

AGENDA

Committee on Development and Planning July 20, 2026 at 4:00 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

Council Member Garza, Chairperson
Council Member Nevarez Martinez, Vice Chairperson
Council Member Carter, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. June 15, 2026
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Reappointment; Katie Alexander as an At-Large member of the Planning Commission for a term to expire June 30, 2030
 - C. RESOLUTION - Appointment; Jonah Stone as the 1st Ward member of the Arts and Culture Commission for a term to expire June 30, 2030
 - D. RESOLUTION - Appointment; Tyson Pumphrey as a Business Representative of the Downtown Lansing, Inc. Board for a term to expire June 30, 2030
 - E. RESOLUTION - Setting a Public Hearing on Brownfield Plan #91; 6420 S. Cedar Street Project, 6420 S. Cedar Street
 - F. RESOLUTION - Setting a Public Hearing on Obsolete Property Rehabilitation Act (OPRA) Certificate; 2231 W. Willow St., AM Land Holdings LLC
- 6. Other**
- 7. Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.



MINUTES
Committee on Development & Planning
Monday, June 15, 2026 @ 4:00 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Garza called the meeting to order at 4:00pm

PRESENT

Council Member Garza, Chair
Council Member Nevarez Martinez, Vice-Chair
Council Member Carter, Member

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Greg Venker, OCA
Kris Klein, LEDC
Faye Norris
Fred McLaughlin

MINUTES

MOTION BY COUNCIL MEMBER NEVAREZ MARTINEZ TO APPROVE THE MINUTES FROM MAY 18, 2026, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

Ms. Norris spoke on concerns with the Data Center's air quality and noise. The cost passed to consumers, and would like complete transparency and no non-disclosures along with impartial third party study.

Mr. McLaughlin spoke on his concern with the city taking the role of a developer

Ms. Norris added that she used to 'be a tourist in your own city' and sad to see that it's not around anymore and she couldn't get an answer from the Chamber of Commerce.

Discussion/Action

RESOLUTION – Introduction and Setting Public Hearing on Amending Chapter 878, temporary moratorium on new Data Centers

Mr. Venker spoke that this is a straightforward ordinance, mainly defines what data center is for, how to begin the process, and the application process for either permits or zoning for a period of six months. Councilmember Carter asked about an extension and when would that have to be done, in advance of the 6 months or at 6 months. Mr. Venker stated it would be similar to an

amendment and extending the moratorium period, but a month would be ideal. Councilmember Nevarez Martinez asked if an extension is granted is it another 6 months. Mr. Venker stated it is ideal, figure reasonable amount of time. Councilmember Nevarez Martinez noted the effective date is 14 days after approval, can it be immediately. Mr. Venker answered because of zoning no, that alone takes longer than 14 days.

Councilmember Garza mentioned this is to identify what a Data Center is and the water usage, energy consumption, noise, and environmental impacts. Is it legitimate to scrutinize data centers and not other developments. Mr. Venker noted this is more industrial than commercial, adding there are data centers in Lansing just a smaller scale.

Councilmember Garza noted this is to set the public hearing for July 13th, and then it would go back to Committee and then Council for final vote. Councilmember Nevarez Martinez asked why so long and could Council vote the day of the public hearing. Mr. Venker noted the process of introduction of an Ordinance, the public hearing, and vote for passage including if it had to go to the Planning Commission and zoning permits along with a certain number of Council meetings. Adding he will look for the process in Council Rules.

MOTION BY COUNCIL MEMBER NEVAREZ MARTINEZ TO APPROVE THE RESOLUTION FOR INTRODUCTION AND SETTING PUBLIC HEARING ON AMENDING CHAPTER 878, TEMPORARY MORATORIUM ON NEW DATA CENTERS TO BE HELD JULY 13, 2026. MOTION CARRIED 3-0.

RESOLUTION – Obsolete Property Rehabilitation Act (OPRA) District; 2231 W. Willow St., AM Land Holdings LLC

Mr. Klein indicated he had nothing to add, and the Committee had no questions.

MOTION BY COUNCILMEMBER NEVAREZ MARTINEZ TO APPROVE THE RESOLUTION FOR OBSOLETE PROPERTY REHABILITATION ACT (OPRA) DISTRICT; 2231 W. WILLOW STREET, AM LAND HOLDINGS LLC. MOTION CARRIED 3-0.

Mr. Venker noted there are four steps, introduction and reading by title, referral to appropriate Committee, public hearing which is what is being passed here not to be sooner than five days after hearing notice, and then the second reading by title and passage. These four steps shall not take place in less than two regular meeting of Council. It could potentially pass on the same evening of the hearing that is determined by Council Leadership.

Other

Adjourn

Adjourned at 4:20pm

Submitted by Renee Richmond

Recording Secretary, Lansing City Council

Approved by the Committee on

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission, or Committee.

Certain boards, commissions, or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission, or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2).

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

Date	05/30/2026
First Name	Katie
Middle	Lynn
Last Name	Alexander
Other name(s) by which you have been known, including maiden names	Née: Johnson
Date of Birth	
Home Address	422 Westmoreland Ave
Zip Code	48915
Email	
Gender	
If you don't know which ward you live in, visit the Lansing Neighborhoods Ward Map and type in your address to find out!	
Ward	Ward 4
Best Phone Number to Contact You	9892970136
In what year did you move to Lansing?	2015
Additional Information Regarding Experience and Credentials	Master in Urban Planning, experience as an alternative transportation planner with Safe Routes to School
Occupational Background	2014-2022 - Safe Routes to School (Program Coordinator and then Director); 2022-2024 - Rebuilding Together, Federal Grant Manger

Educational Background	Bachelor of Science in- CMU 2010 Master in Urban Planning - WSU 2013
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Are you a current City of Lansing or Lansing Board of Water and Light employee?	No
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Current Appointments	Planning Commission
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First Choice for Board to Serve on	Lansing Housing Commission
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Second Choice of a Board to Serve on	Zoning Appeals
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Third Choice of a Board to Serve on	Building Board of Appeals
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Fourth Choice of a Board to Serve on	Demolition Board
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Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.	I would like to continue my service on the Planning Commission. I appreciate the work the commission does in shaping the structure of the community. I believe my experience with planning, as well as my experience working with the elders of our community help in my understanding of community needs. I wish to assist my community transforming it into the most vibrant it can be.
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Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office.	NA
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This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.

Agreement to Background Check Authorization	• I agree
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Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.	Katie Alexander
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Date & Time	05/30/2026 12:00 AM (EDT)
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Receive an email copy of this form.	Yes
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Resolution #2026-###

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

WHEREAS, the Mayor has recommended the reappointment of Katie Alexander as an At-Large member of the Planning Commission for a term to expire June 30, 2030; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development & Planning met on July 20, 2026, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Katie Alexander as an At-Large member of the Planning Commission for a term to expire June 30, 2030.

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission, or Committee.

Certain boards, commissions, or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission, or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2).

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

Date	05/06/2026
First Name	Jonah
Middle	William Petoskey
Last Name	Stone
Date of Birth	
Home Address	1019 Clear street
City	Lansing
State	MI
Zip Code	48910
Email	
Gender	
If you don't know which ward you live in, visit the Lansing Neighborhoods Ward Map and type in your address to find out!	
Ward	Ward 1
Precinct	10
Best Phone Number to Contact You	2317698055
In what year did you move to Lansing?	2021
Additional Information Regarding Experience and Credentials	I try to stay active in local politics by attending meetings for local organizations as well as helping out local nonprofits.

Occupational Background	I work as a Forensic Scientist for the Michigan State Police at the Lansing Lab on canal. Previously, I worked in laboratories, universities, and libraries including at Michigan State University.
Educational Background	I have a B.S. in Human Biology and a B.S. in Anthropology with a minor in Bioethics, Humanities, and Society from Michigan State University. I later earned a M.S. in Human Biology from the University of Indianapolis.
Are you a current City of Lansing or Lansing Board of Water and Light employee?	No
Previous Appointments	None
Current Appointments	None
First Choice for Board to Serve on	Arts and Culture Commisson
Second Choice of a Board to Serve on	Ethics Board
Third Choice of a Board to Serve on	Human Relations and Community Services Board (HRCS)
Fourth Choice of a Board to Serve on	Lansing Entertainment and Public Facilities (LEPFA)
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.	I want to serve on the Arts and culture commission because I believe that making Lansing attractive to residents, visitors, and newcomers means producing meaningful, publicly available, art pieces. I walk the river trail almost daily, and I want to see preservation work done on murals and artwork as well as development of new attractions. My secondary selections are similarly important to me. Keeping government ethical means putting the people you're serving first. Engaging with communities can help with that service, and administering public facilities and entertainment can help keep residents happy and engaged.
Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office.	N/A

This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.

Agreement to Background Check Authorization • I agree

Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.

Jonah Stone

Date & Time 05/06/2026 10:43 AM (EDT)

Receive an email copy of this form. Yes

Resolution #2026-###

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

WHEREAS, the Mayor has recommended the appointment of Jonah Stone as the 1st Ward member of the Arts and Culture Commission for a term to expire June 30, 2030; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development & Planning met on July 20, 2026, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Jonah Stone as the 1st Ward member of the Arts and Culture Commission for a term to expire June 30, 2030.

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission, or Committee.

Certain boards, commissions, or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission, or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2).

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

Date	04/15/2026
First Name	Tyson
Middle	Lee
Last Name	Pumphrey
Other name(s) by which you have been known, including maiden names	Ozay Moore
Date of Birth	
Home Address	303 S. Washington Sq.
Email	
Gender	
If you don't know which ward you live in, visit the Lansing Neighborhoods Ward Map and type in your address to find out!	
Ward	Ward 4
Best Phone Number to Contact You	4252322632
In what year did you move to Lansing?	2006
Additional Information Regarding Experience and Credentials	I am the founder and executive director for All of the Above Hip Hop Academy. I am the co-creator of Below the Stacks Mural festival. I Sat on the Mayors arts and culture commission for 2 years and have a commitment to the health and well-being of of this city. My particular interests are in the arts, youth and young professionals.
Occupational Background	I've spent a good portion of my adult life as a recording, visual, and teaching artist.

I have a background as a behavioral treatment specialist for adjudicated youth and for the past 15 years have built All of the Above Hip Hop Academy where I am now its full time Executive Director.

Educational Background High School graduate, No college, World Traveler, Lifelong learner.

Are you a current City of Lansing or Lansing Board of Water and Light employee? No

Previous Appointments N/A

Current Appointments N/A

First Choice for Board to Serve on Downtown Lansing, Inc.

Second Choice of a Board to Serve on Arts and Culture Commission

Third Choice of a Board to Serve on Diversity, Equity, & Inclusion (DEI) Advisory Board

Fourth Choice of a Board to Serve on Other

Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission. I would like to bring my experience, strategies and perspectives in the capacities of support for youth and the development of downtown as a cultural hub to the downtown Lansing inc board.

This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.

Agreement to Background Check Authorization • I agree

Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge. Tyson Pumphrey

Date & Time 04/15/2026 9:59 AM (EDT)

Receive an email copy of this form. Yes

Resolution #2026-###

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

WHEREAS, the Mayor has recommended the appointment of Tyson Pumphrey as a Business Representative of the Downtown Lansing, Inc. Board for a term to expire June 30, 2030; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development & Planning met on July 20, 2026, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Tyson Pumphrey as a Business Representative of the Downtown Lansing, Inc. Board for a term to expire June 30, 2030.

Lansing Brownfield Redevelopment Authority



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

Brownfield Plan #91

6420 S. Cedar Street
Lansing, Michigan 48911

PREPARED BY:

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

Contact Persons: Dave Van Haaren | Connor Zook
dave.vanhaaren@triterra.us | connor.zook@triterra.us
Phone: 517-853-2152

REVIEWED BY:

Lansing Brownfield Redevelopment Authority
401 S. Washington Avenue, Suite 101
Lansing, Michigan 48910
Contact Person: Kris Klein
Kris@lansingcdc.com
Phone: 517-243-3512

April 29, 2026

Approved by the LBRA on June 5, 2026
Adopted by the Lansing City Council on _____, 2026

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- Figure 1: Property Location Map
- Figure 2: Eligible Property Map
- Figure 3: Site Diagram 1
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- Table 1: Brownfield Eligible Activities
- Table 2: Tax Increment Revenue Capture Estimates
- Table 3: Tax Increment Revenue Reimbursement Allocation Table
- Table 4: Soil Sample Results
- Table 5: Groundwater Sample Results

ATTACHMENTS

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

1. Project Summary Sheet

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

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

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

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

Type of Eligible Property: “Facility”

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

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

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

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

Duration of Plan: 15 years (starting in 2027)

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

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

**TIR = tax increment revenue

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

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

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

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

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

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

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

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

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

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

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

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

3. Brownfield Project Description

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

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

4. Developer Eligible Activities

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

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

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

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

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

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

5. Captured Taxable Value and Tax Increment Revenues

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

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

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

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

6. Method of Brownfield Plan Financing

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

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

7. Amount of Note or Bonded Indebtedness Incurred

None.

8. Duration of the Brownfield Plan

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

9. Estimated Impact on Taxing Jurisdictions

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

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

* Increased by investment, but not captured by the LBRA

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

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

10. Legal Description & Site Map

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

LEGAL DESCRIPTION OF EACH INDIVIDUAL PARCEL

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

11. Personal Property

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

12. Displacement of Persons

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

13. Local Brownfield Revolving Fund

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

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

14. Other Information

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

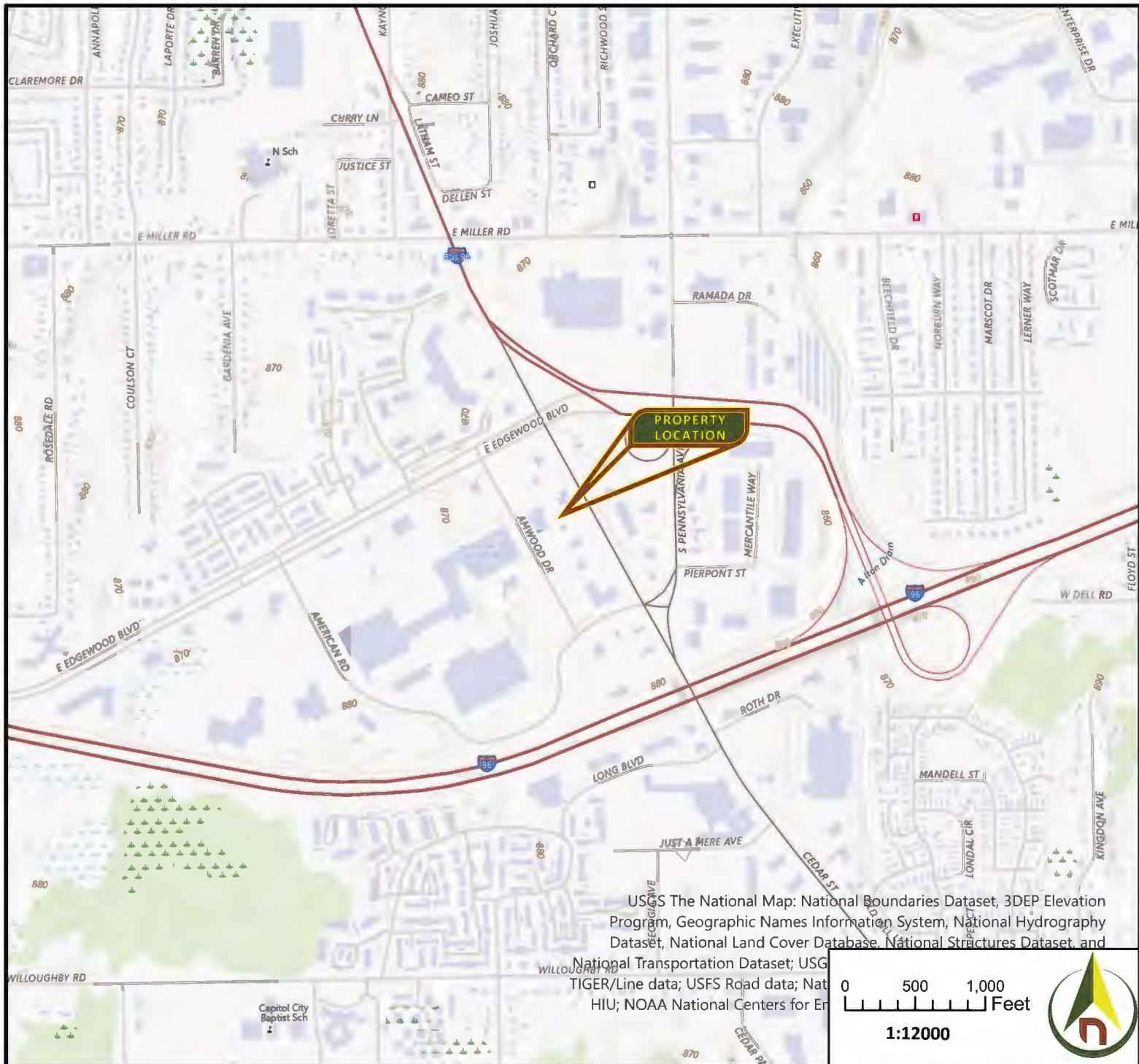
FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map

Figure 3: Site Diagram 1

Figure 4: Site Diagram 2



TRI TERRA

FIGURE 1 SUBJECT PROPERTY LOCATION

6420 S. CEDAR STREET
LANSING, MICHIGAN 48911

INGHAM COUNTY
T03N, R02W, SECTION 10

PROJECT NUMBER 24-3906





FIGURE 2

TRI TERRA

ELIGIBLE PROPERTY BOUNDARY MAP

6420 S. CEDAR STREET
LANSING, MICHIGAN 48911

PROJECT NUMBER: 24-3906

DATE: 01/16/2026

DIAGRAM CREATED BY: CJZ

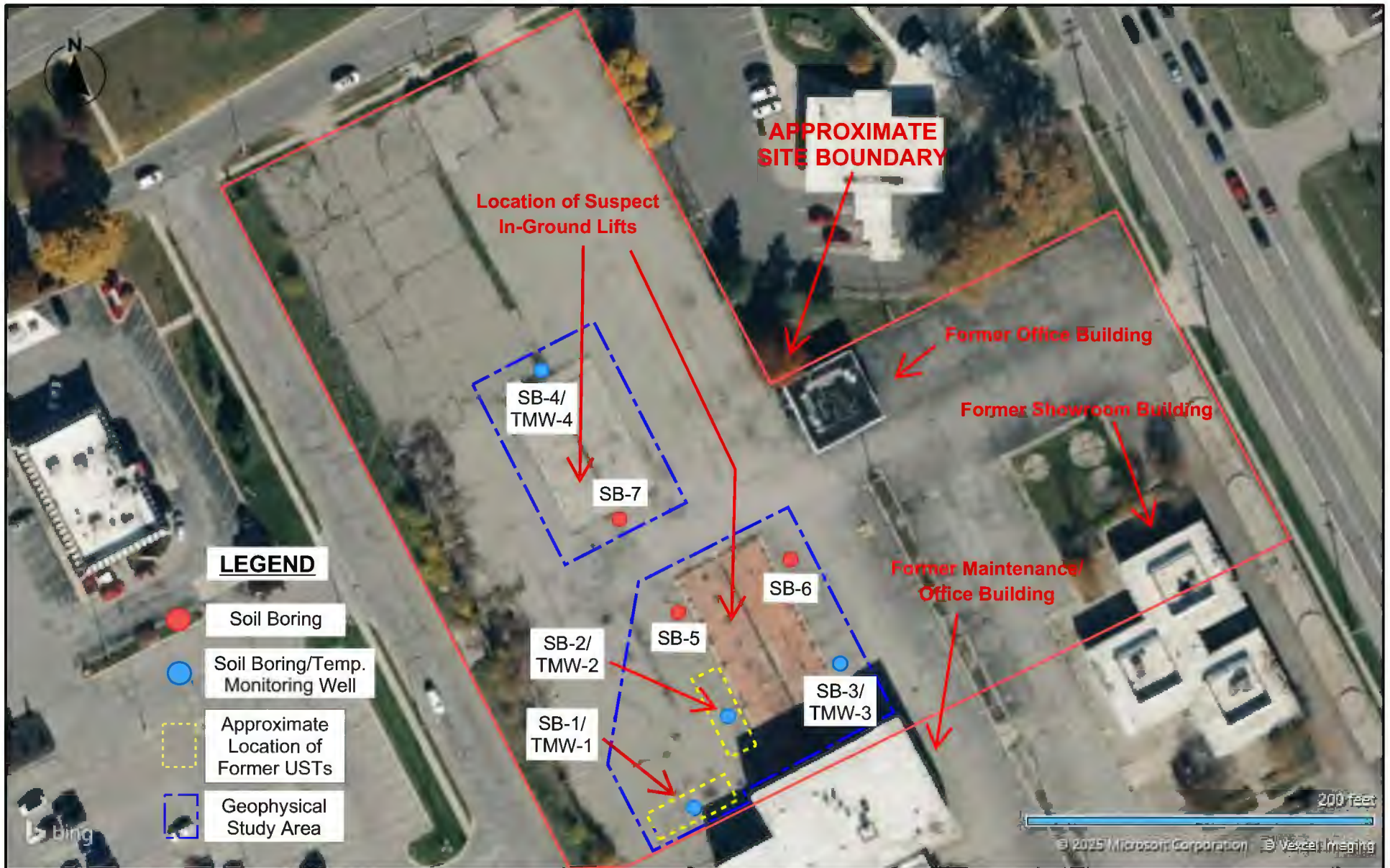


DIAGRAM IS FOR GENERAL LOCATION ONLY,
AND IS NOT INTENDED FOR CONSTRUCTION
PURPOSES

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

tterracon

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

SITE DIAGRAM 1

GTZ Properties LSI
6420 South Cedar Street
Lansing, MI

Figure

3



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

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

Terracon

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

SITE DIAGRAM 2

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

Figure

4

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 4: Soil Sample Results

Table 5: Groundwater Sample Results

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

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

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

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

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

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

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

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

Notes:

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

Estimated Taxable Value (TV) Increase Rate:		2%						
	Calendar Year	2036	2037	2038	2039	2040	2041	
	Plan Year	11	12	13	14	15	16	
	Capture Year	10	11	12	13	14	15	
Base Taxable Value (TV)		\$ 697,900	\$ 697,900	\$ 697,900	\$ 697,900	\$ 697,900	\$ 697,900	
Estimated New TV		\$ 1,419,229	\$ 1,447,614	\$ 1,476,566	\$ 1,506,097	\$ 1,536,219	\$ 1,566,944	
Incremental Difference (New TV - Base TV)		\$ 721,329	\$ 749,714	\$ 778,666	\$ 808,197	\$ 838,319	\$ 869,044	

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

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

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

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

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

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

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

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

Estimated Total Years of Plan:	15
--------------------------------	----

	Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Plan Year	2	3	4	5	6	7	8	9	10
	Capture Year	1	2	3	4	5	6	7	8	9

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

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

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

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

* During the life of the Plan

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

Table 4
Soil Sample Results
GTZ Properties LSI
Lansing, Michigan

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

Footnotes:

*Only parameters with detected concentrations are presented.

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

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

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

*NA=No applicable criterion

*NLC=No listed criterion

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

Table 5
Groundwater Sample Results
GTZ Properties LSI
Lansing, Michigan

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

Footnotes:

*Only parameters with detected concentrations are presented.

*All results reported in parts per billion (ppb)/micrograms per liter (ug/L).

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

*A = Criterion is the state of Michigan drinking water standard established pursuant to Section 5 of 1976 PA 399, MCL 325.1005.

*EIS- = The isotope dilution/extracted internal standard area exceeds the lower control limit

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

*ID = Insufficient data to develop criterion

*M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit

*ND = Non Detect

*NLC=No listed criterion

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

Attachment A

Legal Description of the Property



6420 S CEDAR ST

LANSING, MI 48911

Parcel #33-01-05-10-151-002

Customer Name: JEROME L L C

[Apply For Permit](#)

Important Message

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

Owner and Taxpayer Information

Owner	JEROME L L C 2375 WOODLAKE DR STE 380 OKEMOS, MI 48864
-------	--

Taxpayer SEE OWNER INFORMATION

General Information for Tax Year 2025

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

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

Principal Residence Exemption Information

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

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

Previous Year Information

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

Land Information

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

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

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

Legal Description

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

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
09/22/2020	\$0.00	0TH	ELNA 2 LTD PARTNERSHIP	JEROME L L C	33-TO BE DETERMINED	2020 031867

Building Information - 21892 sq ft Automotive Centers (Commercial)

Floor Area	21,892 sq ft
Occupancy	Automotive Centers

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

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

Building Information - 963 sq ft Automotive Centers (Commercial)

Floor Area	963 sq ft
Occupancy	Automotive Centers

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

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

Building Information - 5040 sq ft Automobile Showrooms (Commercial)

Floor Area	5,040 sq ft
Occupancy	Automobile Showrooms

Estimated TCV	<i>Not Available</i>
---------------	----------------------

Class	D
Stories Above Ground	1
Basement Wall Height	<i>Not Available</i>
Year Built	1970
Percent Complete	0%
Physical Percent Good	35%
Economic Percent Good	100%
Average Story Height	12 ft
Identical Units	<i>Not Available</i>
Year Remodeled	<i>No Data to Display</i>
Heat	Package Heating & Cooling
Functional Percent Good	100%
Effective Age	46 yrs



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

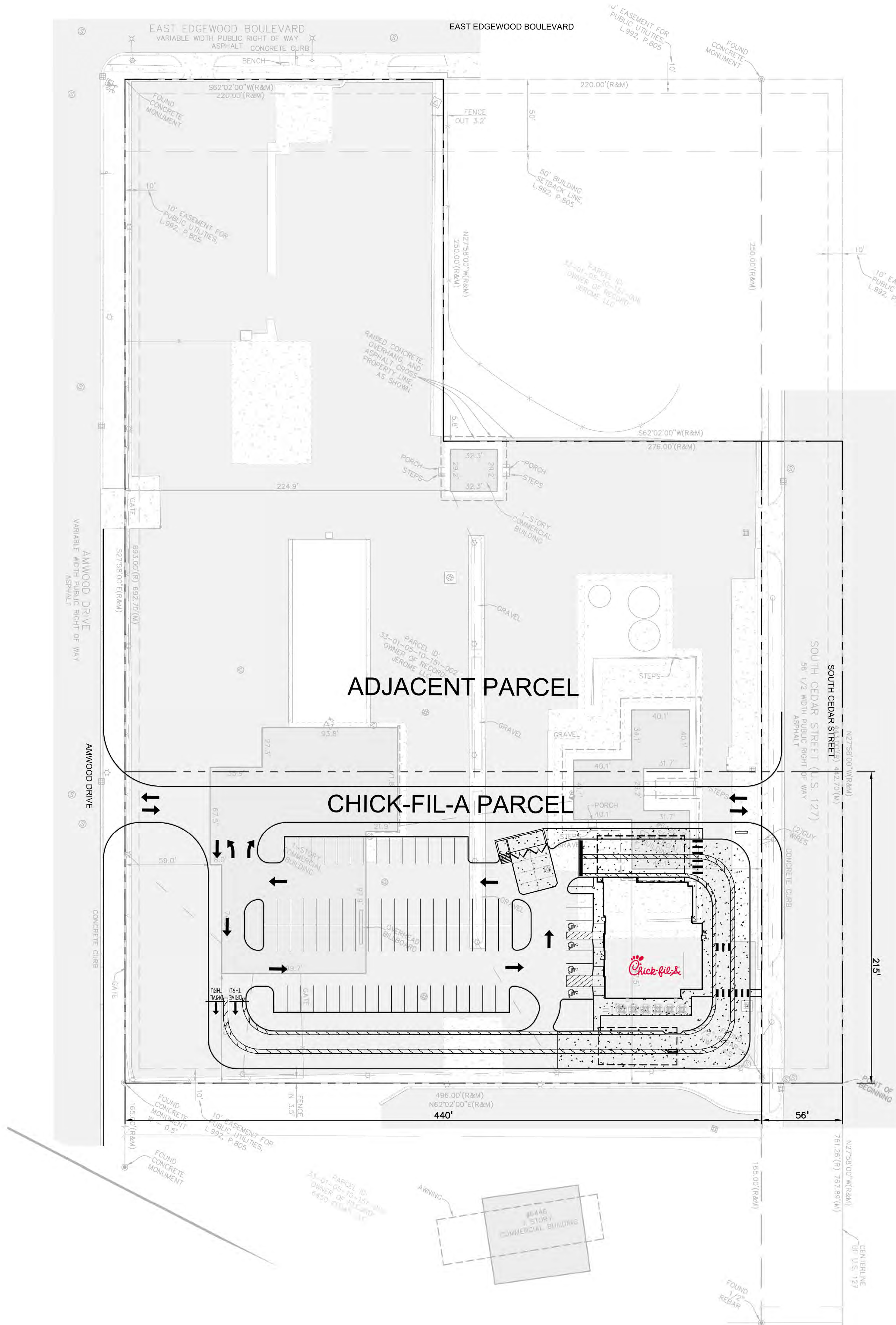


Disclaimer: The data is provided for reference only and WITHOUT WARRANTY of any kind.

Attachment B

Site Plans

S:\PROJECTS\2024\04-0008_LANSING\04-0008_LANSING_0530\0530 LEASE EXHIBIT.dwg PLOT DATE: 8/6/2024 BY: Leslie Acosta



SITE DATA TABLE:		
TOTAL SITE AREA: 6.30 ACRES (274,483 SF.) NET AND GROSS		
CFA SITE AREA: 1.94 ACRES (84,671 SF)		
ZONING: S-C SUBURBAN COMMERCIAL		
PROPOSED USE: RESTAURANT (5,020 SF.)		
BUILDING INFORMATION:		
• MAXIMUM ALLOWABLE BUILDING HEIGHT = 40 FT. (3 STORIES)		
• PROPOSED BUILDING HEIGHT = 1 STORY		
• BUILDING FOOTPRINT AREA = 5,020 SF.		
• BUILDING LOT COVERAGE = 5.9%		
SETBACK REQUIREMENTS:		
• FRONT (EAST)	8'	41.00'
• SIDE (NORTH)	0'	72.75'
• SIDE (SOUTH)	0'	58.32'
• REAR (WEST)	10'	325.40'
PARKING CALCULATIONS:		
REQUIRED		
• RESTAURANT = 20 EMPLOYEES + 1 SPACE PER 125 SF OF USABLE FLOOR AREA:		
• USEABLE FLOOR AREA = 4,661 SF + 862 SF (OUTDOOR PATIO)		
• 20 + (4,661/125) + (862/125) = 64		
• TOTAL PARKING REQUIRED = 64 SPACES		
PROPOSED		
• TOTAL PROPOSED PARKING SPACES = 77 SPACES INC. 4 HIC SPACES		
REQUIRED STACKING: 5 STACKING SPACES		
STACKING PROVIDED: 60 STACKING SPACES		
BICYCLE PARKING		
REQUIRED		
• BICYCLE PARKING REQUIRED = 2 SPACES FOR EVERY 24 SEATS		
• (70 INTERIOR + 24 EXTERIOR) / 24 = 3.9		
• TOTAL BICYCLE SPACES REQUIRED = 4 SPACES		
PROPOSED		
• BICYCLE PARKING PROVIDED = 4 SPACES		
OPEN SPACE:		
REQUIRED		
• MAXIMUM LOT COVERAGE = 75%		
PROPOSED		
• PROPOSED LOT COVERAGE = 73.8%		

SITE DEVELOPMENT RUNOFF IMPROVEMENTS:	
TOTAL DEVELOPMENT AREA: 84,671 SF - (1.94 AC)	
PRE-DEVELOPMENT IMPERVIOUS COVERAGE:	
• IMPERVIOUS AREA -	77,803 SF
• TOTAL IMPERVIOUS COVERAGE -	91.9%
POST-DEVELOPMENT IMPERVIOUS COVERAGE:	
• IMPERVIOUS AREA -	62,527 SF
• TOTAL IMPERVIOUS COVERAGE -	73.8%
IMPERVIOUS REDUCTION:	
(77,803) - (62,527) = 15,276	
PROPOSED LAYOUT REDUCES IMPERVIOUS AREA BY 15,276 SF	



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

PEA
GROUP

t: 844.813.2949
www.peagroup.com



0 20 40 80
SCALE: 1" = 40'

CHICK-FIL-A
LANSING
6420 SOUTH CEDAR STREET
LANSING, MI

FSR#05830

BUILDING TYPE / SIZE: P14-SE-BS

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	24-0008
PRINTED FOR	CONCEPT
DATE	8/29/2024
DRAWN BY	BV

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SHEET
OVERALL
CONCEPT PLAN

SHEET NUMBER

SK-1.0

NOT FOR REGULATORY APPROVAL,
BIDDING, OR CONSTRUCTION

CITY OF LANSING
6420 S. CEDAR STREET BROWNFIELD PLAN NO. 91
PROPOSED APPROVAL SCHEDULE – REVISED 06.24.26

DATE	BOARD/COMMITTEE	ACTION	ATTENDANCE BY APPLICANT
June 22, 2026 7:00PM	Lansing City Council	Received and referred to Committee on Development and Planning by council.	NO
July 20, 2026 4:00PM	Committee on Development and Planning	Committee approves Resolution to set Public Hearings.	YES (virtual)
July 27, 2026 7:00PM	Lansing City Council	Setting public hearing on August 10, 2026. <i>Public hearing notice requirement – 10 days.</i>	NO
August 10, 2026 7:00PM	Lansing City Council	Public hearing held at City Council. Referred to the Committee on Development and Planning for approval.	YES (in-person)
August 17, 2026 4:00PM	Committee on Development and Planning	Committee on Development and Planning recommends approval.	IF REQUESTED
August 24, 2026 7:00PM	Lansing City Council	Approves Brownfield Plan.	IF REQUESTED

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, August 10, 2026, at 7:00 p.m. in the Tony Benavides City of Lansing Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave. Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Brownfield Plan #91– 6420 S. Cedar Street Redevelopment pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for properties commonly referred to as 6420 S. Cedar Street located in the City of Lansing, but more particularly described as:

6420 S. Cedar Street (Tax Parcel No. 33-01-05-10-151-002):

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

Approval of this Brownfield Plan will enable the Lansing Brownfield Redevelopment Authority to capture incremental tax increases which result from the redevelopment of the property to pay for costs associated therewith. Further information regarding this issue, including maps, plats, and a description of the brownfield plan will be available for public inspection and may be obtained from Kris Klein, President & CEO, Lansing Economic Development Corporation, 401 S. Washington Sq, Suite. 101, Lansing, MI 48933, 517-599-1136.

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

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

Resolution #2026-###

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

RESOLUTION TO SET A PUBLIC HEARING FOR
BROWNFIELD PLAN #91
6420 S. CEDAR STREET REDEVELOPMENT

WHEREAS, the Lansing Brownfield Redevelopment Authority has prepared and forwarded an approved Brownfield Plan pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for properties commonly referred to as 6420 S. Cedar Street located in the City of Lansing; and

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

WHEREAS, the Brownfield Plan is available for public inspection at the Lansing Economic Development Corporation, 401 S. Washington Sq., Suite 101, Lansing, MI 48933, and that all aspects of the Brownfield Plan are open for discussion at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on August 10, 2026, at 7:00 p.m. on Brownfield Plan #91 – 6420 S. Cedar Street Redevelopment under the Brownfield Redevelopment Financing Act, for property more particularly described as:

6420 S. Cedar Street (Tax Parcel No. 33-01-05-10-151-002):

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

and that the City Clerk cause notice of such hearing to be published in a publication of general circulation, no less than 10 days or more than 40 days prior to the date of the public hearing, and that the City Clerk also cause the legislative body of each taxing unit levying ad valorem taxes on this property, to be notified of Brownfield Plan #91 – 6420 S. Cedar Street Redevelopment and the scheduled public hearing.

February 18, 2026

Application for Obsolete Property Rehabilitation Exemption Certificate

Public Act 146 of 2000, as amended

2231 W. Willow Street

2231 W. Willow Street, Lansing, Michigan

PART 2: APPLICATION DOCUMENTS

a. General Description of the facility (year built, original use, most recent use, number of stories, square feet)

The existing buildings were constructed in 1929 and utilized for furniture and textile manufacturing. By 1951, the property was occupied by Burton Dixie Corporation for felt product manufacturing. By 1972, the property was utilized as a metal heat treating facility. From 2008 until 2018, the property operated as a paper and packaging manufacturer. The Property buildings are currently unoccupied. The buildings are 20,703 square feet respectively. The buildings are approximately 97 years old, functionally obsolete, and located in the City of Lansing.

b. Description of the qualified facility's proposed use

A redevelopment of a two-story, functionally obsolete property totaling 20,703 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.

c. Description of the general nature and extent of the rehabilitation to be undertaken

This is a complete rehabilitation project that will include exterior and interior enhancements, site and safety upgrades, and operational investments.

d. Descriptive list of the fixed building equipment that will be a part of the qualified facility

The building interior will be demolished down to the structural components of the building while maintaining and/or reusing as many of the original architectural features as possible. New fixed building equipment will include air condition (HVAC), plumbing and plumbing fixtures, electrical, fire suppression, interior walls and flooring, building accessories, and improved interior and exterior appearance.

e. Time schedule for undertaking and completing the facility's rehabilitation

The rehabilitation project is anticipated to take 4 months to complete with a construction schedule currently planned for March 1, 2026, through July 1, 2026. No construction activities will be conducted prior to any approval of the PA 146 abatement.

f. Statement of the economic advantages expected from the exemption

Redevelopment of the property would provide numerous benefits to the City. While the specific facility would undergo considerable renovation, the entire area would benefit from the transformation of a functionally obsolete and deteriorating building into a thriving and fully utilized property. The project will also create approximately 30 full-time jobs.

In an effort to maximize the utility value of the vacant, dilapidated building, the applicant is committed to doing a complete rehabilitation of the building. In that context, the applicant will incur considerable renovation costs. The establishment of the PA 146 District, with its multi-year property tax deferment benefit, is vital to making the project economically viable.

g. Legal description of the facility

The legal description of the eligible property is provided below.

2231 W WILLOW:

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;

2231 Willow Street, Lansing, MI - AM Land Holdings - Maaco

Bid and Budget Summary - Final - Draft Use Only									
Owner	AM Land Holdings, LLC	Date	Estimator:						
Building SF:			Checked By:						
Location:	2231 Willow Street, Lansing, MI	Draft Use Only	Architect						
Description:	Existing Building Renovations								
Division	Description	Qty	Unit	\$/Unit	Sub Contractor	Total			Notes
1	Division 1 - General Requirements								
	General Requirements	\$	16,835.00						
	Temporary Toilets (Porta Jons)	4.00		\$110.00		\$	440.00		
	Health and Safety Requirements	4.00		\$975.00		\$	3,900.00		
	CM Insurance Requirements	1.00		\$3,145.00		\$	3,145.00		
	Rental Equipment - Crane/Lift/Dehumidifiers/Fans/Etc.	1.00		\$4,500.00		\$	4,500.00		
	Building Permit Fees (Plan Review by Owner/Architect)	1.00		\$3,000.00		\$	3,000.00		
	Utility Meters (Gas, Electric, Water)					\$	-		
	Legal and Accounting	1.00		\$1,850.00		\$	1,850.00		
	Division 1 Total					\$	16,835.00		
2	Division 2 - Demolition	\$	32,750.00						
	Selective Interior Demolition	1		\$21,500.00		\$	21,500.00		
	Exterior Façade Demolition					\$	-		
	Power Wash existing interior ceilings and walls	60		\$62.50		\$	3,750.00		
	Dumpsters - 20 and/or 30 c.y.	8		\$625.00		\$	5,000.00		
	Interior Sawcutting and Patch (50 sq/ft) for Plumbing - Office and Paint Area Only	1		\$2,500.00		\$	2,500.00		
	Division 2 Total					\$	32,750.00		
02A	Division 2A - Abatement								
	Abatement, Testing, and Reporting	\$	-			\$	-		
	Division 2A Total					\$	-		
3	Division 3 - Concrete	\$	-						
	Exterior Concrete (Sidewalk)					\$	-		
	Division 3 Total					\$	-		
4	Division 4 - Masonry	\$	10,500.00						
	Misc. Tuck pointing and repair of existing CMU Block + Brick at East Elevation Only	1		\$10,500.00		\$	10,500.00		
	Infill (1) New CMU door opening between Warehouse areas								
	Division 4 Total					\$	10,500.00		
5	Division 5 Metals and Steel	\$	8,971.00						
	Replace Floor Grate in Paint Area					\$	-		
	Surface Mount Bollards and Bollard Covers (26)	1		\$8,971.00		\$	8,971.00		
	Division 5 Total					\$	8,971.00		
6M	Division 6M - Rough Carpentry	\$	25,160.00						
	Steel Stud Framing, Blocking, and Bracing	1		\$18,410.00		\$	18,410.00		
	Rough Carpentry Material + Fasteners	1		\$6,750.00		\$	6,750.00		
	Replace Existing Subfloor and Joists in Office Area								
6F	Division 6F - Finish Carpentry and Millwork	\$	2,450.00						
	Millwork (Cabinets and Tops) - PLAM - Breakroom Material Only / No Lobby	1		\$2,450.00		\$	2,450.00		
	Labor To Install Breakroom Cabinets / P-Lam C-Top								
6A	Division 6A - General Trades	\$	7,250.00						
	General Trades Labor - Doors, Frames, Hardware, Trims, Cabs, Tops, Misc.	1		\$7,250.00		\$	7,250.00		
	Install Restroom Accessories					\$	-		
	Division 6 Total					\$	34,860.00		
7	Division 7 Exterior Finishes	\$	5,000.00						
	Remove, Patch, and Repair Existing Metal Siding, Flashings, and Trims	1		\$5,000.00		\$	5,000.00		
7.2	Division 7 Firestopping	\$	1,950.00						
	Sealants, Rock Wool, Hilti Fire Seals (MEP)	1		\$1,950.00		\$	1,950.00		
7.3	Division 7A Roofing	\$	2,500.00						
	Penetrations for new mechanical systems (vents and exhaust piping)	1		\$2,500.00		\$	2,500.00		
7.7	Division 7A Insulation	\$	2,477.00						
	Interior Sound Batt Insulation and Sealing	1		\$2,477.00		\$	2,477.00		
7.5	Division 7 Caulking	\$	2,200.00						
	Interior and Exterior Caulking - Related Areas Only	1		\$2,200.00		\$	2,200.00		
	Division 7 Total					\$	14,127.00		

2231 Willow Street, Lansing, MI - AM Land Holdings - Maaco

8	Division 8 - Openings						
8.1	Division 8 Doors, Frames & Hardware - Material Only	\$ 38,864.00					
	Interior Doors, Frames and Hardware Material Only FOB	1	\$13,200.00		\$ 13,200.00		
	Overhead High Speed 14' x 12' Door	1	\$25,664.00		\$ 25,664.00		
8.2	Division 8 Aluminum Storefront - Glass & Glazing	\$ 29,250.00					
	New Storefront Glass, Door, Frame, and Hardware	1	\$29,250.00		\$ 29,250.00		
	Interior Glass and Glazing - Fixed Windows + Doors				\$ -		
8.3	Division 8A Architectural Windows	\$ -					
	NA						
	Division 8 Total				\$ 68,114.00		
9	Division 9 - Finishes						
9	Division 9 Gypsum Board Assemblies and ACT	\$ 31,077.00					
	Drywall Hang and Finish - Labor and Material	1	\$28,711.00		\$ 28,711.00		
	FRP material and labor				\$ -		
	ACT Ceilings (2x2 tegular - white) - Restrooms	1	\$2,366.00		\$ 2,366.00		
09A	Division 9A Painting	\$ 37,415.00					
	Interior and Exterior Painting Package - Existing Ceiling, Walls, Doors, CMU	1	\$37,415.00		\$ 37,415.00		
9B	Division 9B Finish Flooring	\$ 19,212.50					
	LVT in Office + Break Areas + Restrooms w/ vinyl base	1	\$15,262.50		\$ 15,262.50		
	Ceramic Floor Tile and Tile Base in Restrooms	1	\$3,950.00		\$ 3,950.00		
	Clean and Seal existing concrete in Paint + Wash Areas (Garage)						
	Division 9 Total				\$ 87,704.50		
10	Specialties	\$ 1,850.00					
	Toilet Accessories / Fire Extinguishers / Stops / Interior Signage	1	\$1,850.00		\$ 1,850.00		
	Division 10 Total				\$ 1,850.00		
11	Division 11 - Appliances	\$ -					
	Division 11 Total				\$ -		
12	Division 12 - Furnishings	\$ -					
	Painting and Wash Bay Equipment Booths (Maaco)				\$ -		
	Division 12 Total				\$ -		
13	Division 13 - Special Construction	\$ -					
	NA						
	Division 13 Total				\$ -		
14	Division 14 - Conveying Equipment	\$ -					
	Division 14 Total				\$ -		
21	Division 21 Fire Suppression - Design/Build	\$ 16,950.00					
	Modify existing Fire Sprinkler System to accommodate new tenant/use	1	\$16,950.00		\$ 16,950.00		
	Design Documents and Permits						
	Division 21 Total				\$ 16,950.00		
22	Division 22 Plumbing - Design/Assist	\$ 51,500.00					
	Demo and Underground	1	\$51,500.00		\$ 51,500.00		
	(3) New Restrooms and Breakroom						
	Plumbing Fixtures, Vents, Drains, and Water Distribution						
	New 30-Gallon Hot Water Heater for Restrooms and Breakroom						
	Instant Hot Water Unit and Wash Connections in Paint Bay						
	Modify Existing Vapor Mitigation System						
	Wash Bay(s) and New Sand Oil Separator						
	Division 22 Total				\$ 51,500.00		
23	Division 23 - HVAC- Design/Assist	\$ 74,700.00					
	New Furnace, Coil, and AC to service Lobby, Offices and Break Area	1	\$37,000.00		\$ 37,000.00		
	Ductwork, stats, vents, exhaust fans and diffusers				\$ 8,000.00		
	Relocate existing ceiling mounted infrared heater/gas piping in Paint/Wash Areas	1	\$8,000.00		\$ -		
	Single Truck Paint Booth and MAU ducting and gas piping	1	\$24,700.00		\$ 24,700.00		
	Owner Air Compressor Installation, piping, and drop points - 20'-0" Lineal feet of line	1	\$5,000.00		\$ 5,000.00		
	CO2 Alarm System and Associated Venting						
	Division 23 Total				\$ 74,700.00		

2231 Willow Street, Lansing, MI - AM Land Holdings - Maaco

26	Division 26 - Electrical - Design/Assist	\$ 69,355.00					
	Power distribution, conduit, switching, plugs, and EM lighting	1	\$47,855.00		\$ 47,855.00		
	Power for (1) Truck Paint Booth and MAU						
	All Interior and Exterior Light fixtures	1	\$15,000.00		\$ 15,000.00		
	Fire Alarm - Final Drawings TBD	1	\$6,500.00		\$ 6,500.00		
	Division 26 Total				\$ 69,355.00		
31	Division 31 / 33 - Earthwork and Utilities	\$ -					
	Utilize all existing utility connections inside existing building footprint						
	Division 31 Total				\$ -		
32	Division 32 - Exterior Improvements	\$ 86,645.00					
	Mill in place, shape, and resurface a portion of the existing parking area	1	\$60,000.00		\$ 60,000.00		
	Install ADA signage and restripe accordingly						
	Remove (4) Existing Trees at NE corner of site	1	\$8,000.00		\$ 8,000.00		
	Grind Stumps and Remove all debris						
	Landscaping - Restoration of existing yard space, mulch, and plantings	1	\$3,500.00		\$ 3,500.00		
	Site Concrete						
	New exterior sidewalk (excavation, grade, control joint, finish) - 4" Concrete	1	\$15,145.00		\$ 15,145.00		
	Division 32 Total				\$ 86,645.00		
1	Division 1 General Requirements - Continued	\$ 64,725.00					
	General Requirements						
	Senior Project Oversight				\$		
	Site Superintendent	16	\$1,950.00		\$ 31,200.00		
	Project Manager	4	\$1,285.00		\$ 5,140.00		
	Mobilization and Project Set Up	1	\$3,500.00		\$ 3,500.00		
	Project Administrator	1	\$2,950.00		\$ 2,950.00		
	Project vehicles/travel/fuel	4	\$485.00		\$ 1,940.00		
	Project Job Trailer, Supplies, Storage	1	\$700.00		\$ 700.00		
	Project Signage and Markings	4	\$185.00		\$ 740.00		
	Mobile phones and data	1	\$3,755.00		\$ 3,755.00		
	Main Office Expense	1	\$650.00		\$ 650.00		
	Reproductions	80	\$65.00		\$ 5,200.00		
	General Labor	1	\$2,150.00		\$ 2,150.00		
	Final Cleaning including windows	1	\$1,800.00		\$ 1,800.00		
	Construction Consumables - Misc materials	1	\$5,000.00		\$ 5,000.00		
	Mechanical, Electrical, and Plumbing - Engineering (Seal)						
					\$64,725.00		
	Project Direct Cost				\$ 639,586.50		
	GC/CM Management Fee				\$ 63,958.70		
	Preliminary Project Cost				\$ 703,545.20		



Andy Schor, Mayor

CITY ASSESSING OFFICE

Jennifer Czeiszperger, MMAO

Assessor's Office

3rd Floor City Hall

124 West Michigan Avenue

Lansing, Michigan 48933

(517) 483-7624

FAX: (517) 483-4101

www.lansingmi.gov/City-Assessor

October 6, 2025

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
2231 W Willow St
33-01-01-08-301-004



The subject property was originally constructed in 1929. It is a one story masonry and steel frame building that was originally constructed as a single tenant industrial building. The building was constructed in two sections with a brick and block demising wall separating the two buildings.

During the inspection it was observed that the roof has a wood structure that has deferred maintenance which has resulted in roof leaks. It was also noted that obsolete furnaces are also located upon the roof that are contributing to the leaks and have compromised the roof structure.

The buildings have some limited radiant heat sources that are not sufficient to heat the entire building and will need to be reconfigured to properly function as a heat source. At this time, it was not known if these systems are currently operational.

There currently are no functioning restrooms located within the building. This must be corrected prior to occupancy. Correcting this may include cutting the floor to access water and sewer systems. Further, there were visible floor drains that are required to be permanently sealed for safety reasons. The wall structures had many areas that need tuck pointing as the exterior light was showing through the holes and seams.

After a phase one environmental survey, it was determined that the building suffers from contamination and remediation is required in order to occupy the space. Monitoring wells are present on the subject site due to these issues.

Based on all the repairs and replacements of mechanical systems, present hazardous environmental contamination and the immediate need for roof and wall repairs, a functional obsolescence is present due to the fact that the cost to cure exceeds the potential value of the property.



Jennifer Czeiszperger, MMAO
City Assessor's Office

Application for Obsolete Property Rehabilitation Exemption Certificate

Issued under authority of Public Act 146 of 2000, as amended.

This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) See State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility) AM Land Holdings, LLC									
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code) 25886 Hersheyvale Drive, Franklin, Michigan 48025									
Location of obsolete facility (Number and Street, City, State, ZIP Code) 2231 W. Willow Street, Lansing, Michigan 48917									
City, Township, Village (indicate which) City of Lansing		County Ingham							
Date of Commencement of Rehabilitation (mm/dd/yyyy) 06/01/2026	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 08/01/2026	School District where facility is located (include school code) Lansing Public Schools 330							
Estimated Cost of Rehabilitation 703545.20		Number of years exemption requested 12							
Attach legal description of obsolete property on separate sheet.									
Expected Project Outcomes (Check all that apply) <table><tr><td>☒ Increase commercial activity</td><td>☐ Retain employment</td><td>☒ Revitalize urban areas</td></tr><tr><td>☒ Create employment</td><td>☐ Prevent a loss of employment</td><td>☒ Increase number of residents in the community in which the facility is situated</td></tr></table> Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. 12				☒ Increase commercial activity	☐ Retain employment	☒ Revitalize urban areas	☒ Create employment	☐ Prevent a loss of employment	☒ Increase number of residents in the community in which the facility is situated
☒ Increase commercial activity	☐ Retain employment	☒ Revitalize urban areas							
☒ Create employment	☐ Prevent a loss of employment	☒ Increase number of residents in the community in which the facility is situated							
☒ Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.									

APPLICANT CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (No authorized agents) Joseph Brooks	Telephone Number 989-980-3579	Fax Number
Mailing Address 25886 Hersheyvale Drive, Franklin, Michigan 48025	E-mail Address brooksholdingsco@gmail.com	
Signature of Company Officer (no authorized agents) <u>Joseph Brooks</u> Joseph Brooks (Apr 28, 2026 12:29:06 EDT)	Title Organizer	

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on page 2. Part 3 is to be completed by the Assessor.

Signature	Date Application Received
-----------	---------------------------

FOR STATE TAX COMMISSION USE

Application Number	Date Received	LUCI Code
--------------------	---------------	-----------

LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

Action Date

☐ Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)

☐ Denied

Date District Established

LUCI Code

School Code

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

A statement that the local unit is a Qualified Local Governmental Unit.

A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.

A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.

A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.

A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.

A statement that the applicant is not delinquent in any taxes related to the facility.

If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.

A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.

A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.

A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.

A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.

A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.

A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.

PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC)

Building Taxable Value

Building State Equalized Value

\$

\$

Name of Government Unit

Date of Action Application

Date of Statement of Obsolescence

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act of 2000 may be in jeopardy.

Name of Clerk

Telephone Number

Clerk Mailing Address

Mailing Address

Telephone Number

Fax Number

E-mail Address

Clerk Signature

Date

For faster service, email completed application and attachments to PTE@michigan.gov. An additional submission option is to mail the completed application and attachments to Michigan Department of Treasury, State Tax Commission, PO Box 30471, Lansing, MI 48909. If you have any questions, call 517-335-7491.

OPRA Application (Unsigned Copy)

Final Audit Report

2026-04-28

Created:	2026-04-28
By:	Connor Zook (connor.zook@triterra.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAABuhkUGzXlsHdOLQ7caAGGhniEW6y3DO4

"OPRA Application (Unsigned Copy)" History

-  Document created by Connor Zook (connor.zook@triterra.us)
2026-04-28 - 4:23:18 PM GMT
-  Document emailed to Joseph Brooks (brooksholdingsco@gmail.com) for signature
2026-04-28 - 4:24:31 PM GMT
-  Email viewed by Joseph Brooks (brooksholdingsco@gmail.com)
2026-04-28 - 4:28:42 PM GMT
-  Document e-signed by Joseph Brooks (brooksholdingsco@gmail.com)
Signature Date: 2026-04-28 - 4:29:06 PM GMT - Time Source: server
-  Agreement completed.
2026-04-28 - 4:29:06 PM GMT



Andy Schor, Mayor

CITY ASSESSING OFFICE

Jennifer Czeiszperger, MMAO

Assessor's Office

3rd Floor City Hall

124 West Michigan Avenue

Lansing, Michigan 48933

(517) 483-7624

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www.lansingmi.gov/City-Assessor

October 6, 2025

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
2231 W Willow St
33-01-01-08-301-004



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Based on all the repairs and replacements of mechanical systems, present hazardous environmental contamination and the immediate need for roof and wall repairs, a functional obsolescence is present due to the fact that the cost to cure exceeds the potential value of the property.



Jennifer Czeiszperger, MMAO
City Assessor's Office

CITY OF LANSING
2231 Willow Street (OPRA CERTIFICATE)
APPROVAL SCHEDULE

DATE	BOARD/COMMITTEE	ACTION	ATTENDANCE BY APPLICANT
July 13, 2026 7:00PM	Lansing City Council	Received and referred to Committee on Development and Planning by council.	NO
July 20, 2026 4:00PM	Committee on Development and Planning	Committee approves Resolution to set Public Hearings.	YES
July 27, 2026 7:00PM	Lansing City Council	Setting of public hearing for August 10, 2026 <i>Public hearing notice requirement – 10 days</i>	NO
August 10, 2026 7:00PM	Lansing City Council	Public hearing held at City Council. Referred to the Committee on Development and Planning for approval.	YES
August 17, 2026 4:00PM	Committee on Development and Planning	Committee on Development and Planning recommends approval.	IF REQUESTED
August 24, 2026 7:00PM	Lansing City Council	Approves or denies	IF REQUESTED

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, August 10, 2026, at 7:00 p.m. in the Tony Benavides City of Lansing Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave. Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of an Obsolete Property Rehabilitation Certificate (the "Certificate"), pursuant to and in accordance with the provisions of the Obsolete Property Rehabilitation Act, Public Act 146 of 2000, for property located at 2231 West Willow Street located in the City of Lansing, but more particularly described as:

2231 West Willow (Tax Parcel No. 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;

Approval of this Certificate will provide the owner or potentially the developer of property an abatement of certain property taxes for the improvements to the property noted above. Further information regarding this issue may be obtained from Shay Manawar, Lansing Economic Development Corporation, 401 S. Washington Sq, Suite. 101, Lansing, MI 48933, 517-897-7208.

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

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

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolution to Set a Public Hearing Regarding the Granting of an Obsolete Property
Rehabilitation Act Certificate at 2231 West Willow, Lansing, Michigan

WHEREAS, AM Land Holdings, owner of the property located at 2231 West Willow Street in the City of Lansing, Michigan (the "Property") has applied to the City of Lansing for the City to approve the issuance of an Obsolete Property Rehabilitation Exemption Certificate (the "OPRA Certificate"), pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Property in question of the OPRA District located at 2231 West Willow Lansing, Michigan, is legally described as:

2231 West Willow (Tax Parcel No. 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; and

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

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, August 10, 2026, at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA Certificate under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.