	310	
As	9,140	
Ba	60,100	
Cd	1,470	
Cr	14,900	
Cu	182,000	
Pb	155,000	
Hg	572	
Se	<MDL	
Ag	<MDL	
Zn	219,000	

SB-11	2/4/2015	2.0 ~ 3.0'
VOCs	<MDL	
PNAAs	<MDL	
PCBs	<MDL	
As	1,590	
Ba	70,600	
Cd	330	
Cr	5,080	
Cu	14,100	
Pb	19,500	
Hg	69	
Se	<MDL	
Ag	<MDL	
Zn	21,800	

SB-26	4/14/2015	9.5 ~ 10.5'
VOCs	<MDL	
PNAAs	<MDL	
PCBs	<MDL	
As	1,080	
Ba	17,500	
Cr	1,560	
Cu	3,300	
Pb	2,100	
Zn	3,500	

SB-9	2/4/2015	3.0 ~ 4.0'
VOCs	<MDL	
ACE	500	
ANT	900	
B(o)ANTH	1,800	
B(b)FLA	3,800	
B(k)FLA	3,700	
B(g,h,i)PER	1,000	
CHRYSENE	1,700	
DI(A,H)ANT	300	
FL	4,300	
F	500	
I(1,2,3-CD)PY	1,000	
NAPH	500	
Ph	3,400	
Py	32,000	
OTHER PNAAs	<MDL	
PCBs	<MDL	
As	4,950	
Ba	66,200	
Cd	1,760	
Cr	12,600	
Cu	67,200	
Pb	41,800	
Hg	175	
Se	470	
Ag	<MDL	
Zn	73,000	

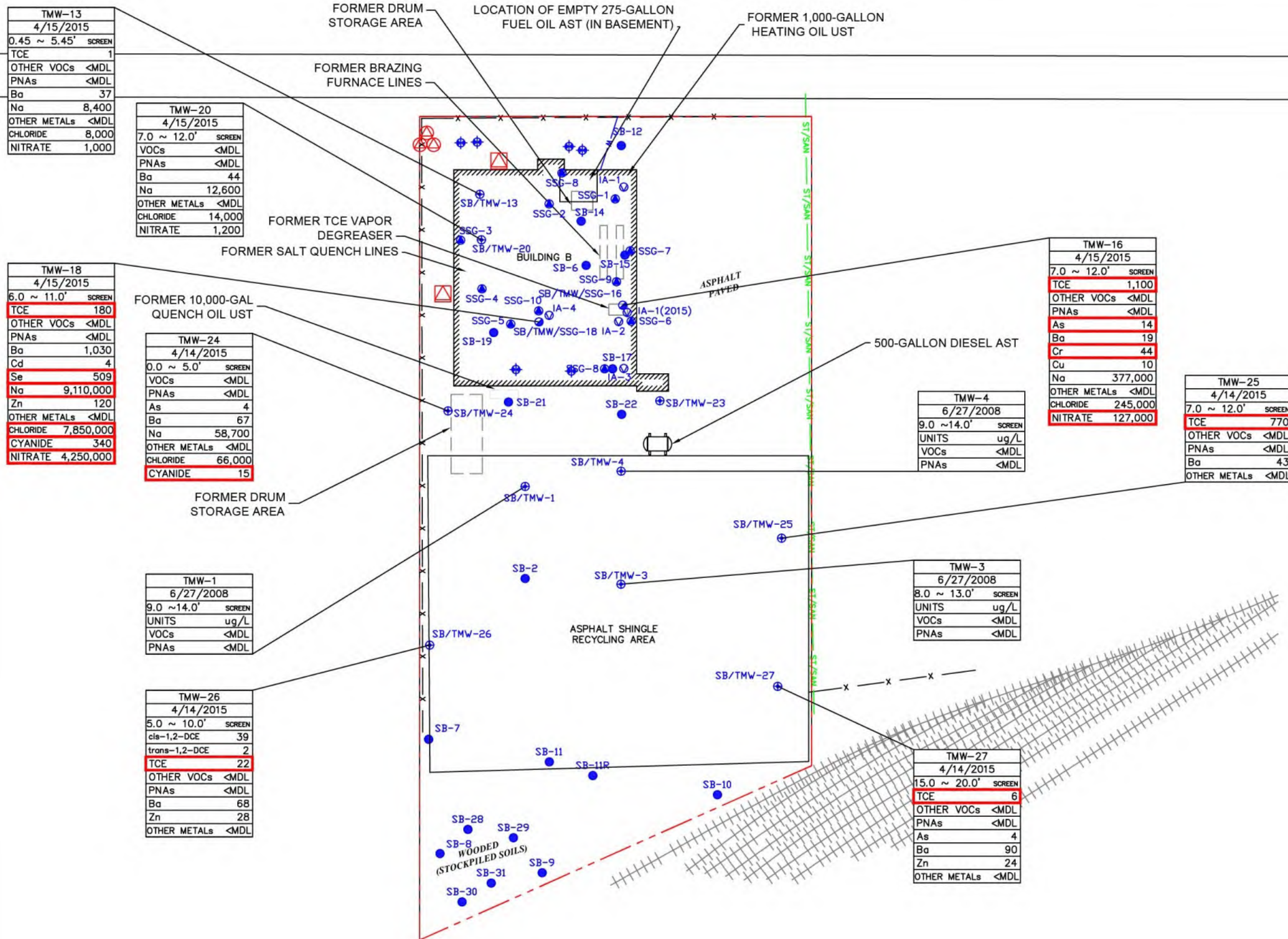
SB-8	2/4/2015	3.0 ~ 4.0'
2-M	1,100	
NAPH	5,300	
OTHER VOCs	<MDL	
ACE	2,600	
ANT	4,100	
B(o)ANTH	7,500	
B(o)PYR	8,900	
B(b)FLA	15,700	
B(k)FLA	15,300	
FL	2,500	
I(1,2,3-CD)PY	4,000	
NAPH	3,500	
Ph	16,800	
Py	13,800	
2-M	700	
OTHER PNAAs	<MDL	
PCBs	<MDL	
As	3,430	
Ba	49,800	
Cd	960	
Cr	10,000	
Cu	22,500	
Pb	704,000	
Hg	155	
Se	<MDL	
Ag	210	
Zn	40,900	

SB-11R	4/14/2015	2.0 ~ 3.0'
VOCs	<MDL	
PNAAs	<MDL	
PCBs	<MDL	

SB-28	4/14/2015	1.0 ~ 2.0'
VOCs	<MDL	
PNAAs	<MDL	

SB-30	4/14/2015	0.5 ~ 1.5'
VOCs	<MDL	
PNAAs	<MDL	

SB-31	4/14/2015	0.5 ~ 1.5'
VOCs	<MDL	
PNAAs	<MDL	



LEGEND:

- SUBJECT PROPERTY
- - - FORMER/HISTORICAL SITE FEATURES
- x FENCE
- w WATER
- g GAS
- st/san COMBINATION SANITARY / STORM SEWER
- ||||| RAIL ROAD TRACKS
- SOIL BORING
- ⊕ SOIL BORING / TEMPORARY MONITORING WELL
- ⊙ SOIL GAS
- ⊕ EXISTING MONITORING WELL
- ⊙ SOIL BORING / TEMPORARY MONITORING WELL / SOIL GAS
- ⊙ INDOOR AIR
- ⊠ PAD MOUNTED TRANSFORMER
- ⊡ POLE MOUNTED TRANSFORMER

As ARSENIC
 Ba BARIUM
 Cd CADMIUM
 Cr CHROMIUM
 Se SELENIUM
 Na SODIUM
 Zn ZINC
 Cu COPPER
 cis-1,2-DCE cis-1,2-DICHLOROETHYLENE
 trans-1,2-DCE trans-1,2-DICHLOROETHYLENE
 TCE TRICHLOROETHYLENE
 VOCs VOLATILE ORGANIC COMPOUNDS
 PNAs POLYNUCLEAR AROMATIC COMPOUNDS
 MDL METHOD DETECTION LIMIT
 UNITS ug/L (UNLESS NOTED)
 VALUE EXCEEDS APPLICABLE CRITERIA

NOTES: REFER TO TABLES FOR SPECIFIC COMPOUNDS ANALYZED



FIGURE 4
 SOIL BORING/TEMPORARY MONITORING WELL AND SOIL GAS SAMPLING LOCATION MAP WITH GROUNDWATER ANALYTICAL RESULTS

PROJ: COMMERCIAL PROPERTY
 2231 WEST WILLOW STREET
 LANSING, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: JB/KK/ES/CS	DATE: 2/12/2018
VERIFY SCALE	CHKD BY: AP/JG	SCALE: 1"=100'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		
FILE NAME: 01-9364-0-002F04R00		

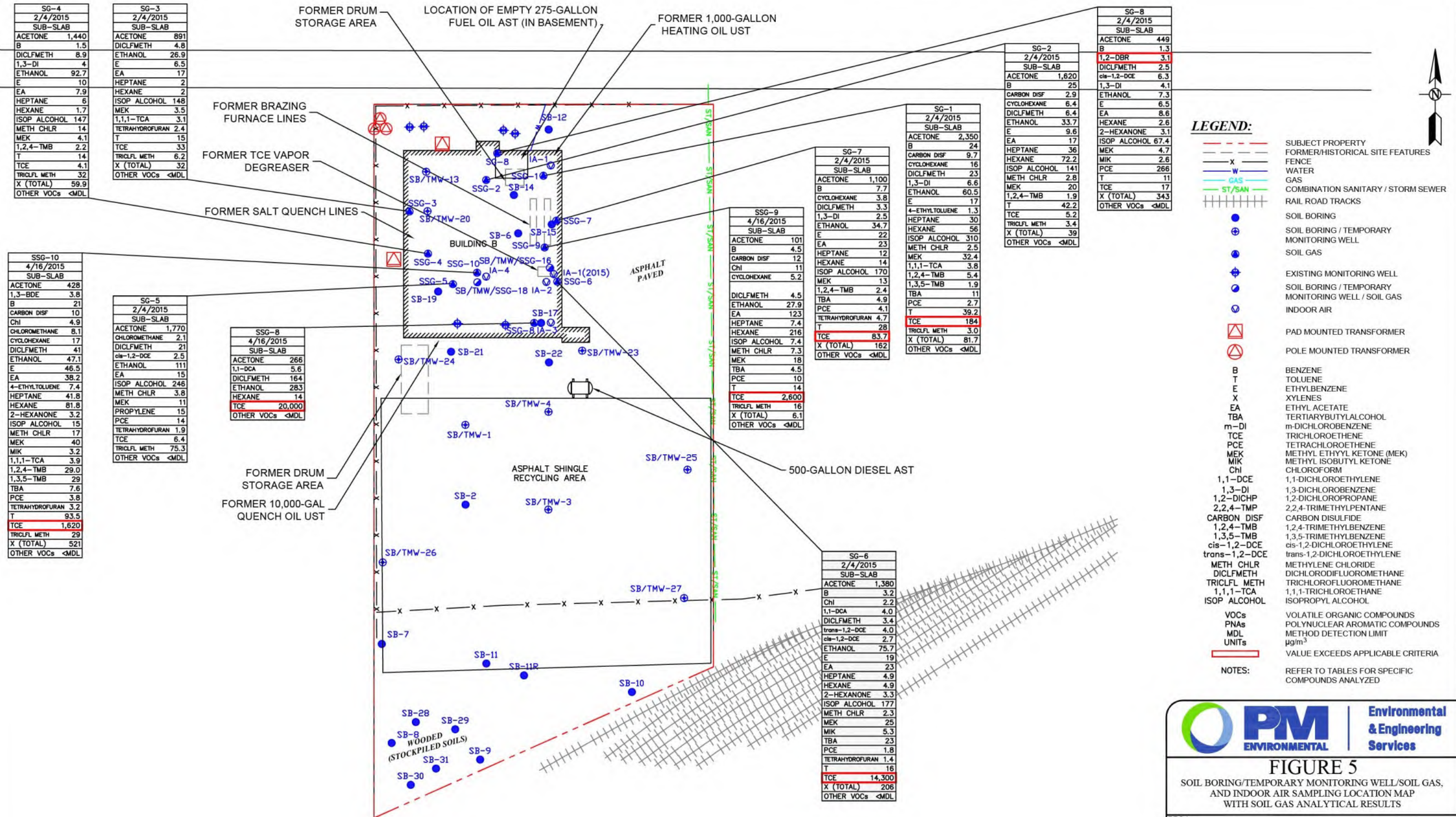


FIGURE 5
SOIL BORING/TEMPORARY MONITORING WELL/SOIL GAS, AND INDOOR AIR SAMPLING LOCATION MAP WITH SOIL GAS ANALYTICAL RESULTS

PROJ: COMMERCIAL PROPERTY
2207 WEST WILLOW STREET
LANSING, MI

THIS IS NOT A LEGAL SURVEY	DRN BY: MW/KK/ES/CS	DATE: 1/29/2018
VERIFY SCALE	CHKD BY: AP/JG	SCALE: 1" = 100'
IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		
FILE NAME: 01-9364-0-002F05R00		

ATTACHMENT 3

ANALYTICAL DATA SUMMARY TABLES

TABLE 1
SUMMARY OF SOIL GAS ANALYTICAL RESULTS

Analyzed Constituents	Chemical Abstract Service Number	Volatilization to Indoor Air Pathway (VIAP) Screening Levels		Sample ID and Collection Date												
		Residential	Nonresidential	S76952.01	S76952.02	S76952.03	S76952.04	S76952.05	S76952.06	S76952.07	S76952.08	S76952.09	S76952.10	S76952.11	S76952.12	S76952.13
				SG-1	SG-2	SG-3	SG-4	SG-5	SG-6	SG-7	SG-8	SG-9	SG-10	SG-11	SG-12	SG-13
				07/23/2025	07/23/2025	07/23/2025	07/23/2025	07/23/2025	07/23/2025	07/23/2025	07/23/2025	07/23/2025	07/23/2025	07/23/2025	07/23/2025	07/23/2025
<i>Refer to detailed laboratory report for method reference data</i>																
Volatiles, VOCs $\mu\text{g}/\text{m}^3$																
Acetone	67641	1,000,000	1,000,000	<48	<48	<220	190	<48	690	<400	170	48	48	1,100	360	<48
Benzene	71432	110	510	<6.4	<6.4	32	<6.4	<6.4	29	54	9.6	<6.4	<6.4	160	19	<6.4
Cyclohexane	110827	210,000	610,000	<6.9	<6.9	34	10	<6.9	28	96	6.9	<6.9	<6.9	140	31	<6.9
Ethanol	64175	630,000	630,000	57	<38	57	57	<38	75	57	75	75	57	75	150	<38
Ethylbenzene	100414	340	1,600	<8.7	<8.7	13	<8.7	<8.7	13	65	<8.7	<8.7	<8.7	82	13	<8.7
4-Ethyltoluene	622968	NA	NA	<9.8	<9.8	<9.8	<9.8	<9.8	<9.8	15	<9.8	<9.8	<9.8	15	<9.8	<9.8
Heptane	142825	120,000	360,000	<8.2	<8.2	66	<8.2	<8.2	45	330	12	<8.2	12	250	49	<8.2
Hexane	110543	24,000	72,000	<7.0	<7.0	88	14	<7.0	63	381	18	<7.0	14	384	67	<7.0
Propylene	115071	NA	NA	<170	<170	170	<170	<170	<170	520	<170	<170	<170	520	<170	<170
1,2,4-Trimethylbenzene	95636	2,100 (JT)	6100 (JT)	<9.8	<9.8	<9.8	<9.8	<9.8	9.8	59	<9.8	<9.8	<9.8	54	<9.8	<9.8
1,3,5-Trimethylbenzene	108678	2,100 (JT)	6,100 (JT)	<9.8	<9.8	<9.8	<9.8	<9.8	<9.8	15	<9.8	<9.8	<9.8	20	<9.8	<9.8
Toluene	108883	170,000	250,000	<7.5	11	53	<7.5	<7.5	53	160	19	<7.5	15	360	49	<7.5
Trichloroethylene	79016	67	130	97	11	54	3,260	81	21	160	180	<11	120	<11	32	21
Xylenes, Total	1330207	7,600	22,000	<26	<26	<30	<26	<26	39	130	<26	<26	<26	200	26	<26
Various other VOCs	Varies	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL

Table Notes:
 Analytical results compared to EGLE Volatilization to Indoor Air Pathway Screening Levels (VIAP SLs) (Rev. February 2024)
 Detected results above the laboratory RL are shown in **BOLD**
 = Concentration exceeds one or more VIAP SLs
 $\mu\text{g}/\text{m}^3$ = ppb/micrograms per kilogram
Conc. = Concentration
RL = Laboratory Reporting Limit
ND = Constituent not detected above the laboratory RL

TABLE 3
SUMMARY OF 2015 SOIL GAS ANALYTICAL RESULTS
VOLATILE ORGANIC COMPOUNDS
2231 WEST WILLOW STREET, LANSING, MICHIGAN
PM PROJECT #01-9364-0-0002

VOLATILE ORGANIC COMPOUNDS (µg/m ³)			Acetone	1,3-Butadiene	Benzene	Carbon disulfide	Chloroform	Chloromethane	Cyclohexane	1,1-Dichloroethylene	1,2-Dibromoethane	Dichlorodifluoromethane	trans-1,2-Dichloroethylene	cis-1,2-Dichloroethylene	1,3-Dichlorobenzene	Ethanol	Ethylbenzene	Ethyl Acetate	4-Ethyltoluene	Heptane	Hexane	2-Hexanone	Isopropyl Alcohol	Methylene chloride	Methyl ethyl ketone	Methyl isobutyl ketone	Propylene	1,1,1-Trichloroethane	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Tertiary Butyl Alcohol	Tetrachloroethylene	Tetrahydrofuran	Toluene	Trichloroethylene	Trichlorofluoromethane	m,p-Xylene	o-Xylene	Xylenes (total)	Other VOCs		
Chemical Abstract Service Number (CAS#)			67641	106990	71432	75150	67663	74873	110827	75354	106934	75718	156605	156592	541731	64175	100414	141786	622968	142825	110543	591786	67630	75092	78933	108101	115071	71556	95636	108678	75650	127184	109999	108883	79016	75694	108383	95476	1330207	Various		
Sample ID	Sample Date	Sample Depth (feet bgs)	VOCs																																							
SSG-1	2/4/2015	Sub-slab	2,350	<MDL	24	9.7	<MDL	<MDL	16	<MDL	<MDL	23	<MDL	<MDL	6.6	60.5	17	<MDL	1.3	30	56	<MDL	310	2.5	32.4	<MDL	<MDL	3.8	5.4	1.9	11	2.7	<MDL	39.2	184	3.0	55.6	26	81.7	<MDL		
SSG-2	2/4/2015	Sub-slab	1,620	<MDL	25	2.9	<MDL	<MDL	19	<MDL	<MDL	6.4	<MDL	<MDL	<MDL	33.7	9.6	17	<MDL	36	72.2	<MDL	141	2.8	20	<MDL	<MDL	<MDL	1.9	<MDL	<MDL	<MDL	<MDL	42.2	5.2	3.4	26	13	39	<MDL		
SSG-3	2/4/2015	Sub-slab	891	<MDL	<MDL	<MDL	<MDL	<MDL	<MDL	<MDL	<MDL	4.8	<MDL	<MDL	<MDL	26.9	6.5	17	<MDL	2	2	<MDL	148	<MDL	3.5	<MDL	<MDL	3.1	<MDL	<MDL	<MDL	<MDL	2.4	15	33	6.2	21	10	32	<MDL		
SSG-4	2/4/2015	Sub-slab	1,440	<MDL	1.5	<MDL	<MDL	<MDL	<MDL	<MDL	<MDL	8.9	<MDL	<MDL	4	92.7	10	7.9	<MDL	4.1	6	<MDL	147	14	4.1	<MDL	<MDL	<MDL	2.2	<MDL	<MDL	<MDL	<MDL	14	1.9	<MDL	6.4	75.3	<MDL	<MDL	<MDL	<MDL
SSG-5	2/4/2015	Sub-slab	1,770	<MDL	<MDL	<MDL	<MDL	2.1	<MDL	<MDL	<MDL	21	<MDL	2.5	<MDL	111	<MDL	15	<MDL	<MDL	<MDL	246	3.8	11	<MDL	15	<MDL	<MDL	<MDL	<MDL	<MDL	14	1.9	<MDL	6.4	75.3	<MDL	<MDL	<MDL	<MDL	<MDL	
SSG-6	2/4/2015	Sub-slab	1,380	<MDL	3.2	<MDL	2.2	<MDL	<MDL	4.0	<MDL	3.4	4.0	2.7	<MDL	75.7	19	23	<MDL	4.9	4.9	3.3	177	2.3	25	5.3	<MDL	<MDL	<MDL	<MDL	<MDL	23	1.8	1.4	16	14,300	<MDL	176	30	206	<MDL	
SSG-7	2/4/2015	Sub-slab	1,100	<MDL	7.7	<MDL	<MDL	<MDL	3.8	<MDL	<MDL	3.3	<MDL	<MDL	2.5	34.7	22	23	<MDL	12	14	<MDL	170	<MDL	13	<MDL	<MDL	<MDL	2.4	<MDL	4.9	4.1	4.7	28	83.7	<MDL	75.1	87.3	162	<MDL		
SSG-8	2/4/2015	Sub-slab	449	<MDL	1.3	<MDL	<MDL	<MDL	<MDL	<MDL	3.1	2.5	<MDL	6.3	4.1	7.3	6.5	8.6	<MDL	<MDL	2.6	3.1	67.4	<MDL	4.7	2.6	<MDL	<MDL	<MDL	<MDL	<MDL	<MDL	266	<MDL	11	17	<MDL	24	10	343	<MDL	
SSG-8	4/16/2015	Sub-slab	266	<MDL	<MDL	<MDL	<MDL	<MDL	<MDL	5.6	<MDL	164	<MDL	<MDL	<MDL	283	<MDL	<MDL	<MDL	<MDL	14	<MDL	<MDL	<MDL	<MDL	<MDL	<MDL	<MDL	<MDL	<MDL	<MDL	<MDL	<MDL	<MDL	<MDL	<MDL	<MDL	<MDL	<MDL	<MDL	<MDL	<MDL
SSG-9	4/16/2015	Sub-slab	101	<MDL	4.5	12	11	<MDL	5.2	<MDL	<MDL	4.5	<MDL	<MDL	<MDL	27.9	<MDL	123	<MDL	7.4	216	<MDL	7.4	7.3	18	<MDL	<MDL	<MDL	<MDL	<MDL	4.5	10	<MDL	14	2,600	16	6.1	<MDL	6.1	<MDL		
SSG-10	4/16/2015	Sub-slab	428	3.8	21	10	4.9	8.1	17	<MDL	<MDL	41	<MDL	<MDL	<MDL	47.1	46.5	38.2	7.4	41.8	81.8	3.2	15	17	40	3.2	<MDL	3.9	29.0	29	7.6	3.8	3.2	93.5	1,620	29	397	124	521	<MDL		

MDEQ/MDHHS March 2017 Table 1: Action and Trigger Levels for Vapor Intrusion Sites (pending MDHHS & MDEQ consensus interim values) 3/9/2017
EPA Office of Solid Waste and Emergency Response (OSWER) Vapor Intrusion Screening Level (VISL) Calculator Version 3.5.1 (May 2016 RSLs)
MDEQ Media Specific Volatilization to Indoor Air Interim Action Screening Levels (August 2017)

MDEQ Residential Volatilization to Indoor Air Interim Action Screening Levels (August 2017) (µg/m³)

Soil Vapor (including subslab) RIASL	1.0E+06	NL	110	NL	37	3,100	NL	7,000	NL	NL	9,000	280	100	630,000	340	NL	NL	NL	24,000	NL	NL	21,000	NL	NL	NL	170,000	2,100	2,100	NL	1,400	NL	170,000	67	NL	NL	NL	7,600	Various
Soil Vapor (including subslab) TSRIASL	1.0E+06	NL	630	NL	370	9,400	NL	21,000	NL	NL	26,000	830	310	630,000	3,400	NL	NL	NL	73,000	NL	NL	33,000	NL	NL	NL	170,000	6,300	6,300	NL	1,400	NL	250,000	200	NL	NL	NL	23,000	Various

MDEQ Nonresidential Volatilization to Indoor Air Interim Action Screening Levels (August 2017) (µg/m³)

Soil Vapor (including subslab) RIASL	1.0E+06	NL	260	NL	87	4,600	NL	10,000	NL	NL	26,000	410	150	630,000	800	NL	NL	NL	36,000	NL	NL	31,000	NL	NL	NL	230,000	3,100	3,100	NL	1,400	NL	250,000	67	NL	NL	NL	11,000	Various
Soil Vapor (including subslab) RIASL ₁₂	1.0E+06	NL	510	NL	170	9,200	NL	20,000	NL	NL	26,000	820	310	630,000	1,600	NL	NL	NL	72,000	NL	NL	61,000	NL	NL	NL	230,000	6,100	6,100	NL	2,700	NL	250,000	130	NL	NL	NL	22,000	Various
Soil Vapor (including subslab) TSRIASL ₁₂	1.0E+06	NL	1,800	NL	1,700	14,000	NL	61,000	NL	NL	26,000	2,500	920	630,000	16,000	NL	NL	NL	210,000	NL	NL	97,000	NL	NL	NL	230,000	18,000	18,000	NL	2,700	NL	250,000	400	NL	NL	NL	67,000	Various

MDHHS/MDEQ Residential, Mixed Use, Sensitive Populations Screening Levels (µg/m³)

Subslab soil gas Action Level	NL	NL	120	NL	NL	3,100	NL	NL	NL	NL	2,800	280	NL	NL	370	NL	NL	NL	24,000	NL	NL	NL	NL	NL	NL	170,000	2,100	2,100	NL	1,400	NL	170,000	70	NL	3,500	3,500	3,500	Various
Subslab soil gas Trigger Level	NL	NL	120	NL	NL	9,400	NL	NL	NL	NL	8,300	830	NL	NL	370	NL	NL	NL	73,000	NL	NL	NL	NL	NL	NL	520,000	6,300	6,300	NL	3,800	NL	520,000	160	NL	10,000	10,000	10,000	Various

MDHHS/MDEQ Commercial Screening Levels (µg/m³)

Subslab soil gas Action Level	NL	NL	520	NL	NL	13,000	NL	NL	NL	NL	11,700	1,200	NL	NL	1,600	NL	NL	NL	100,000	NL	NL	NL	NL	NL	NL	730,000	9,000	9,000	NL	5,800	NL	730,000	290	NL	15,000	15,000	15,000	Various
Subslab soil gas Trigger Level	NL	NL	520	NL	NL	39,000	NL	NL	NL	NL	35,000	3,500	NL	NL	1,600	NL	NL	NL	310,000	NL	NL	NL	NL	NL	NL	2.2E+06	26,000	26,000	NL	16,000	NL	2.2E+06	880	NL	44,000	44,000	44,000	Various

EPA OSWER Residential Screening Levels (µg/m³)

Target Soil Gas Concentration (THQ = 1; TCR = 1.0E-5)	1.1E+06	31	120	24,000	41	3,100	210,000	7,000	1.6	3,500	ID	ID	NL	NL	370	2,400	NL	NL	24,000	1,000	NL	21,000	170,000	100,000	100,000	170,000	240	NL	NL	1,400	70,000	170,000	70	NL	3,500	3,500	3,500	Various
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EPA OSWER Commercial Screening Levels (µg/m³)

Target Soil Gas Concentration (THQ = 1; TCR = 1.0E-5)	4.5E+06	140	520	100,000	180	13,000	880,000	29,000	6.8	15,000	ID	ID	NL	NL	1,600	10,000	NL	NL	100,000	4,400	NL	88,000	730,000	440,000	440,000	730,000	1,000	NL	NL	5,800	290,000	730,000	290	NL	15,000	15,000	15,000	Various
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- Screening Level Exceeded**
- BOLD** Value Exceeds Screening Level
- <MDL Not detected at or above laboratory reporting or detection limits
- NA Not Available/Not Applicable
- bgs Below Ground Surface
- NL Not Listed
- NDC No defined criteria
- ID Insufficient Data
- (µg/m³) micrograms per cubic meter
- J Estimated Value
- THQ Target Hazard Quotient for Non-Carcinogens
- TCR Target Risk for Carcinogens
- RIASL Recommended Interim Action Screening Levels
- TSRIASL Time Sensitive Recommended Interim Action Screening Levels
- RIASL₁₂ Nonresidential Recommended Interim Action Screening Levels appropriate for exposures less than 12 hours
- TSRIASL₁₂ Time Sensitive Recommended Interim Action Screening Levels appropriate for exposures less than 12 hours for structures not formerly residential homes.

ATTACHMENT 4

DEVELOPMENT AGREEMENT



OFFICE OF MAYOR ANDY SCHOR
124 W. MICHIGAN AVENUE – NINTH FLOOR
LANSING, MI 48933

UNIVERSAL DEVELOPMENT AGREEMENT

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- I. STATEMENT OF PURPOSE
- II. DEFINITIONS
- III. APPLICANT INFORMATION
- IV. PROJECT DETAILS
- V. TERMS AND CONDITIONS FOR PROJECT COMPLETION
- VI BREACH OF AGREEMENT BY APPLICANT
- VII ADDITIONAL ITEMS
- VIII SIGNATURES

THIS UNIVERSAL DEVELOPMENT AGREEMENT (“Agreement”) is made by and between the City of Lansing, Michigan, a Michigan municipal corporation (“City”), and [Insert Applicant Name], a [Insert Applicant Corporate Domicile and Type] (“Applicant” and collectively with the City, the “Parties” and each a “Party”).

I. STATEMENT OF PURPOSE

THIS AGREEMENT IS INTENDED FOR USE WITH DEVELOPMENT PROJECTS, USING ECONOMIC INCENTIVES, WHICH DO NOT REQUIRE THE TRANSFER OF CITY-OWNED PROPERTY OR ASSETS. FOR THOSE PROJECTS THAT DO REQUIRE THE TRANSFER OF CITY-OWNED PROPERTY, ASSETS, LIMITED FULL FAITH AND CREDIT, OR OTHER CITY LIABILITIES, A COMPREHENSIVE DEVELOPMENT AGREEMENT (CDA) WILL BE REQUIRED.

Introduction:

The City welcomes new investment and the creation and retention of jobs. To achieve these goals, the City can offer a variety of economic incentives that are designed to facilitate the expansion, retention and attraction of businesses within the City, as well as the rehabilitation and redevelopment of underutilized, vacant or environmentally contaminated properties.

Economic incentives (“Incentives”) typically do not provide City funds directly to developers or businesses, but rather encourage and reward them for undertaking and completing economic development projects (“Projects”). The completion of these Projects generates benefits to the citizens of Lansing including employment opportunities, new tax revenues to pay for City services and schools, the elimination of blight, a healthier environment and better places to live, work and play. Thus, incentives can be thought of as investments made by the City to receive the benefits created by economic development projects.

Universal Development Agreement Purpose:

Economic incentives are conditionally granted by the City based upon specific commitments made by businesses and developers (“Applicants”) during the incentive application and approval process. The purpose of this Agreement is for the Parties to define and agree on the specific commitments an Applicant is making as a condition for receiving an Incentive. Furthermore, it holds Applicants accountable in a clear and consistent way to fulfill their pledges made to receive the Incentive. The Agreement also provides a transparent document where the public can observe the terms under which the Incentive was granted. Finally, the Agreement establishes a reporting and verification process to ensure the Applicant fulfills its obligations to the City and its citizens.

Applicant's Commitments to the City:

As a condition of receiving economic incentives from the City, Applicants are required to agree to the following Project Commitments:

1. Starting and completing the Project on time
2. Hiring local labor and Lansing based firms
3. Paying all required City Income and Property Taxes
4. Meeting Project performance measures
5. Providing the City with annual Project progress reports and a Project completion report

This Agreement specifies the details of these commitments and clearly establishes the expectations the City has for each Project granted an incentive.

II. DEFINITIONS

As used in this Agreement, the definitions herein shall be the mutually understood meaning of the following terms:

“Acts” means the acts referenced in the definition of “Incentive.”

“Annual Report” means a required written Project update due to the LEDC by January 31st of each calendar year prior to the Completion of Construction.

“Construction Phase of Project” means the period of time between the Commencement of Project and Completion of Construction.

“Commencement of Project” means the initiation by the Applicant of any material physical improvements made to land or real property within the Project Area after the Effective Date of this Agreement, consistent with the site and building plans approved by the City for the Project.

“Completion of Construction” means the passage of final inspection and/or issuance of a Certificate of Occupancy by the City for the Project, whichever occurs first.

“Effective Date of this Agreement” means the date on which all of the Incentives requested in the Applicant’s application(s) are granted.

“Full-time Equivalent (FTE)” means a combination of full-time and part-time employees that represents all employees as a comparable number of full-time employees.

“Incentive” means a reimbursement from new tax revenue generated from a new development project or a reduction in City taxes levied on new real or personal property, or other financial benefit to Applicant from the City, for a limited number of years as specified in the applicable Incentive agreement, and which may include, but is not limited to, those authorized by the Obsolete Property Rehabilitation Act (Public Act 146 of 2000, as amended), Neighborhood Enterprise Zone Act (Public Act 147 of 1992, as amended), Brownfield Redevelopment Financing Act (Public Act 381 of 1996, as amended), Plant Rehabilitation and Industrial Development Districts (Public Act 198 of 1974, as amended), and the Personal Property Tax Exemption authorized by Public Act 328 of 1998.

“Lansing-based Firm” means a business entity that owns or leases an operationally-staffed office, warehouse, distribution center, wholesale or retail store, or other place of business, located within the corporate limits of the City.

“LEDC” means the Lansing Economic Development Corporation.

“Local Labor” means employees whose permanent domicile address is within the corporate limits of the City.

“Michigan Labor” means employees whose permanent domicile address is within the state of Michigan.

“Michigan-based Firm” means a business entity that owns or leases an operationally-staffed office, warehouse, distribution center, wholesale or retail store, or other place of business, located within the State of Michigan.

“Project” means the improvement of land or real property through private investment and/or creation or retention of jobs in the City as defined in this Agreement.

“Project Area” means the property parcel(s) upon which the Project will occur.

“Project Completion” means the Project has been completed per this Agreement

“Project Completion Date” means the date when Project Completion occurs.

“Project Completion Report” means a detailed written report and signed affidavit attesting to the of the Applicants attainment of the Applicants Project Commitments.

“Project Performance Measures” means the qualitative and quantitative measures of a completed Project’s size and scope.

“Regional Labor” means employees whose permanent domicile address is within the Michigan Counties of Clinton, Eaton or Ingham.

“Regional-based Firm” means a business entity that owns or leases an operationally-staffed office, warehouse, distribution center, wholesale or retail store, or other place of business, located within the Michigan Counties of Clinton, Eaton or Ingham.

III. APPLICANT INFORMATION

- A. Name of Project: 2231 W. Willow Street
- B. Address Location of Project: 2231 W. Willow Street, Lansing, MI 48917
- C. Business Name of Applicant: AM Land Holdings, LLC
- D. Name of Applicant’s Parent Company: (if applicable):
 N/A
- E. List Applicant’s Managing Partner:
 Joseph Brooks _____ 50 _____ %
- G. List all Federal, State or other incentives and their estimated value that may be part of this Project:
 EGLE Brownfield Grant _____

- H. Name of Financial Institution(s) funding the Project (if unavailable upon execution of this Agreement, Applicant agrees to furnish commitment letter(s) from lending institution(s) to the LEDC when available):
 SBA _____

- I. The City Treasurer has verified in writing that the Applicant is not delinquent or late on any property taxes owed to the City for all properties in which the Applicant has an ownership interest of greater than 50%.

J. The City Treasurer has verified in writing that the Applicant, if an employer in the City, is in compliance with all required City wage withholding and income reporting requirements for all of its employees.

K. The City Treasurer has verified in writing that the Applicant is not delinquent or late on any corporate or other business income taxes owed to the City. Further, that the Applicant has submitted all applicable City Treasurer forms required for the payment and collection of taxes for Applicant.

L. LEAP has verified that all application fees due have been paid in full by the Applicant.

M. The City Attorney has received a written and signed affidavit from the Applicant and each person that has a 20% or greater ownership interest in the Applicant. The affidavit shall state either: (A) that the person is not currently engaged in litigation with the City, or (B) that the person is currently engaged in litigation with the City and has provided a basic description of the litigation.

IV. PROJECT DETAILS

A Project Description:

See attached OPRA Part 2: Application Documents

B. Project Area:

The location of the Project is commonly known as 2231 W. Willow Street and legally described as follows:

Parcel #33-01-01-08-301-004
 BEG AT W 1/4 COR OF SEC 8; TH S89DEG59'25"E 338.96 FT ALONG E & W 1/4 LINE;
 TH S00DEG05'11"W 317 FT; TH N89DEG59'25"W 339.45 FT PAR WITH E & W 1/4 LINE;
 TH N00DEG10'29"E 317 FT ALONG SAID W LINE TO BEG; T4N R2W, CITY OF
 LANSING, INGHAM COUNTY SPLIT/COMBINED ON 08/29/2018 FROM 33-01-01-08-301-
 012, 33-01-01-08-301-002;
 SPLIT/COMBINED ON 02/07/2023 FROM 33-01-01-08-301-003;

C. Below is a list of City Incentive(s) requested for Project and number of years requested for each:

<u>Obsolete Property Rehabilitation Exemption</u>	<u>12</u>	Years
_____	_____	Years
_____	_____	Years
_____	_____	Years

D. List all federal, state or other incentives and their estimated value that may be part of the Project:

EGLE Brownfield Grant

E. Name of financial institution(s) funding the Project (if uncertain upon execution of this Agreement, Applicant agrees to furnish commitment letter(s) from financial institution(s) to the LEDC when available):

SBA

F. Estimated total investment in real property improvements for the Project. (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): \$ 703,545

G. Estimated total investment in personal property to be located in the Project Area. (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):
\$250,000

H. Estimated number of new, permanent full-time equivalent Jobs Created (FTE) upon Project Completion: *30*

I. Estimated average hourly wage or annual salary of new permanent Jobs created at Project Completion: \$ 70,000/year average annual wage.

J. Will these new jobs provide fringe benefits, such as medical and dental insurance and retirement contributions? *y e s* Estimate the average hourly rate or annual amount attributable to such benefits \$3,960/year.

K. Estimated number of new, permanent, full-time equivalent Jobs Retained (FTE) upon Project Completion: 30

L. Estimated average hourly wage or annual salary of Jobs Retained:
\$ 70,000/year average annual wage.

M. Will these retained jobs provide fringe benefits, such as medical and dental insurance and retirement contributions? Y e s Estimate the average hourly rate or annual amount attributable to such benefits \$3,960/year.

N. Estimated average number of full-time equivalent (FTE) construction jobs onsite during the Construction Phase of Project: 15

O. Estimated average hourly wage of full-time equivalent (FTE) construction jobs onsite during the Construction Phase of Project (if applicable): \$ 35 per hr.

P. Will these construction jobs provide fringe benefits, such as medical and dental insurance and retirement contributions? U n k n o w n Estimate the average hourly rate or annual amount attributable to such benefits N/A.

V. TERMS AND CONDITIONS FOR PROJECT COMPLETION

The Parties acknowledge that the Applicant has made representations contained within its application, and the additions above, with the purpose and intent of City's reliance thereon, as well as for compliance with the Act, as amended, and the City relies upon these representations in its determination that the Incentive should be approved.

The Applicant and the City desire to enter into this Agreement whereby the Applicant and City specify and agree on the Applicant's Project Commitments under which the Incentive will be granted. Nothing in this Agreement supersedes or diminishes any rights of the City or the State of Michigan established by federal, state, or local law or regulations.

NOW, THEREFORE, in consideration of the above recitals and premises set forth above, and the mutual covenants, agreements, and promises herein contained and pursuant to all state and federal laws, the Parties agree the City verified fulfillment of the following Applicant Project Commitments will meet the City's requirements for Project Completion:

Applicant Project Commitments:

A. Commitment to Commencement and Completion of Project Dates:

Applicant agrees the Commencement of Project shall occur by: 08/01/2026

Applicant agrees the Project Completion Date shall be no later than: 12/31/2026

B. Commitment to Hiring Local Labor and Lansing-based Firms:

The Parties, in order to clarify the intent that projects receiving development incentives from the City employ as much Local Labor as is reasonably possible agree as follows:

1. The Applicant agrees and commits to employing and contracting with as much Local Labor and Lansing-based Firms as commercially practical to complete the Construction Phase of the Project. After Local Labor and Lansing-based Firms have been deemed exhausted, the Applicant agrees and commits to employing and contracting with Regional, and then Michigan, Labor and Firms, with notice to the LEDC at each step, as described below.

2. Local Labor Preference:

a. Applicant agrees that if it deems necessary to not hire Local Labor or Lansing-based Firms for any portion of the Construction Phase of the Project, Applicant must, within 30 business days of Commencement of Project, provide to the LEDC a written statement of that fact and an explanation of why it was necessary.

b. Applicant agrees that once it has deemed necessary to not use Local Labor or Lansing-based Firms, it will focus next on Regional Labor or Regional-based Firms to complete the Construction Phase of the Project. If Applicant deems necessary to not hire Regional Labor or Regional-based Firms for any portion of the Construction Phase of Project, Applicant must, within 30 business days of Commencement of the Project, provide to the LEDC a written statement of that fact and an explanation of why it was necessary.

c. Applicant agrees that once it has deemed necessary to not use Regional Labor or Regional-based Firms, it will focus next on Michigan Labor or Michigan-based Firms to complete the Construction Phase of the Project. If Applicant deems necessary to not hire Michigan Labor or Michigan-based Firms for any portion of the Construction Phase of Project, Applicant must, within 30 business days of Commencement of the Project, provide to the LEDC a written statement of that fact and an explanation of why it was necessary.

3. Applicant (if applicable) agrees to post, and to contractually require its agents to post, all initial bid solicitations or request for bids (“Bid Solicitations”) by the Applicant or their agents for a minimum of 15 days (“Posting Period”) on the Builders Exchange of Lansing and Central Michigan (“Builders Exchange”) and to document such Bid Solicitations, unless Applicant deems the use of certain contractors or subcontractors are critical to the success of the Project or portions of the Project. If Applicant bypasses Builders Exchange because it deems the use of a certain contractor or subcontractor as critical to the success of the Project or portions of the Project, Applicant must, within 30 business days of such hiring, provide to the LEDC a written statement of that fact and an explanation of why the use of the contractor or subcontractor was so critical. The Bid Solicitations must be available to all Builders Exchange users.

4. Within 45 business days of the Commencement of Construction and at the close of each quarter of the fiscal year thereafter, the Applicant must provide to the LEDC, a list of all contractors and subcontractors selected to enter into an agreement to perform all or part of the work solicited in the Bid Solicitation (“Selected Bidders List”). The Selected Bidders List must include the following information:

- a. Business Name
- b. Address (number, street, and apt. or suite no.)
- c. City, state, and ZIP code
- d. Telephone Number
- e. Employer ID Number (EIN)
- f. Primary Contact Person (Authorized Representative)
- g. Corresponding Builders Exchange Bid Solicitation Number

5. The Applicant will not be required to participate in the above Bidding Process, if doing so would result in the violation of federal rules, including but not limited to, homeland security or the disclosure of classified information.

6. The City acknowledges and agrees that some information submitted by Applicant is confidential and proprietary. Accordingly, the City agrees to reasonably assert to the extent applicable to the information provided and as allowable by law, that such information reported by Applicant to the City is exempt from disclosure pursuant to, including without limitation Section 13 of, the Michigan Freedom of Information Act, 1976 PA 442, as amended.

C. Commitment to Pay City Income and Property Taxes:

1. Applicant agrees to notify the City Treasurer and City Assessor of any and all ownership or legal structure changes during the term of any incentives approved for the Project.
2. Applicant recognizes that all employees, contractors and sub-contractors related to this Project are required to pay all City individual income taxes. Applicant further recognizes that all contractors and sub-contractors are required to report annually to the City Treasurer all gross individual income taxes paid and current residential addresses of all employees. The Applicant is not required to withhold, pay or be responsible for City Income Tax for or on behalf of the general contractor(s)/construction manager(s) or any subcontractors working on the Project. The Applicant agrees to allow and facilitate the display, in a prominent place for everyone at the Project site to see, of an informational poster containing details about the obligation to pay, and steps for paying, City Income Tax. The Applicant’s agreement with its general contractor(s)/construction manager(s) shall require the general contractor(s)/construction manager(s) to include in subcontractor agreements language notifying subcontractors of their individual and corporate obligation to comply with all City Income Tax requirements, including: the obligation to make

quarterly estimated tax payments if withholding is not being done, and to quarterly provide to the City Treasurer a list of all employees active on the Project. All such information collected for purposes of City Income Tax requirements are confidential per the Uniform City Income Tax Act of Michigan.

3. Applicant agrees that if property taxes applicable to the personal property owned by the Applicant that is identified with the Project are not paid within the time permitted by law for payment without penalty during the life of the Incentive being granted by this Agreement, the City may exercise any and all remedies available to it under law, including the commencement of litigation to recover the amount of tax and interest thereon.
4. Applicant agrees that if any property tax applicable to the real property owned by the Applicant that is identified with the Project is not paid within the time permitted by law for payment without penalty during the life of the Incentive being granted by this Agreement, the City may exercise any and all remedies available to it under law, including the commencement of litigation to recover the amount of tax and interest thereon.

D. Commitment to Project Performance Measures:

The Applicant and the City agree the Applicant must meet all the following “Project Performance Measures”:

1. A minimum of \$700,000 in private investment shall be expended on improvements to the Project’s real property.
2. A minimum of \$930,000 in private investment shall be expended to purchase and locate personal property for the Project.
3. The Project shall create 30 new, permanent full-time equivalent jobs.
4. The Project shall retain 0 permanent full-time equivalent jobs.
5. Other Project-Specific Performance Measures as agreed upon by the Parties in this Agreement: _____
(Attach more pages if necessary)

E. Commitment to Reporting Requirements:

Prior to Project Completion the Applicant shall file an Annual Report with the LEDC on the Applicant's progress toward fulfilling their Applicant Project Commitments: Reports shall be submitted in compliance with all LEDC reporting requirements. Applicant understands and agrees that the information submitted to the LEDC will be available for public viewing, unless prior approval is requested and granted for specific confidential business information that is not subject to disclosure under the Freedom of Information Act (Public Act 442 of 1976, being MCL 15.231 et. seq., as amended). The Applicant shall file an Annual Report, Exhibit A, to the LEDC by no later than January 31st of each year for the term of this Agreement or upon Project Completion, whichever occurs first.

No later than sixty (60) days after the Project Completion Date, the Applicant shall provide in writing to the LEDC a Project Completion Report that includes a detailed written documentation and a signed affidavit attesting to the Applicants fulfillment of the Applicant Project Commitments Exhibit B. Within 60 days of receiving the Project Completion Report, or 90 days after the end of the Project Completion Date, the LEDC shall review all submitted documents for completeness and forward to the City Administration.

Within 60 days after receiving the Project Completion Report and supporting documents the City Administration shall review and determine if the Applicant has met all Terms and Conditions of Project Completion. Upon determining the Applicant Project Commitments were fulfilled, the City's Chief Executive Officer shall notify the Applicant in writing that Project Completion has been achieved per this Agreement.

If the City Administration finds the Applicant Project Commitments have not been met per this Agreement, the Applicant will be notified in writing and given a thirty (30) day extension to provide additional documentation to the City. Within 60 days after the end of the extension period, the City Administration shall make its final review and determine if the Applicant Project Commitments were fulfilled. Upon determining the Applicant Project Commitments were fulfilled, the City's Chief Executive Officer shall notify the Applicant in writing that Project Completion has been achieved per this Agreement. If the City Administration determines the Applicant has not fulfilled the Applicant Project Commitments per this Agreement, the Applicant will be considered in default of the Agreement.

VI BREACH OF AGREEMENT BY APPLICANT

Failure of performance or non-compliance with this Agreement and to the, Terms and Conditions for Project Completion, shall constitute a breach of this Agreement by Applicant and, in addition to other available remedies available to the City under this Agreement and under law and regulation, shall subject the Applicant to incentive revocation and/or the suspension of the incentive. Further, such failure and non-compliance shall be considered as relevant information in consideration of the approval of all future incentive applications to the LEDC, LBRA, or City by the Applicant or any person or entity with (25%) or more ownership in the Project.

A. Default by Applicant

If Applicant shall fail to perform any of its obligations under this Agreement, including any of the Terms and Conditions for Project Completion, the City shall provide written notice of such failure to perform and serve Applicant in person, or by certified mail with return receipt, of a Notice of Default specifying the performance failures. After service of the notice, the Applicant shall have a cure period of: ten (10) business days from the service of such notice to cure any monetary failure; and thirty (30) days to cure any non-monetary failure. If any failure to perform shall not have been cured by the expiration of the applicable cure period, then a “Default” by Applicant shall be deemed to have occurred and declared and the City may terminate this Agreement and shall have all rights and remedies at law, including Incentive Revocation.

B. Default Procedures, Remedies

City shall have all the rights and remedies available at law, in equity or in this Agreement to enforce the rights and obligations under this Agreement. All remedies shall be cumulative, and none will be exclusive of any other. The exercise of any one or more of such remedies shall not preclude the exercise by it, at the same or different times, of any other such remedies for the same Default or breach or of any of its remedies for any other Default or breach by the other party. No waiver made by with respect to the performance, or manner or time thereof, or any obligation under the Agreement shall be considered a waiver of any rights with respect to the particular obligation or condition beyond those expressly waived in writing and to the extent thereof, or a waiver in any respect in regard to any other rights of the City.

VII ADDITIONAL ITEMS

A. City’s Rights

Nothing in this Agreement shall supersede the City’s ability to request the State Tax Commission to revoke the Incentive as otherwise provided, or as may hereafter be provided, under the Acts, as amended. Nothing in this Agreement supersedes or diminishes any rights of the City or the State of Michigan established by federal, state, or local law or regulations.

B. Governing Law

This Agreement shall be construed in accordance with Michigan law.. All actions arising from this Agreement shall be brought in a state court of competent jurisdiction in Ingham County, Michigan, or in the federal courts in the Western District of Michigan, Southern Division.

C. Ambiguity

This Agreement and all its terms and conditions shall be considered as if drafted by both Parties.

D. Assignability

The Developer shall have the right with the City's written approval, including fulfillment of any conditions contained in such approval, to assign or transfer this Agreement with allof their rights, title and interests therein to any person, firm or corporation at any time during the term of this Agreement. Developer shall provide the City with written notice of any intent to assign, or transfer all or a portion of the Project, at least 30 days in advance of such proposed action. Developer may free itself from further obligations relating to the assigned interest, if approved by City, provided that the permitted assignee expressly assumes the obligations under this Agreement as provided herein.

E. Notices

All notices and other communications required or permitted under this Agreement must be in writing, shall be addressed to the Party to be notified at the address set forth below or at such other address as each Party may designate for itself from time to time by notice hereunder, and shall be deemed to have been given, delivered or served upon the earliest of: (i) 5 business days after deposit in the U.S. Mail, for delivery by certified or registered mail, with proper postage prepaid and return receipt requested, or (ii) 1 business day after deposit with a nationally recognized overnight delivery carrier for next day delivery, or (iii) on the date of personal delivery.

If to Developer:
Joseph Brook
25886 Hersheyvale Dr
Franklin, MI 48025

With a copy to: [insert info]

If to the City: [insert info]

With a copy to: [insert info]

F. Right in Third Parties

This Agreement is not intended nor shall it create any rights, expectations or benefit to any third party, including but not limited to, any creditor of the Parties.

G. Severability

The invalidity of any portion of this Agreement shall not affect the validity of the remainder thereof.

H. Subsequent Waivers

One or more waivers of any provision, covenant, or condition of this Agreement shall not be construed as a waiver of a subsequent breach of the same provision, covenant, or condition, or as a waiver of a subsequent breach of other provisions, covenants, or conditions. The consent or approval to or for any act shall not be deemed to render unnecessary the consent or approval to or for any subsequent similar act.

I. Termination

Unless terminated earlier pursuant to the terms and conditions of this Agreement, this Agreement shall terminate on: This agreement terminates upon the end of the life of the incentive, or upon written agreement of the Parties.

J. Covenant to Abide by Law

In the performance of all Project activities, Applicant agrees to abide by federal, state, and local law and regulation.

K. Amendments and Modification

The term and conditions of this Agreement cannot be waived, modified or amended unless agreed and executed in writing by both Parties.

L. Entire Agreement

This Agreement contains the entire Agreement between the Parties and any representations, oral or written, which occurred between the Parties prior to the date of execution of this Agreement and which are not contained in this Agreement are not binding on either Party.

M. Delays, Extensions and City Approval

In the event of an unavoidable delay (“Enforced Delay”) in the performance by the Developer of its obligations under this Agreement due to unforeseeable causes beyond its control and without fault or negligence, including, but not restricted to, acts of God or acts of war or terrorism; legislative regulatory acts of the federal, state, county, city or local government that directly impact the Project; acts of the judiciary not resulting from the Developer’s breach of this

Agreement or fault of the Developer, including injunctions, temporary restraining orders and decrees; fires; floods; epidemics; unanticipated and reasonably unforeseen environmental contamination not discoverable by the exercise of reasonable Developer due diligence; strikes; lock-outs, labor trouble; inability to procure materials; failure of power; riots, insurrection, war, acts of gross negligence of the City or its agents or other reason of like nature not the fault of the Developer, the time for performance of such obligations shall be extended for the period of the Enforced Delay. Provided, however, in order to claim any such time extension or period of Enforced Delay, Developer shall notify City of such claim no later than ten days from the occurrence of any such unforeseeable cause arising under this Section VII (M).

With respect to any matters that are within the discretion or approval of the City, the City shall: (i) act reasonably in all dealings with the Developer, (ii) not unreasonably withhold, condition, or delay any approvals within its discretion, and (iii) act reasonably to assist the Developer in completion of the Project.

N. Cooperation

The Parties shall take such further actions and deliver and execute such additional documents as are reasonably necessary to effectuate the terms and intent of this Agreement. The Parties shall work cooperatively to obtain any and all permits, approvals, waivers, certificates of occupancy, rental licenses, liquor licenses, and any other approval required to effectuate the Parties' intent contemplated under the terms of this Agreement.

O. Prior Activities

This Agreement shall not govern the activities of the Developer prior to the Effective Date of this Agreement.

P. Authority

The City and the Developer each warrant and represent to the other that this Agreement and the terms and conditions thereof have been duly authorized and approved by, in the case of the City, its City Council and all other authorities whose approval may be required as a precaution to the effectiveness hereof, and as to the Developer, by the members or managers thereof, as applicable. The Parties agree to provide such opinions of counsel as to the due authorization and binding effect of this Agreement as the other Party shall reasonably request.

Q. Survival

The terms, conditions, promises, representations, obligations, and covenants set forth in Section V (C) shall survive Project Completion and the terms, conditions, promises, representations, obligations, and covenants set forth in Sections VI and VII shall survive any termination of this Agreement.

VIII SIGNATURES

IN WITNESS WHEREOF, the undersigned Parties hereto execute this Agreement as of the day and year first above written.

WITNESSES:

APPLICANT NAME:
AM Land Holdings, LLC

By:  _____

Its: Organizer

CITY OF LANSING:

By: _____
Andy Schor

Its: Mayor

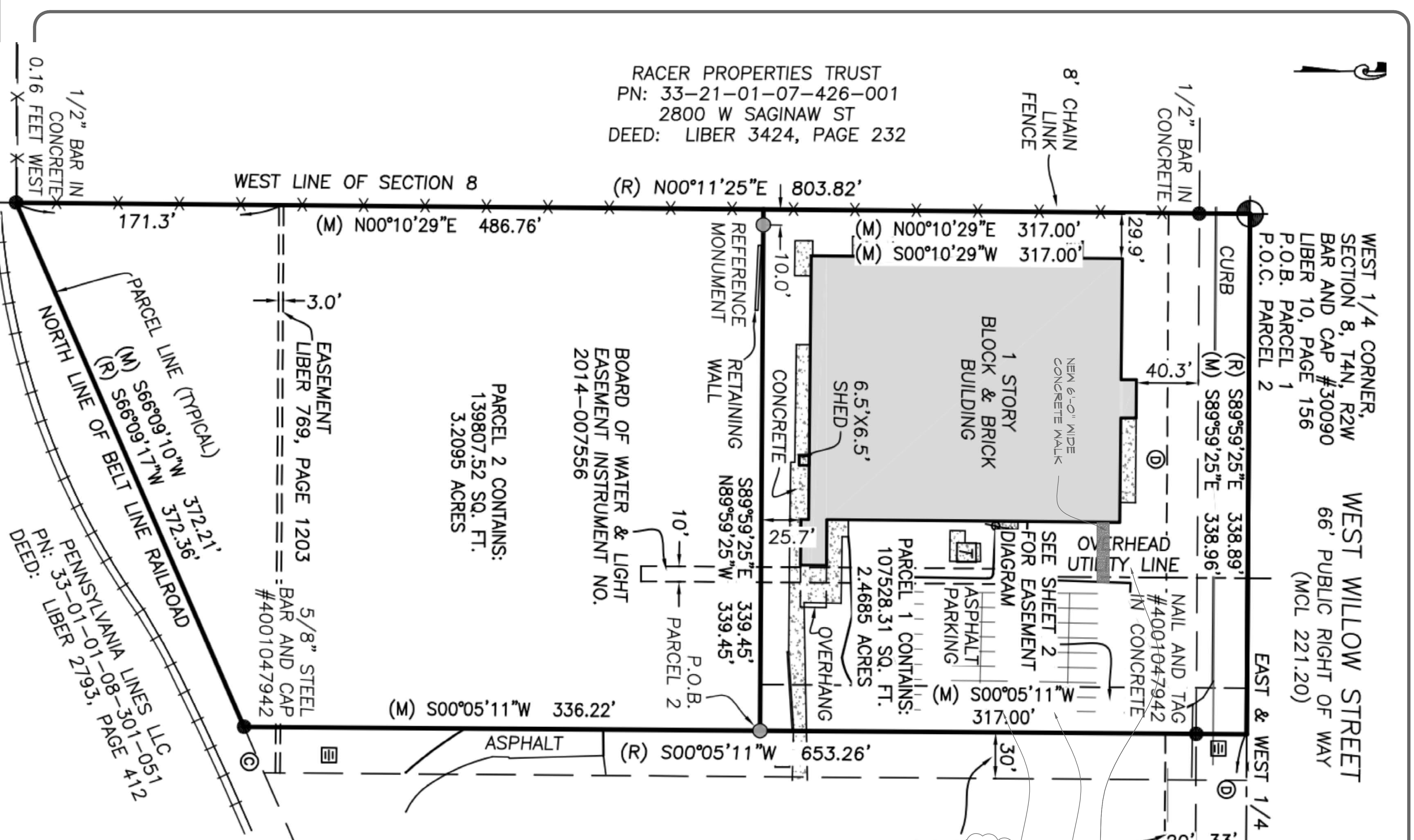
Approved as to form:

I hereby certify that funds are available
in Account No.: _____

James D. Smiertka
City Attorney

City Controller

ATTACHMENT 5
PROPOSED RENOVATION
& DEVELOPER EXPERINECE



RACER PROPERTIES TRUST
 PN: 33-21-01-07-426-001
 2800 W SAGINAW ST
 DEED: LIBER 3424, PAGE 232

WEST 1/4 CORNER,
 SECTION 8, T4N, R2W
 BAR AND CAP #30090
 LIBER 10, PAGE 156
 P.O.B. PARCEL 1
 P.O.C. PARCEL 2

WEST WILLOW STREET
 66' PUBLIC RIGHT OF WAY
 (MCL 221.20)

CENTER OF SECTION 8,
 T4N, R2W
 CADE MONUMENT IN BOX
 LIBER 7, PAGE 333

PARCEL 2 CONTAINS:
 139807.52 SQ. FT.
 3.2095 ACRES

PARCEL 1 CONTAINS:
 107528.31 SQ. FT.
 2.4685 ACRES

BOARD OF WATER & LIGHT
 EASEMENT INSTRUMENT NO.
 2014-007556

MOEBIUS PROPERTIES, LLC
 PN: 33-01-01-08-301-013
 2127 W WILLOW ST.
 DEED: 2017-017449

1/2" BAR IN CONCRETE
 0.16 FEET WEST
 WEST LINE OF SECTION 8
 (M) N00°10'29"E 486.76'
 (R) N00°11'25"E 803.82'
 (M) N00°10'29"E 317.00'
 (M) S00°10'29"W 317.00'
 29.9'
 1/2" BAR IN CONCRETE
 8' CHAIN LINK FENCE
 40.3'
 CURB
 (R) S89°59'25"E 338.89'
 (M) S89°59'25"E 338.96'
 4.3'
 NAIL AND TAG #4001047942 IN CONCRETE
 20'
 RIGHT OF WAY LINE
 M=N89°59'21"W 2300.18'
 33'
 30'
 ASPHALT
 (R) S00°05'11"W 653.26'
 (M) S00°05'11"W 336.22'
 5/8" STEEL BAR AND CAP #4001047942
 EASEMENT LIBER 769, PAGE 1203
 3.0'
 171.3'
 PARCEL LINE (TYPICAL) S66°09'10"W 372.21'
 (M) S66°09'17"W 372.36'
 (R) S66°09'17"W 372.36'
 NORTH LINE OF BELT LINE RAILROAD
 PENNSYLVANIA LINES, LLC
 PN: 33-01-01-08-301-051
 DEED: LIBER 2793, PAGE 412

NEW PARKING LOT STRIPING / HC SIGNAGE / MILL & RESURFACE ASPHALT PARKING LOT ACCESS EASEMENT AGREEMENT DOCUMENT NO. 2017-029480

GENERAL DOOR & HARDWARE NOTES
 ALL DOORS SHALL MEET THE FOLLOWING CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO:
 MICHIGAN BUILDING CODE 2015;
 (FLOOR ELEVATION), (THRESHOLDS) AND (DOOR OPERATORS)
 (IC/ANS) A117-1-2004;
 SECTION 404.2.4 - THRESHOLDS AT DOORWAYS SHALL BE MAX. 1/2" HIGH
 SECTION 404.2.6 - DOOR HARDWARE ONE DOOR CLOSING AND SPRING HINGES
 SECTION 404.2.1 - DOOR SURFACES
 DOOR AND HARDWARE NOTE:
 * ALL PROPOSED DOOR HARDWARE SHALL COMPLY WITH THE PROVISIONS OF IBC 2015. FOR DOOR HARDWARE PROVIDE LOCKETS TO ALL DOORS.
 * LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS IN MAIN EXITS.
 * LOCKING DEVICES FOR THE EGRESS SIDE PROVIDED.
 * THE LOCKING DEVICE IS READY DETACHABLE AS LOCKED.
 * A REMOVABLE, VISIBLE DRAGABLE SIGN IS MOUNTED ON THE EGRESS SIDE OR ADJACENT TO THE DOOR.
 * THE SIGN SHALL BE IN LETTER "I" HIGH ON A CONTRASTING BACKGROUND.

GENERAL FRAMING NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS AND CONSTRUCTION, WHERE THE PROPOSED NEW WORK OR DIMENSIONS CONFLICT WITH THE EXISTING CONDITIONS NOTIFY THE DESIGNER/ENGINEER IMMEDIATELY PRIOR TO COMMENCING THE NEW WORK. DIRECTION CONCERNING THE CONFLICT WILL BE PROVIDED.
2. ALL SYSTEM BOARD NOTED IN THE DOCUMENTS IS TO BE 5/8".
3. PROVIDE TYPE "X" VOID AND MOISTURE RESISTANT Gypsum BOARD IN WET AREAS INCLUDING BUT NOT LIMITED TO RESTROOMS, JANITORS CLOSET, DRINKING FOUNTAIN AREA.
4. ALL INTERIOR LIGHT GAUGE FRAMING SHALL EXTEND TO THE UNDERSIDE OF THE ROOF DECK, UNLESS OTHERWISE NOTED. PROVIDE LIGHT GAUGE ROOF SLIP CONNECTIONS AS REQUIRED PER DETAILS THIS SHEET.
5. PROVIDE LIGHT GAUGE BACKING AT 48" OC. (A) TERMINATE DIAGONAL AT PARTITION FRAMING THAT DOES NOT EXTEND TO THE UNDERSIDE OF THE ROOF DECK.
6. SET RUNNER TRACK IN TWO CONTIGUOUS BEADS OF SEALANT.
7. SEAL ALL PENETRATIONS AT RATED ASSEMBLIES AND PROVIDE SEALANTS WITH UL CLASSIFICATION MARK FOR ALL SEALANTS.
8. ALL CONCEALED INSULATION SHALL MEET THE REQUIREMENTS OF SECTION 1102.2 (2015 IBC). FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE DEVELOPMENT INDEX OF NOT MORE THAN 450. PROVIDE DOCUMENTATION BUILDING INSPECTOR INDEX AS DETERMINED IN ACCORDANCE WITH ASTM B94.
9. ALL INSULATION SHALL MEET UL CERTIFICATION STANDARDS WHERE PROVIDED IN RATED ASSEMBLIES.
10. PROVIDE DOUBLE STUDS AT ALL DOOR JAMBS AND TRAVED OPENINGS - TYPICAL.
11. PROVIDE 1" TYPED BUILDING FELT BETWEEN FIRE RETARDANT WOOD, MASONRY, CONCRETE AND/OR LIGHT GAUGE METAL FRAMING. (SECURE WITH NON-CORROSIVE METAL FASTENERS). ALL LOCATIONS TO PREVENT CORROSION OF WOOD BLOCKING AND LIGHT GAUGE METAL FRAMING.
12. PROVIDE 1" TYPED BUILDING FELT BETWEEN FIRE RETARDANT WOOD, MASONRY, CONCRETE AND/OR LIGHT GAUGE METAL FRAMING. (SECURE WITH NON-CORROSIVE METAL FASTENERS). ALL LOCATIONS TO PREVENT CORROSION OF WOOD BLOCKING AND LIGHT GAUGE METAL FRAMING.
13. PROVIDE 1" TYPED BUILDING FELT BETWEEN FIRE RETARDANT WOOD, MASONRY, CONCRETE AND/OR LIGHT GAUGE METAL FRAMING. (SECURE WITH NON-CORROSIVE METAL FASTENERS). ALL LOCATIONS TO PREVENT CORROSION OF WOOD BLOCKING AND LIGHT GAUGE METAL FRAMING.
14. LOCATED IN ACCESSIBLE CONCEAL FLOOR, FLOOR-CEILING OR ATTIC SPACES.
15. REPEATED AT INTERVALS NOT EXCEEDING 90" MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
16. INCLUDE LETTERING NOT LESS THAN 6" IN HEIGHT, INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER" PROTECT ALL OPENINGS - OR THESE WORDING.

DEFERRED SUBMITTALS:

- * MECHANICAL PLANS
- * PLUMBING PLANS
- * ELECTRICAL PLANS

BUILDING CODES:

- 2021 MICHIGAN BUILDING CODE (MBC)
- 2021 REHABILITATION CODE FOR EXISTING BUILDINGS (MRCB)
- 2021 MICHIGAN PLUMBING CODE (MPC)
- 2021 MICHIGAN MECHANICAL CODE (MMC)
- 2021 MICHIGAN ENERGY CODE INCLUDING ASHRAE 90.1-2019
- 2017 ICC A117.1 STANDARD FOR ACCESSIBLE BUILDINGS AND FACILITIES

PROJECT DESCRIPTION:

PROPOSED INTERIOR RENOVATION OF AN EXISTING BUILDING, 12,013 SF AUTOMOTIVE PAINTING / WASHING

COMMON PATH OF TRAVEL:

REQUIRED: 100 LF MAXIMUM DISTANCE (PER TABLE 1006.2.1)
 PROPOSED: ALL TRAVEL DISTANCES ARE LESS THAN 100'

TENANT AREA INFORMATION:

ZONING: IND-1 (SUBURBAN INDUSTRIAL DISTRICT)
 USE GROUP: F-1, MODERATE-HAZARD FACTORY
 TENANT AREA: 12,013 SF RENOVATED
 CONSTRUCTION TYPE: 2B, SPRINKLERED

OCCUPANT LOAD:

(TABLE 1004.1.2)	
* OFFICE	131 SF / 100 GSF = 2
* STORAGE	192 SF / 300 GSF = 1
* KITCHENETTE	253 SF / 15 NET = 17
* LOBBY	282 SF / 15 NET = 18
* WAREHOUSE	10,216 SF / 500 GSF = 21
* TOTAL	59 OCCUPANTS

MINIMUM NUMBER OF EXITS:

2 REQUIRED, 3 PROVIDED (PER SECTION 1006 AND 1022)

PLUMBING FIXTURES:

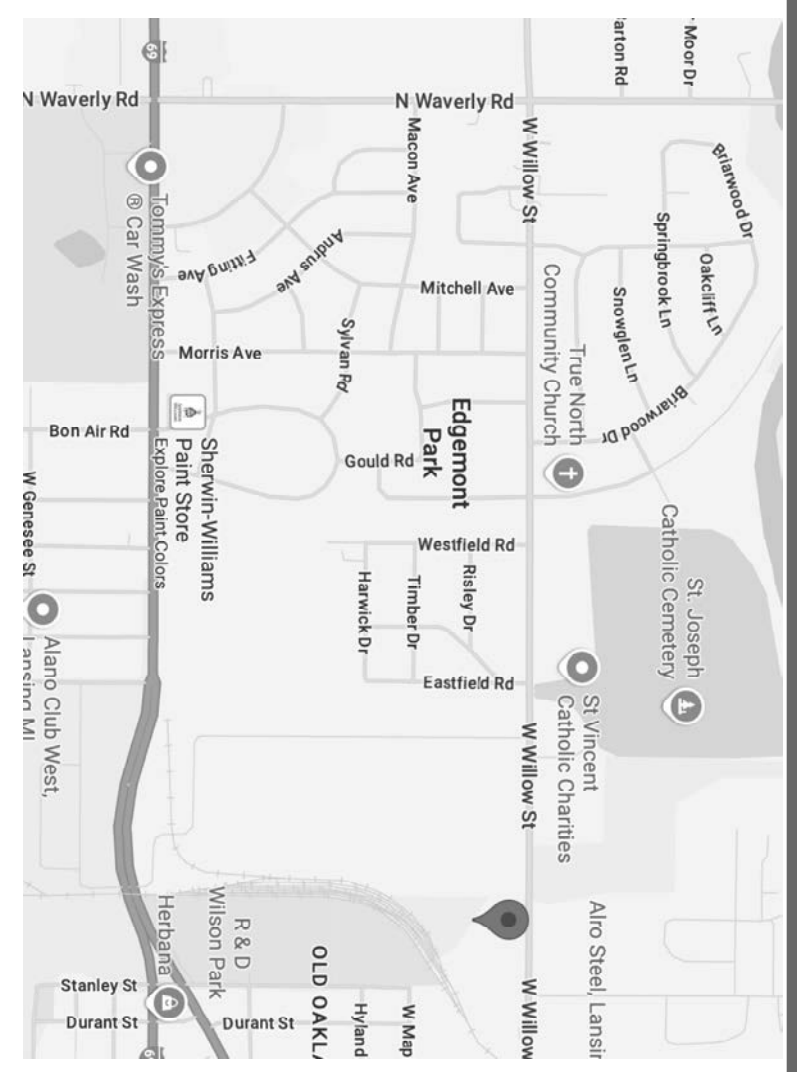
- (1) SERVICE SINK REQUIRED, 1 PROVIDED IN STORAGE AREA
- (2) RESTROOMS REQUIRED, 3 PROVIDED

EGRESS WIDTH:

59 OCC X 0.27 PER OCC = 11.8'
 REQUIRED: 11.8' (96" MIN)
 PROVIDED: 108" TOTAL

NOTES:

1. ALL INTERIOR FINISHES, FIXTURES AND MILLWORK MUST COMPLY WITH THE FLAME SPREAD AND SMOKE DEVELOPMENT INDICES PER 2015 MBC CH. 8
2. KITCHENETTE AREA TO COMPLY W/ICC A117.1-2017 CH. 9
3. S-1 HAZARDOUS MATERIAL-GENERATED VENT - GROUP S-1 REPAIR GARAGES SHALL COMPLY WITH SECTION 408.5 MBC 2015 AND SHALL NOT EXCEED THE MAXIMUM 307 (11)MBC 2015 REPAIR CHARGES SHALL BE SPREAD FROM THE OTHER USES PER SECTION 406.8.1 MBC 2015 AND SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE MMC.



REVISIONS

NO.	DATE	APPROVAL/RELEASING
1	11.13.25	ADDENDUM 1

A PROPOSED INTERIOR RENOVATION FOR:
AM LAND HOLDINGS, LLC

2231 WEST WILLOW
 LANSING, MICHIGAN 48917

ZACK M OSTROFF & ASSOCIATES
 RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER
 web: www.zoarchitecture.com
 email: zack@zoarchitecture.com
 PH: 248.425.4180

MEMBER
AIIBID

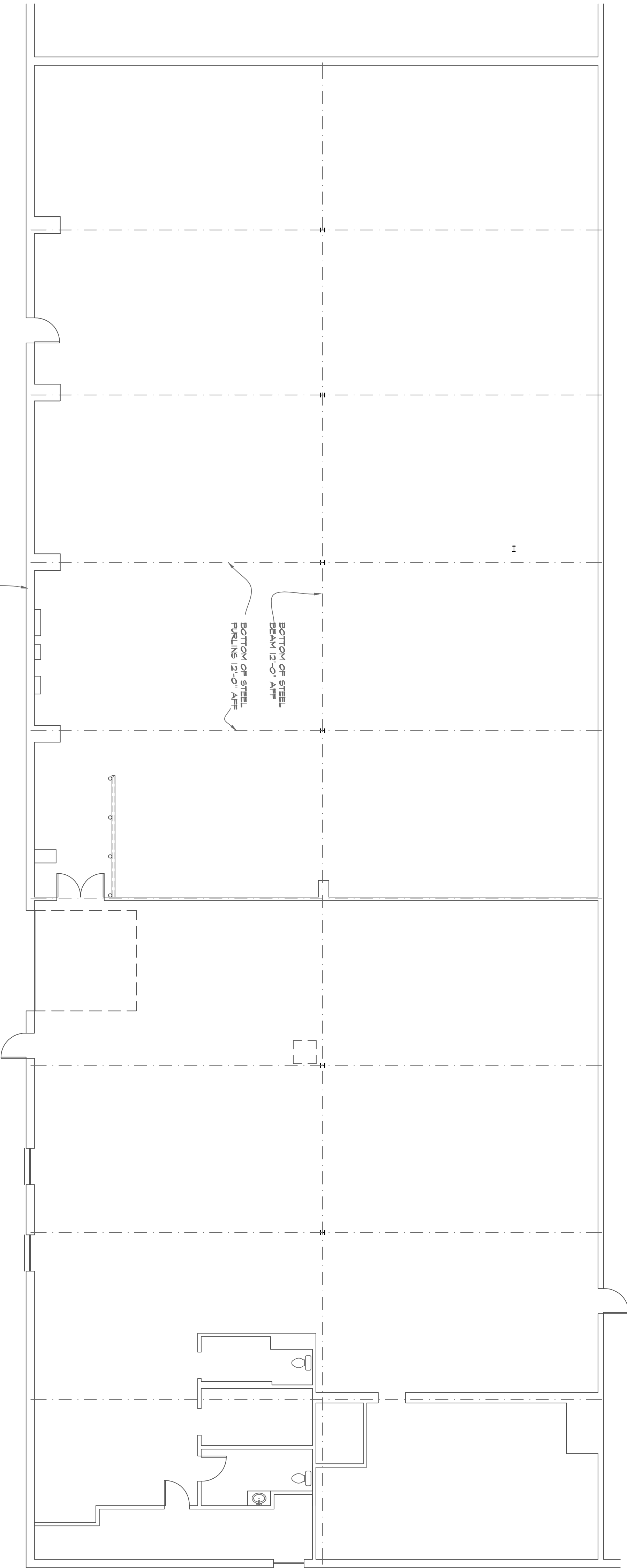
SHEET TITLE
 LOCATION MAP
 CODE REVIEW

SHEET SCALE
 AS NOTED
 PROJECT NO.
 25-056
 DATE
 08.31.25

SHEET NUMBER
CS

WALL LEGEND

EXISTING WALL	—————
DEMOLITION WALL	- - - - -
NEW WALL	—————
BRICK	
MASONRY BLOCK	XXXXXXXXXX



EXISTING FLOOR PLAN
SCALE: 1/8"=1'-0"

REVISIONS

NO.	DATE	DESCRIPTION/REVISION
1	11.13.25	ADDendum 1

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LANSING, MICHIGAN 48917

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SHEET TITLE
EXISTING FLOOR PLAN

SHEET SCALE
AS NOTED

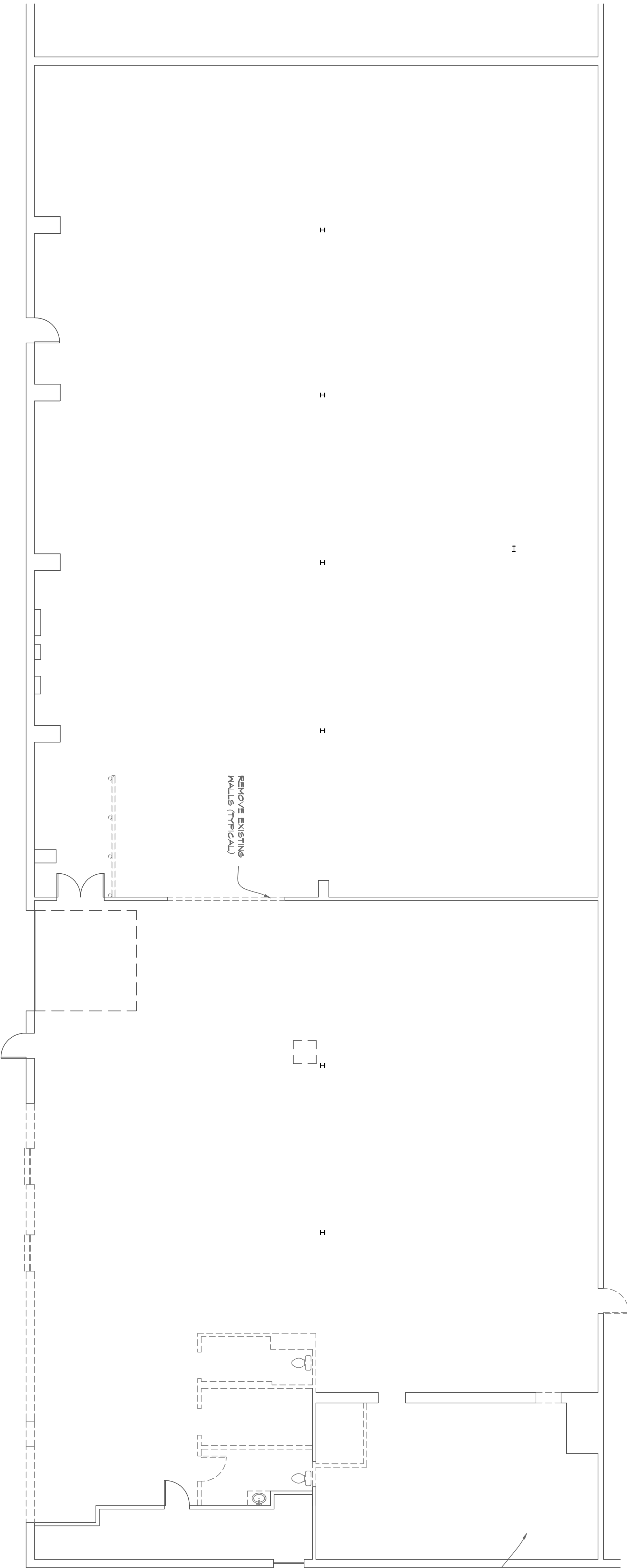
PROJECT NO.
25-056

DATE
08.31.25

SHEET NUMBER
A-1

WALL LEGEND

EXISTING WALL	—————
DEMOLITION WALL	- - - - -
NEW WALL	—————
BRICK	
MASONRY BLOCK	XXXXXXXXXX



REMOVE & REPLACE THE EXISTING ROTTED SECTION

REMOVE EXISTING WALLS TYPICAL

DEMOLITION FLOOR PLAN
SCALE: 1/8"=1'-0"



REVISIONS

NO.	DATE	DESCRIPTION/REVISION
1	11.13.25	ADDendum 1

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SHEET TITLE
DEMOLITION FLOOR PLAN

SHEET SCALE
AS NOTED

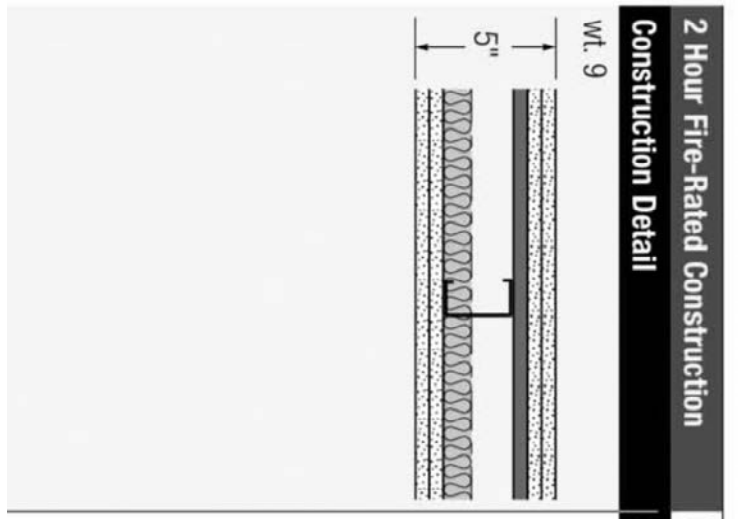
PROJECT NO.
25-056

DATE
08.31.25

SHEET NUMBER
D-1

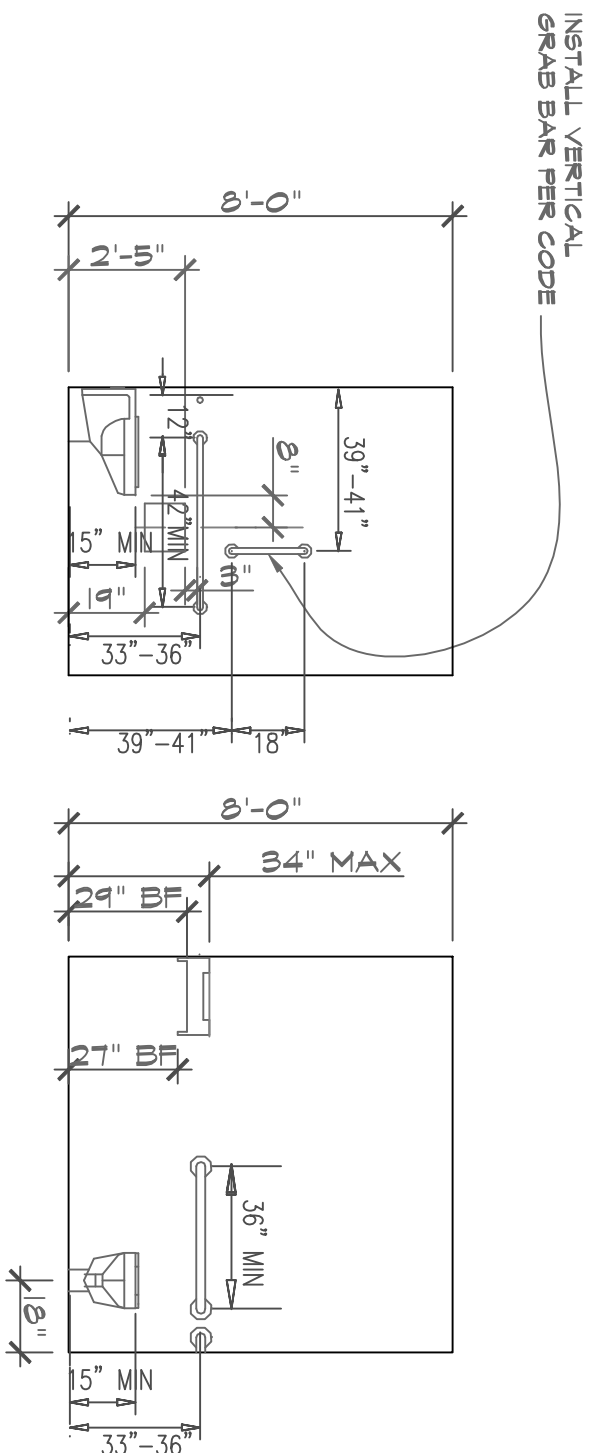
WALL LEGEND	
EXISTING WALL	—————
DEMOLITION WALL	- - - - -
NEW WALL	—————
BRICK	XXXXXXXXXX
MASONRY BLOCK	XXXXXXXXXX

MATERIAL SPECIFICATIONS	
A	PAINT EXISTING MASONRY WALL
B	PATCH EXISTING MASONRY WALL
C	NEW 1/2" GYPSUM BOARD LIP
D	PAINT EXISTING SIDING
E	PAINT EXISTING BRICK & TUCKERPOINT AS NECESSARY
F	FILL IN EXISTING WALL
G	NEW FIRE WALL COVERING
H	REMOVE & REPLACE EXISTING FLOOR GRATE
I	6" BOLLARDS
J	6'-0" WIDE CONC. WALK - CONNECT TO WALKING LOT
K	ADA DRINKING FOUNTAIN
L	ADA DRINKING FOUNTAIN
M	30" X 36" BANNER-TYPE COUNTER

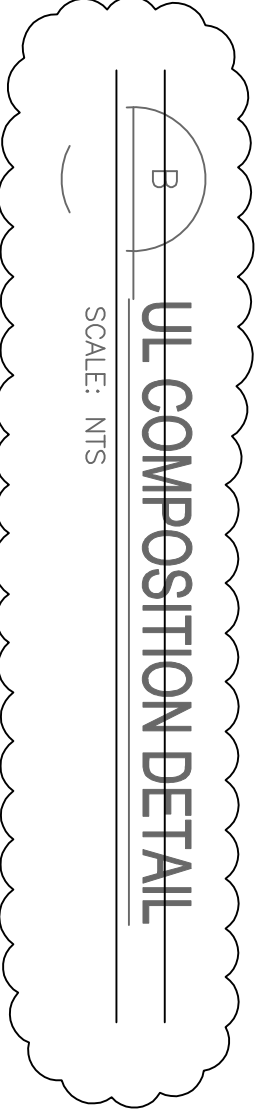


2 Hour Fire-Rated Construction Construction Detail	Non-Loadbearing
WT 9	<ul style="list-style-type: none"> 1/2" Sheetrock Firecode C Core gypsum panels - 2-1/2" 25 gauge steel studs 24" o.c. - 1" Trexurex SAFB - RC-1 channel or equivalent one side, spaced 24" o.c. - double layer gypsum panels screw-attached to channel, two layers screw attached to steel studs - face layer joints finished - optional verter plaster

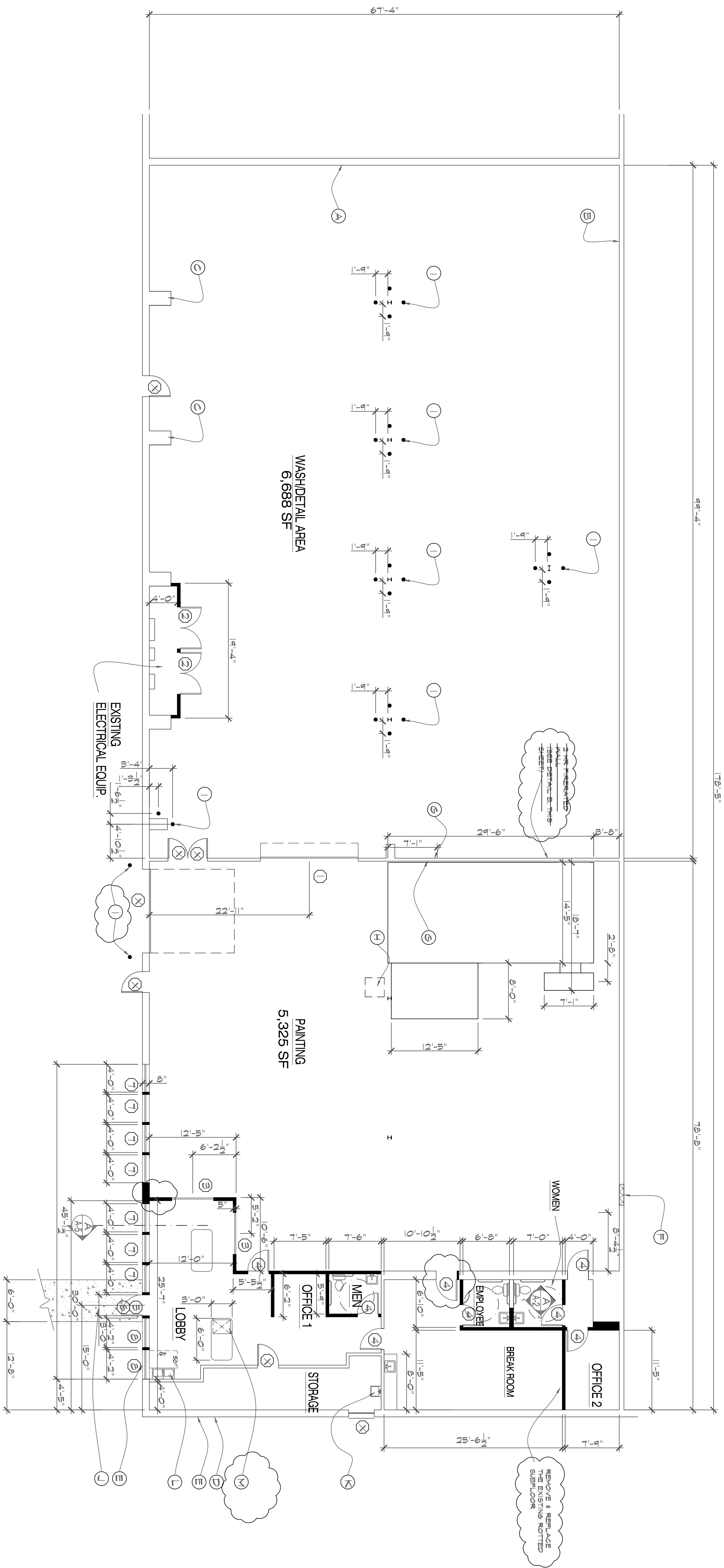
Acoustical Performance	Test Number	UL Test Number	STC Test Number	Reference
	57	USG-871207	USG-871207	A-24
	60	Based on 5/8" thick panels	RAL-TL-87-154	
	61	Based on 5/8" thick panels	RAL-TL-88-214	
	63	Based on 6" 20 gauge structural studs and 5" mineral wool batt	RAL-TL-87-141	
	62	Based on 5/8" thick panels, 6" 20 gauge structural studs and 5" mineral wool batt	RAL-TL-84-139	



ADA BATHROOM ELEVATIONS
SCALE: 1/4"=1'-0"



UL COMPOSITION DETAIL
SCALE: NTS



PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"

REVISIONS	
NO.	DATE
1	11.13.25
2	ADDENDUM 1

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A PROPOSED INTERIOR RENOVATION FOR:
AM LAND HOLDINGS, LLC
2231 WEST WILLOW
LANSING, MICHIGAN 48917

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SHEET TITLE	
Proposed Floor Plan	
DETAILS	
SHEET SCALE AS NOTED	
PROJECT NO.	25-056
DATE	08.31.25
SHEET NUMBER	A-2

NO.	DATE	APPROVAL/RELEASING	REVISIONS	QUANTITY
1	11.13.25	ADDENDUM 1		1
2				2
3				2
4				8
5				1
6				16
7				4

WINDOW DOOR SCHEDULE

NO.	DESCRIPTION	TYPE	REMARKS	QUANTITY
1	4-1/2" OVERHEAD ROLL-UP DOOR	10-MINUTE FIRE-RATED-FLAME-RESISTANT		1
2	12"x60" SWING	NEW MASONITE INTERIOR DOOR		2
3	12"x60" FIXED (TEMPERED)			2
4	36"x64" DOOR (INTERIOR)	NEW MASONITE INTERIOR DOOR		8
5	36"x64" DOOR (EXTERIOR)	STEEL / TEMP. GLASS EXTERIOR DOOR	CLOSERS	1
6	3'-0" x 4'-6"	FIXED TEMP. GLASS		1
7	4'-0" x 4'-0"	FIXED TEMP. GLASS		16
8	4'-3" x 4'-0"	FIXED TEMP. GLASS		4
9	EXISTING DOOR / WINDOW			

NOTE:
ALL TYPES OF GLASS DOORS INCLUDING THOSE WITH LOCKS AND LATCHES SHALL COMPLY WITH SECTION 1003.15. ONLY THE MAIN EXTERIOR DOOR IS ALLOWED TO HAVE A LOCK OR LATCH THAT OPERATES WITH A THUMB TURN OR KEY PROVIDING THE PROVISIONS OF SECTION 1003.15.3 ARE MET. ALL OTHER GLASS DOORS SHALL BE PROVIDED WITH AN INTERLOCKING DEVICE OR LATCH OF A TYPE THAT MEETS THE REQUIREMENTS OF SECTION 1003.15.

*** VERIFY WINDOW SIZES IN FIELD PRIOR TO ORDERING WINDOWS**

FINISH SCHEDULE

ROOM NAME	FLOORS	BASE TRIM	WALLS - GYPSUM BOARD	CEILING	NOTES
WASH/DRETFALL	EPoxy COATING	NONE	PAINT (SEM-GLASS) COLOR TBD	PAINT (FLAT) COLOR TBD	
PAINTING	EPoxy COATING	NONE	PAINT (SEM-GLASS) COLOR TBD	PAINT (FLAT) COLOR TBD	
LOBBY	EPoxy COATING	NONE	PAINT (SEM-GLASS) COLOR TBD	PAINT (FLAT) COLOR TBD	
OFFICE 1	LVL FLOORING	NONE	PAINT (SEM-GLASS) COLOR TBD	PAINT (FLAT) COLOR TBD	CLEANSEAL EXISTING CONC FLOOR
OFFICE 2	LVL FLOORING	NONE	PAINT (SEM-GLASS) COLOR TBD	PAINT (FLAT) COLOR TBD	CLEANSEAL EXISTING CONC FLOOR
WENS	LVL FLOORING	NONE	PAINT (SEM-GLASS) COLOR TBD	PAINT (FLAT) COLOR TBD	CLEANSEAL EXISTING CONC FLOOR
MECHENS	LVL FLOORING	NONE	PAINT (SEM-GLASS) COLOR TBD	PAINT (FLAT) COLOR TBD	CLEANSEAL EXISTING CONC FLOOR
EMPLOYEE BATH	LVL FLOORING	NONE	PAINT (SEM-GLASS) COLOR TBD	UNFINISHED	CLEANSEAL EXISTING CONC FLOOR
STORAGE	UNFINISHED	NONE	UNFINISHED	UNFINISHED	
BREAKROOM	LVL FLOORING	NONE	PAINT (SEM-GLASS) COLOR TBD	PAINT (FLAT) COLOR TBD	CLEANSEAL EXISTING CONC FLOOR

DOOR SCHEDULE

SCALE: 

FINISH SCHEDULE

SCALE: 

INTERIOR FINISH:
 CLASS A FLAME SPREAD 0-25 SMOKE DEVELOPMENT 0-450
 CLASS B FLAME SPREAD 26-75 SMOKE DEVELOPMENT 0-450
 CLASS C FLAME SPREAD 76-300 SMOKE DEVELOPMENT 0-450

EXIT ENCLOSURE:
 CLASS A FLAME SPREAD 0-25 SMOKE DEVELOPMENT 0-450
 CLASS B FLAME SPREAD 26-75 SMOKE DEVELOPMENT 0-450
 CLASS C FLAME SPREAD 76-300 SMOKE DEVELOPMENT 0-450

MICHIGAN UNIFORM ENERGY CODE:
 THIS BUILDING SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MICHIGAN UNIFORM ENERGY CODE:
 PART 100 REVISION 1001 TO 1002 2009
 1. EXISTING BUILDINGS - SECTION 4.12
 2. ALTERATIONS - HEATING, VENTILATION AND AIR-CONDITIONING - SECTION 4.12.2.2
 3. ALTERATIONS - POWER AND LIGHTING ALTERATION - SECTION 4.12.2.4 AND 4.12.2.5

CONCEALED INSULATION:
 INSULATION WITHIN A CONCEALED SPACE SHALL MEET THE FOLLOWING REQUIREMENTS OF SECTION 714.2 AND 602.1:
 (1) EXCEPTION #1 (FLAME SPREAD INDEX OF NOT MORE THAN 25 OR 100 WHERE INSTALLED BETWEEN TWO LAYERS OF NONCOMBUSTIBLE MATERIALS WITHOUT AN INTERVENING AIRSPACE AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450).
 (2) EXCEPTION #2 (FLAME SPREAD INDEX OF NOT MORE THAN 25 OR 100 WHERE INSTALLED BETWEEN TWO LAYERS OF NONCOMBUSTIBLE MATERIALS WITHOUT AN INTERVENING AIRSPACE AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450).

INTERIOR FLOOR FINISH:
 A. TOILET ROOM FLOORS SHALL HAVE A SMOOTH HARD NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALL AT LEAST 6 INCHES (SECTION 1210.1)
 B. WALLS WITHIN TWO FEET OF WATER CLOSERS SHALL HAVE A SMOOTH HARD NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALL AT LEAST FOUR FEET (SECTION 1210.2)
 C. TACTILE EXIT SIGNS:
 1. TACTILE EXIT SIGN CHARACTERS SHALL BE 1/32" HIGH MINIMUM ABOVE THEIR BACKGROUND, RAISED BORDER AND ELEMENTS THAT ARE NOT REINFORCED SHALL BE 5/16" INCHES MINIMUM FROM TACTILE CHARACTERS (SECTION 709.2.3 I.C./ANSI)
 2. TACTILE CHARACTERS SHALL BE DUPLICATED IN BRAILLE (SECTION 709.5 I.C./ANSI)
 3. CHARACTER HEIGHT, VERTICALITY FROM THE BASELINE OF THE CHARACTER, SHALL BE 9/16" INCH MINIMUM, AND 3 INCHES MAXIMUM, BASED ON THE UPPERCASE LETTER "E" (SECTION 709.2.4.I I.C./ANSI)
 4. ALL ENCLOSED ATTIC AND RAFTERS SPACES FORKED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SPACED SPACE (SECTION 1209.2)

<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>APPROVAL/RELEASING</th> <th>REVISIONS</th> <th>QUANTITY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11.13.25</td> <td>ADDENDUM 1</td> <td></td> <td>1</td> </tr> </tbody> </table>	NO.	DATE	APPROVAL/RELEASING	REVISIONS	QUANTITY	1	11.13.25	ADDENDUM 1		1	<p>A PROPOSED INTERIOR RENOVATION FOR: AM LAND HOLDINGS, LLC</p> <p>2231 WEST WILLOW LANSING, MICHIGAN 48917</p>	<p>ZACK M OSTROFF & ASSOCIATES RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER</p> <p>web: www.zoarchitecture.com email: zack@zoarchitecture.com PH.248.425.4180</p> <p>MEMBER A I I BID</p>	<p>THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL BE RETURNED TO THE DESIGNER IMMEDIATELY UPON COMPLETION OF THE PROJECT OR AT THE REQUEST OF THE DESIGNER. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS WITH EACH PHASE OF HIS WORK.</p>
NO.	DATE	APPROVAL/RELEASING	REVISIONS	QUANTITY									
1	11.13.25	ADDENDUM 1		1									

WINDOW SCHEDULE

DOOR SCHEDULE

FINISH SCHEDULE

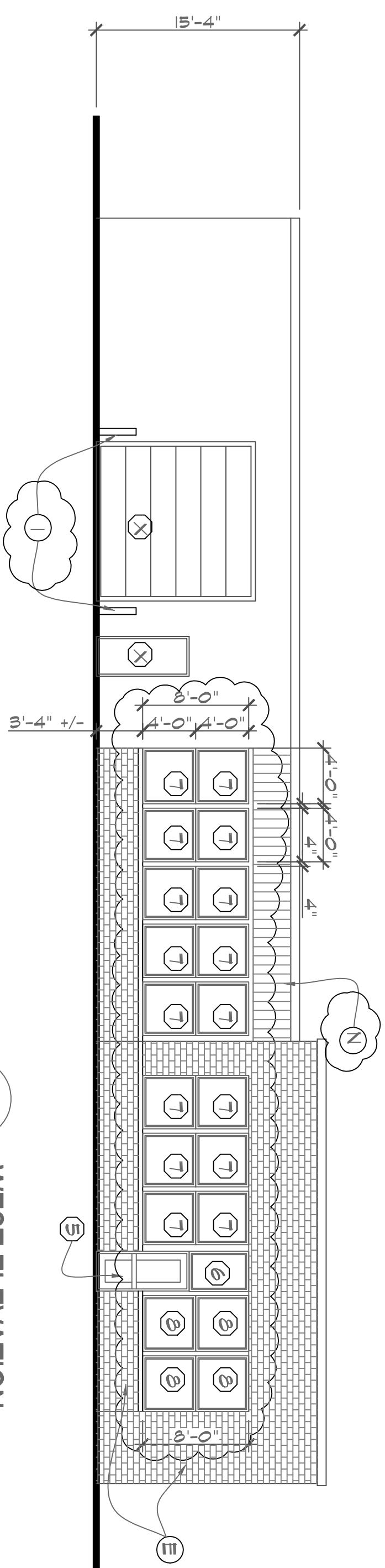
AS NOTED

PROJECT NO: 25-056

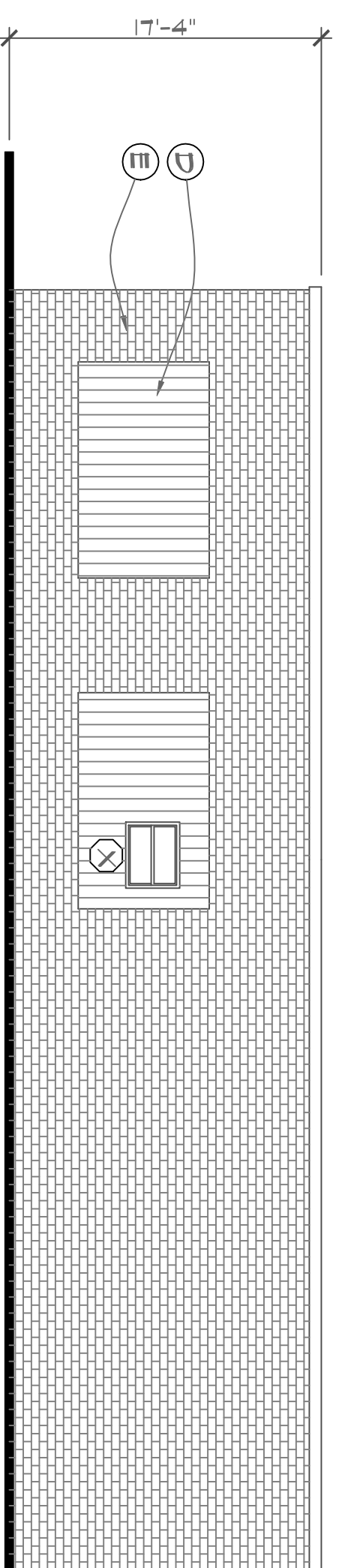
DATE: 08.31.25

SHEET NUMBER: A-4

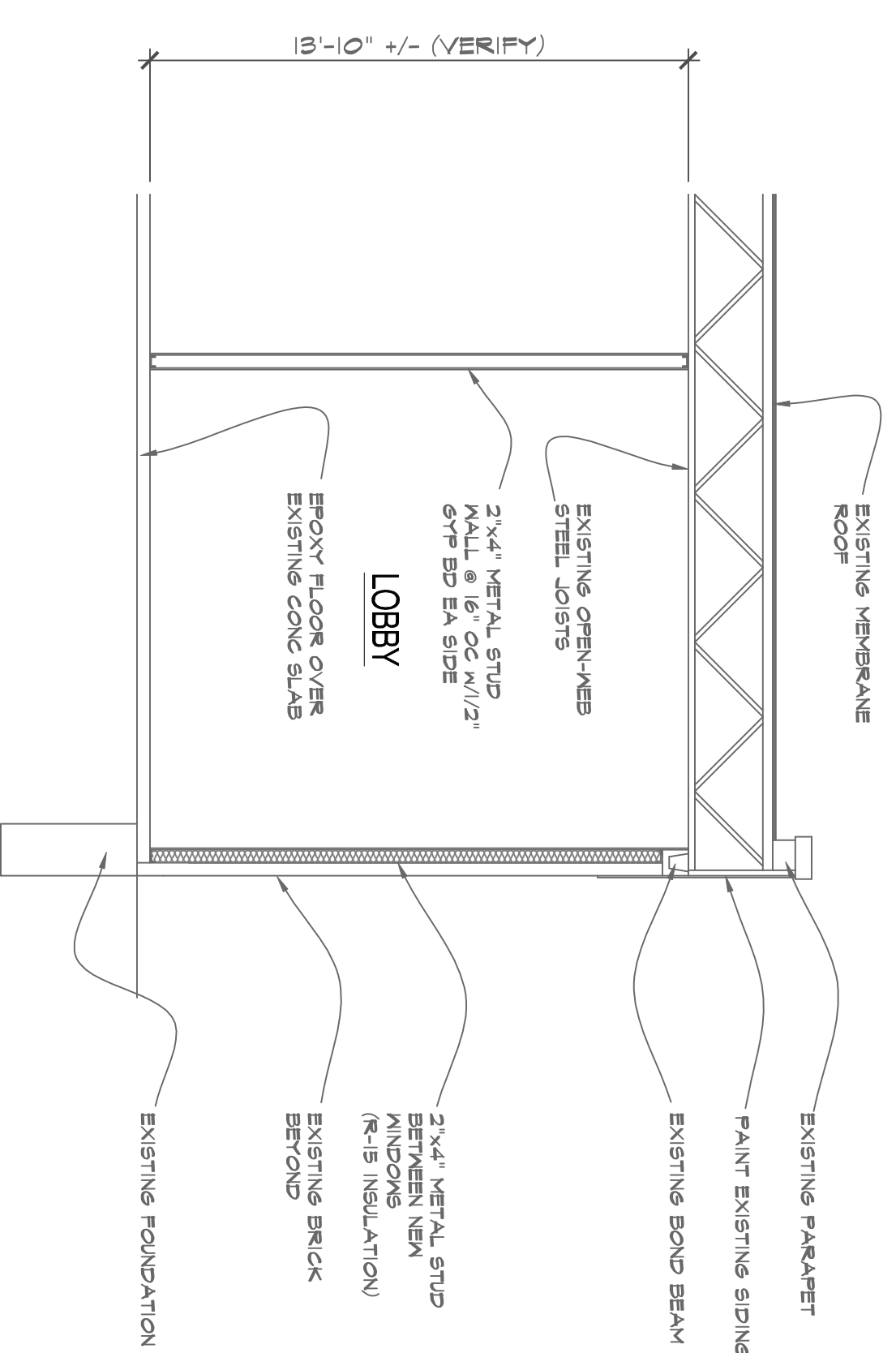
MATERIAL SPECIFICATIONS	
A	PAINT EXISTING MASONRY WALL
B	PATCH EXISTING FRP AS NECESSARY
C	NEW 1/2" GYP/SUM BOARD LIP
D	PAINT EXISTING SIDING
E	PAINT EXISTING BRICK & TICKPOINT AS NECESSARY
F	FILL IN EXISTING WALL
G	NEW FRP WALL COVERING
H	REMOVE & REPLACE EXISTING FLOOR GRATE
I	6" BOLLARDS
J	6"x2" WIRE CONC WALK - CONNECT TO PARKING LOT
K	MOP SINK
L	ADA DRINKING FOUNTAIN
M	80"x 28"x BARRIER-FREE COUNTER
N	NEW CORNS AND METAL TRIM



WEST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



CROSS SECTION
SCALE: 1/4"=1'-0"

REVISIONS		
NO.	DATE	REVISION/DESCRIPTION
1	11.13.25	ADDENDUM 1

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SHEET TITLE
EXTERIOR ELEVATIONS CROSS SECTION

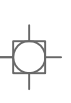



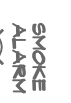





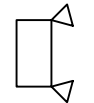
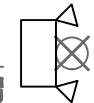
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AS NOTED

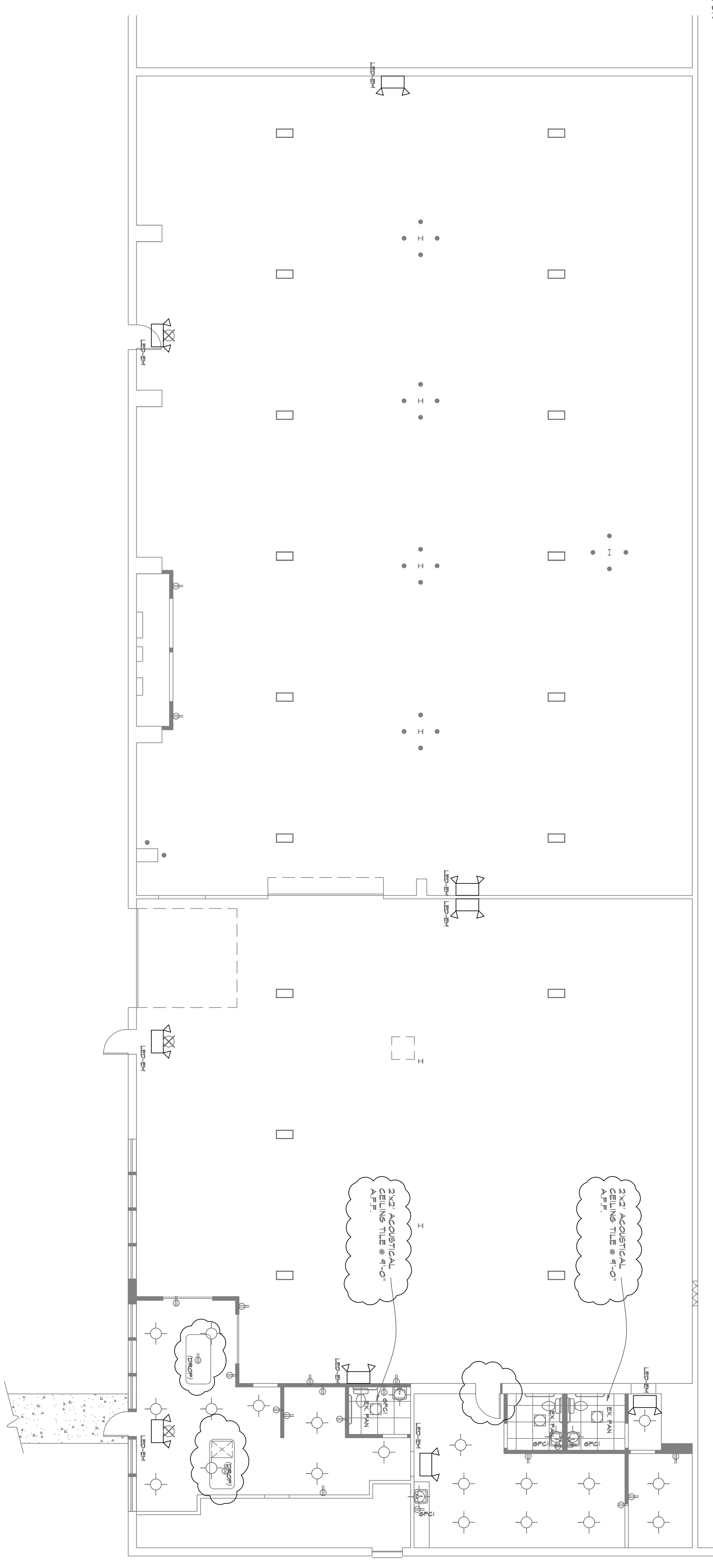
PROJECT NO.
25-056

DATE
08.31.25

SHEET NUMBER
A-5

ELECTRICAL LEGEND:

-  RECESSED LIGHT FIXTURE
-  SURFACE-MOUNTED LIGHT FIXTURE
-  PENDANT HANGING FIXTURE
-  SMOKE ALARM W/CO2 DETECTOR
-  SMOKE ALARM
-  EXHAUST FAN
-  GFCI PROTECTED OUTLET
-  ELECTRICAL OUTLET
-  CEILING FAN
-  24"x12" LED
-  NORA LIGHTING LED STEEL BODY W/ APPROVED EXIT SIGN WITH BATTERY BACKUP
-  COMBINATION EMERGENCY LIGHT (DOUBLE EXIT SIGN) W/ APPROVED EXIT SIGN WITH BATTERY BACKUP FOR 40 MINUTES



ELECTRICAL FLOOR PLAN
SCALE: 1/8"=1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION/REVISION
1	11.13.25	ADD ROOM 1

A PROPOSED INTERIOR RENOVATION FOR:
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SHEET TITLE
ELECTRICAL FLOOR PLAN

SHEET SCALE
AS NOTED

PRODUCT NO.
25-056

DATE
08.31.25

SHEET NUMBER
E-1

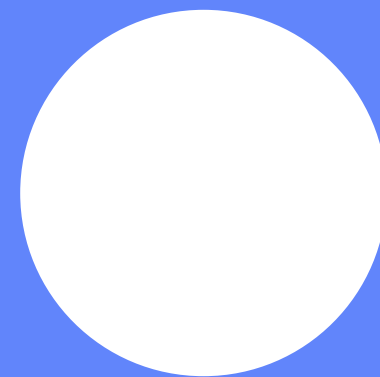
Repositioning and Reactivating

2231 W Willow



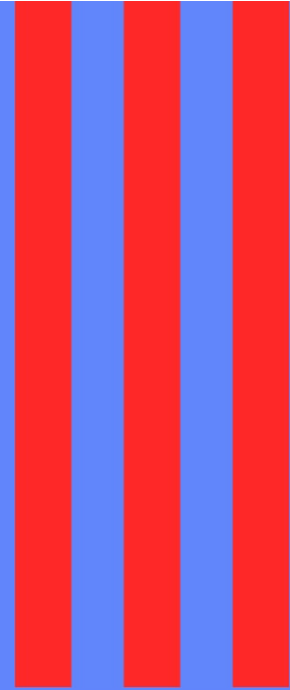
- Job Creation
- Community Investment
- Economic Activity
- Growth through revitalization

PROJECT REVIEW

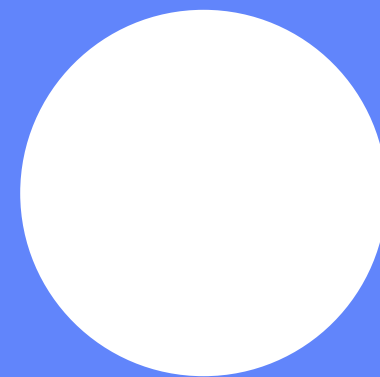


Why Lansing

- **Access to skilled workforce**
- **Strategic geographic location**
- **Recent major business investments**
-Neogen, Utilium Cells, IONETIX
- **Lower business costs compared to major metros**
- **Stable and Supportive Business Environment**
-Stable presence of state/local government, MSU, Support Organizations like LEAP and LEDC



Ownership Bio



Brent Schadenberg Co-Owner

Brent Schadenberg is a dynamic strategist and operational expert with over 15 years of experience in franchise development, logistics, real estate, and territory management. He is the founder of Endurance Logistics LLC, a last-mile delivery partner for Amazon in Michigan, where he leads a team of more than 100 drivers and staff. With an extensive background in real estate investment, redevelopment, and property management, Brent has a proven track record of revitalizing distressed properties through residential redevelopments and franchise buildouts. He is highly skilled in building strong team cultures, leading large-scale operations, and driving sustainable economic development.

-Enjoys Boating and biking



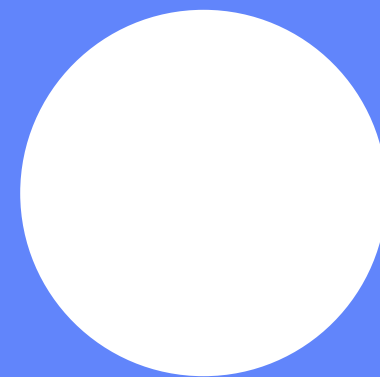
Joseph Brooks

Co-Owner

- Michigan native
- Graduate of Michigan State University
- Owner of Bolt Logistics LLC
- Lansing based and established logistics company employing over 90 residents of the Lansing area
- Previously worked in senior management at Stellantis HQ location in various leadership roles
- Avid runner and enjoys outdoor activities
- Community involved and focused on building Lansing based businesses with economic opportunity and stability to our employees and their families



Renovation



Property Revitalization Plan

Exterior Enhancements

- Modernized facade improvements
- Complete exterior repainting for fresh curb appeal
- Landscaping overhaul enhancing work environment and neighborhood

Site & Safety Upgrades

- Parking lot resurfacing for durability and appearance
- New lighting installations for safety and visibility

Interior Transformation

- Lobby and office buildout to welcome customers and staff
- Renovated employee and customer restrooms/break rooms with modern fixtures

Operational Investments

- New state-of-the-art equipment supporting service quality
- Mechanical system updates for efficiency, reliability, and building longevity

From Blight to Bright

Our Vision for 2231 W Willow Street

Exterior Transformation

- Resurfaced parking lot with defined, welcoming entrances
- Fresh coat of paint to modernize the building's appearance
- Addition of windows along the front for light / openness and community appeal

Lighting & Landscaping

- Updated exterior and parking lot lights to enhance safety and visibility
- Inviting landscaping to create a vibrant and community-friendly atmosphere

Community Impact

- Transitioning the property from a blighted exterior to a vibrant, thriving business hub
- Positioning the site as a cornerstone for local jobs, growth, and renewal



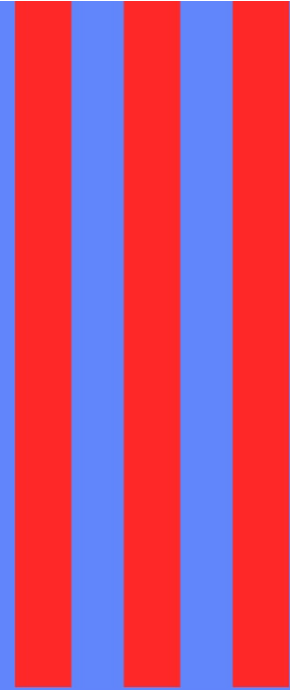


aco





Environmental



Environmental Remediation & Safety Plan

Air & Soil Quality Measures

Expand vapor mitigation system from **13,000 sq. ft.** to full **31,000 sq. ft.** building coverage

Conduct **sub-slab soil gas sampling** to ensure safety and compliance

Perform **ongoing pressure testing and soil vapor monitoring**

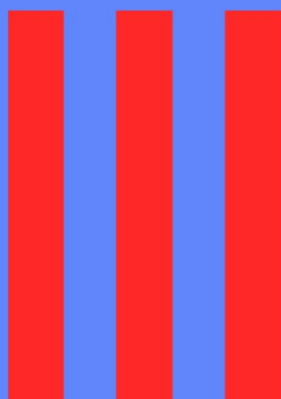
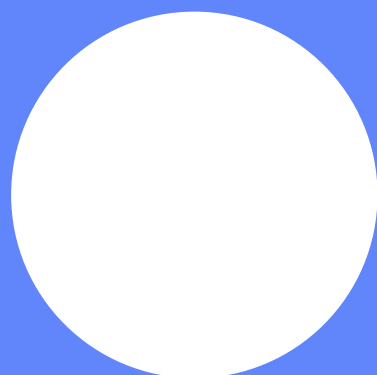
Hazardous Material Management

Asbestos remediation as required to meet health and safety standards

Removal and safe disposal of **legacy chemical platforms**

Structural Preparation

Targeted **demolition work** (exterior chemical platforms and southeast interior section) to prepare site for safe reuse



Building Careers, Strengthening Community

- **Sustainable Careers:**

Creating stable, well-paying positions designed as careers, not just temporary jobs.

- **Skill Development:**

Providing opportunities for training, advancement, and professional growth.

- **Community Impact:**

Offering employment to local residents, reducing out-migration, and strengthening Lansing's workforce.

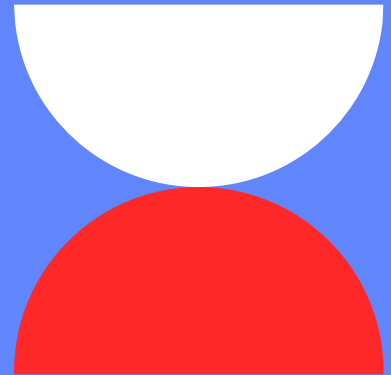
- **Economic Ripple:**

Stimulating local suppliers, contractors, and service providers through secondary job support.

30+

CAREER
OPPORTUNITIES
WITH AN
AVERAGE PAY
OF \$85,000

Thank you



2231 W. Willow Street Redevelopment Project

Developer Experience & Participation Summary

The proposed redevelopment team is comprised of Brent Schadenberg and Joseph Brooks, Michigan-based business owners and operators with extensive experience in logistics, workforce management, real estate redevelopment, and operational leadership. Together, the principals are leading the repositioning and reactivation of the 2231 W. Willow Street industrial property into a revitalized commercial and industrial asset focused on job creation, economic activity, and long-term community investment in Lansing.

Brent Schadenberg brings more than 15 years of experience in franchise development, logistics operations, real estate investment, property management, and redevelopment. As founder of Endurance Logistics LLC, an Amazon last-mile delivery partner operating in Michigan, he oversees large-scale operations employing more than 100 team members. His background includes redevelopment of distressed properties, franchise buildouts, operational scaling, and management of complex commercial projects.

Joseph Brooks is a Michigan native, graduate of Michigan State University, and owner of Bolt Logistics LLC, a Lansing-based logistics company employing more than 90 local residents. His experience includes senior leadership roles at Stellantis headquarters, operational management, workforce development, and supporting economic opportunity through locally based business growth initiatives.

The principals' participation in the project includes ownership, oversight of redevelopment activities, operational planning, environmental coordination, construction management, and long-term operation of the facility. The project is focused on transforming a previously underutilized and environmentally challenged industrial property into a productive economic asset through substantial investment in environmental remediation, vapor mitigation expansion, building modernization, and commercial revitalization efforts.

Neither Brent Schadenberg nor Joseph Brooks has any history of bankruptcy, civil enforcement actions, criminal enforcement actions, or environmental violations.

ATTACHMENT 6

PHOTOS

Project 25-4126 Photo Log
2231 W. Willow Street, Lansing, MI
Photos by: MC 4/16/2025



Photo 1: View to the northeast from the southwest corner of the subject property.



Photo 2: View to the north from the southern side of the subject property.

Project 25-4126 Photo Log
2231 W. Willow Street, Lansing, MI
Photos by: MC 4/16/2025

TRITERRA



Photo 3: View to the west from the east side of the subject property.



Photo 4: View to the east from the west side of the subject property.

Project 25-4126 Photo Log
2231 W. Willow Street, Lansing, MI
Photos by: MC 4/16/2025



Photo 5: View to the southeast from the northeast corner of the subject property.

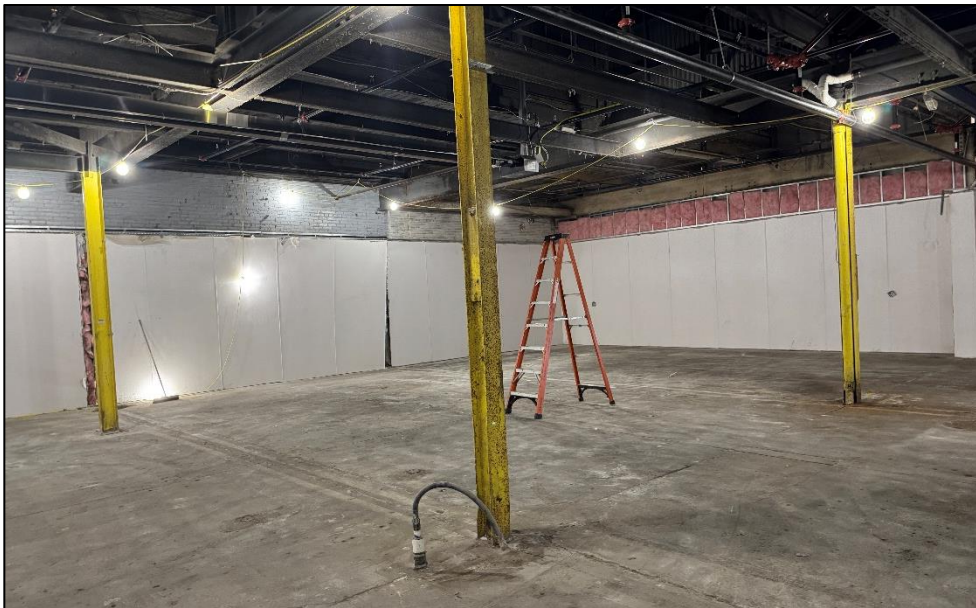


Photo 6: View within the subject property building.

Project 25-4126 Photo Log
2231 W. Willow Street, Lansing, MI
Photos by: MC 4/16/2025

TRITERRA



Photo 7: View within the subject property building.

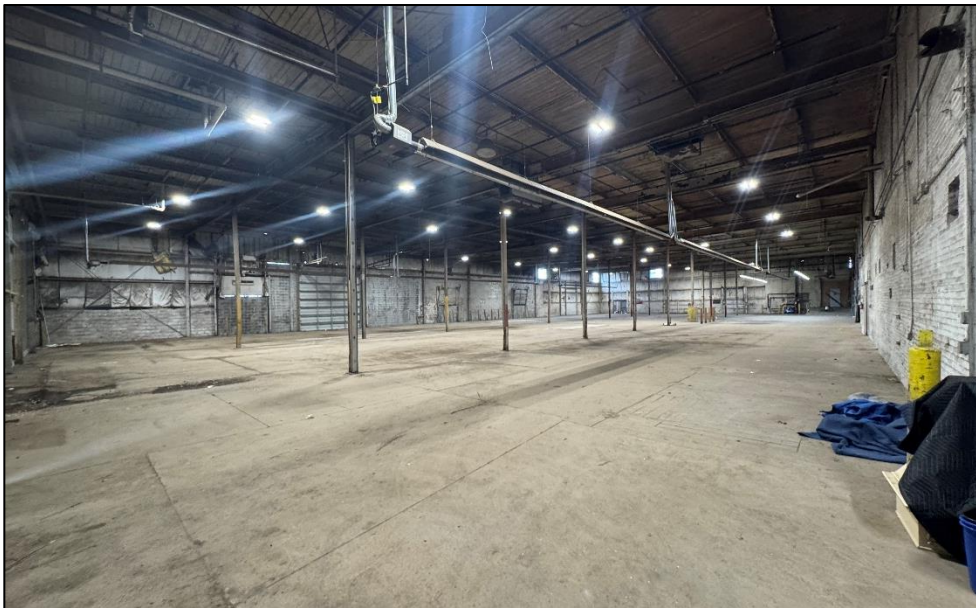


Photo 8: View within the subject property building.

Project 25-4126 Photo Log
2231 W. Willow Street, Lansing, MI
Photos by: MC 4/16/2025

TRITERRA



Photo 9: View of trench drain within the subject property building.



Photo 10: View of monitoring wells on the southern portion of the subject property.

Project 25-4126 Photo Log
2231 W. Willow Street, Lansing, MI
Photos by: MC 4/16/2025

TRIOTERRA



Photo 11: View of the southern adjoining site from the southern side of the subject property.



Photo 12: View of the western adjoining site from the western side of the subject property.

Project 25-4126 Photo Log
2231 W. Willow Street, Lansing, MI
Photos by: MC 4/16/2025

TRIOTERRA



Photo 13: View of the northern adjoining site from the northern side of the subject property.



Photo 14: View of the eastern adjoining site from the northern side of the subject property.

ATTACHMENT 7

Vapor Mitigation System Installation Proposal



1375 S. Washington Avenue, Suite 102
 Lansing, Michigan 48910
 517-702-0470
 Fax 517-702-0477
 www.triterra.us

PROPOSAL

Date: June 2, 2026

Project Name: Willow Street

Location: 2231 W. Willow Street
 Lansing, Michigan 48917

Triterra Project No.: 25-4126

Client Name/Address: AM Land Holdings LLC
 Attn: Joseph Brooks and Brent Schadenberg
 25886 Hersheyvale Drive
 Franklin, MI 48025

Vapor Mitigation System Installation

Scope of Work:

- SSDS Design
 - Pressure Field Extension Test
 - EGLE Approval
- Labor & materials for installing the SSDS including:
 - Concrete Coring
 - Suction Pits
 - Vent Riser PVC Piping
 - Roof Mounted Inline Fans
 - Electrical Power for Fans
 - Roof Sleeves
 - Vent Riser Mufflers
 - Sand Backfill in Basement
 - Aggregate Backfill in Basement
 - Sub-slab Venting in Basement
 - Vapor Barrier in Basement
 - Concrete slab pour in basement to encapsulate Vapor Barrier
 - Place grout in void spaces of Block Wall foundation in Basement
- Labor & materials for installing the Remote Monitoring System including:
 - Pressure test ports
 - Pressure test port tubing
 - Pressure test port tubing conduit
 - Remote Monitoring Panel that includes:
 - The Monitoring System will be a form of telemetry to continuously monitor the effectiveness of the vapor mitigation system.

- Continuous differential pressure readings from each of the pressure test locations and vent risers
- Audible & Visual Alarms
- Real time alerts if sub-slab differential pressure was to be inadequate
- Real time alerts if there was a fan failure
- Online/offline alerting and status availability
- Data logging for up to one year time frame
- Rule 290 Effluent Sampling for EGLE Air Quality Compliance
- SSDS commissioning by remotely collecting differential pressure readings via the continuous remote monitoring system for one year after installation required by EGLE
- Operation Maintenance & Monitoring (OM&M) plan to include:
 - Summary and description of required ongoing EGLE due care compliance obligations
 - Summary and description of the installed VMS
 - As-built drawings of the SSDS with system components/location diagrams
 - Fan operation manual
 - SSDS installation photo log,
 - SSDS prove-out documentation (one year of monitoring)
 - SSDS inspection logs for ongoing OM&M
 - Rule 290 Calculation Worksheet and analytical data

The total cost to complete the proposed scope of work will be approximately \$10.00 a square ft at 34,371 square ft. **\$345,00.00.**

Cost will be redefined once the SSDS Design Document is approved by EGLE.

Sincerely,
Adam Bishop
Senior Scientist | Director of Vapor Mitigation

**CONTRACT BETWEEN
THE LANSING ECONOMIC DEVELOPMENT CORPORATION
AND
THE CITY OF LANSING’S _____ CORRIDOR IMPROVEMENT AUTHORITY
(2026-2027)**

THIS CONTRACT, entered into this ___ day of July 2026 effective from July ___, 2026 through June 30, 2027 by and between the City of Lansing’s _____ Corridor Improvement Authority, a Michigan municipal entity (the “**CIA**”) and the Economic Development Corporation of the City of Lansing, a non-profit corporation organized and existing under the laws of the State of Michigan (the “**LEDC**”) (the CIA and LEDC are collectively the “**Parties**”).

WITNESSETH THAT:

WHEREAS, pursuant to that certain Contract by and between the LEDC and the City of Lansing effective July 1, 2026, through June 30, 2027 (the “**City Contract**”), the LEDC has agreed with the City of Lansing to provide services to the CIA; and

WHEREAS, the CIA desires to engage the LEDC, and the LEDC desires to be engaged, to perform such services, as defined in this Contract and subject to its terms.

NOW, THEREFORE, the CIA and the LEDC mutually agree as follows:

1. Scope of Work. The LEDC will manage and assist the CIA in accordance with the City Contract, subject to available funding. The LEDC will provide the primary services below to assist the CIA, and will also provide a reasonable amount of Al La Carte Services taking into account available funding and the LEDC’s capacity and other obligations to the City and otherwise. The LEDC and CIA will meet early during the term of this Contract to collaborate in good faith and agree upon the Al La Carte Services to be provided in a manner that balances the CIA’s needs and preferences with the LEDC’s capabilities and funding for the year. The LEDC and CIA may revisit priorities and the Al La Carte Services to be provided as needed during the term. The LEDC will, subject to input from and any requirements of the City, have the final authority to determine the scope and volume of the LEDC’s Al La Carte Services for a particular period of time.
 - a. Primary Services.
 - i. **Board Meeting Administration**. LEDC will coordinate, prepare materials for, and facilitate monthly CIA Board meetings, in collaboration with the CIA’s Chairperson and other members of the CIA’s Board. As coordinated with the CIA’s Chairperson and other CIA Board member’s, the LEDC’s responsibilities in this regard will include scheduling meetings; posting required public notices; preparing and distributing agendas and meeting materials; recording and maintaining official meeting minutes; and assisting in coordinating the appropriate stakeholder and public participation.
 - ii. **Compliance with Michigan Public Act 57 of 2018**. LEDC will assist the CIA in its compliance with all applicable statutory requirements, including

timely posting and maintaining of required documents on the City of Lansing's website. Such documents include meeting notices, agendas, agenda packets, development and Tax Increment Financing ("TIF") plans, and approved meeting minutes. Additional documents may be posted and maintained on an as-need basis as determined by the LEDC. The LEDC will review and have the final say on all such actions that impact compliance with applicable statutory requirements.

iii. **Budget and Financial Management.** LEDC will provide financial oversight and administrative support related to CIA budgets. LEDC responsibilities include developing and implementing annual spending plans, tracking TIF revenue and projections, and supporting financial reporting and compliance requirements.

b. A La Carte Services. In addition to the primary services required above, LEDC will provide a reasonable amount of additional support services to the CIA annually, which may include the following categories of services or other types of services that the CIA requests and the LEDC is able and willing to provide.

i. **Request for Proposal ("RFP") Management.** LEDC may develop, publish, and administer RFP processes on behalf of the CIA. LEDC could serve as the primary point of contact for RFP applicants and could manage aspects of the RFP process, including solicitation, coordination of review committees, and facilitation of evaluation and selection processes.

Example: Administration of the _____ CIA Marketing RFP and its review subcommittee.

ii. **Special Projects Management.** LEDC may lead and manage CIA-initiated projects, such as grant administration, subcommittee coordination, and stakeholder engagement initiatives. These services could include representing the CIA in meetings, coordinating implementation activities, and ensuring project deliverables are met.

Example: Administration and implementation of the _____ Program grant on behalf of the _____ CIA.

iii. **Meeting and Presentation Facilitation.** LEDC may organize and facilitate special meetings, workshops, and presentations aligned with CIA priorities as determined through mutual understandings of the Parties. These could include identifying and coordinating with relevant speakers, subject matter experts, or partner organizations, and leading facilitation to maximize Board engagement and outcomes.

iv. **Event Coordination.** LEDC may plan, promote, and manage CIA-sponsored events and community engagement activities outside of regularly scheduled Board meetings. This may include public meetings, stakeholder convenings, and neighborhood engagement sessions.

Example: Community engagement events related to _____ or public meetings hosted at venues such as _____.

- v. **Marketing and Media Services.** LEDC may provide limited marketing and communications support utilizing available LEDC and City of Lansing resources. Services may include website updates, development of promotional materials, social media coordination, and media relations support, subject to capacity and availability.
- vi. **Committee and Panel Administration.** LEDC may coordinate and administer CIA committees, subcommittees, and advisory panels, in which it could serve as a liaison between the committee and the CIA. LEDC's goal could be to align committee/panel activities with the CIA's goals and maintain communication between the committee/panel and the CIA Board.

Example: Coordination of an art competition review panel.

(The Primary Services and to-be-provided the A La Carte Services, collectively, the "Services")

2. Time of Performance

The time of the performance under this Contract will be from July 1, 2026 to June 30, 2027. In no event will this Contract extend beyond June 30, 2027, unless so provided by a written amendment hereto that has been executed by both parties. Unless otherwise terminated pursuant to the terms of this Contract or the City Contract, LEDC will continue to perform services and activities until the Contract expires.

3. Compensation and Method of Payment for LEDC Contract Services

- a. As consideration for LEDC's performance of the Services, the CIA will pay LEDC Ten Thousand Dollars (\$10,000) plus 5% of the CIA's Tax Increment Revenue TIR captured during the fiscal year preceding the effective date of this Contract, which equals \$_____ (the "**Base Contract Amount**"). The CIA will pay the Base Contract Amount to the LEDC on July 1, 2026.
- b. If the value of the LEDC's Services (based on the LEDC's hourly rates attached as Exhibit A) materially exceed the Base Contract Amount, or the LEDC determines that is reasonably likely to happen, then the LEDC may require that the CIA pay the LEDC for the excess Services in accordance with the LEDC's hourly rates attached as Exhibit A. The LEDC will remit monthly invoices to the CIA for any such charges, and the CIA will remit payment within ten (10) business days of receipt.

4. Contract Modifications

The LEDC, from time to time, may need to expand, diminish or otherwise modify the scope of Services or other Contract. All such amendments and modifications must be mutually agreed upon by the Parties and incorporated into written amendments to this Contract, provided that if the City Contract is amended in a manner that affects this Contract, the

LEDC may unilaterally amend this Contract in a reasonable manner as it determines to be necessary to address the amendment to the City Contract.

5. Reports and Information

- a. Financial Records and Reports. The CIA agrees, with the LEDC's support as provided in this Contract, to make and maintain adequate financial records in a form reasonably satisfactory to the LEDC. Such financial records and reports will reflect all costs and expenses incurred in relation to this Contract and the services described herein. Financial records and reports of the CIA will conform with the "City of Lansing Standard Operating Procedures for City Support Agencies" and further CIA acknowledges and agrees that said "City of Lansing Standard Operating Procedures for City Supported Agencies" is available for use by LEDC.
- b. Equal Employment Opportunity Provisions. Pursuant to Chapter 1-302.1 of the Lansing City Charter, the Parties agree that they will ensure that no person or group engaged in the conduct of official business or seeking to do business arising from this Contract is discriminated against because of race, creed, political orientation, color, national origin, marital status, sex, age, handicap, or for any cause not reasonably related to the accomplishment of a legitimate governmental purpose. The Parties further agree to provide equal employment opportunity pursuant to all state and federal laws including the Americans with Disability Act and to provide proof to the CIA as requested by the Human Relations & Community Services Department pursuant to Section 206.20 and 206.21 of the Codified Ordinances of the City of Lansing.

6. Eligible Costs

The LEDC will be entitled to reimbursement by the CIA for reasonable out-of-pocket costs and expenditures that it incurs in connection with the Services or otherwise on behalf of the CIA. All such costs and expenditures made pursuant to this Contract will be fully documented and will be in conformance with any limitations or exclusions of applicable Federal, State and local laws, rules, regulations and conditions mandated by the City of Lansing.

7. Records and Documentation

- a. Each of the Parties will establish and maintain all necessary records concerning any matter covered by this Contract which, from time to time, as necessary for the ordinary administration of this Contract and the Services.
- b. Unless otherwise expressly authorized by the LEDC, each Party will maintain all records related to this Contract, including financial records and accounts for a period of three (3) years after receipt of final payment under this Contract.
- c. If any litigation, claim or audit is started before the expiration of the three-year period, the records will be retained by the Parties until all litigation, claim or audit findings involving the records have been resolved.

8. Audits and Inspections

At any time during normal business hours and as often as the LEDC may deem reasonably necessary to ensure proper accountability for all project funds, CIA will:

- a. Make available to the LEDC all checks, payrolls, time records, invoices, Contract vouchers, orders and other data, information and material concerning any matter covered by this Contract; and
- b. Permit the LEDC to audit, examine, excerpt, or transcribe all checks, vouchers, orders or other data, information and material concerning any matter covered by this Contract; and
- c. Allow the LEDC to review such documents that are considered as backup to the operation of CIA, regardless of funding source; and
- d. Make available to the LEDC documentation supporting service reports.

9. Conflict of Interest

- a. Conflict of interest is defined as the Party's officers, directors, and/or employees using position for a purpose that is or gives the appearance of being motivated by a desire for private financial gain for themselves or others, particularly those with whom they have family, business, or other ties.
- b. The Parties covenant, to the best of their knowledge, that no such interest exists and no person having any conflicting interest in this Contract will be employed for the purpose of performing the services and activities set forth in the Scope of Services section of the Contract or fulfilling the terms, conditions, obligations, covenants, agreements or stipulations of this Contract.
- c. CIA will establish safeguards to prohibit conflicts of interest as defined in this Section.

10. Assignment and Transfer of Interest: Subcontracting

Except as otherwise permitted by this Agreement, the Parties will not assign or transfer, whether by assignment or novation, any interest in this Contract or subcontract any performance or portion thereof pursuant to this Contract without written consent of the non-assigning Party, provided however, that claims for money due or to come due to LEDC from the CIA pursuant to this Contract may be assigned or transferred to a bank, trust company, or other financial institution without such consent, and LEDC will promptly notify the CIA of any such assignment or transfer.

11. Lobbying and Political Activities

None of the money, compensation, reimbursement, funds, property or services provided, directly or indirectly, under, by or pursuant to this Contract will be used for any partisan political activity or to further the election or defeat of any candidate for any public office, or propaganda designed to support or defeat any legislation pending before the Congress of the United States, the Michigan State Legislature, or the City Council of the CIA.

12. "Save Harmless" Clause

LEDC will indemnify, defend, and hold the CIA harmless for all damages arising out of a claim a third party brings against the CIA that arises out of LEDC's negligent or intentional misconduct.

CIA will indemnify, defend, and hold the LEDC harmless for all damages arising out of a claim a third party brings against the LEDC that arises out of CIA's negligent or intentional misconduct.

13. Civil Rights

- a. Each Party agrees that it will not discriminate as to provision of services pursuant to this Contract or as to hiring or terms or conditions of employment based on race, creed, color, religion, national origin, sex, handicap, marital status, height, weight or age. It will maintain written personnel rules, guidelines, practices, and terms and conditions of employment. The personnel rules established may be amended from time to time, as necessary.
- b. Each Party will, in all solicitations or advertisements for employees placed by or on behalf of CIA, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, height, weight, marital status, sex, age, handicap, national origin, sexual orientation or gender preference.

14. Severability of Provisions

If any clauses, sections, provisions or parts of this Contract are held invalid or if any portion of any clause, section, provision or part of the Contract is held invalid, the remainder of this Contract will continue to be enforceable as written.

15. Waiver

The failure of a Party to demand compliance with any term of this Contract or to take action when this Contract is breached in any way will not be considered a waiver of that Contractual requirement thereafter nor the Party's right of action for the breach of that term.

16. Insurance

The CIA will obtain and maintain any insurances reasonably required by the LEDC during the term of this Contract. The LEDC will maintain insurances with generally as good or better coverage during the term of this Contract.

17. Disclosure of Confidential Material

All reports, data, information, statements, forecasts, records, and so forth, assembled, constructed or prepared pursuant to or as a consequence of this Contract are subject to all Federal and Michigan laws and regulations governing the disclosure of "public, client and medical, or other records" subject to certain exemptions from disclosure under the circumstances expressly authorized by the above laws and regulations.

18. Termination

- a. For Convenience. Either Party, in its sole discretion, may terminate this Contract at any time without cause, by providing at least 60 days' prior written notice to the other Party.
- b. Non-Payment. In the event the CIA does not remit payment to the LEDC in accordance with the terms of this Contract, the LEDC will immediately suspend Services and, after ten days without a cure, may terminate the Contract.
- c. Termination of the City Contract. In the event the City Contract is terminated or the provisions of the City Contract related to this Contract are removed or otherwise ended, this Contract will be automatically terminated.
- d. Payments After Termination. Following the termination of this Contract, LEDC will promptly invoice CIA for any outstanding amounts and expenses due and owing under this Contract, and the CIA will pay all such amount and expenses to LEDC in accordance with the payment terms set forth in this Contract. If a deposit or advance payment has been made by CIA for any services that have not and will not be delivered to LEDC following expiration or termination, LEDC will promptly reimburse such payment to CIA.

19. SubContracting

LEDC may subcontract some or all of the responsibilities set forth in Section 1, but LEDC will remain responsible for any subcontracted Services.

20. Applicable Law

This Contract will be governed by the laws of the State of Michigan.

21. City Contract

This Contract is subject to the City Contract. Both parties agree to comply with the City Contract to the extent applicable to their performance of this Contract.

[Signatures on the following page]

IN WITNESS WHEREOF, the Parties have entered into this Contract as of the date first written above.

CIA

By: _____
Name:
Title:

Lansing Economic Development Corp.

By: _____
Name: Shelley Davis Boyd
Title: LEDC Chair

Draft

**EXHIBIT A
LEDC Hourly Rates**

See attached.

31203:00012:202788824-3

Draft

**ECONOMIC DEVELOPMENT CORPORATION
OF THE CITY OF LANSING
Certificate of Resolution by Board of Directors**

At a meeting of the Board of Directors of the Economic Development Corporation of the City of Lansing held on Friday, July 10th, 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:

LEDC 2026-2027 Budget Amendment:

WHEREAS, on Friday, June 5th, 2026, the Lansing Economic Development Corporation Board of Directors (LEDC Board) adopted its FY2026/2027 budget; and

WHEREAS, an amendment to the FY2026/2027 budget by the LEDC Board is needed to address a projected increase in revenue under a new “CIA Service Contracts” line item for Service Contracts with the Michigan Avenue Corridor Improvement Authority, Saginaw Street Corridor Improvement Authority, South Martin Luther King Jr. Boulevard Corridor Improvement Authority, and Lansing Gateway Corridor Improvement Authority and a corresponding reduction in “From/(To) Fund Balance”.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LANSING ECONOMIC DEVELOPMENT CORPORATION AS FOLLOWS:

1. Lansing Economic Development Corporation Board of Directors (LEDC Board) approves amending the Fiscal Year 2026/2027 budget to reflect the above-mentioned changes to revenue by adjusting General Operating Revenue line items as follows:

	<u>Adopted FY26/27 Budget</u>	<u>Amended FY26/27 Budget</u> <small>(by this amendment)</small>	<u>Change</u>
<u>Revenues</u>			
CIA Service Contracts	\$0	\$72,421	\$72,421
From/(To) Fund Balance	\$185,013	\$112,595	(\$72,421)

- 2. Additionally, the LEDC agrees that if any section, clause or phrase of this Resolution is declared as invalid by a court of law, that ruling shall not affect the intent and purpose of this Resolution and validity of the remaining provisions of the Resolution.
- 3. Finally, the LEDC declares that all resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are repealed.

The foregoing preamble and resolutions are hereby approved by the Board of Directors for the Economic Development Corporation of the City of Lansing.

YEAS: ()

NAYS: ()

ABSTENTIONS: ()

ABSENT: ()

PREAMBLE AND RESOLUTIONS DECLARED ADOPTED.

STATE OF MICHIGAN)
) ss.
 COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and a complete copy of a preamble and resolutions adopted at a meeting of the Economic Development Corporation of the City of Lansing held on the 10th day of July 2026, and said preamble and resolutions are on file in the office of the Economic Development Corporation of the City of Lansing and are available to the public. Public notice of the 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, the 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