

AGENDA

Committee on Development and Planning August 17, 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. July 20, 2026
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Obsolete Property Rehabilitation Act (OPRA) Certificate; 2231 W. Willow St., AM Land Holdings LLC
 - C. RESOLUTION - Brownfield Plan No. 91; 6420 S. Cedar Street Project, 6420 S. Cedar Street
 - D. RESOLUTION - Setting a Public Hearing on Obsolete Property Rehabilitation Act (OPRA) Certificate; 418 Baker St., Ron Holdings LLC
 - E. RESOLUTION - Setting a Public Hearing on Brownfield Plan #92; 416 N. Cedar Street Rehabilitation Project, 416 N. Cedar St.
 - F. RESOLUTION - Act-5-2026; Use of Right-of-Way and Use of Air Rights, 200 block S. Grand Ave., New Vision Lansing LLC for the Grand Tower Building
 - G. DISCUSSION - Budget Priorities for Fiscal Year 2027/2028
- 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, July 20, 2026 @ 4:00 p.m.
City Council Conference Room

CALL TO ORDER

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

PRESENT

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

OTHERS PRESENT

Sherrie Boak, Council Legislative Office Manager
Daniel DuChene, OCA
Kris Klein, LEDC
Katie Alexander
Jonah Stone
Tyson Pumphrey
Luke Thiel, Legislative Analyst
Dave Van Haaren, Tri Terra
Joseph Brooks, Brooks Holding
Allison McCurdy

MINUTES

MOTION BY COUNCILMEMBER CARTER TO APPROVE THE MINUTES FROM JUNE 15, 2026, AS PRESENTED. MOTION CARRIED 2-0.

PUBLIC COMMENT

No public comment at this time.

Discussion/Action

RESOLUTION – Re-Appointment; Katie Alexander; At Large Member Planning Commission; Term to expire June 30, 2030

Council Member Garza acknowledged her for her time on the Commission thus far, and asked if she had any updates.

Ms. Alexander stated nothing has changed, she has been on the Commission for 7-8 years, has a Masters in Urban Planning, and appreciated the opportunity to continue her work on the Commission. She spoke briefly on Safer Routes to School, with Michigan Department of

Transportation, and now works for MDHHS. That program was assistance across the state to implement infrastructure for safety.

Council Member Carter asked in her 7-8 years on the Commission does she see anything she sees changing any process moving forward with the Commission practices. Ms. Alexander stated there are times where there is a lot of public comment, but her request would be that, if staff gets a sense of a lot of public, they need to accommodate the large presence of individuals to give them to space to speak. The EDP Staff is very accommodating, and no issues with that.

Council Member Carter asked OCA, noted there was a lengthy discussion on appointments and expirations of 2029, and with these appointments it all says 2030. Mr. Duchane stated that these are being adopted before the ordinance so there should be no change at this time. Mr. Duchane would double check on that and let Council know before Monday night, if it can be changed to 2029.

MOTION BY COUNCIL MEMBER CARTER TO APPROVE THE RESOLUTION TO REAPPOINT KATIE ALEXANDER AS AT LARGE FOR PLANNING COMMISSION WITH A TERM TO EXPIRE ON JUNE 30, 2030. MOTION CARRIED 2-0.

RESOLUTION – Appointment; Jonah Stone; 1st Ward Member Arts and Culture Commission; Term to Expire June 30, 2030

Mr. Stone introduced himself, stating he filled out the application and after meeting with the Mayor, the Mayor made the recommendation. Part of his introduction he spoke on his time in Lansing while in school, after grad school, moving back to Lansing. He works in DNA unit with MSP, and in general he like to help with local non-profit, and his interest in this Commission was helping with pocket grants for the river trail. There is no conflict with his job and attending meetings

Council Member Garza asked Mr. Stone if he would be willing to attend the constituent meetings, and Mr. Stone confirmed he would like to do that, and he also was just appointed to Fenner Nature Center Board.

Council Member Carter acknowledged his interest in the pocket grants for the river trail.

MOTION BY COUNCIL MEMBER CARTER TO APPROVE THE RESOLUTION FOR APPOINTMENT OF JONAH STONE FOR 1ST WARD MEMBER FOR ARTS AND CULTURE COMMISSION TERM TO EXPIRE JUNE 30, 2030. MOTION CARRIE 2-0.

RESOLUTION – Appointment; Tyson Pumphrey; Business Representative Downtown Lansing Inc., Board; Term to Expire June 30, 2030

Mr. Pumphrey explained his interest in serving, living in Lansing since 2006, owner of a local business, recording artist, visual artis, and has been in existence since 2011 and been in downtown last 2 years. Was approached by the DLI Director to apply for the position. He believes there are more opportunities for the youth in the downtown area. Council Member Garza asked if he can attend the meetings, and Mr. Pumphrey stated that he is downtown at all the time with his business and has no issues to attend the meetings, and will also be willing to attend constituents meetings.

Council Member Carter acknowledged Mr. Pumphrey on his passion and encouraged him to continue to hold that passion on this Board.

MOTION BY COUNCIL MEMBER CARTER TO APPROVE TYSON PUMPHREY AS BUSINESS REPRESENTATIVE TO THE DOWNTOWN LANSING INC BOARD TERM TO EXPIRE JUNE 30, 2030. MOTION 2-0.

RESOLUTION – Setting a Public Hearing; Brownfield Plan #91; 6420 Cedar Street Project; 6320 S Cedar Street

Mr. Klein and Jeremy Forman participating virtually. Mr. Klein distributed a handout. Mr. Klein went through the handout.

Council Member Garza asked what “local only plan”, Mr. Klein explained the local, library millages, and State and schools are considered received by the State and then disbursed, so considered state taxes. If plan approved at local level and want State reimbursement they will go through with State as well. The State has their own guidelines on only going back a year for certain activities. In this case, due to timing, they are only seeking local only reimbursement.

Mr. Forman stated they are marketing the property currently, and looking at feed back on retail and restaurant users, but there has not been specific users. They are marketing to maximize the area for multiple tenants.

Tri Terra, author of the Brownfield, stated site has been cleared, there is blight, and it is pad ready. The buildings are gone and asbestos removed.

Council Member Carter spoke about a 2nd Ward neighborhood meeting about construction impact, and asked him to speak about that at the public hearing as well.

MOTION BY COUNCIL MEMBER CARTER TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING FOR THE BROWNFIELD PLAN #91 FOR AUGUST 10, 2026. MOTION CARRIED 2-0.

RESOLUTION – Setting a Public Hearing; Obsolete Property Rehabilitation Act (OPRS) Certificate; 2231 W Willow St. AM Land Holdings LLC

Council Member Garza asked if the applicants had anything to add since their presentation before the Commission on the OPRA District.

Mr. Klein distributed a presentation which included the impacts of the OPRA certificate.

It was confirmed nothing has changed in the fleet services they will be providing and public can walk on site.

MOTION BY COUNCIL MEMBER CARTER TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING FOR AUGUST 10TH FOR THE OPRA CERTIFICATE FOR 2231 W WILLOW STREET. MOTION CARRIED 2-0.

Other

Mr. Duchane spoke briefly on the earlier question on the three appointments and the term expiration of 2030, and stated that it depends on timing of the ordinance in effect will change the resolutions on the appointments. The appointments will be up for action on July 27th, the hearings on the new ordinances will happen on July 27th and the final action on the ordinances will be up for action August 10th.

Adjourn

Adjourned at 4:39 pm
Submitted by Sherrie Boak
Recording Secretary, Lansing City Council
Approved by the Committee on

DRAFT

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

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



Andy Schor, Mayor

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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

2231 W. Willow St.

OBSOLETE PROPERTY REHABILITATION ACT (OPRA)

CERTIFICATE REQUEST



Table of Contents

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



What is an OPRA?

- The Obsolete Property Rehabilitation Act (OPRA) provides property tax exemptions for rehabilitated commercial properties.
- To be eligible for OPRA exemption, properties must obtain a statement of obsolescence from the assessor and be located in an established Obsolete Property Rehabilitation District.
- Two-step process:
 - (1) Establish OPRA district
 - **(2) OPRA certificate**
- The State Tax Commission is responsible for final approval and issuance of OPRA Certificates.



Development Team

Joseph Brooks and Brent Schadenberg (AM Land Holdings, LLC)



Project Overview

- Complete renovation for two businesses (~\$700k investment)
 - Auto body/paint business
 - Specialized body repair shop



Source: Lansing Parcel Viewer



Lansing Economic
Development Corporation



Project Overview - Current Conditions

- The structure was deemed functionally obsolete by the City Assessor in October 2025.
 - Contamination requiring remediation
 - Replacement of mechanical systems
 - No bathrooms
 - Compromised roof structure

Certificate Request

- AM Land Holdings owns 2231 W. Willow
- This property is located in City of Lansing 2231 W. Willow OPRA District
- The owner has applied for **OPRA Certificate**
- The requested Certificates are for a period of **12 years** following project completion
- **Total tax abatement value estimate over 12 years: \$183,946**
 - City of Lansing Operating taxes abated: \$57,754
 - Remaining abated taxes are from other taxing jurisdictions
- **Total tax obligation (taxes paid) estimate over 12 years: \$352,886**
 - City of Lansing Operating taxes paid: \$72,612
 - Remaining tax obligation is to other taxing jurisdictions



Impact to City of Lansing Taxes

City of Lansing Taxing Impact Summary	Year1	Year 5	Year 12	Year 13 (No OPRA)
OPRA Abated Taxes - City Operations	\$4,012	\$4,573	\$5,668	\$0
OPRA Tax Obligation - City Operations	\$5,708	\$5,948	\$6,418	\$12,327

- Property currently generates about \$3,615 in city operating taxes.
- With OPRA Certificate, the land continues to be assessed at the regular ad valorem rate, but the building will have a special OPRA tax
- Projected \$12,327 in annual City Operating Tax once the OPRA certificate expires.
- Projected \$10,500 in annual City Income Tax from new jobs (20 jobs @ \$70k per year. Assumes 50% of employees pay 1% income tax).

THANK YOU

2231 W. Willow St.

OBSOLETE PROPERTY REHABILITATION ACT (OPRA)

CERTIFICATE REQUEST

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

Resolution to Approve an Obsolete Property Rehabilitation Act Certificate
2231 West Willow Street, Lansing, MI, 48917

WHEREAS, pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (PA 146 of 2000), *AM Land Holdings*, has filed an application for an Obsolete Property Rehabilitation Exemption Certificate (OPRA Certificate) with the Lansing City Clerk, for a proposed obsolete facility at 2231 West Willow Street Lansing, Michigan (Obsolete Property); and

WHEREAS, AM Land Holdings (the Applicant) owns the proposed Obsolete Property; and

WHEREAS, the proposed Obsolete Property is located within an Obsolete Property Rehabilitation District legally established by Resolution 2026-177, adopted June 22, 2026, after a public hearing was held on June 8, 2026, as provided by section 3 of PA 146 of 2000; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Lansing; and

WHEREAS, a public hearing was held on August 10, 2026, 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; and

WHEREAS, AM Land Holdings has been certified in writing by the City of Lansing Treasurer to be not delinquent in any taxes related to the facility; and

WHEREAS, the application is for 12 years and under no circumstances or criteria will an extension of the exemption be considered; and

WHEREAS, the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000; and

WHEREAS, the applicant AM Land Holdings has provided answers to all required questions under the application instructions to the City of Lansing; and

WHEREAS, the City of Lansing requires that rehabilitation of the facility shall be completed by [REDACTED]; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, 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 the City of Lansing eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, revitalize urban areas, create employment, retain employment, and increase the number of residents in the community in which the facility is situated; and

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby grants an Obsolete Property Rehabilitation Exemption for the real property, excluding land, located in an Obsolete Property Rehabilitation District at property located at 2231 West Willow Street Lansing, Michigan, legally described as:

2231 West Willow (Tax Parcel No. 33-01-01-8-301-004)

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;

BE IT FINALLY RESOLVED that the City Clerk shall cause the Application for Obsolete Property Rehabilitation Certificate to be completed, including the "Clerk Certification" and shall file the completed application, together with a certified copy of this resolution with the State Tax Commission.

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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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.

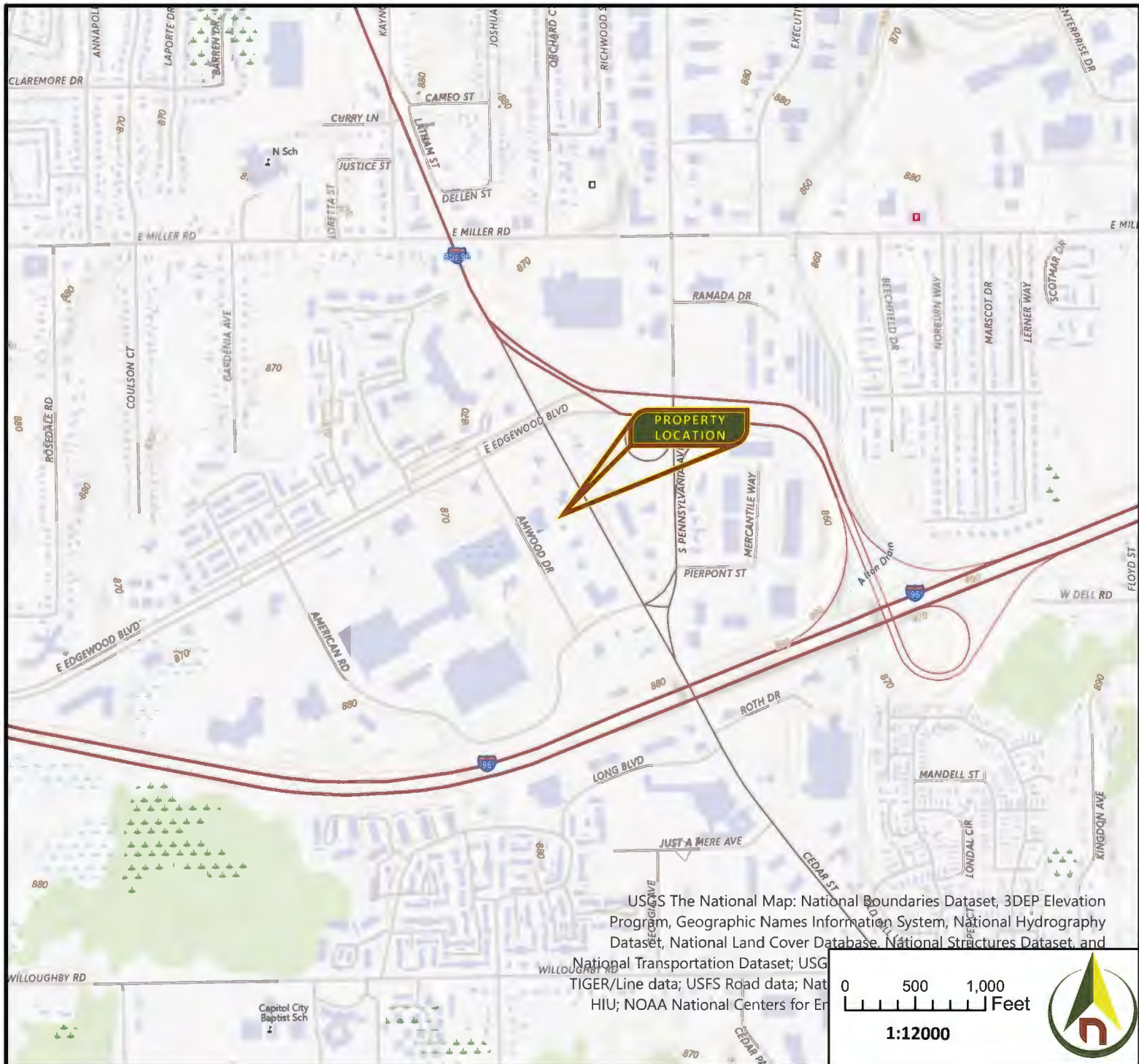
FIGURES

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

TRIO TERRA

ELIGIBLE PROPERTY BOUNDARY MAP

6420 S. CEDAR STREET
LANSING, MICHIGAN 48911

PROJECT NUMBER: 24-3906

DATE: 01/16/2026

DIAGRAM CREATED BY: CJZ

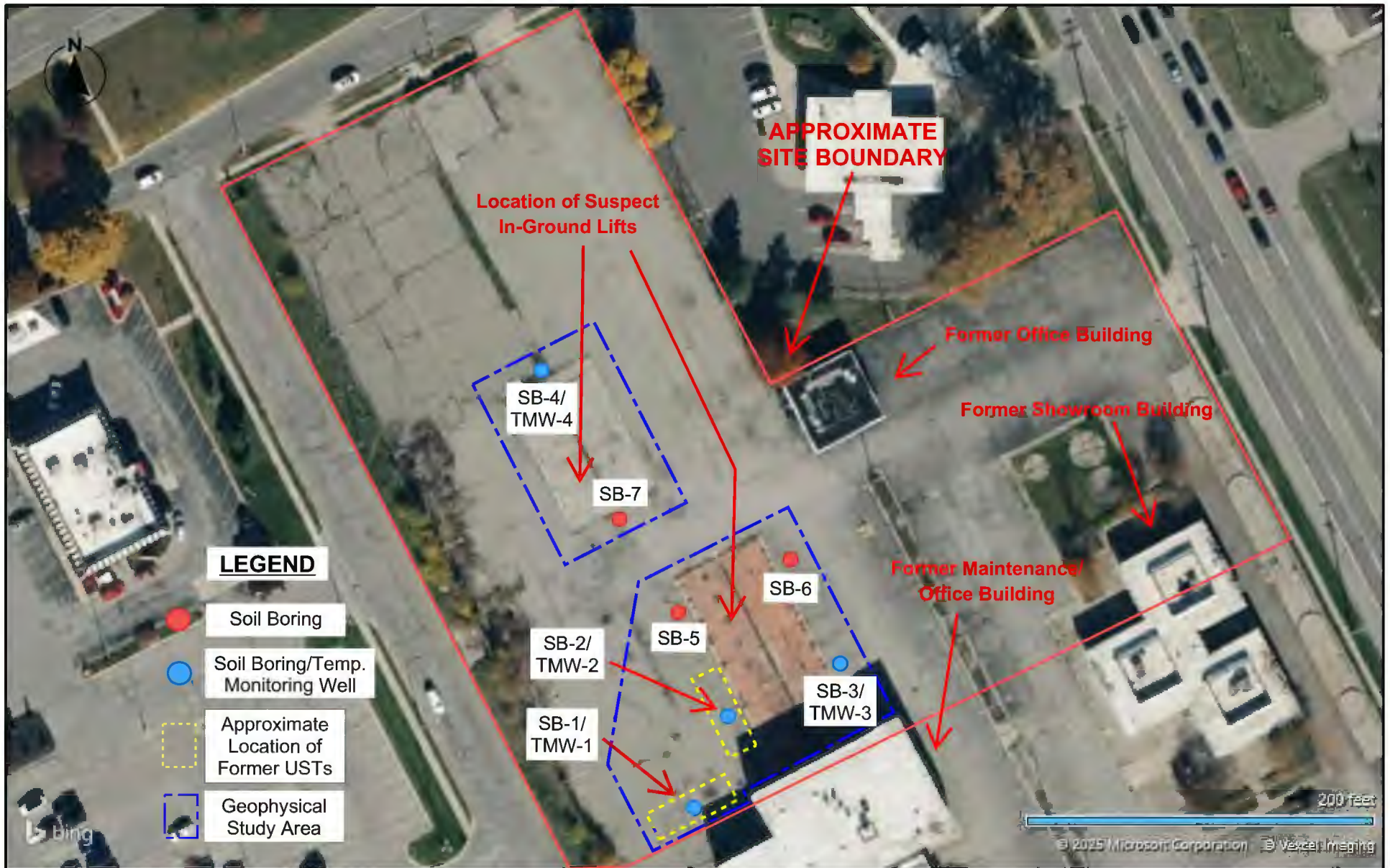


DIAGRAM IS FOR GENERAL LOCATION ONLY,
AND IS NOT INTENDED FOR CONSTRUCTION
PURPOSES

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	Local State	\$ 41,780	\$ 323,587	\$ 365,367
EGLE	3.5%	100.0%	\$ 41,780	
MSF	0.0%	0.0%	\$ -	
Local-Only	96.5%		\$ 1,135,831	

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

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	Not Available
Class	C
Stories Above Ground	2
Basement Wall Height	Not Available
Year Built	1970
Percent Complete	0%
Physical Percent Good	35%
Economic Percent Good	100%

Average Story Height	10 ft
Identical Units	Not Available
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	Not Available
Class	D
Stories Above Ground	1
Basement Wall Height	Not Available
Year Built	1970
Percent Complete	0%
Physical Percent Good	35%
Economic Percent Good	100%

Average Story Height	10 ft
Identical Units	Not Available
Year Remodeled	No Data to Display
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	Not Available
---------------	---------------

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



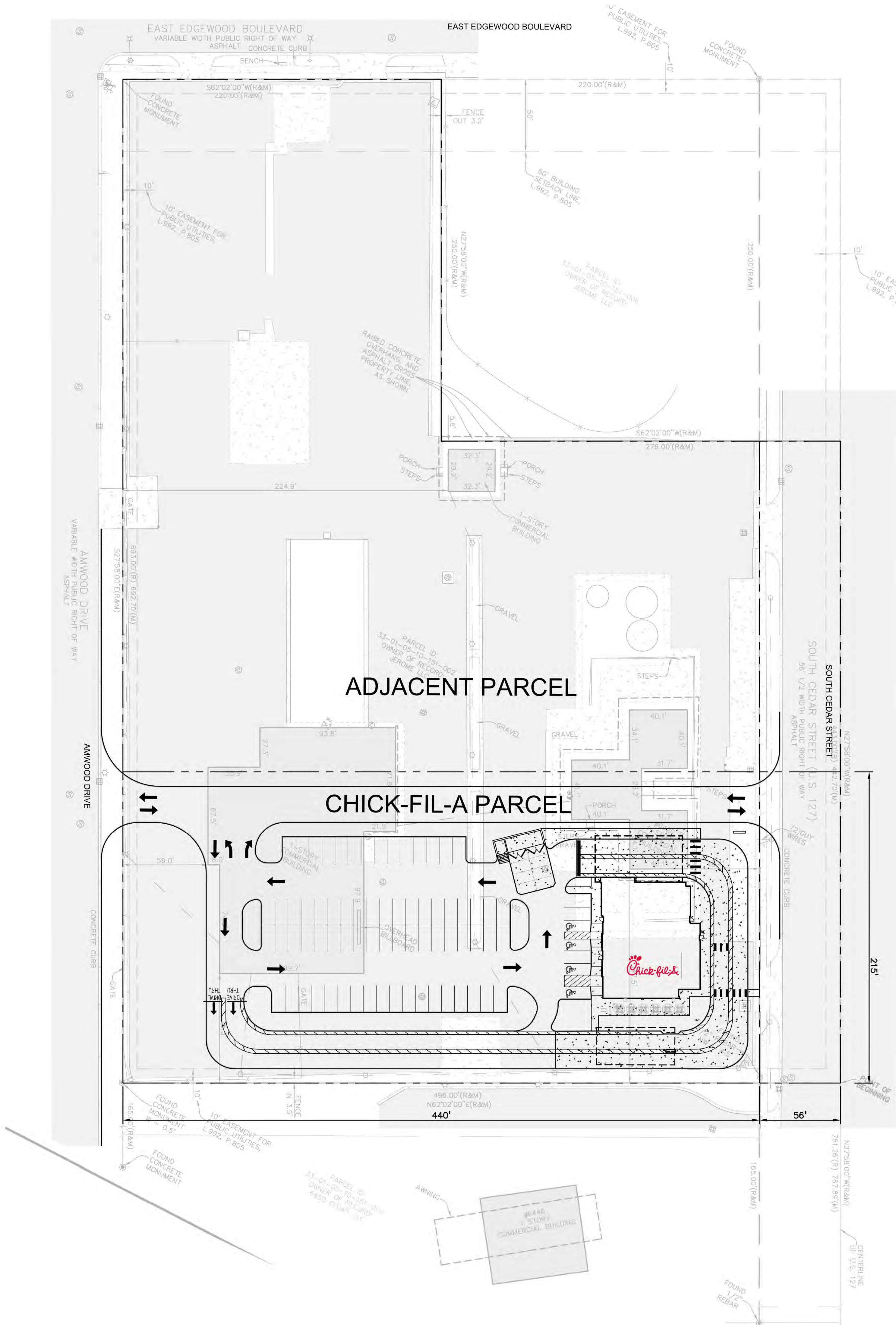
<https://ingham-equalization.rsgis.msu.edu/Print/Portrait?image=86856d87-00f1-49bc-ab1a-1b2969af5350&title=Ingham County Parcels 9/20/2024> 1-3

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Attachment B

Site Plans

S:\PROJECTS\2024\04-0008_LANSING\04-0008_LANSING_0530\0530 LEASE EXHIBIT.dwg PLOT DATE: 8/2/2024 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)	REQUIRED: 8'	PROPOSED: 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
5200 Buffington Road
Atlanta, Georgia 30349-2998



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

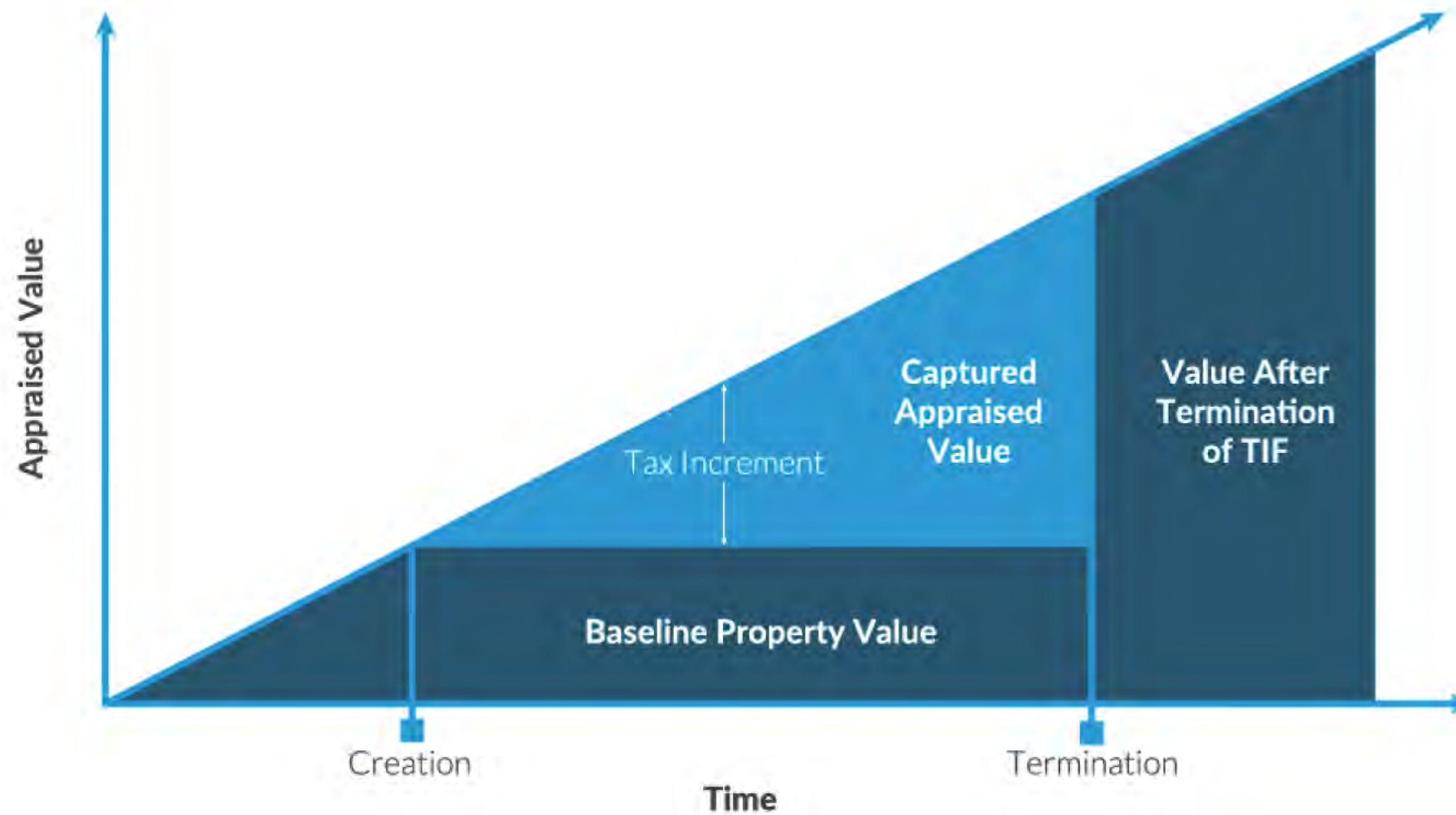
6420 S. Cedar Street Brownfield Plan #91

Brownfield Program Overview

- The Brownfield Redevelopment Financing Act, Act 381 of 1996, was created to incentivize the redevelopment of Brownfield sites. Property is considered a Brownfield site if it contaminated, blighted, functionally obsolete, tax reverted, or adjacent to a Brownfield site.
- The Brownfield Program utilizes tax increment financing (TIF) to finance Eligible Activities such as contamination remediation, vapor mitigation, public infrastructure improvements, etc.



Tax Increment Financing (TIF)



Brownfield Program Benefits

- Encourages the redevelopment of blighted and obsolete commercial properties into vibrant commercial, residential and mixed-use projects
- Over the long-run, increases tax revenue
- Reduces threats to public health through environmental contamination remediation
- Attracts additional people to the City of Lansing
- Increases adjacent property values
- Creates jobs



Development Team

- GTZ Properties
 - Mitch Goltz
 - Jeremy Forman



6420 S.Cedar - BF Plan #91

- Redevelopment of the former University Motor Mall site (5.74 acres)
 - Site readiness
 - Blight removal
- Total Project Investment (Phase I): \$1,981,168
- Estimated FTEs once entire parcel is redeveloped: ~80



6420 S.Cedar - BF Plan #91

Rendering



6420 S.Cedar - BF Plan #91

Eligible Activities

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.



6420 S.Cedar - BF Plan #91

Tax Capture

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



6420 S.Cedar - BF Plan #91

Brownfield Request

- Local-only brownfield plan - **15 years**
- New taxes to local units - **\$175,117**
 - Debt millages (not captured) - \$79,137
 - Pass-through (20%) - \$95,980
- Developer-Reimbursement of Eligible Activities (max) - **\$709,650**
- LBRF/Admin. (15%): **\$57,588**

THANK YOU

**6420 S. Cedar
Brownfield Plan #91**

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

Resolution #2026-###

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

**RESOLUTION APPROVING BROWNFIELD PLAN #91
6420 S. CEDAR STREET REDEVELOPMENT**

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #91 – 6420 S. Cedar Street Redevelopment (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on August 10, 2026, and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on August 10, 2026, reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$1.9M.
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on June 5, 2026 recommended approval of the Plan, for this Project; and

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly considered the Plan, finds it is in compliance with the provisions of the Act and further

finds:

- The Plan constitutes a public purpose under the Act;
- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable; and
- The proposed project is consistent with local development and redevelopment plans and zoning ordinances as has also been determined by the City of Lansing Department of Economic Development and Planning.

BE IT FURTHER RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #91 – 6420 S. Cedar Street Redevelopment.

July 23, 2026

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

Re: Obsolete Property Rehabilitation Act Certificate for 418-420 Baker Lansing, MI 48910

Dear Clerk Swope,

Per the Obsolete Property Rehabilitation Act (OPRA), Act 146 of 2000, the undersigned applicant Ron Holdings, LLC, owner of the property commonly known as 418-420 Baker Lansing, MI 48910 (the "Property"), legal description attached, hereby requests the granting of an OPRA Certificate by the City of Lansing on the Property. The Property is located within an Obsolete Property Rehabilitation Act District and has been inspected by the City of Lansing Assessor and determined to suffer from functional obsolescence (determination of obsolescence attached).

General Description of Obsolete Facility

The 2-story building 3626 SF was built in approximately 1911. The building was originally constructed as a mixed-use building and hosted a supermarket downstairs and apartments upstairs. Most recently the building was used as a mixed-use building with 2 commercial / retail stores and 2 residential apartments. The building currently is not livable as it has no gas and heat. Additionally, the building needs major renovation including plumbing, electric, HVAC, new roof, new flooring, structural repair, drywall, kitchens, and bathrooms

The building could be adapted for many uses; however, the poor condition in which it is in limits the financial feasibility for occupancy.

Proposed Use of the Rehabilitated Facility

The applicant intends to rehabilitate the facility has follows:

418-420 Baker will be redeveloped into a modern mixed-use building. One retail space will be leased to the applicant's affiliated company, Lansing Dream Homes. The second, west-side retail space will be converted into a live/work unit with two bedrooms, one bathroom,

and shared office space. The upper floor will be renovated and rebuilt as two residential units: an east unit with two bedrooms and two bathrooms, and a west unit with three bedrooms and two bathrooms. The exterior will receive a complete facelift, including modern signage, updated lighting, and colorful mixed-material siding.

Expected Economic Advantages

The applicant is committed to a full rehabilitation of 418-420 Baker St., transforming a currently uninhabitable, functionally obsolete building into a vibrant mixed-use property. The OPRA tax abatement is essential to making this project financially viable, given the scope of renovation required — including new plumbing, electrical, HVAC, roofing, structural repair, and complete interior rebuild.

Redevelopment will activate the vacant commercial storefront, leasing it to a real estate company that will bring active daytime business use back to the corridor, while a second retail space will be converted to live/work use, supporting small-business and entrepreneurial activity. The upper floors will add three renovated residential rental units, directly addressing the need for quality housing in the area.

Beyond the immediate site, this project will contribute to the broader revitalization of REO Town, a developing area of Lansing experiencing renewed investment and growth. The building's modernized exterior — updated signage, lighting, and facade materials — will enhance the visual character of the block and support continued momentum in the surrounding neighborhood. The multi-year property tax deferment provided by the OPRA district is a critical factor enabling this transformation, without which the substantial rehabilitation costs relative to current property value would not support redevelopment.

Detailed Description of Hard Costs

The OPRA tax abatement is a significant component of this project. The applicant has estimated the renovation costs of the project combined at approximately \$200,000. The renovation estimate are as follows:

Category	Total
Plans, Permit	\$6,500.00
Supplies: Site Prep, Demo, Cleaning	\$7,500.00
Supplies: Concrete, Asphalt and Masonry	\$5,000.00
Supplies: Framing, Decks and Fences	\$6,000.00
Supplies: Plumbing	\$8,000.00
Supplies: Electric	\$6,000.00
Supplies: HVAC	\$17,000.00

Supplies: Insulation	\$1,500.00
Supplies: Drywall	\$6,000.00
Supplies: Flooring	\$10,000.00
Supplies: Doors, Locks and Keys	\$2,500.00
Supplies: Windows, Glass and Screens	\$1,200.00
Supplies: Cabinetry, Shelving and Countertops	\$4,500.00
Supplies: Tile	\$3,000.00
Supplies: Trim, Millwork and Finish Carpentry	\$5,000.00
Supplies: Paint and Primer	\$3,000.00
Supplies: Interior Finishes	\$1,000.00
Supplies: Appliances	\$10,000.00
Supplies: Exterior	\$12,000.00
Supplies: Roofing	\$10,000.00
Supplies: Landscaping and Hardscaping	\$1,500.00
Supplies: Miscellaneous	\$20,000.00
Labor: General	\$5,000.00
Labor: Repair and Remodeling	\$22,750.00
Labor: Post Construction Cleanup	\$180.00
Labor: HVAC	\$15,000.00
Labor: Plumbing	\$18,000.00
Labor: Electric	\$22,000.00
Labor: Painting	\$17,000.00
Labor: Roofing	\$15,000.00
Labor: Concrete, Asphalt	\$4,000.00
Labor: Tile and stone	\$20,000.00
Overhead, Compliance and Quality Assurance	\$23,113.00
Total	\$309,243.00

An itemized list of renovations and fixed building equipment as part of the rehabilitated facility is attached.

Time Schedule for Rehabilitation

Commencement of construction is scheduled for June 21st 2026, with completion of the project expected by June 2027.

Property Taxable Value and Legal Description

The specifics of the property are as follows:

Property Address: 418-420 Baker St. Lansing, MI 48910

Owner's Name: Ron Holdings, LLC

Building Sq. Ft.: 3626SF

Tax ID Number: 81-4896407

Tax Value (Land): \$9,600

Tax Value (Building): \$50,827

SEV Total Value: \$92,100

Legal Description:

Land is located in the City of Lansing, County of Ingham, State of Michigan, and described as follows:

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

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

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

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

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

Sincerely,

Efrat Sadras Ron

Ron Holdings, LLC

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.

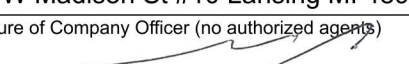
Applicant (Company) Name (applicant must be the OWNER of the facility) Ron Holdings, LLC									
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code) 517 W Madison St #10 Lansing MI 48906									
Location of obsolete facility (Number and Street, City, State, ZIP Code) 418-420 Baker St Lansing MI 48910									
City, Township, Village (indicate which) Lansing		County Ingham							
Date of Commencement of Rehabilitation (mm/dd/yyyy) 7/1/26	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 7/1/27	School District where facility is located (include school code) Lansing Public School Distr							
Estimated Cost of Rehabilitation \$309,243.00		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. 10				☒ 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) Efrat Sadras Ron	Telephone Number (773) 661-4787	Fax Number
Mailing Address 517 W Madison St #10 Lansing MI 48906	E-mail Address leasing@lansingdreamhomes.com	
Signature of Company Officer (no authorized agents) 	Title Co Owner	

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.



Andy Schor, Mayor

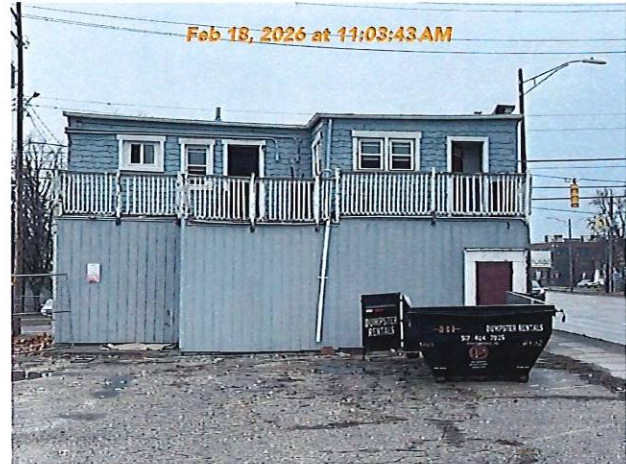
CITY ASSESSING OFFICE

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

February 10, 2024

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
418 Baker Street
33-01-01-21-429-051



February 10, 2026, an inspection was performed of 418 Baker St to document the existence of any functional obsolescence. This two-story mixed-use building containing 3,623 square feet, was originally constructed in 1911 with an addition in the back of the building in 1954, with a basement and slab as a foundation. The layout and design of the ground floor is currently set up for retail/office space. The second floor has space for two residential one-bedroom apartments.

Aside from the significant deferred maintenance, the current layout and design are outdated and inefficient. It has steep narrow staircases, uneven floors, with non-ADA compliant bathrooms and public access points. The structural components of the foundation contain rough sawn timber for the load bearing support posts, which are outdated and have exceeded its useful life causing vertical cracking in the walls. Additionally, the HVAC, electrical, and plumbing systems are incomplete and the remaining parts of those systems are obsolete and will not support modern use. Additionally, it was observed that possible lead and asbestos materials exist in the mechanicals, flooring and walls.

Based on all the needed repairs, replacements, and remodeling it is determined that there is functional obsolescence that has a cost to cure that would exceed the added potential value to the property.



Jennifer Czeiszperger, MMAO
City Assessor's Office

**CITY OF LANSING
418 BAKER STREET OPRA CERTIFICATE REQUEST
PROPOSED APPROVAL SCHEDULE**

DATE	BOARD/COMMITTEE	ACTION	ATTENDANCE BY APPLICANT
Aug 10, 2026 7:00PM	Lansing City Council	Received and referred to Committee on Development and Planning by council.	NO
Aug 17, 2026 4:00PM	Committee on Development and Planning	Committee approves Resolution to set Public Hearings.	YES
Aug 24, 2026 7:00PM	Lansing City Council	Council setting of public hearing on September 14, 2026 <i>Public hearing notice requirement – 10 days</i>	NO
Sep 14, 2026 7:00PM	Lansing City Council	Public hearing held at City Council. Referred to the Committee on Development and Planning for approval.	YES
Sep 21, 2026 4:00PM	Committee on Development and Planning	Committee on Development and Planning recommends approval.	IF REQUESTED
Sep 28, 2026 7:00PM	Lansing City Council	Approves Certificate Request.	IF REQUESTED

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, September 14, 2026, at 7:00 p.m. in the Tony Benavides City of Lansing Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave. Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, City Assessor, other interested persons and ad valorem taxing units to appear and be heard on the approval of an Obsolete Property Rehabilitation 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 418 Baker Street in the City of Lansing, Michigan, legally described as:

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

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

Approval of this Certificate will allow the owners of real property within the District to apply for an abatement of certain property taxes for the improvements to their property located within the District. Further information regarding this issue may be obtained from Kris Klein, President & CEO, Lansing Economic Development Corporation (LEDC), 401 S. Washington Sq. Suite 101, Lansing, MI 48933, (517) 599-1136.

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

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

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 Regarding the Granting of an Obsolete Property Rehabilitation Act Certificate at 418 Baker Street, Lansing, Michigan

WHEREAS, Ron Holdings, LLC, owner of the property located at 418 Baker 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 418 Baker Street, Lansing, Michigan, is legally described as:

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

LOTS 1 & 2 EXC N 53.06 FT OF W 41 FT; BLOCK 1 AMENDED PLAT OF HALL'S SOUTH SIDE ADD; 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, September 14, 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.

Lansing Brownfield Redevelopment Authority



Lansing Brownfield Redevelopment Authority 416 N. Cedar Street Rehabilitation Project

Brownfield Plan #92

416 N. Cedar

416 N. Cedar Street
Lansing, Michigan 48912

PREPARED BY:

Triterra
1375 S. Washington Avenue, Suite 100
Lansing, Michigan 48910
Contact Person: Dave Van Haaren
dave.vanhaaren@triterra.us
Phone: 517-853-2152

REVIEWED BY:

Lansing Brownfield Redevelopment Authority
401 S. Washington Avenue, Suite 101
Lansing, Michigan 48933
Contact Person: Kris Klein
kris@lansingcdc.com
Phone: 517-273-9877

June 25, 2026

Approved by the LBRA on July 10, 2026
Adopted by the Lansing City Council on _____, 2026

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FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Boundary Map

Figure 3: Soil Analytical Results

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

ATTACHMENTS

Attachment A: Parcel Records

Attachment B: Site Plans

Attachment C: Functional Obsolescence Determination

PROJECT SUMMARY

Project Name:	416 N. Cedar
Developer:	416 N. Cedar, LLC (the “Developer”) Mr. Pat Gillespie 330 Marshall St. Ste 100 Lansing, Michigan 48912
Property Location:	416 N Cedar Street, City of Lansing, Ingham County, Michigan 48912
Parcel Information:	Parcel 33-01-01-16-228-093
Type of Eligible Property:	“Facility” and “Functionally Obsolete”
Project Description:	A redevelopment of the subject property located at 416 N Cedar Street in the City of Lansing, Ingham County, Michigan. The project includes the rehabilitation of a two-story, functionally obsolete, commercial building. The newly renovated building will include a total of 1 commercial space. Brownfield eligible activities include EGLE pre-approved activities, asbestos and lead activities, demolition activities, infrastructure improvements, preparation and implementation of a Brownfield Plan and Act 381 Work Plan, a brownfield application fee, and up to 5% simple interest.
Total Capital Investment:	Total capital investment is estimated at \$3,853,489 of which \$871,088 is currently proposed for Brownfield Reimbursement to the Developer.
Estimated Job Creation/Retention:	This project anticipates expanding employment opportunities for Kelly Cawthorne and The Christman Company. Kelly Cawthorne employees will move from the Christman Building to the newly renovated building at 416 N. Cedar Street, retaining approximately 20 full-time jobs with an average annual salary of \$95,000 and creating an estimated 5 new full-time jobs with an average annual salary of \$75,000. The Christman Company will occupy the space in the Christman Building that Kelly Cawthorne has vacated. While not a party to this transaction, therefore no job-related data was provided, it can be assumed that this additional space

provides some level of job retention and creation within the Christman Company.

Duration of Plan: The duration of the Plan is projected to be 24 years in total and includes capture of Tax Increment Revenue (TIR) for reimbursement to the Developer for 23 years (first year of capture anticipated as 2027).

Total Captured Tax Increment Revenue: **\$977,736**

Distribution of New Taxes Paid	
Developer Reimbursement	\$871,088
<i>Sub-Total Reimbursement</i>	<i>\$871,088</i>
State Brownfield Revolving Fund	\$40,635
BRA Administrative Fees/LBRF	\$66,013
<i>Sub-Total BRF Deposits and Administrative Fees</i>	<i>\$106,649</i>
Grand Total	<i>\$977,736</i>

1.0 INTRODUCTION

The City of Lansing Brownfield Redevelopment Authority (the “Authority” or “BRA”), duly established by resolution of the City of Lansing (the “City”), 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.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The Project is a complete rehabilitation of the existing two-story, functionally obsolete, commercial building on the subject Property. The planned rehabilitation will transform a vacant commercial downtown building into a thriving space.

The newly rehabilitated building will include a total of one commercial space split between three floors.

The total anticipated investment into the project is estimated at \$3,853,384. The project will result in the rehabilitation of a commercial building in the City of Lansing. This project will dramatically improve the appearance of the Property.

The improvements to the Property will be permanent and significantly increase the taxable value of the Property. These improvements will also assist in increasing the property values of nearby properties.

The Project would not be possible without financial support through Brownfield tax increment financing (TIF).

This project anticipates expanding employment opportunities for Kelly Cawthorne and The Christman Company. Kelly Cawthorne employees will move from the Christman Building to the newly renovated building at 416 N. Cedar Street, retaining approximately 20 full-time jobs with an average annual salary of \$95,000 and creating an estimated 5 new full-time jobs with an average annual salary of \$75,000. The Christman Company will occupy the space in the Christman Building that Kelly Cawthorne has vacated. While not a party to this transaction, therefore no job-related data was provided, it can be assumed that this additional space provides some level of job retention and creation within the Christman Company.

1.2 Eligible Property Information

This Plan is presented to support the Developer in the renovation of a single parcel of land, located at 416 N Cedar Street in Lansing, Ingham County, Michigan (the “Property”). The location of the Property is depicted in Figure 1.

The Property consists of a single parcel of land totaling approximately 1.103 acres. The Property is fully defined in the following table and Section 2.8 of this Brownfield Plan.

Eligible Property		
Address	Tax ID	Basis of Eligibility
416 N Cedar Street	33-01-01-16-228-093	"Facility" and "Functionally Obsolete"

The Property is zoned Urban Flex (DT-2) and is located within the City of Lansing, Ingham County.

The Property is surrounded by active commercial properties. Property layout and boundaries are depicted in Figure 2. The legal description of the Property is included in Attachment A.

Based on historical research, the Subject Property appears to have been developed with eleven former residential dwellings from at least 1898 until 1891. The homes were razed between 1972 and 1981, and the subject property became vacant land by 1986. The current subject property building was constructed in 1988, utilized for commercial office operations, and was occupied by Telamon Corporation from 2012 to sometime in 2025. Currently, the Subject Property is vacant of occupants.

On March 19, 2025, the City of Lansing Assessors Office conducted a site visit of the Property. The inspection noted the following regarding the building located at 416 N. Cedar Street.

416 N Cedar Street: "Based on all of the repairs or replacements of mechanical systems, roof system, dock door and needed reconfiguration of the interior and bathrooms a functional obsolescence is present due to the fact that the cost to cure exceeds the potential value of the property."

1.2.1 Environmental

Environmental assessments and investigations (e.g., Phase I ESA and BEA) known to have been performed at the Property were conducted in 2025. Soil samples have been collected and analyzed for the following parameters: volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), Michigan 10 Metals (arsenic, barium, cadmium, total chromium, copper, lead, selenium, silver, zinc, and mercury). The soil boring sample locations and soil analytical results are depicted in figure 3.

The analytical results of the soil samples revealed concentrations of arsenic, mercury, and zinc exceeding the current Part 201 Residential Generic Cleanup Criteria (GCC).

1.2.2 Eligibility

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the subject Property has been determined to be a “facility” as defined in Section 2(r) of Act 381; and (b) has been determined to be “functionally obsolete” as defined in Section 2(u) of Act 381.

2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE

2.1 Description of Costs to Be Paid with Tax Increment Revenues

The Developer will be reimbursed with the new local and state taxes levied by the Project for the costs of eligible activities necessary to support redevelopment of the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381.

Brownfield eligible activities include EGLE pre-approved activities, asbestos and lead activities, demolition activities, infrastructure improvements, preparation and implementation of a Brownfield Plan and Act 381 Work Plan, a brownfield application fee, and up to 5% simple interest.

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local and state tax revenues generated by the Property and captured by the BRA, 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”).

2.2 Summary of Eligible Activities

The total cost of activities eligible for Developer reimbursement from TIR is projected to be \$871,088. The eligible activities are summarized in the table below.

Summary of Eligible Activities	
EGLE Eligible Activities	
Pre-Approved Activities	\$16,800
EGLE Eligible Activities Sub-Total	\$16,800
MSF Eligible Activities	
Asbestos and Lead Activities	\$71,784
Demolition Activities	\$242,365
Infrastructure Improvements	\$185,955
MSF Eligible Activities Sub-Total	\$500,103
Contingency (15%)	\$73,907
Brownfield Plan and Act 381 Work Plan Preparation	\$18,000
Brownfield Plan and Act 381 Work Plan Implementation	\$10,000
Brownfield Application Fee	\$5,000
Interest (up to 5% simple)	\$247,277
Total Eligible Cost for Reimbursement	\$871,088

A detailed breakdown of eligible activities is provided in Table 1, Brownfield Eligible Activities.

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Brownfield Plan that will qualify for reimbursement from tax increment revenues captured by the BRA shall be governed by the terms of a Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652).

The Reimbursement Agreement, this Brownfield Plan, and the MSF/MEDC Act 381 Work Plan will dictate the total cost of eligible activities subject to reimbursement. As long as the total cost limit described in this Brownfield Plan and the MSF/MEDC Act 381 Work Plan is not exceeded, line-item costs of Eligible Activities may be adjusted within MSF/MEDC Eligible Activities after the Brownfield Plan is approved.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

The costs of eligible activities included in, and authorized by, this Brownfield Plan will be reimbursed with incremental local and state tax revenues generated by the Property and captured by the BRA.

The 2026 taxable value of the Property is \$863,600. This is the initial taxable value for this Brownfield Plan. Prior to the Developer's purchase, the Property's taxable value was \$0. By purchasing the Property taxing jurisdictions have seen an immediate benefit from taxes generated by this property and will continue to do so through the life of the Brownfield Plan.

The projected taxable value is estimated at \$1,190,000 in 2027. The actual taxable value will be determined by the City Assessor after the development is completed.

It is estimated that the BRA will capture tax increment revenues from 2027 through 2049 to allow for reimburse the Developer for eligible activity costs and BRA capture to administer the Brownfield Plan.

The estimated taxable value and estimated tax increment revenue by year and in aggregate for this Project are presented in Table 2, Tax Increment Revenue Capture Estimates, and Table 3, Tax Increment Revenue Allocation Table.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all real and personal taxable improvements on the Property as determined by the local assessor and the actual millage rates levied by the

various taxing jurisdictions during each year of the plan. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and the millage rates set each year by the taxing jurisdictions.

2.4 Method of Financing Plan Costs and Description of Advances by the Municipality

The Developer is ultimately responsible for financing the costs of its specific eligible activities included in this Plan. The BRA will not advance any funds to finance the Developer eligible activities described in this Plan. All Plan financing commitments and activities and cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the BRA to fund such reimbursement. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Brownfield Plan.

2.5 Maximum Amount of Note or Bonded Indebtedness

Eligible activities are to be financed by the Developer. The BRA will not incur any note or bonded indebtedness to finance Brownfield eligible activities outlined in this Brownfield Plan.

2.6 Duration of Brownfield Plan

The duration of this Plan is projected to be 24 years total with 23 years of tax capture after the first year of tax capture anticipated as 2027. The duration of the Plan includes 23 years of Tax Increment Revenue (TIR) capture for reimbursement to the Developer.

In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsections (4) and (5) of Section 13 of Act 381 or 30 years, except as authorized by those subsections or other provisions of Act 381. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

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

Projected Impact on Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units	New Taxes Captured for Developer Reimbursement, SBRF, and BRA/LBRF	Total New Taxes
School Operating		\$236,332	\$236,332
State Education Tax		\$81,271	\$81,271
Airport Authority		\$9,468	\$9,468
CADL-Library		\$21,117	\$21,117
Lansing School Sink		\$40,060	\$40,060
CATA		\$40,493	\$40,493
Lansing Community College		\$50,944	\$50,944
Ingham Intermed		\$66,883	\$66,883
Ingham County		\$76,007	\$76,007
Ingham County Sum		\$91,845	\$91,845
Lansing Operating		\$263,317	\$263,317
Lansing School Debt	\$55,535		\$55,535
Public Safety	\$47,408		\$47,408
Storm Drain	\$3,522		\$3,522
Total	\$106,464 (9.8%)	\$977,736 (90.2%)	\$1,084,201 (100%)

Impact to specific taxing jurisdictions is further presented in Table 2, Tax Increment Revenue Capture Estimates, and a schedule of tax increment revenue is presented in Table 3, Tax Increment Revenue Reimbursement Allocation Table. Please note, the above table represents new taxes generated post development. As noted in Section 2.3 of this Brownfield Plan, the taxing jurisdictions will receive approximately \$67,000 in new taxes as of 2026, as the property returns to the tax roll.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property

A parcel information card containing the legal description of the Property is provided in Attachment A. The general Property location and boundaries are shown in Figures 1 and 2.

The subject 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.

Eligible Property		
Address	Tax ID	Legal Description
416 N Cedar Street	33-01-01-16-228-093	LOTS 10 THRU 15 INCL & E 110.37 FT LOT 16 ASSESSORS PLAT NO 33

The general Property location and characteristics are described in Section 3.0 and depicted on Figures 1 and 2.

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the subject Property has been determined to be a “facility” as defined in Section 2(r) of Act 381; and (b) has been determined to be “functionally obsolete” as defined in Section 2(u) of Act 381.

The subject 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.

2.9 Estimates of Residents and Displacement of Individuals/Families

No occupied residences are involved in the redevelopment, no persons reside at the Property, and no families or individuals will be displaced as a result of this development.

2.10 Plan for Relocation of Displaced Persons

No persons will be displaced as a result of this development. Therefore, a plan for relocation of displaced persons is not applicable and is not needed for this Brownfield Plan.

2.11 Provisions for Relocation Costs

No persons will be displaced as result of this development, and no relocation costs will be incurred. Therefore, provision for relocation costs is not applicable and is not needed for this Brownfield Plan.

2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

No persons will be displaced as result of this development. Therefore, no relocation assistance strategy is needed for this Brownfield Plan.

2.13 Other Materials that the Authority or Governing Body Considers Pertinent

The Authority, with the concurrence of the Lansing City Council, as the governing body, in accordance with the Act, may amend this Brownfield Plan in the future in order to fund additional eligible activities associated with the Project or subject property described herein.

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Boundary Map

Figure 3: Soil Analytical Results



TRI TERRA

FIGURE 1 SUBJECT PROPERTY LOCATION

416 N. CEDAR STREET,
LANSING, MICHIGAN 48912

INGHAM COUNTY
T04N, R02W, SECTION 16

PROJECT NUMBER 25-4069



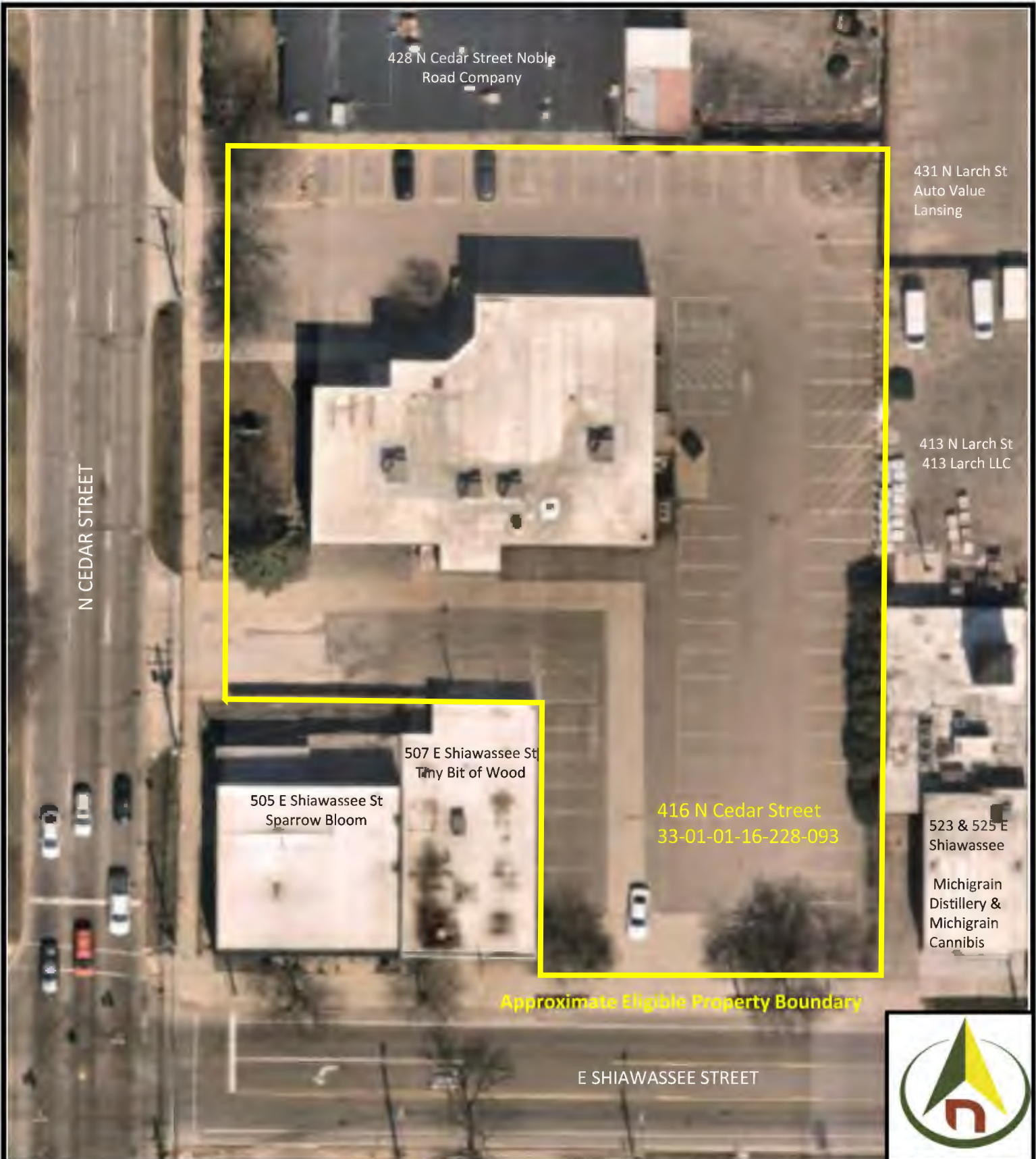
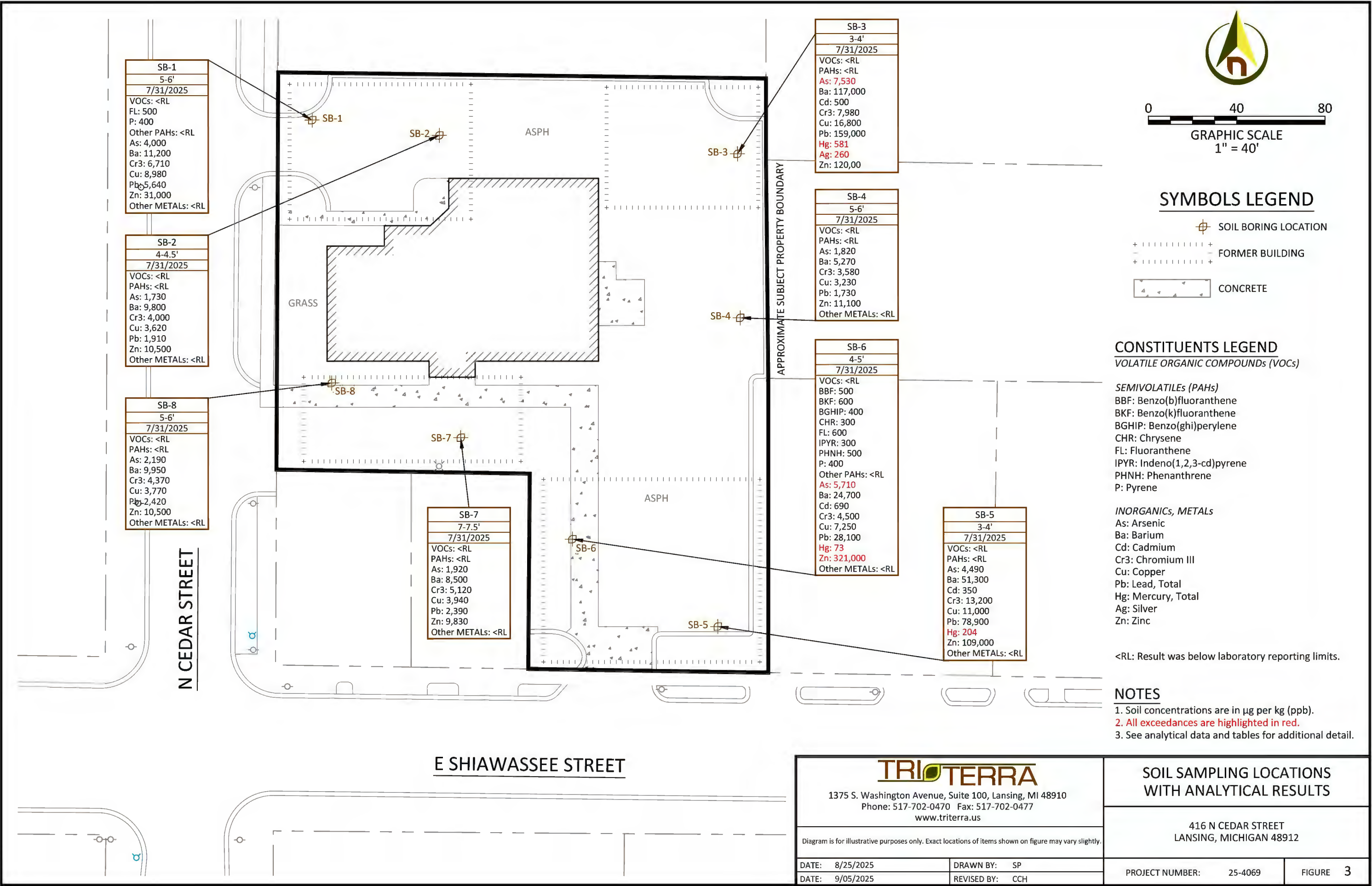


	FIGURE 2	416 N CEDAR STREET LANSING, MICHIGAN 48912
	ELIGIBLE PROPERTY BOUNDARY MAP	
PROJECT NUMBER: 25-4069	DATE: 01/26/2026	DIAGRAM CREATED BY: ARM



TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 1
Brownfield Eligible Activities
416 N. 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	\$ 2,600	\$ 2,600	\$ 2,600		
Phase II Site Investigations	1	LS	\$ 8,500	\$ 8,500	\$ 8,500		
Baseline Environmental Assessments	1	LS	\$ 3,200	\$ 3,200	\$ 3,200		
Due Care Planning to meet Compliance with Section 2017a	1	LS	\$ 2,500	\$ 2,500	\$ 2,500		
EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 16,800	\$ 16,800	\$ -	\$ -
MSF ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
Asbestos - Survey/Assessment	1	LS	\$ 7,387	\$ 7,387		\$ 7,387	
Asbestos - Abatement	1	LS	\$ 49,440	\$ 49,440		\$ 49,440	
Asbestos - Air Monitoring	1	LS	\$ 11,890	\$ 11,890		\$ 11,890	
Abestos Abatement - Soft Costs	1	LS	\$ 3,067	\$ 3,067		\$ 3,067	
Subtotal Asbestos and Lead Activities				\$ 71,784	\$ -	\$ 71,784	\$ -
Demolition							
Demolition - Building	1	LS	\$ 232,000	\$ 232,000		\$ 232,000	
Demolition - Soft Costs	1	LS	\$ 10,365	\$ 10,365		\$ 10,365	
Subtotal Demolition Activities				\$ 242,365	\$ -	\$ 242,365	\$ -
Infrastructure Improvements							
Lighting in Right of Way	1	LS	\$ 15,000	\$ 15,000		\$ 15,000	
Landscaping in Right of Way	1	LS	\$ 37,100	\$ 37,100		\$ 37,100	
Wayfinding Structure in Right of Way	1	LS	\$ 65,000	\$ 65,000		\$ 65,000	
Utilities in Right of Way	1	LS	\$ 60,000	\$ 60,000		\$ 60,000	
Infrastructure Improvements - Soft Costs	1	LS	\$ 8,855	\$ 8,855		\$ 8,855	
Subtotal Infrastructure Improvement Activities				\$ 185,955	\$ -	\$ 185,955	\$ -
MSF ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 500,103	\$ -	\$ 500,103	\$ -
EGLE and MSF ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 516,903	\$ 16,800	\$ 500,103	\$ -
Contingency (15%)				\$ 73,907	\$ -	\$ 73,907	
Brownfield Plan and Act 381 Work Plan Preparation	1	LS	\$ 18,000	\$ 18,000	\$ 585	\$ 17,415	
Brownfield Plan and Act 381 Work Plan Implementation	1	LS	\$ 10,000	\$ 10,000	\$ 325	\$ 9,675	
Brownfield Plan Application Fee	1	LS	\$ 5,000	\$ 5,000			\$ 5,000
Interest (5%, simple)				\$ 247,277	\$ 9,069	\$ 238,208	
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				\$ 871,088	\$ 26,779	\$ 839,308	\$ 5,000
State Brownfield Revolving Fund				\$ 40,635			
BRA Administrative Fees and/or LBRF				\$ 66,013			
GRAND TOTAL				\$ 977,736			
					3.07%	96.35%	0.57%

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
416 N. Cedar Street
Lansing, MI

Estimated Taxable Value (TV) Increase Rate:		2% per year													
Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039		
Plan Year	2	3	4	5	6	7	8	9	10	11	12	13	14		
Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13		
Base Taxable Value (TV) of Land	\$ 213,600	\$ 213,600	\$ 213,600	\$ 213,600	\$ 213,600	\$ 213,600	\$ 213,600	\$ 213,600	\$ 213,600	\$ 213,600	\$ 213,600	\$ 213,600	\$ 213,600		
Base Taxable Value (TV) of Building	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000		
Estimated New TV for Land	\$ 215,736	\$ 220,051	\$ 224,452	\$ 228,941	\$ 233,520	\$ 238,190	\$ 242,954	\$ 247,813	\$ 252,769	\$ 257,824	\$ 262,981	\$ 268,241	\$ 273,605		
Estimated New TV for Building	\$ 974,264	\$ 993,749	\$ 1,013,624	\$ 1,033,897	\$ 1,054,575	\$ 1,075,666	\$ 1,097,180	\$ 1,119,123	\$ 1,141,506	\$ 1,164,336	\$ 1,187,622	\$ 1,211,375	\$ 1,235,602		
Incremental Difference for Land (New TV - Base TV)	\$ 2,136	\$ 6,451	\$ 10,852	\$ 15,341	\$ 19,920	\$ 24,590	\$ 29,354	\$ 34,213	\$ 39,169	\$ 44,224	\$ 49,381	\$ 54,641	\$ 60,005		
Incremental Difference for Building (New TV - Base TV)	\$ 324,264	\$ 343,749	\$ 363,624	\$ 383,897	\$ 404,575	\$ 425,666	\$ 447,180	\$ 469,123	\$ 491,506	\$ 514,336	\$ 537,622	\$ 561,375	\$ 585,602		
Total Incremental Difference	\$ 326,400	\$ 350,200	\$ 374,476	\$ 399,238	\$ 424,494	\$ 450,256	\$ 476,533	\$ 503,336	\$ 530,675	\$ 558,560	\$ 587,003	\$ 616,015	\$ 645,608		

School Capture		Millage Rate																										
Lansing School Operating	17.4478		\$	5,695	\$	6,110	\$	6,534	\$	6,966	\$	7,406	\$	7,856	\$	8,314	\$	8,782	\$	9,259	\$	9,746	\$	10,242	\$	10,748	\$	11,264
State Education Tax (SET)	6.0000		\$	1,958	\$	2,101	\$	2,247	\$	2,395	\$	2,547	\$	2,702	\$	2,859	\$	3,020	\$	3,184	\$	3,351	\$	3,522	\$	3,696	\$	3,874
School Total:	23.4478	32.48%	\$	7,653	\$	8,211	\$	8,781	\$	9,361	\$	9,953	\$	10,558	\$	11,174	\$	11,802	\$	12,443	\$	13,097	\$	13,764	\$	14,444	\$	15,138

Local Capture		Millage Rate																										
Airport Authority	0.6990	\$	228	\$	245	\$	262	\$	279	\$	297	\$	315	\$	333	\$	352	\$	371	\$	390	\$	410	\$	431	\$	451	
CADL-Library	1.5590	\$	509	\$	546	\$	584	\$	622	\$	662	\$	702	\$	743	\$	785	\$	827	\$	871	\$	915	\$	960	\$	1,007	
Lansing School Sink	2.9575	\$	965	\$	1,036	\$	1,108	\$	1,181	\$	1,255	\$	1,332	\$	1,409	\$	1,489	\$	1,569	\$	1,652	\$	1,736	\$	1,822	\$	1,909	
CATA	2.9895	\$	976	\$	1,047	\$	1,119	\$	1,194	\$	1,269	\$	1,346	\$	1,425	\$	1,505	\$	1,586	\$	1,670	\$	1,755	\$	1,842	\$	1,930	
Lansing Community College	3.7611	\$	1,228	\$	1,317	\$	1,408	\$	1,502	\$	1,597	\$	1,693	\$	1,792	\$	1,893	\$	1,996	\$	2,101	\$	2,208	\$	2,317	\$	2,428	
Ingham Intermed	4.9378	\$	1,612	\$	1,729	\$	1,849	\$	1,971	\$	2,096	\$	2,223	\$	2,353	\$	2,485	\$	2,620	\$	2,758	\$	2,899	\$	3,042	\$	3,188	
Ingham County	5.6114	\$	1,832	\$	1,965	\$	2,101	\$	2,240	\$	2,382	\$	2,527	\$	2,674	\$	2,824	\$	2,978	\$	3,134	\$	3,294	\$	3,457	\$	3,623	
Ingham County Sum	6.7807	\$	2,213	\$	2,375	\$	2,539	\$	2,707	\$	2,878	\$	3,053	\$	3,231	\$	3,413	\$	3,598	\$	3,787	\$	3,980	\$	4,177	\$	4,378	
Lansing Operating	19.4400	\$	6,345	\$	6,808	\$	7,280	\$	7,761	\$	8,252	\$	8,753	\$	9,264	\$	9,785	\$	10,316	\$	10,858	\$	11,411	\$	11,975	\$	12,551	
Local Total:	48.7360	67.52%	\$	15,907	\$	17,067	\$	18,250	\$	19,457	\$	20,688	\$	21,944	\$	23,224	\$	24,531	\$	25,863	\$	27,222	\$	28,608	\$	30,022	\$	31,464
Total Capturable Taxes:	72.1838	100.00%	\$	23,561	\$	25,279	\$	27,031	\$	28,818	\$	30,642	\$	32,501	\$	34,398	\$	36,333	\$	38,306	\$	40,319	\$	42,372	\$	44,466	\$	46,602

Non-Capturable Millages		Millage Rate																											
Lansing School Debt	4.1000	\$	1,338	\$	1,436	\$	1,535	\$	1,637	\$	1,740	\$	1,846	\$	1,954	\$	2,064	\$	2,176	\$	2,290	\$	2,407	\$	2,526	\$	2,647		
Public Safety	3.5000	\$	1,142	\$	1,226	\$	1,311	\$	1,397	\$	1,486	\$	1,576	\$	1,668	\$	1,762	\$	1,857	\$	1,955	\$	2,055	\$	2,156	\$	2,260		
Storm Drain	0.2600	\$	85	\$	91	\$	97	\$	104	\$	110	\$	117	\$	124	\$	131	\$	138	\$	145	\$	153	\$	160	\$	168		
Total Non-Capturable Taxes:		\$	7.8600	\$	2,566	\$	2,753	\$	2,943	\$	3,138	\$	3,337	\$	3,539	\$	3,746	\$	3,956	\$	4,171	\$	4,390	\$	4,614	\$	4,842	\$	5,074

Table 2
Tax Increment Revenue Capture Estimates
416 N. Cedar Street
Lansing, MI

Estimated Taxable Value (TV) Increase Rate:		2%										
	Calendar Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	
	Plan Year	15	16	17	18	19	20	21	22	23	24	
	Capture Year	14	15	16	17	18	19	20	21	22	23	
Base Taxable Value (TV) of Land		\$ 213,600	\$ 213,600	\$ 213,600	\$ 213,600	\$ 213,600	\$ 213,600	\$ 213,600	\$ 213,600	\$ 213,600	\$ 213,600	
Base Taxable Value (TV) of Building		\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	
Estimated New TV for Land		\$ 279,078	\$ 284,659	\$ 290,352	\$ 296,159	\$ 302,082	\$ 308,124	\$ 314,287	\$ 320,572	\$ 326,984	\$ 333,523	
Estimated New TV for Building		\$ 1,260,314	\$ 1,285,521	\$ 1,311,231	\$ 1,337,456	\$ 1,364,205	\$ 1,391,489	\$ 1,419,319	\$ 1,447,705	\$ 1,476,659	\$ 1,506,192	
Incremental Difference for Land (New TV - Base TV)		\$ 65,478	\$ 71,059	\$ 76,752	\$ 82,559	\$ 88,482	\$ 94,524	\$ 100,687	\$ 106,972	\$ 113,384	\$ 119,923	
Incremental Difference for Building (New TV - Base TV)		\$ 610,314	\$ 635,521	\$ 661,231	\$ 687,456	\$ 714,205	\$ 741,489	\$ 769,319	\$ 797,705	\$ 826,659	\$ 856,192	
Total Incremental Difference		\$ 675,792	\$ 706,580	\$ 737,983	\$ 770,015	\$ 802,687	\$ 836,013	\$ 870,005	\$ 904,677	\$ 940,043	\$ 58,501	

School Capture		Millage Rate																				
Lansing School Operating	17.4478	\$	11,791	\$	12,328	\$	12,876	\$	13,435	\$	14,005	\$	14,587	\$	15,180	\$	15,785	\$	16,402	\$	1,021	
State Education Tax (SET)	6.0000	\$	4,055	\$	4,239	\$	4,428	\$	4,620	\$	4,816	\$	5,016	\$	5,220	\$	5,428	\$	5,640	\$	351	
School Total:	23.4478	32.48%	\$	15,846	\$	16,568	\$	17,304	\$	18,055	\$	18,821	\$	19,603	\$	20,400	\$	21,213	\$	22,042	\$	1,372

Total New Taxes	Pass-Through	Captured
\$ 236,332	\$ -	\$ 236,332
\$ 81,271	\$ -	\$ 81,271
\$ 317,603	\$ -	\$ 317,603

Local Capture		Millage Rate																				
Airport Authority	0.6990		\$	472	\$	494	\$	516	\$	538	\$	561	\$	584	\$	608	\$	632	\$	657	\$	41
CADL-Library	1.5590		\$	1,054	\$	1,102	\$	1,151	\$	1,200	\$	1,251	\$	1,303	\$	1,356	\$	1,410	\$	1,466	\$	91
Lansing School Sink	2.9575		\$	1,999	\$	2,090	\$	2,183	\$	2,277	\$	2,374	\$	2,473	\$	2,573	\$	2,676	\$	2,780	\$	173
CATA	2.9895		\$	2,020	\$	2,112	\$	2,206	\$	2,302	\$	2,400	\$	2,499	\$	2,601	\$	2,705	\$	2,810	\$	175
Lansing Community College	3.7611		\$	2,542	\$	2,658	\$	2,776	\$	2,896	\$	3,019	\$	3,144	\$	3,272	\$	3,403	\$	3,536	\$	220
Ingham Intermed	4.9378		\$	3,337	\$	3,489	\$	3,644	\$	3,802	\$	3,964	\$	4,128	\$	4,296	\$	4,467	\$	4,642	\$	289
Ingham County	5.6114		\$	3,792	\$	3,965	\$	4,141	\$	4,321	\$	4,504	\$	4,691	\$	4,882	\$	5,077	\$	5,275	\$	328
Ingham County Sum	6.7807		\$	4,582	\$	4,791	\$	5,004	\$	5,221	\$	5,443	\$	5,669	\$	5,899	\$	6,134	\$	6,374	\$	397
Lansing Operating	19.4400		\$	13,137	\$	13,736	\$	14,346	\$	14,969	\$	15,604	\$	16,252	\$	16,913	\$	17,587	\$	18,274	\$	1,137
	48.7360	67.52%	\$	32,935	\$	34,436	\$	35,966	\$	37,527	\$	39,120	\$	40,744	\$	42,401	\$	44,090	\$	45,814	\$	2,851
Total Capturable Taxes:	72.1838	100.00%	\$	48,781	\$	51,004	\$	53,270	\$	55,583	\$	57,941	\$	60,347	\$	62,800	\$	65,303	\$	67,856	\$	4,223

\$ 9,468	\$ -	\$ 9,468
\$ 21,117	\$ -	\$ 21,117
\$ 40,060	\$ -	\$ 40,060
\$ 40,493	\$ -	\$ 40,493
\$ 50,944	\$ -	\$ 50,944
\$ 66,883	\$ -	\$ 66,883
\$ 76,007	\$ -	\$ 76,007
\$ 91,845	\$ -	\$ 91,845
\$ 263,317	\$ -	\$ 263,317
\$ 660,134	\$ -	\$ 660,134
\$ 977,736	\$ -	\$ 977,736

Non-Capturable Millages		Millage Rate																				
Lansing School Debt	4.1000	\$	2,771	\$	2,897	\$	3,026	\$	3,157	\$	3,291	\$	3,428	\$	3,567	\$	3,709	\$	3,854	\$	240	
Public Safety	3.5000	\$	2,365	\$	2,473	\$	2,583	\$	2,695	\$	2,809	\$	2,926	\$	3,045	\$	3,166	\$	3,290	\$	205	
Storm Drain	0.2600	\$	176	\$	184	\$	192	\$	200	\$	209	\$	217	\$	226	\$	235	\$	244	\$	15	
Total Non-Capturable Taxes:		7.8600	\$	5,312	\$	5,554	\$	5,801	\$	6,052	\$	6,309	\$	6,571	\$	6,838	\$	7,111	\$	7,389	\$	460

\$ 55,535	\$ 55,535	\$ -
\$ 47,408	\$ 47,408	\$ -
\$ 3,522	\$ 3,522	\$ -
\$ 106,464	\$ 106,464	\$ -

\$ 1,084,201	\$ 106,464	\$ 977,736
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Table 3
Tax Increment Revenue Reimbursement Allocation Table
416 N. Cedar Street
Lansing, MI

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	31.8%	\$ 276,967	\$ -	\$ 276,967
Local	68.2%	\$ 589,120	\$ 5,000	\$ 594,120
TOTAL		\$ 866,088	\$ 5,000	\$ 871,088
EGLE	3.1%	\$ 26,779		
MSF	96.9%	\$ 839,308		

Total Years of Capture:	23
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Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ 40,635
BRA Administrative Fees/LBRF	\$ 66,013

* During the life of the Plan

Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Plan Year	2	3	4	5	6	7	8	9	10	11	12	13	14
Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13
Available Tax Increment Revenue (TIR)													
Total State Tax Capture Available	\$ 7,653	\$ 8,211	\$ 8,781	\$ 9,361	\$ 9,953	\$ 10,558	\$ 11,174	\$ 11,802	\$ 12,443	\$ 13,097	\$ 13,764	\$ 14,444	\$ 15,138
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ 979	\$ 1,051	\$ 1,123	\$ 1,198	\$ 1,273	\$ 1,351	\$ 1,430	\$ 1,510	\$ 1,592	\$ 1,676	\$ 1,761	\$ 1,848	\$ 1,937
State TIR Available for Reimbursement to Developer	\$ 6,674	\$ 7,161	\$ 7,657	\$ 8,164	\$ 8,680	\$ 9,207	\$ 9,744	\$ 10,292	\$ 10,851	\$ 11,421	\$ 12,003	\$ 12,596	\$ 13,201
Total Local Tax Capture Available	\$ 15,907	\$ 17,067	\$ 18,250	\$ 19,457	\$ 20,688	\$ 21,944	\$ 23,224	\$ 24,531	\$ 25,863	\$ 27,222	\$ 28,608	\$ 30,022	\$ 31,464
Capture for BRA Administrative Fees and/or LBRF (10% of available local TIR)	\$ 1,591	\$ 1,707	\$ 1,825	\$ 1,946	\$ 2,069	\$ 2,194	\$ 2,322	\$ 2,453	\$ 2,586	\$ 2,722	\$ 2,861	\$ 3,002	\$ 3,146
Local TIR Available for Reimbursement to Developer	\$ 14,317	\$ 15,361	\$ 16,425	\$ 17,512	\$ 18,619	\$ 19,749	\$ 20,902	\$ 22,078	\$ 23,277	\$ 24,500	\$ 25,747	\$ 27,020	\$ 28,318
Total State & Local TIR Available for Reimbursement to Developer	\$ 20,991	\$ 22,521	\$ 24,083	\$ 25,675	\$ 27,299	\$ 28,956	\$ 30,646	\$ 32,370	\$ 34,128	\$ 35,921	\$ 37,750	\$ 39,616	\$ 41,519

DEVELOPER	Beginning Balance																
	\$ 871,088	\$ 850,097	\$ 827,575	\$ 803,493	\$ 777,818	\$ 750,518	\$ 721,562	\$ 690,916	\$ 658,547	\$ 624,419	\$ 588,498	\$ 550,747	\$ 511,131	\$ 469,612			
MSF Eligible Activities	\$ 839,308	\$ 823,812	\$ 801,987	\$ 778,649	\$ 753,768	\$ 727,313	\$ 699,252	\$ 669,553	\$ 638,185	\$ 605,112	\$ 570,302	\$ 533,719	\$ 495,327	\$ 455,092			
State Tax Reimbursement	\$ 268,404	\$ 6,468	\$ 6,939	\$ 7,420	\$ 7,911	\$ 8,412	\$ 8,922	\$ 9,443	\$ 9,974	\$ 10,516	\$ 11,068	\$ 11,632	\$ 12,207	\$ 12,793			
Local Tax Reimbursement	\$ 570,905	\$ 9,029	\$ 14,886	\$ 15,918	\$ 16,970	\$ 18,044	\$ 19,139	\$ 20,256	\$ 21,395	\$ 22,557	\$ 23,742	\$ 24,951	\$ 26,184	\$ 27,442			
EGLE Eligible Activities	\$ 26,779	\$ 26,285	\$ 25,588	\$ 24,844	\$ 24,050	\$ 23,206	\$ 22,310	\$ 21,363	\$ 20,362	\$ 19,307	\$ 18,196	\$ 17,029	\$ 15,804	\$ 14,520			
State Tax Reimbursement	\$ 8,564	\$ 206	\$ 221	\$ 237	\$ 252	\$ 268	\$ 285	\$ 301	\$ 318	\$ 336	\$ 353	\$ 371	\$ 389	\$ 408			
Local Tax Reimbursement	\$ 18,215	\$ 288	\$ 475	\$ 508	\$ 541	\$ 576	\$ 611	\$ 646	\$ 683	\$ 720	\$ 758	\$ 796	\$ 835	\$ 876			
LOCAL-ONLY Activities	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Local-Only Tax Reimbursement	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	\$	\$ 20,991	\$ 22,521	\$ 24,083	\$ 25,675	\$ 27,299	\$ 28,956	\$ 30,646	\$ 32,370	\$ 34,128	\$ 35,921	\$ 37,750	\$ 39,616	\$ 41,519			

Table 3
Tax Increment Revenue Reimbursement Allocation Table
416 N. Cedar Street
Lansing, MI

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	TOTALS
	15	16	17	18	19	20	21	22	23	24	
	14	15	16	17	18	19	20	21	22	23	
Available Tax Increment Revenue (TIR)											
Total State Tax Capture Available	\$ 15,846	\$ 16,568	\$ 17,304	\$ 18,055	\$ 18,821	\$ 19,603	\$ 20,400	\$ 21,213	\$ 22,042	\$ 1,372	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ 2,027	\$ 2,120	\$ 2,214	\$ 2,310	\$ 2,408	\$ 2,508	\$ 2,610	\$ 2,714	\$ 2,820	\$ 176	\$ 40,635
State TIR Available for Reimbursement to Developer	\$ 13,818	\$ 14,448	\$ 15,090	\$ 15,745	\$ 16,413	\$ 17,095	\$ 17,790	\$ 18,499	\$ 19,222	\$ 1,196	
Total Local Tax Capture Available	\$ 32,935	\$ 34,436	\$ 35,966	\$ 37,527	\$ 39,120	\$ 40,744	\$ 42,401	\$ 44,090	\$ 45,814	\$ 2,851	
Capture for BRA Administrative Fees and/or LBRF (10% of available local TIR)	\$ 3,294	\$ 3,444	\$ 3,597	\$ 3,753	\$ 3,912	\$ 4,074	\$ 4,240	\$ 4,409	\$ 4,581	\$ 285	\$ 66,013
Local TIR Available for Reimbursement to Developer	\$ 29,642	\$ 30,992	\$ 32,370	\$ 33,775	\$ 35,208	\$ 36,670	\$ 38,161	\$ 39,681	\$ 41,233	\$ 2,566	
Total State & Local TIR Available for Reimbursement to Developer	\$ 43,460	\$ 45,440	\$ 47,460	\$ 49,520	\$ 51,621	\$ 53,764	\$ 55,950	\$ 58,180	\$ 60,454	\$ 3,762	
DEVELOPER											
	\$ 426,152	\$ 380,712	\$ 333,252	\$ 283,732	\$ 232,111	\$ 178,347	\$ 122,397	\$ 64,217	\$ 3,762	\$ -	
MSF Eligible Activities	\$ 412,975	\$ 368,940	\$ 322,948	\$ 274,959	\$ 224,934	\$ 172,832	\$ 118,612	\$ 62,231	\$ 3,646	\$ 0	
State Tax Reimbursement	\$ 13,391	\$ 14,001	\$ 14,624	\$ 15,258	\$ 15,906	\$ 16,566	\$ 17,240	\$ 17,927	\$ 18,627	\$ 1,159	\$ 268,404
Local Tax Reimbursement	\$ 28,725	\$ 30,034	\$ 31,369	\$ 32,730	\$ 34,119	\$ 35,536	\$ 36,981	\$ 38,454	\$ 39,958	\$ 2,487	\$ 570,905
EGLE Eligible Activities	\$ 13,176	\$ 11,771	\$ 10,304	\$ 8,773	\$ 7,177	\$ 5,514	\$ 3,784	\$ 1,986	\$ 116	\$ (0)	
State Tax Reimbursement	\$ 427	\$ 447	\$ 467	\$ 487	\$ 507	\$ 529	\$ 550	\$ 572	\$ 594	\$ 37	\$ 8,564
Local Tax Reimbursement	\$ 917	\$ 958	\$ 1,001	\$ 1,044	\$ 1,089	\$ 1,134	\$ 1,180	\$ 1,227	\$ 1,275	\$ 79	\$ 18,215
LOCAL-ONLY Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local-Only Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	\$ 43,460	\$ 45,440	\$ 47,460	\$ 49,520	\$ 51,621	\$ 53,764	\$ 55,950	\$ 58,180	\$ 60,454	\$ 3,762	\$ 871,088

ATTACHMENT A

Parcel Records

416 N CEDAR ST

LANSING, MI 48912

Parcel #33-01-01-16-228-093

Customer Name: 416 N CEDAR LLC



Owner and Taxpayer Information

Owner	416 N CEDAR LLC 330 MARSHALL ST LANSING, MI 48912
-------	---

Taxpayer	SEE OWNER INFORMATION
----------	-----------------------

General Information for Tax Year 2026

Property Class	201 COMMERCIAL-IMPROVED
School District	LANSING PUBLIC SCHOOL DIST
MAP #	AP-0033 -0020
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	01 CITY OF LANSING - INGHAM
Assessed Value	\$863,600
Taxable Value	\$863,600
State Equalized Value	\$863,600
Date of Last Name Change	10/24/2025
Notes	Not Available
Census Block Group	Not Available
Exemption	No Data to Display

Principal Residence Exemption Information

Effective Date	12/30/1997
----------------	------------

Principal Residence Exemption	June 1st	Final
2026	0.0000%	0.0000%

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2025	\$0	\$0	\$0
2024	\$0	\$0	\$0
2023	\$0	\$0	\$0

Land Information

Zoning Code	DT-2
Land Value	\$213,600
Renaissance Zone	No
ECF Neighborhood	O200-OFFICES-ALL NORTH/NORTHWEST/NO
Lot Dimensions/Comments	110.37X82.5, 181.5X214.5

How can I help you today?

Total Acres	1.103
Land Improvements	\$17,355
Rehabilitation Zone	No Data to Display
Expiration Date	No Data to Display
Mortgage Code	No Data to Display



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Neighborhood Enterprise Zone	No	
Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

LOTS 10 THRU 15 INCL & E 110.37 FT LOT 16 ASSESSORS PLAT NO 33

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
10/01/2025	\$1,100,000.00	WD	TELAMON CORPORATION	416 N CEDAR LLC	03-ARM'S LENGTH	2025-027360
05/11/2012	\$1,050,000.00	WD	MICRO INVESTMENT CO	TELAMON CORPORATION	03-ARM'S LENGTH	2012 022708

Building Information - 15463 sq ft Office Buildings (Commercial)

Floor Area	15,463 sq ft
Occupancy	Office Buildings

Estimated TCV	<i>Not Available</i>
Class	C
Stories Above Ground	2
Basement Wall Height	<i>Not Available</i>
Year Built	1988
Percent Complete	0%
Physical Percent Good	48%
Economic Percent Good	95%

Average Story Height	12 ft
Identical Units	<i>Not Available</i>
Year Remodeled	1991
Heat	Package Heating & Cooling
Functional Percent Good	90%
Effective Age	36 yrs

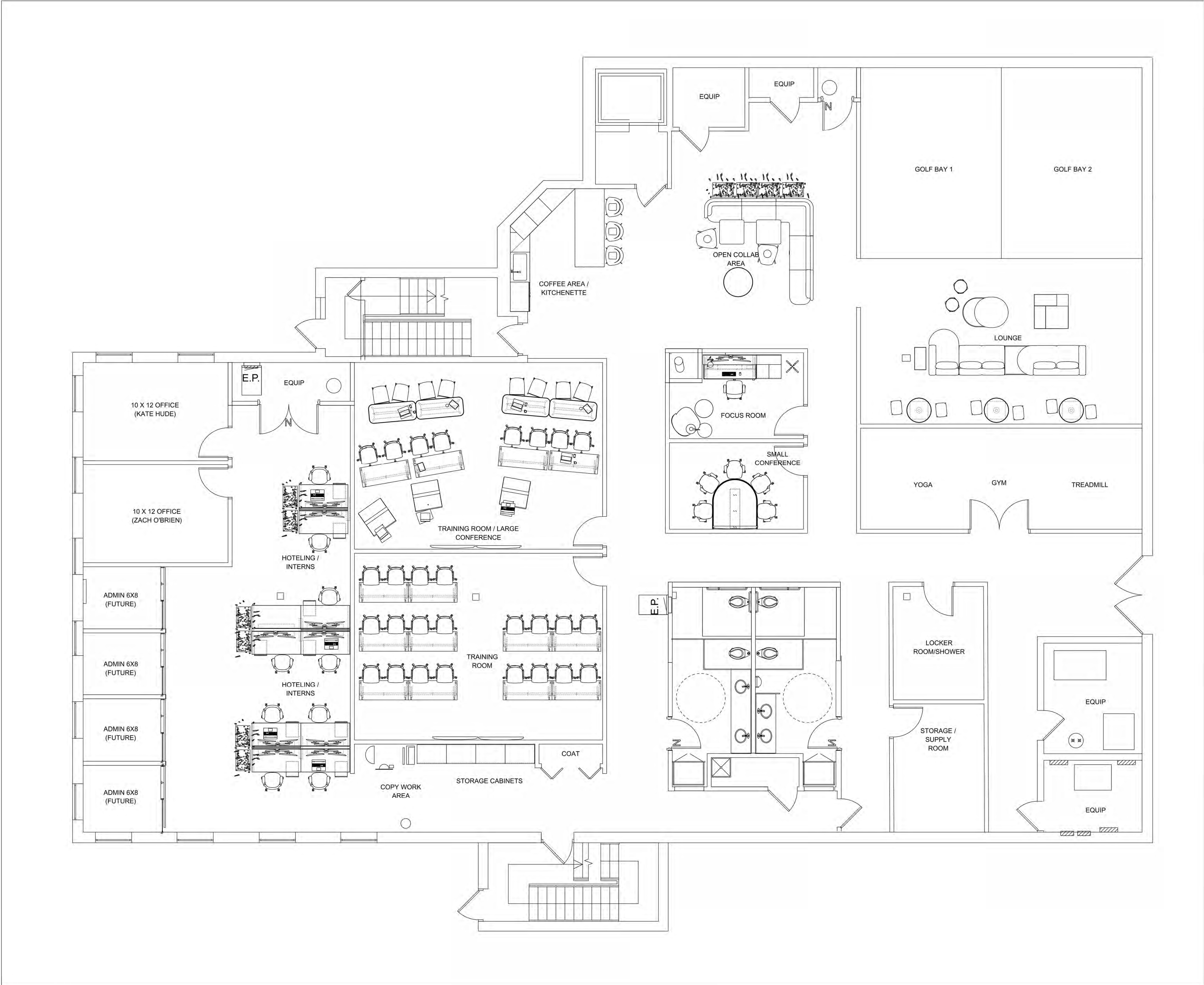
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ATTACHMENT B

Site Plans



FLOOR PLAN
SCALE: 3/16" = 1'-0"

NCIDQ SEAL:

GENERAL NOTES:
NOT FOR CONSTRUCTION
ALL STRUCTURAL, MECHANICAL & ELECTRICAL ENGINEERING IS THE RESPONSIBILITY OF OTHERS.
ALL FURNITURE & DESIGN DRAWINGS ARE IN CONFIDENCE & DISSEMINATION MAY NOT BE MADE WITHOUT PRIOR WRITTEN CONSENT OF NBS. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.
FINAL FURNITURE FIT & PLACEMENT IS SUBJECT TO ANY VARIATION FROM THIS PLAN DUE TO CONSTRUCTION CHANGES, FIELD CONDITIONS, MATERIAL DIFFERENCES OR CHANGES REQUIRED FOR ANY REASON WITH NOTIFICATION TO NBS.
IF NBS DID NOT DESIGN THIS PROJECT, NBS DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN, SPECIFICATION OF PARTS OR APPLICATION OF PRODUCTS INCLUDED IN THIS BID. NBS HAS ONLY RESPONDED TO THE PRICING REQUEST FOR THE

APPROVED BY: DATE:

☐ APPROVED ☐ APPROVED AS NOTED

02/24/26	PRELIMINARY

OWNER:
KELLY CAWTHORNE

PROJECT:
LANSING BUILDING

LANSING, MI

PROJECT FOLDER: 252175

HEDBERG ORDER #: TBD

ACCOUNT MANAGER: M. RIASHI

DESIGNER: L. PATTITONI

PROJECT MANAGER: F. KREN

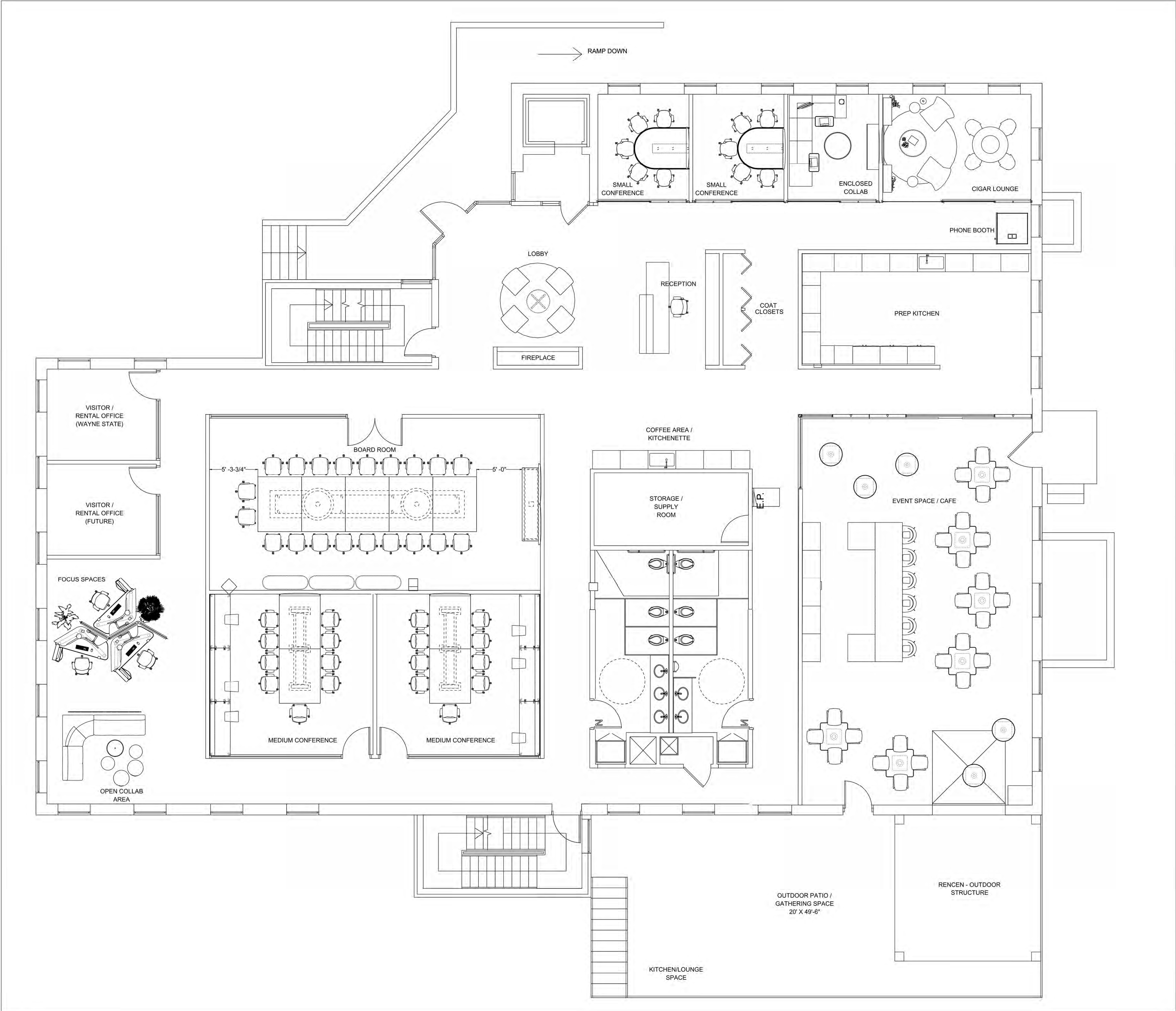
DRAWING:

GARDEN
LEVEL PLAN

DRAWING NUMBER:

ID-0.1

Preliminary



FLOOR PLAN
SCALE: 3/16" = 1'-0"



2595 BELLINGHAM TROY MI 48063
(248) 823-5400 FAX: (248) 823-5401
WWW.YOURNBS.COM

NCIDQ SEAL:

GENERAL NOTES:
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APPROVED BY: DATE:

☐ APPROVED ☐ APPROVED AS NOTED

02/24/26	PRELIMINARY

OWNER:
KELLY CAWTHORNE

PROJECT:
LANSING BUILDING

LANSING, MI

PROJECT FOLDER: 252175

HEDBERG ORDER #: TBD

ACCOUNT MANAGER: M. RIASHI

DESIGNER: L. PATTITONI

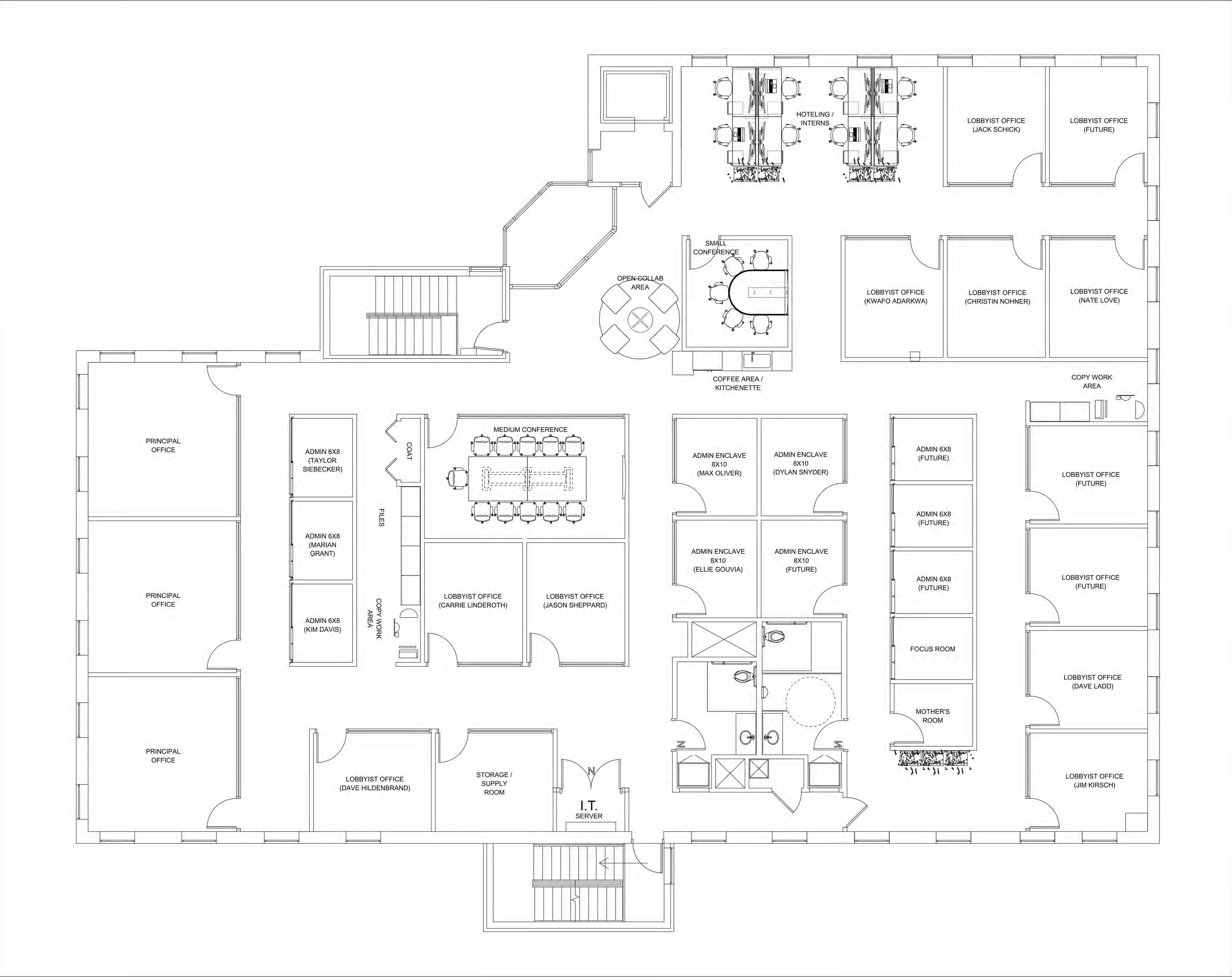
PROJECT MANAGER: F. KREN

DRAWING:

1ST FLOOR
PLAN

DRAWING NUMBER:

ID-1.1



FLOOR PLAN
SCALE: 3/16" = 1'-0"

NCIDQ SEAL:

GENERAL NOTES:
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APPROVED BY: DATE:

☐ APPROVED ☐ APPROVED AS NOTED

02/24/26	PRELIMINARY

OWNER:
KELLY CAWTHORNE

PROJECT:
LANSING BUILDING

LANSING, MI

PROJECT FOLDER: 252175

HEDBERG ORDER #: TBD

ACCOUNT MANAGER: M. RIASHI

DESIGNER: L. PATTITONI

PROJECT MANAGER: F. KREN

DRAWING:

**2ND FLOOR
PLAN**

DRAWING NUMBER:

ID-2.1

Preliminary



GILLESPIE
GROUP



STUDIOintrigue
ARCHITECTS

ARTISTIC REPRESENTATION
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PROJECT #:23.176
DATE: 07/16/25

513 E. SHIAWASSEE- GATEWAY



GILLESPIE
GROUP



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ARTISTIC REPRESENTATION
COPYRIGHT ©2025 STUDIO [INTRIGUE] ARCHITECTS, LLC

PROJECT #:23.176
DATE: 07/16/25

513 E. SHIAWASSEE- GATEWAY



GILLESPIE
GROUP



PROJECT #:23.176
DATE: 07/16/25

416 N. CEDAR



GILLESPIE
GROUP



PROJECT #:23.176
DATE: 07/16/25

416 N. CEDAR



GILLESPIE
GROUP



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PROJECT #:23.176
DATE: 07/16/25

416 N. CEDAR

ATTACHMENT C

Functional Obsolescence Determination



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

March 19, 2025

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
416 N. Cedar St
33-01-01-16-228-093



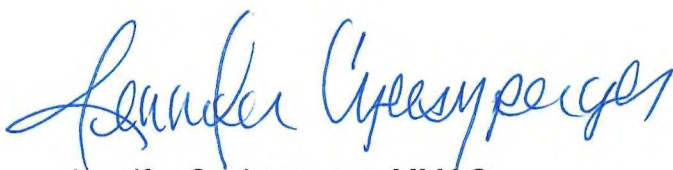
This two-story garden style office building was originally constructed in 1988 as an office building with multiple tenant units, containing 15,463 above ground square feet. This building also includes a finished basement containing 7,731 square feet. This basement is considered rentable area for the building resulting in a total of 23,194 square feet of rentable area.

Upon inspection of the building, it was determined that the current layout is functionally obsolete due to the many partition walls that disrupt the flow and use of the space. These demising walls must be removed to accommodate the current market participants and potential tenants for this use. Further, due to the garden style of the building, the main entrance is elevated, and stairs are required to access the main door. There is a handicap ramp, which may not meet the current standards of the ADA laws for rise and run. This ramp would need to be reconfigured to meet these standards. The building does contain a small passenger elevator that appears to be working. It should be noted that there is no freight elevator in the building and the passenger elevator would not be adequate for this purpose. Further, the current bathrooms do not meet the ADA standard as well and will need to be reconfigured prior to lease up.

At the rear of the building, there are two loading docks, with one containing a roll up style door. This is not typical for an office building and would be considered a super adequacy functional obsolescence. Upon inspection of the roll up door, it is in need of repair and needs to be weather sealed.

The building contains multiple types of HVAC systems. There is a hot water heating system and multiple forced air systems within the building. These multiple systems are outdated and inefficient and replacement would be necessary to meet the demand of the market participants. Further inspection revealed water damage from the roof leaking and it was indicated that the roof is at the end of its life and in need of replacement. Also, the lower level or basement showed signs of water damage. This may be due to the age of the windows or grade of the ground surrounding the building. This issue needs to be addressed prior to any tenant occupancy.

Based on all of the repairs or replacements of mechanical systems, roof system, dock door and needed reconfiguration of the interior and bathrooms 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 BROWNFIELD PLAN #92
416 N. CEDAR ST REDEVELOPMENT PROJECT
PROPOSED BROWNFIELD PLAN APPROVAL PROCESS SCHEDULE**

DATE	BOARD/COMMITTEE	ACTION	ATTENDANCE BY APPLICANT
July 10, 2026, 8:30am	Lansing BRA	LBRA staff and developer introduce project, LBRA approves Brownfield Plan #92	YES
July 27, 2026 7:00pm	Lansing City Council	City Council receives Brownfield Plan #92 and refers it to the Committee on Development and Planning.	NO
August 3, 2026 3:30pm	Committee on Development and Planning	Presentation. The Committee approves Resolution to set Public Hearing.	YES
August 10, 2026 7:00pm	Lansing City Council	Setting of public hearing.	(if requested)
August 24, 2026 7:00pm	Lansing City Council	Public hearing held at City Council. Referred back to the Committee on Development and Planning for approval.	YES
September 7, 2026 3:30pm	Committee on Development and Planning	Committee on Development and Planning approves resolution to approve Brownfield Plan #92.	(if requested)
September 14, 2026 7:00pm	Lansing City Council	Approves Brownfield Plan #92.	(if requested)

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, September 14, 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 #92 – 416 N. Cedar St. 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 416 North Cedar Street located in the City of Lansing, but more particularly described as:

416 North Cedar Street (Tax Parcel No. 33-01-01-16-228-093):

LOTS 10 THRU 15 INCL & E 110.37 FT LOT 16 ASSESSORS PLAT NO 33;

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 Chelsea Dowler, Project Coordinator, Lansing Economic Development Corporation, 401 S. Washington Sq, Suite. 101, Lansing, MI 48933, 517-898-1709.

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 #92
416 N CEDAR ST 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 416 N. 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 September 14, 2026, at 7:00 p.m. on Brownfield Plan #92 – 416 N. Cedar St. Redevelopment under the Brownfield Redevelopment Financing Act, for property more particularly described as:

416 North Cedar Street (Tax Parcel No. 33-01-01-16-228-093):

LOTS 10 THUR 15 INCL & E 110.37 FT LOT 16 ASSESSORS PLAT NO 33;

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 #92 – 416 N. Cedar St. Redevelopment and the scheduled public hearing.

**Department of Economic
Development and Planning**
Rawley Van Fossen, Director



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

Act-5-2026
200 Block South Grand Avenue
Use of Right-of-Way, Use of Air Rights

At its August 5, 2026 meeting, the Planning Commission voted 4-0 to recommend approval of Act-5-2026. This is a request to grant use of right-of-way and use of air rights for the 200 block of S Grand Ave. to New Vision Lansing LLC, to facilitate the construction of an amenity parking deck. The design requires foundation columns in the right of way due to construction constraints and load requirements. The foundation and columns will project up to 1.33' to 4.8' into the right-of-way. The resulting sidewalk design will still allow clear passage of at least seven feet in width.

The proposed street design of S Grand Ave. will maintain one south travel lane, one turn lane, and one north travel lane. Final street design will be subject to the Public Service Department's approval.

Given the nature of the site with no existing commercial/retail businesses along S Grand Ave. and the residential nature of New Vision Lansing development with hundreds of new Downtown residents that will live, shop, and enjoy Downtown businesses, the proposed amenity deck is not expected to have a measurable adverse impact on the street-level commercial activity or vitality of the surrounding area.

No public hearing is required for Planning Commission Act 33 review. The Planning and Zoning Office staff recommended approval.

**Act-5-2026, 200 block S Grand Avenue, Use of Right of Way and Air Rights –
STAFF REPORT**

An Act 33 Review is a planning level review of the **location, character, and extent** of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT	New Vision Lansing LLC
PROPOSAL:	Use of right-of-way for building encroachments and use of sky rights for parking deck over S Grand Avenue.
PARCEL(S):	n/a; 200 block South Grand Avenue
CURRENT OWNER(S):	City of Lansing 124 W Michigan Ave. Lansing, MI 48933
EXISTING LAND USE & ZONING:	Use: Street right of way Zoning: n/a
PROPERTY SIZE AND SHAPE:	133.6' x 82.5'
SURROUNDING ZONING & LAND USE	North: DT-3, parking ramp, vacant South: DT-3, office, parking West: DT-3, commercial East: DT-3, New Vision Lansing Grand Tower

ANALYSIS

BACKGROUND:

New Vision Lansing LLC has commenced on the construction of a 28-story skyscraper at 217 S Grand Ave. with an accompanying six-story parking ramp across the street on the 211 S Washington Ave. parcel. The applicant has proposed a parking deck spanning the 200 block of S Grand Ave. right of way to connect the two structures (use of air rights). As proposed, construction of the parking deck will require placing foundation columns, which will carry the load of the parking deck, within the right of way (use of right of way). The applicant would locate private parking spaces and private residential amenities for use of their tenants and customers within this parking deck space (“amenity deck”).

From the applicant:

“NVL has explored fully post-tensioned spans and mid-span supported double-tee and post-tensioned designs. A mid-span support would allow all columns to be located on NVL property but would require significantly more difficult coordination with underground

**Act-5-2026, 200 block S Grand Avenue, Use of Right of Way and Air Rights –
STAFF REPORT**

utilities at the center of Grand Avenue. Based on our understanding of the features below the center of Grand Avenue, this method is untenable.

The fully post-tensioned bridge design did not significantly increase span capacity and added substantial costs to the bridge assembly. NVL also designed and priced a simple walkover bridge. It was analyzed with both a post-tensioned amenity bridge above, a double-t bridge above, and no bridge above. After estimating additional costs for utilities, insulation, enclosure, glazing, and additional structural changes, the walk over bridge actually increased total installed costs, did not remove the caissons or foundations from the Right of Way, and would have resulted in the loss of Tower amenity space or parking. In the case of parking, these spaces would have need relocation to the main parking structure increasing costs on that structure.”

The amenity deck will start 31 feet above grade and is proposed to have one level of parking, with private residential amenities on the roof top. This will change some aspects of the right of way design at grade level. The foundation columns will result in 8.8’ to 9’8’ wide sidewalks at the narrowest points, which is narrower than the preferred 10 feet, but more than the standard seven feet or ADA compliant five feet. Three street tree planting wells will be removed. The trees they would have must be replanted in the nearby vicinity, as determined by the Forestry Division. I recommend that the applicant be required to install red bricks within the sidewalk to match the pattern installed Downtown. To maintain clear pedestrian travel, traditional street lights are not recommended for installation in the sidewalk area, but on the walls and ceiling of the parking ramp and amenity deck. A photometric plan will be reviewed and approved by Lansing Board of Water and Light (BWL) and City staff. I recommend that the applicant install dynamic lighting sensors to control lighter light levels during the day and brighter light levels at night to assist visibility, with BWL and City staff approval.

For street design, there will be two travel lanes (one north, one south) and one turn lane. It is the City’s goal to have space for bike lanes within the ROW. The current proposed configuration would not result in the removal of any on-street parking spaces from the S Grand Ave. ROW or the E Washtenaw St. ROW. Final street design is subject to Public Service Department approval. Per previous statements made to City Council, no off-street parking spaces will be permitted for public parking, unless otherwise renegotiated by the City.

Miscellaneous:

- The amenity deck will be required to be inspected by a third party on a regular basis, to be determined. Inspection reports will be submitted to the City.
- The applicant shall be responsible for all upkeep and maintenance of the amenity deck for life of amenity deck and those costs associated with street closure, if ever required for such maintenance or repairs.

**Act-5-2026, 200 block S Grand Avenue, Use of Right of Way and Air Rights –
STAFF REPORT**

- The City and BWL shall be allowed to close S Grand Ave. access to the parking ramp or Grand Tower entrances if street/utility work is ever required
- The City shall maintain any current utilities or other easements in the ROW, and shall be allowed to enter into any other utility, license, or easement agreement within the subject ROW, with any provider during the life of the amenity deck.
- Any fenestration in the amenity deck architecture shall be enclosed or otherwise screened by damage-resistant materials so that items cannot be thrown or dropped onto the street.
- The City will require a one-time fee to permit the use of the ROW and the use of air rights as determined by the square footage of the amenity deck's floor area. These fees will be reviewed by City Council.
- The amenity deck will be included in the assessment of the 211 S Washington Ave. property for property tax purposes.
- I recommend prohibition of any signage, advertisement, or other branding on the amenity deck except for any reasonable wayfinding sign or required City of Lansing or other traffic control signs. The applicant shall be responsible for the installation of any required traffic or governmental sign.
- The expected lifespan of the amenity deck is 50-100 years, but the applicant has stated it should be closer to 100 years, with proper and regular inspections and maintenance.
- The agreement shall include a reverter clause returning all use rights of the right-of-way back to the City in the event of removal of the foundation columns or amenity deck.

Although skywalks are generally discouraged as an urban planning practice because they can divert pedestrian activity from street level and reduce visibility for ground-floor businesses, the context of this proposal is distinguishable. The proposed amenity deck is in an area with substantial surface parking lots immediately to the north and south. The 100, 200, and 300 blocks of South Grand Avenue do not have any active commercial storefronts that would be adversely affected by the elevated connection. The amenity deck will serve the residents of New Vision Lansing units, rather than office workers or visitors as is typical for other skywalks where travel to a singular destination competes with local retail and service. These everyday residents will still likely visit Downtown businesses as a matter of course.

Unlike other communities with extensive skywalk networks, Lansing has only one other skywalk (Lansing Center), thus this proposal is not anticipated to contribute to a broader system that shifts pedestrian activity away from the public realm. Given the site's existing conditions, the proposed skywalk is unlikely to have a measurable adverse impact on street-level commercial activity or the vitality of the surrounding area. The residential scope of New Vision Lansing will result in hundreds of new residents downtown that will support Washington Avenue businesses.

LOCATION:

**Act-5-2026, 200 block S Grand Avenue, Use of Right of Way and Air Rights –
STAFF REPORT**

Use of right of way: four foundation columns will be located ~1.34' to 5.17' into the west side of the S Grand Ave. right of way. These columns will still be at least 8.8' to 9.8' from the street curbs allowing for ADA compliant sidewalks. See Exhibit A.

Five corresponding columns will be along east of S Grand Ave. but within the applicant's property – not within the right-of-way, and thus not part of this request.

Use of air rights: This section of right of way stretches 133.6 feet along the 200 block of S Grand Ave.

See Aerial.

CHARACTER:

The proposed amenity deck would span 133.6' x 82.5', 31 feet over S Grand Ave. with one level of parking and a roof-top level with amenities for the residents of New Vision Lansing properties. The City will approve the architecture of the amenity deck during site plan review.

EXTENT:

The use of right of way will extend 133.6 feet along S Grand Ave. and 82.5 feet in width. The use of air rights will extend 285 feet in height from grade.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- Comments not received in time for Planning Commission. BWL is aware of proposal and utility/lighting needs.

Public Service Department:

[Dan Danke, Engineer]

- There are four columns whose foundations will encroach between 4.80' and 5.29' into the ROW.
 - The columns above ground will encroach 3.05' into the ROW (typ., from the site plan).
- There is an encroachment of 1.33 into the ROW for foundation purposes.
- The proposed development does not change the width and grade of the existing roadway. The drop off/parking lane on the east side was approved in the site for the 23-floor tower.
- The column encroachments will impact the pedestrian access route. This may require adjustments in the brickscape to allow a 7-foot wide, 2% cross-slope, smooth route. Revisions in the streetscape will be reviewed and approved in the site plan process.
- The bottom of the parking/amenity deck will be approximately 31 feet over the road surface.
- There are numerous sanitary and storm leads that service the properties where the parking deck is to be built. They shall be properly capped off.

**Act-5-2026, 200 block S Grand Avenue, Use of Right of Way and Air Rights –
STAFF REPORT**

- The developer shall verify there are no utilities within the encroachments. It is recommended that Planning Department notify the utilities of the proposed encroachment. Per State law, utilities have a right to be in the public ROW, but the City can direct their location.
- It is recommended that the developer mill and resurface Grand Avenue between Allegan Street and Washtenaw Street upon completion of the amenity deck. This would include new pavement markings. This should be done under a Letter of Intent.
- The 4” curb and gutter in front of the former Hacks Key shop (222 S Grand) shall be replaced with full-height (6”) curb and gutter.
- The parking/amenity deck shall be inspected, at a maximum, every two years. This matches the federal and state requirements for bridge inspection. Any recommendations and action items identified shall be corrected promptly.
 - If the structure becomes unsafe, the owner shall be responsible for its removal.
- A reverter clause should be included if the ROW is no longer being used for parking/amenity deck.

STAFF RECOMMENDATION

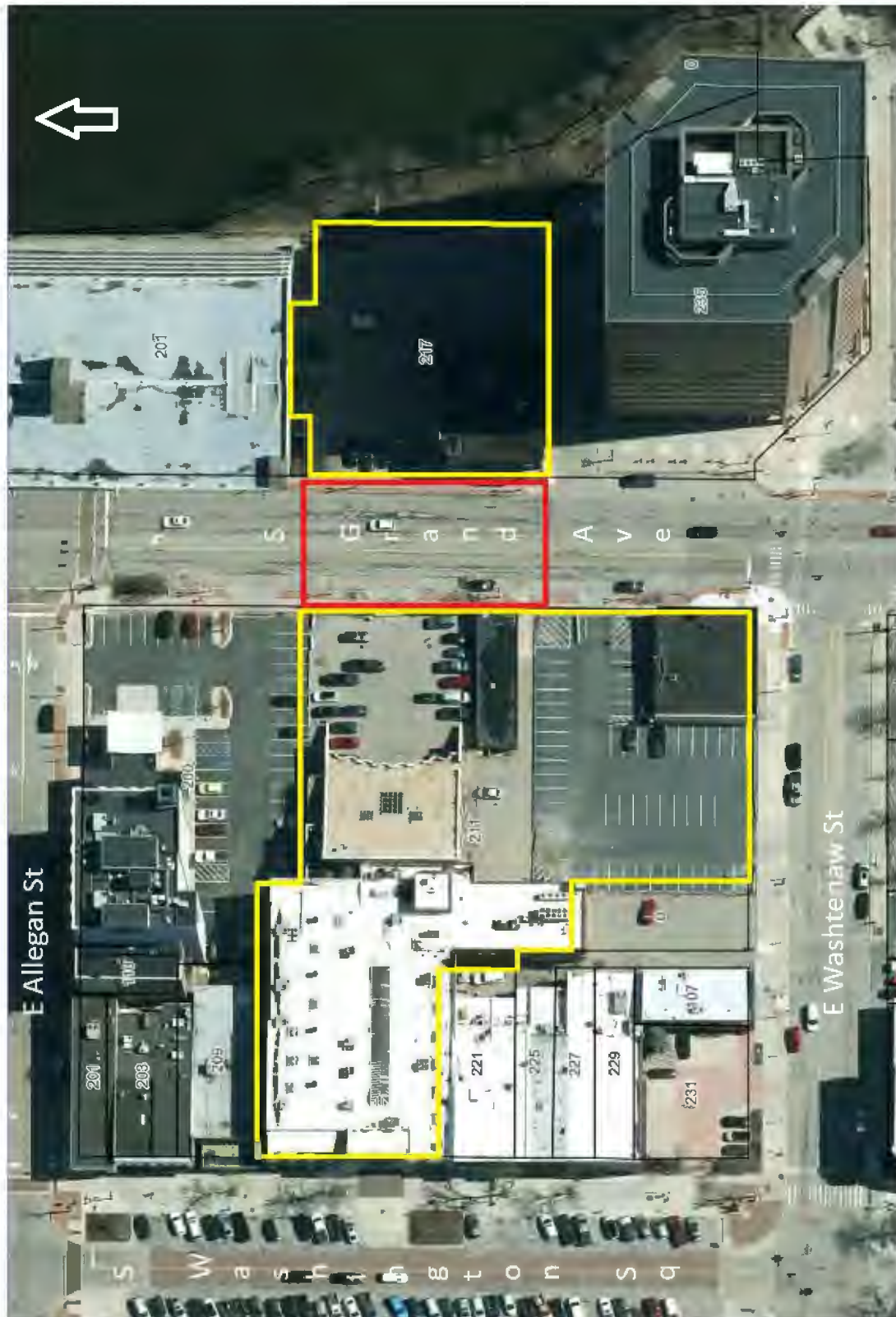
Staff recommends approval of Act-5-2026, on the basis that the amenity deck is not expected to draw potential customers away from Downtown businesses, negatively impact the pedestrian experience, or negatively impact the street design of S Grand Ave. All fees, requirements, and terms will be negotiated with the Administration.

Respectfully submitted,

Andy Fedewa, Planner

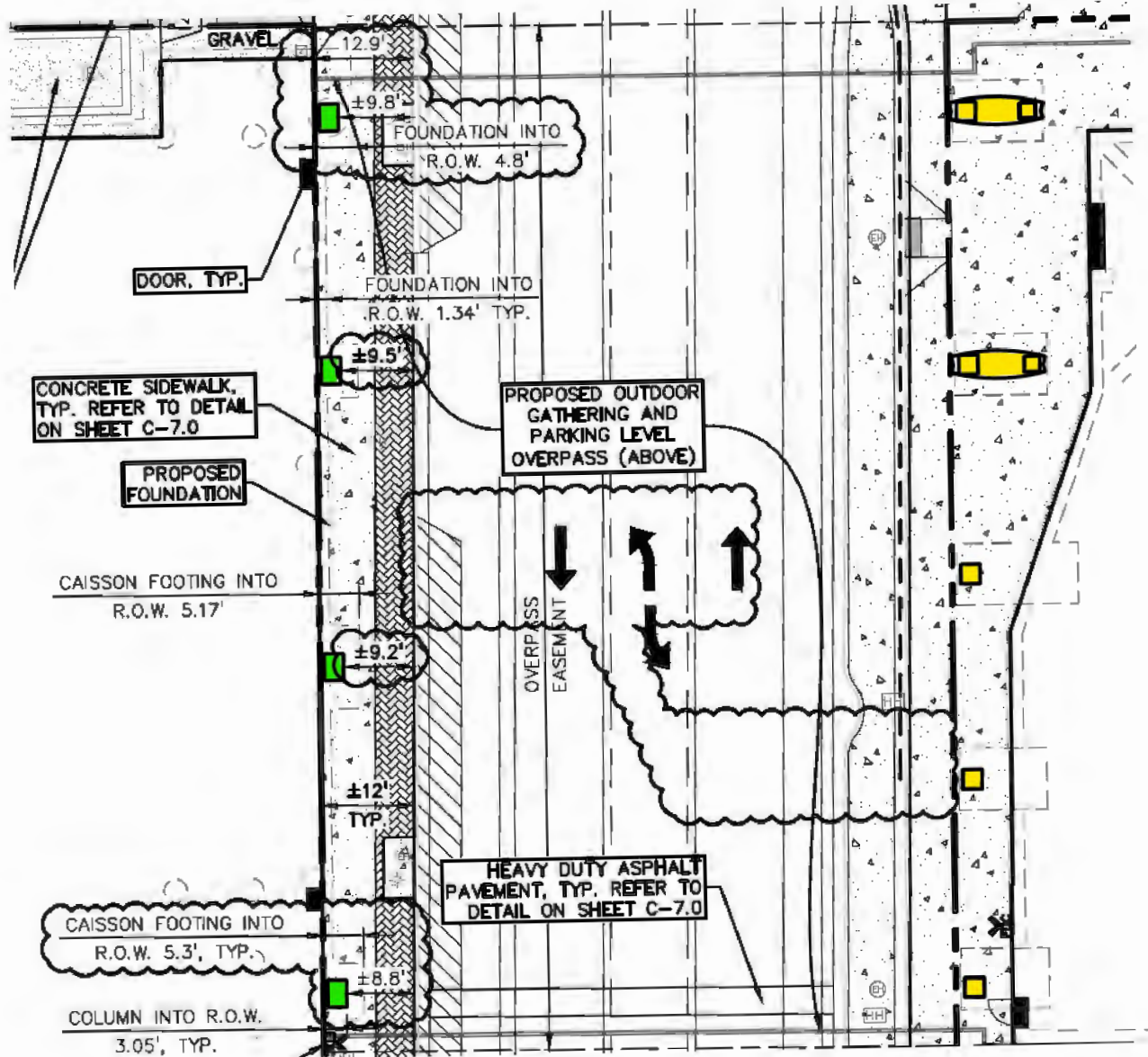
Act-5-2026, 200 block S Grand Avenue, Use of Right of Way and Air Rights –
STAFF REPORT

Aerial:



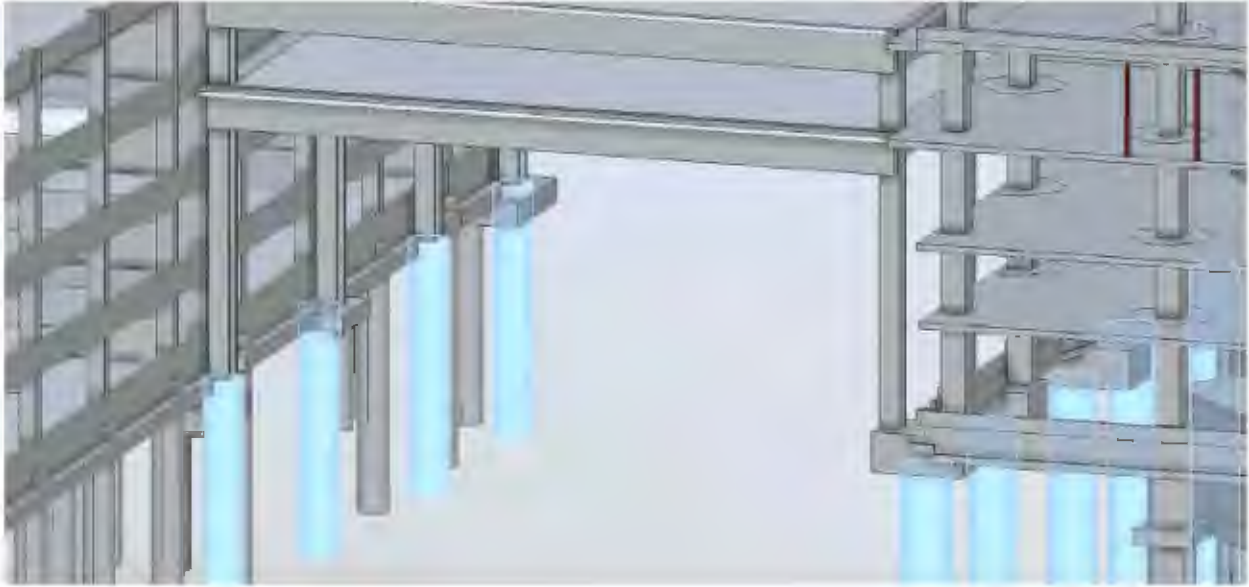
Act-5-2026, 200 block S Grand Avenue, Use of Right of Way and Air Rights –
STAFF REPORT

Exhibit A



**Act-5-2026, 200 block S Grand Avenue, Use of Right of Way and Air Rights –
STAFF REPORT**

Exhibit B:



**Act-5-2026, 200 block S Grand Avenue, Use of Right of Way and Air Rights –
STAFF REPORT**

Exhibit C:



Note: Some adjacent structures removed for clarity.

**Act-5-2026, 200 block S Grand Avenue, Use of Right of Way and Air Rights –
STAFF REPORT**





6-12-26

Dan Danke
Public Service Department
Engineering Division
124 West Michigan Ave
Lansing, MI 48933

Mr. Danke,

This letter is responsive to your comments regarding the Public Act 33 Application (PA33) submitted by Eric Iversen of PEA Group. We appreciate the thorough nature of your review, and we would like to respond individually to your comments.

- *No justification was provided for why the foundation needs to be in the Public ROW and not on private property.*
 - *There are four columns whose foundations will encroach between 4.80' and 5.29' into the ROW.*
 - *The columns above ground will encroach 3.05' into the ROW (typ., from the site plan).*
 - *There is an encroachment of 1.33 into the ROW for foundation purposes.*

The four columns shown as an encroachment into the ROW are in that location specifically to support the beam carrying the amenity/parking bridge. Given the spans involved, we are approaching the limits of what can be accomplished with free span double-t sections. This method, its limitations, and column location were described to City of Lansing officials in our initial kick-off meeting.

New Vision Lansing has made considerable effort to avoid a more detailed PA33 request, and to avoid disturbing Grand Avenue. NVL has explored fully post-tensioned spans and mid-span supported double-tee and post-tensioned designs. A mid-span support would allow all columns to be located on NVL property but would require significantly more difficult coordination with underground utilities at the center of Grand Avenue. Based on our understanding of the features below the center of Grand Avenue, this method is untenable.

The fully post-tensioned bridge design did not significantly increase span capacity and added substantial costs to the bridge assembly. NVL also designed and priced a simple walkover bridge. It was analyzed with both a post-tensioned amenity bridge above, a double-t bridge above, and no bridge above. After estimating additional costs for utilities, insulation, enclosure, glazing, and additional structural changes, the walk over bridge actually increased total installed costs, did not remove the caissons or foundations from the Right of Way, and would have resulted in the loss of Tower amenity space or parking. In the case of parking, these spaces would have need relocation to the main parking structure increasing costs on that structure.

Prior to placing the structural system, NVL also reviewed the similar case of the House Office Building (124 N. Capitol Ave) and its span over Ottawa. In this case, the placement of the columns has been permitted in the ROW likely for similar reasons. However, NVL would point out that its plan keeps the columns closer to the property line.



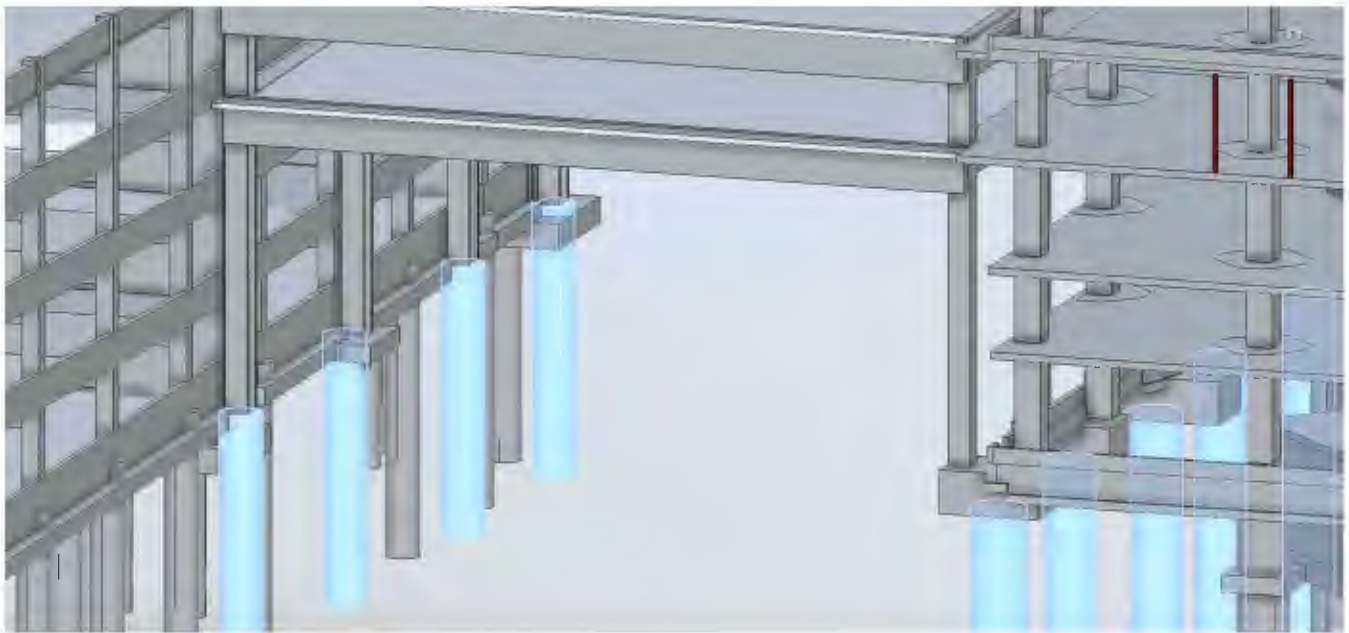
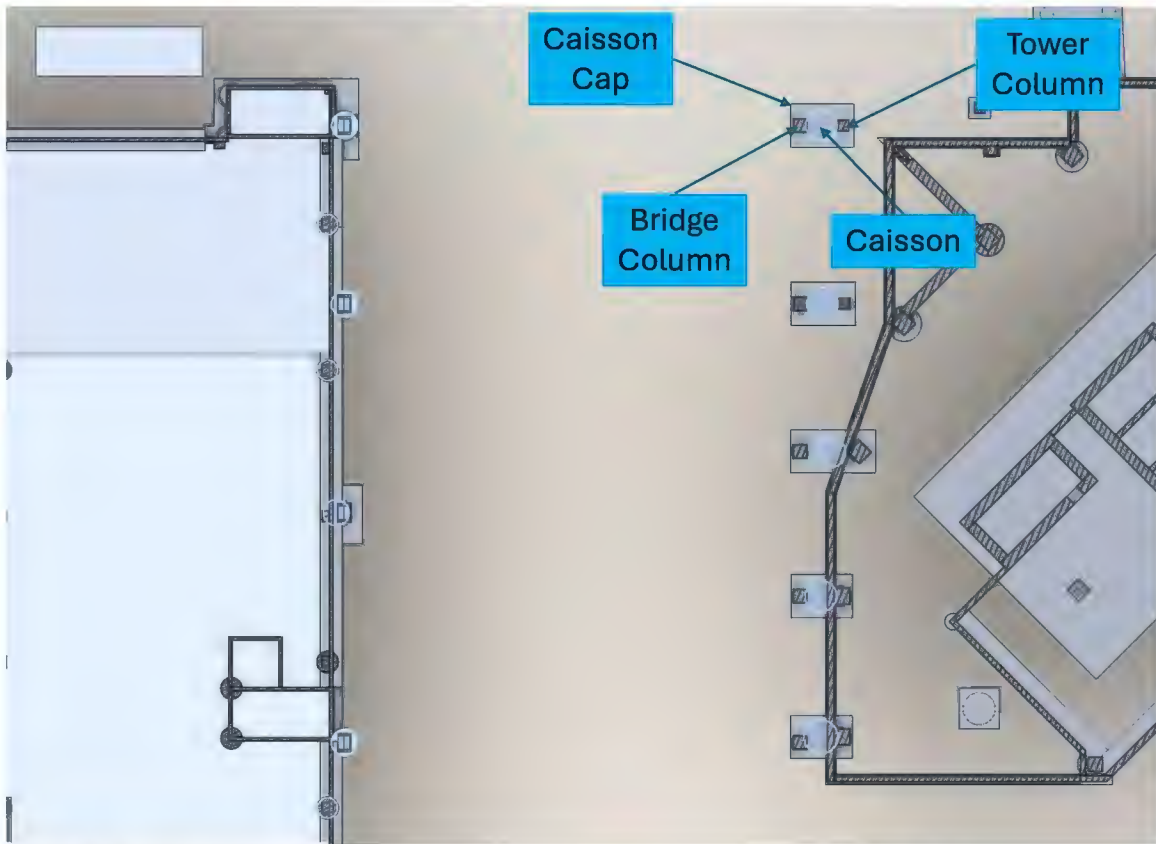
The arrangement of columns, and more importantly caissons proposed by NVL is the most space, cost, and time efficient method possible given the parameters involved.

On the East side of Grand Ave, the columns are located as close to the property line as possible and share a column cap with the adjacent Tower column. On the West side of Grand Ave, the caisson is also capped to carry multiple loads. In some cases, the bridge column load is shared (over the cap) with the stair cores, in others it is shared with an adjacent garage column.

The caisson caps have been reduced to the lowest size possible on the West side of Grand Ave to limit the incursion into the ROW. The foundation encroachment only occurs on one side of the parking structure site, East. The positioning of the garage on the site is dictated by the location of the existing LBWL electrical vault that serves the Atrium Office Center and Davenport University. Relocating the vault would require significant effort and expense and would deprive the Atrium and Davenport of power for a significant time. Even reducing the space to the vault to 0 would not solve the problem as there would then be no way to fully develop the foundation line adjacent to the vault.

Regarding the geometry of the East strip foundation incursion into the ROW. The foundation placement is dictated by the requirement to resist the overturning force of a vehicle impact with the crash wall at the edge of the deck. The structural integrity of the crash wall at ground level is paramount to pedestrian safety on the West side of Grand Avenue.

The following page shows the Tower on Grand Design structural design model highlighting the caisson system and showing the constituent components of the caisson, cap, and column system.



(continued)

EXHIBIT "B"
EASEMENT DESCRIPTION
BUILDING FOUNDATION EASEMENT

BUILDING FOUNDATION EASEMENT

A Building Foundation Easement, being located over that part of S. Grand Avenue, adjacent to the East line of Block 114, Original Plat of the Town of Michigan (Now City of Lansing), according to the plat there of, as recorded in Liber 2 of Plats, Page 36, described as COMMENCING at the Southeast corner of Lot 6, said Block 114; thence North 00 degrees 32 minutes 52 seconds East, 1.33 feet along the East line of said Block 114 to the POINT-OF-BEGINNING; thence continuing North 00 degrees 32 minutes 54 seconds East, 259.31 feet along said East line; thence South 89 degrees 27 minutes 06 seconds East, 4.80 feet, perpendicular to said East line; thence South 00 degrees 32 minutes 54 seconds West, 15.30 feet; parallel with said East line; thence North 89 degrees 27 minutes 06 seconds West, 3.46 feet perpendicular to said East line; thence South 00 degrees 32 minutes 54 seconds West, 23.21 feet parallel with said East line; thence South 89 degrees 27 minutes 06 seconds East, 3.96 feet perpendicular to said East line; thence South 00 degrees 32 minutes 54 seconds West, 7.00 feet parallel with said East line; thence North 89 degrees 27 minutes 06 seconds West, 3.96 feet perpendicular to said East line; thence South 00 degrees 32 minutes 54 seconds West, 29.73 feet parallel with said East line; thence South 89 degrees 27 minutes 06 seconds East, 3.83 feet perpendicular to said East line; thence South 00 degrees 32 minutes 54 seconds West, 10.83 feet parallel with said East line; thence North 89 degrees 27 minutes 06 seconds West, 3.83 feet perpendicular to said East line; thence South 00 degrees 32 minutes 54 seconds West, 33.22 feet parallel with said East line; thence South 89 degrees 27 minutes 06 seconds East, 3.96 feet perpendicular to said East line; thence South 00 degrees 32 minutes 54 seconds West, 7.43 feet parallel with said East line; thence North 89 degrees 27 minutes 06 seconds West, 3.96 feet perpendicular to said East line; thence South 00 degrees 32 minutes 54 seconds West, 132.58 feet parallel with said East line; thence North 89 degrees 27 minutes 06 seconds West, 1.33 feet perpendicular to said East line to the POINT-OF-BEGINNING. Containing 499 square feet, more or less.

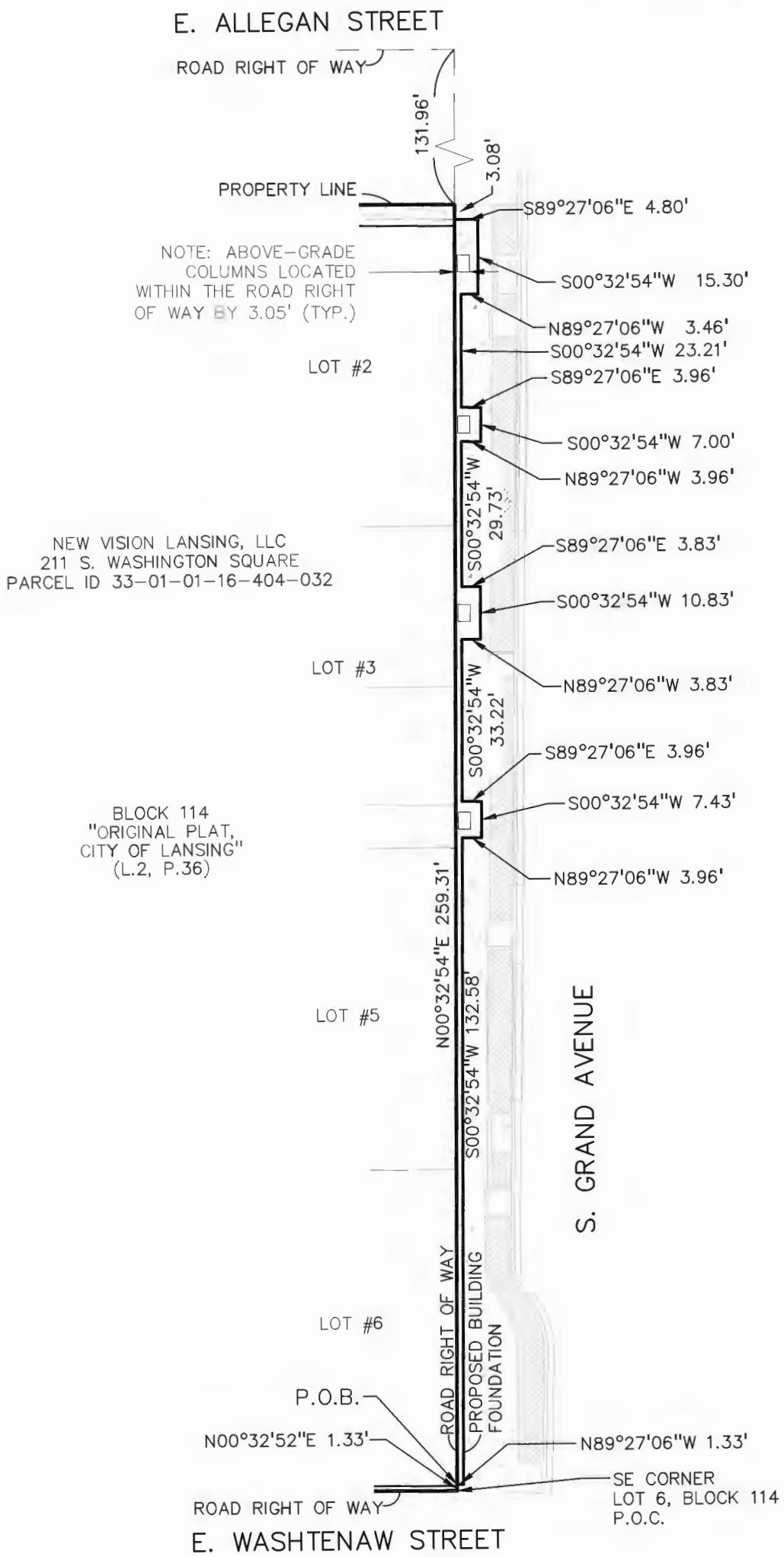


t: 844.813.2949
www.peagroup.com

**NEW VISION
LANSING, LLC**
201 N. WASHINGTON
SQUARE, SUITE 900
LANSING, MICHIGAN

SHEET 1 OF 2
MAY 19, 2026
24-1279

EXHIBIT "B"
EASEMENT SKETCH
BUILDING FOUNDATION EASEMENT



PEA GROUP

t: 844.813.2949
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NEW VISION LANSING, LLC
201 N. WASHINGTON SQUARE, SUITE 900
LANSING, MICHIGAN

SHEET 2 OF 2
MAY 19, 2026
24-1279

NORTH

0 15 30

SCALE: 1" = 30'

EXHIBIT "A"
EASEMENT DESCRIPTION
GRAND AVENUE AERIAL BUILDING EASEMENT

GRAND AVENUE AERIAL BUILDING EASEMENT

An Aerial Building Easement, being located over that part of Grand Avenue lying between Block 113 & Block 114, Original Plat, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Rounds. This easement is vertically located between its lower limit of at an elevation of 865.00 feet and its upper limit at an elevation of 1150.00 feet, noted elevations are referenced to the North American Vertical Datum of 1988 (NAVD88); Said easement is further described as: BEGINNING at the Southwest corner of Lot 2, of said Block 113; thence South 00 degrees 32 minutes 54 seconds West, along the Westerly line of said block 133 and the Easterly line of Grand Avenue, 133.60 feet; thence North 89 degrees 27 minutes 06 seconds West, 82.50 feet to the Easterly line of said Block 114 and the Westerly line of Grand Avenue; thence North 00 degrees 32 minutes 54 seconds East, along said Easterly line of said Block 114 and Westerly line of Grand Avenue, 133.60 feet; thence South 89 degrees 27 minutes 06 seconds East, 82.50 feet to the POINT-OF-BEGINNING.



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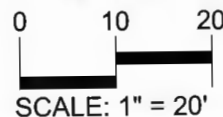
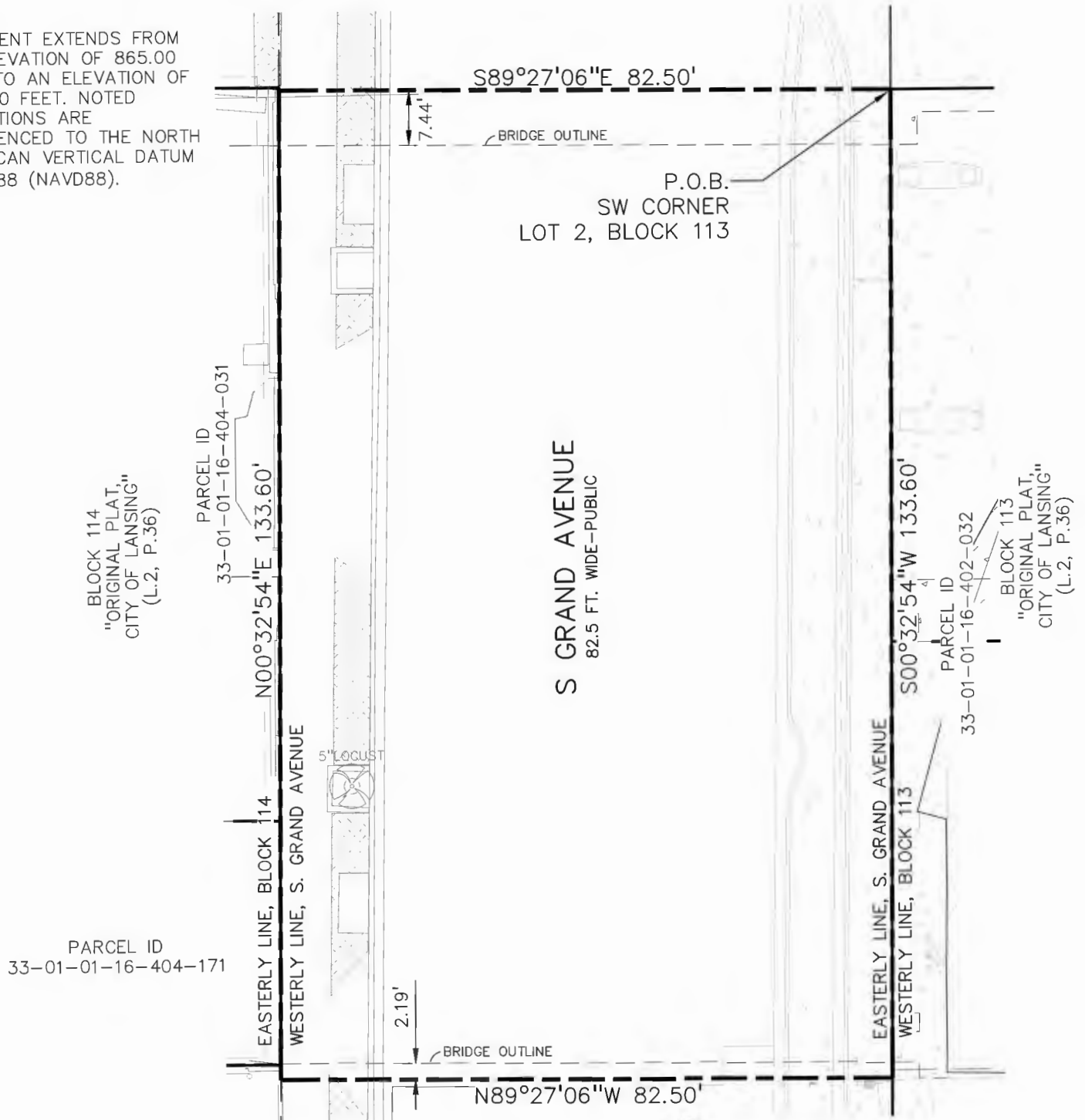
SHEET 1 OF 2
MAY 7, 2025
2024-1279

EXHIBIT "A"

EASEMENT SKETCH

GRAND AVENUE AERIAL BUILDING EASEMENT

NOTE:
EASEMENT EXTENDS FROM
AN ELEVATION OF 865.00
FEET TO AN ELEVATION OF
1150.00 FEET. NOTED
ELEVATIONS ARE
REFERENCED TO THE NORTH
AMERICAN VERTICAL DATUM
OF 1988 (NAVD88).



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GROUP

t: 844.813.2949
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LANSING, MICHIGAN

SHEET 2 OF 2
MAY 7, 2025
2024-1279

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

Act-5-2026, 200 block South Grand Avenue, Use of Right-of-Way and Use of Air Rights

WHEREAS, New Vision Lansing LLC has requested to utilize the South Grand Avenue right-of-way to place a parking deck connecting their 28-story Grand Tower building located on 217 South Grand Avenue and their six-story parking ramp located on 211 South Washington Avenue; and

WHEREAS, New Vision Lansing LLC has requested use of the right of way to place foundation columns for the parking deck; and

WHEREAS, the foundation and caisson footings will extend between 1.33 feet and 5.30 feet into South Grand Avenue; and

WHEREAS, New Vision Lansing LLC has requested use of air rights adjacent to their 211 South Washington Avenue and 217 South Grand Avenue properties for the placement of their amenity parking deck; and

WHEREAS, the amenity deck will span 133.6 feet (north-south) by 82.5 feet (east-west), be 31 feet above grade, and the use of air rights will extend 285 feet from grade; and

WHEREAS, the amenity deck is not expected to negatively impact the street circulation network, the pedestrian experience downtown, or downtown businesses; and

WHEREAS, on August 5, 2026, the Planning Commission reviewed the location, character, and extent of the proposal in accordance with its Act 33 Review procedure, and voted unanimously (4-0) to recommend approval of Act-5-2026, 200 block South Grand Avenue, Use of Right-of-Way and Use of Air Rights; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Commission and concurs therewith;

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-5-2026, and approves the use of foundation encroachments into South Grand Avenue legally described as:

A Building Foundation Easement, being located over that part of S. Grand Avenue, adjacent to the East line of Block 114, Original Plat of the Town of Michigan (Now City of Lansing), according to the plat there of, as recorded in Liber 2 of Plats, Page 36, described as COMMENCING at the Southeast corner of Lot 6, said Block 114; thence North 00 degrees 32 minutes 52 seconds East, 1.33 feet along the East line of said Block 114 to the POINT-OF-BEGINNING; thence continuing North 00 degrees 32 minutes 54 seconds East, 259.31 feet along said East line; thence South 89 degrees 27 minutes 06 seconds East, 4.80 feet, perpendicular to said East line; thence South 00 degrees 32 minutes 54 seconds West, 15.30 feet; parallel with said East line; thence North 89 degrees 27 minutes 06 seconds West, 3.46 feet perpendicular to said East line; thence South 00 degrees 32 minutes 54

seconds West, 23.21 feet parallel with said East line; thence South 89 degrees 27 minutes 06 seconds East, 3.96 feet perpendicular to said East line; thence South 00 degrees 32 minutes 54 seconds West, 7.00 feet parallel with said East line; thence North 89 degrees 27 minutes 06 seconds West, 3.96 feet perpendicular to said East line; thence South 00 degrees 32 minutes 54 seconds West, 29.73 feet parallel with said East line; thence South 89 degrees 27 minutes 06 seconds East, 3.83 feet perpendicular to said East line; thence South 00 degrees 32 minutes 54 seconds West, 10.83 feet parallel with said East line; thence North 89 degrees 27 minutes 06 seconds West, 3.83 feet perpendicular to said East line; thence South 00 degrees 32 minutes 54 seconds West, 33.22 feet parallel with said East line; thence South 89 degrees 27 minutes 06 seconds East, 3.96 feet perpendicular to said East line; thence South 00 degrees 32 minutes 54 seconds West, 7.43 feet parallel with said East line; thence North 89 degrees 27 minutes 06 seconds West, 3.96 feet perpendicular to said East line; thence South 00 degrees 32 minutes 54 seconds West, 132.58 feet parallel with said East line; thence North 89 degrees 27 minutes 06 seconds West, 1.33 feet perpendicular to said East line to the POINT-OF-BEGINNING. Containing 499 square feet, more or less; subject to all easements and restrictions, if any.

BE IT FURTHER RESOLVED, the Lansing City Council hereby approves the use of air rights spanning 133.6 feet by 82.5 feet along the 200 block of South Grand Avenue, and extending 285 from grade above the right of way legally described as:

An Aerial Building Easement, being located over that part of Grand Avenue lying between Block 113 & Block 114, Original Plat, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Rounds. This easement is vertically located between its lower limit of at an elevation of 865.00 feet and its upper limit at an elevation of 1150.00 feet, noted elevations are referenced to the North American Vertical Datum of 1988 (NAVD88); Said easement is further described as: BEGINNING at the Southwest corner of Lot 2, of said Block 113; thence South 00 degrees 32 minutes 54 seconds West, along the Westerly line of said Block 113 and the Easterly line of Grand Avenue, 133.60 feet; thence North 89 degrees 27 minutes 06 seconds West, 82.50 feet to the Easterly line of said Block 114 and the Westerly line of Grand Avenue; thence North 00 degrees 32 minutes 54 seconds East, along said Easterly line of said Block 114 and Westerly line of Grand Avenue, 133.60 feet; thence South 89 degrees 27 minutes 06 seconds East, 82.50 feet to the POINT-OF-BEGINNING; subject to all easements and restrictions, if any.

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is hereby authorized to sign and execute all documents to complete this transaction, subject to prior approval as to content and form by the City Attorney.

DRAFT

Development and Planning. Reviews economic development matters, E.D.C. projects and the five-year plan covering development goals, policies, services and overall direction; reviews all matters having to do with land use, including zoning, plats and historical designations; reviews proposed modifications to the Master Plan; reviews acquisition and disposition of public property; and reviews changes to the CDBG programming.

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council has established the following as its Fiscal Year 2027/2028 Budget Policies and Priorities and requests that the Administration review them and encourages that they, to the extent practical, be included in the Administration's budget presented due to the City Council by the fourth Monday in March 2027.

BE IT FURTHER RESOLVED, the **Committee on Development and Planning** has established the following priorities:

1. \$300,000 - Increase the current contract of \$300,000 to \$600,000 with LEDC to reflect inflationary costs with consideration of yearly increase of inflation.
2. \$500,000: Increase funding for the Façade Improvement Grant Program
3. \$40,000: Initiate an RFP for Engagement of Stakeholders and Completion of Community Facilities Plan, including school and county buildings, complete with inventory of assets and goals/objectives for facilities, that will serve as the basis for community facility decisions into the future.
4. \$150,000: Neighborhood Revitalization & Housing Stabilization. A targeted fund for neighborhood revitalization projects such as small-scale housing rehabilitation, blight elimination, and home repair assistance for low-to-moderate income homeowners. With an annual report to Council on the number of homes assisted, neighborhoods impacted, and how this stabilizes the local tax base

WHAT IS ADOPTED IN THE CURRENT FY BUDGET PRIORITIES 2026/2027