

Regular Meeting Of Lansing City Council

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



Agenda for August 24, 2026 at 7:00 PM

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

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

Roll Call

Meditation and Pledge of Allegiance

Approval of Printed Council Proceedings

1. August 10, 2026

Consideration of Late Items (Suspension of Council Rule #9 is needed to allow consideration of late items. Late items will be considered as part of the regular portion of the meeting to which they relate.)

Tabled Items

Special Ceremonies and Presentations

2. Tribute; in recognition of NAACP Freedom Fund Celebration (PEND-4577)

Comments by Council Members and the City Clerk

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

Speaker Registration for Public Comment on Legislative Matters

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

Virtual Participation is available for Public Comment on Legislative Matters. Sign up by 6:30 p.m. using the following link:

<https://events.gcc.teams.microsoft.com/event/bb9a399c-e817-4baf-a1ff-5b1de20c8457@87509dee-095b-4ff8-ba5a-0035cdfc715d>

Mayor's Comments

Show Cause Hearings

3. Orders to Make Safe or Demolish to the owners of 920 Long Blvd. (PEND-4540)

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

Scheduled Public Hearings

Council Consideration of Legislative Matters

Referral of Public Hearings

Consent Agenda

4. Tribute; in recognition of NAACP Freedom Fund Celebration (PEND-4577)
5. Reappointment; Jerrod LaRue as the 2nd Ward member of the Board of Fire Commissioners for a term to expire June 30, 2030 (PEND-4560)
6. Noise Special Permit; Leavitt and Starck Excavating, Inc., to allow for Combined Sewer Overflow (CSO) 015 South Project (PEND-4533)
7. Non-Profit Recognition; Next Generation Family Services (PEND-4546)
8. Obsolete Property Rehabilitation Act (OPRA) Certificate; 2231 W. Willow St., AM Land Holdings LLC (PEND-4531)
9. Brownfield Plan #91; 6420 S. Cedar Street Project, 6420 S. Cedar St. (PEND-4517)
10. Setting a Public Hearing on Obsolete Property Rehabilitation Act (OPRA) Certificate; 418 Baker St., Ron Holdings LLC (PEND-4558)
11. Setting a Public Hearing on Brownfield Plan #92; 416 N. Cedar Street Rehabilitation Project, 416 N. Cedar St. (PEND-4547)
12. Grant Acceptance; Certified Local Government Grant Program, Westside Neighborhood, Espanore Plat survey (PEND-4550)
13. Grant Acceptance; Michigan Strategic Fund, Revitalization and Placemaking Program "RAP 2.0" grant for the Reutter Park Fountain (PEND-4551)

Resolutions for Action

14. 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 (PEND-4559)
15. Requesting termination of all City agreements with Flock for the operation or use of automated license plate reader cameras (PEND-4578)

Reports from Council Committees

Ordinances for Introduction and Setting of Public Hearings

16. Amending Chapter 230 by adding Section 230.02 to allocate funding for Supportive Housing Services (PEND-4481)
17. Adding Chapter 245; Office of the Independent Internal Auditor (PEND-4553)

Ordinances for Passage

Speaker Registration For Public Comment On City Government Related Matters

Reports Of City Officers, Boards, And Commissions; Communications And Petitions; And Other City Related Matters

(Motion that all items be considered as being read in full and that the proper referrals be made by the President)

Item(s) from the City Clerk re:

18. Minutes of Boards and Commissions placed on file in the Clerk's Office

Item(s) from the Mayor re:

19. Grant Acceptance; Community Economic Development Association of Michigan (CEDAM), Michigan CSA Program Innovation and Sustainability Initiative (PEND-4561)
20. Grant Acceptance and Authorization; Michigan State Historic Preservation Office Certified Local Government Grant, Old Town Commercial Association (PEND-4573)
21. Obsolete Property Rehabilitation Act (OPRA) Certificate; 1204 S. Washington Ave., Lil Rock Ventures LLC (PEND-4567)
22. Setting a Public Hearing on Obsolete Property Rehabilitation Act (OPRA) Certificate; 1204 S. Washington Ave., Lil Rock Ventures LLC (PEND-4566)
23. Obsolete Property Rehabilitation Act (OPRA) District; 1515 W. Mt Hope Ave., TCI Properties LLC (PEND-4570)
24. Setting a Public Hearing on Obsolete Property Rehabilitation Act (OPRA) District; 1515 W. Mt Hope Ave., TCI Properties LLC (PEND-4569)
25. Obsolete Property Rehabilitation Act (OPRA) Certificate; 1515 W. Mt Hope Ave., TCI Properties LLC (PEND-4572)
26. Setting a Public Hearing on Obsolete Property Rehabilitation Act (OPRA) Certificate; 1515 W. Mt Hope Ave., TCI Properties LLC (PEND-4571)
27. Act-6-2026, 2100-2200 Moores River Dr., Country Club of Lansing, Drain and Culvert Easements (PEND-4568)

Item(s) from the Board of Public Service

28. Board of Public Service Budget Priorities for Fiscal Year 2027-2028
29. Board of Public Service Priorities for the Public Service Department

Communications and Petitions

Motion Of Excused Absence

Remarks By Council Members

Remarks by the Mayor or Executive Assistant

Public Comment on City Government Related Matters (City government related matters are issues or topics relevant to the operation or governance of the city. The public may comment for up to three minutes. Speakers must sign up on YELLOW form.)

Adjournment



Chris Swope, City Clerk

Persons with disabilities who need an accommodation to fully participate in this meeting should contact the City Clerk's Office at (517) 483-4131 (TTY 711). 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation request.



**Official Proceedings of the City Council
City of Lansing
August 10, 2026**

Tony Benavides Lansing City Council Chambers
Lansing, Michigan

The City Council of the City of Lansing met in regular session and was called to order at 7:00 p.m. by Vice President Pehlivanoglu.

PRESENT: Council Members Carter, Hussain, Kost, Martinez, Nevarez Martinez, Pehlivanoglu

ABSENT: Council Members Garza, Spadafore

A quorum was present.

Mayor Schor asked people to remember Kota, a lion at Potter Park Zoo who recently passed away, during the moment of Meditation. Clerk Swope also asked that people remember Harold King during the moment of Meditation. The Council observed a moment of Meditation followed by the Pledge of Allegiance led by Vice President Pehlivanoglu.

Approval of Printed Council Proceedings

By Council Member Kost

To approve the printed Council Proceedings of July 27, 2026

Motion Carried

Special Ceremonies

Appointment; Kalman Mate as the 4th Ward member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2028

Resolution #2026-210

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has recommended the appointment of Kalman Mate as the 4th Ward member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2028; and

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

WHEREAS, the Committee on City Operations met on July 23, 2026, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Kalman Mate as the 4th Ward member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2028.

By Council Member Martinez

Motion Carried

City Clerk Swope administered the Oath of Office to Kalman Mate as a member of the Human Relations and Community Services Advisory Board

Brownfield Plan #91; 6420 S. Cedar Street Project, 6420 S. Cedar St.

Council Member Nevarez Martinez recognized Mitch Goltz and Kris Klein who made a presentation.

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

Council Member Nevarez Martinez recognized Joseph Brooks and Kris Klein who made a presentation.

Ballot Proposal; City Charter Amendment; creation of Citizens' Advisory Healthcare Action Board

Vice President Pehlivanoglu recognized Clerk Chris Swope who spoke about the ballot proposal and petition review process.

Comments by Council Members and the City Clerk

Council Member Hussain announced Constituent Contact Meeting and announced the Southwest Fest.

Clerk Swope thanked his staff, voters, and precinct workers for their work during the recent Primary Election.

Community Event Announcements

Loretta Stanaway announced upcoming Friends of Lansing's Historic Cemeteries tombstone cleaning workshop.

Nicklas Zande spoke about the upcoming Ingham County Democratic Party County Convention.

Speaker Registration for Public Comment on Legislative Matters

City Clerk Swope announced the deadline for submission of public comment registration forms for those intending to address the City Council on legislative matters and that only those who have submitted a completed form will be permitted to speak.

Mayor's Comments

Mayor Schor thanked people for attending the Neighborhood Night Out event and Jazzfest. He also announced upcoming drive-thru mobile food pantry, Hispanic Heritage celebration, congratulated Kevin Neely on becoming Assistant Fire Chief, announced 19 new police recruits, and the publication of the property tax and debt dashboard. Mayor Schor also provided an update on the status of the NOVA Housing Initiative.

Public Comment on Legislative Matters

Legislative Matters included the following public hearings:

Brownfield Plan #91; 6420 S. Cedar Street Project, 6420 S. Cedar St.

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

Noise Special Permit; Hoffman Bros. Inc., to allow for Combined Sewer Overflow (CSO) Ottawa Street Project

Noise Special Permit; Leavitt and Starck Excavating, Inc., to allow for Combined Sewer Overflow (CSO) 015 South Project

Council Members Nevarez Martinez and Martinez gave overviews of the public hearings.

Public Comment on Legislative Matters:

Elizabeth Rice spoke about the Noise Special Permit for 015 South Project.

Crystal Collins spoke on the orders to make safe or demolish at 4507 Devonshire Ave.

Charles Delmotte spoke about the Noise Special Permit for Ottawa Street Project.

Nicklas Zande spoke about the Citizens' Advisory Healthcare Action Board ballot proposal.

Legislative Matters**Referral of Public Hearings**

Brownfield Plan #91; 6420 S. Cedar Street Project, 6420 S. Cedar St.
Referred to the Committee on Development and Planning

Obsolete Property Rehabilitation Act (OPRA) Certificate; 2231 W. Willow St., AM Land Holdings LLC
Referred to the Committee Development and Planning

Noise Special Permit; Hoffman Bros. Inc., to allow for Combined Sewer Overflow (CSO) Ottawa Street Project
Placed on file as it is scheduled to be voted on this evening.

Noise Special Permit; Leavitt and Starck Excavating, Inc., to allow for Combined Sewer Overflow (CSO) 015 South Project
Referred to the Committee on City Operations

Consent Agenda

Vice President Pehlivanoglu asked that item #15 be removed from the Consent Agenda.

By Council Member Kost to approve items 11 to 14 on the Consent Agenda

Motion Carried

Resolution #2026-210

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has recommended the appointment of Kalman Mate as the 4th Ward member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2028; and

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

WHEREAS, the Committee on City Operations met on July 23, 2026, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Kalman Mate as the 4th Ward member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2028.

Adopted as part of the Consent Agenda

Resolution #2026-211

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 920 Long Blvd, 33-01-05-10-304-042, LOTS 5 & 6 LONG COMMERCE PARK, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on AUGUST 26TH, 2025 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on MAY 5th, 2026, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by JULY 6th, 2026; and

WHEREAS, the Office of Code Compliance has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe;

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, August 24, 2026 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 920 Long Blvd, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Compliance Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

Adopted as part of the Consent Agenda

Resolution #2026-212

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Compliance Officer has determined that the building located at , 431 S. Francis Ave, 33-01-01-14-377-081, LOT 194 SNYDERS SUB, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on JULY 5TH, 2020; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on MAY 5TH, 2026, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by JUNE 5TH, 2026 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on July 27, 2026 to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Office of Code Compliance has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 431 S. Francis Ave, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 21 days from the date of this resolution, August 10, 2026.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

Adopted as part of the Consent Agenda

Resolution #2026-213

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Compliance Officer has determined that the building located at , 1217 N. Grand River Avenue, 33-01-01-09-326-141, COM AT NE COR LOT 4, TH W 237.5 FT S 10 FT, SE'LY TO PT 1 R W OF SW COR LOT 4, E 81.5 FT, N 22 FT, E 100 FT, N 44 FT TO BEG; BLOCK 29 ORIG PLAT, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on JANUARY 30TH, 2025; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on MARCH 24TH, 2026, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by MAY 26TH, 2026 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on July 27, 2026 to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Office of Code Compliance has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1217 N. Grand River Ave, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 60 days from the date of this resolution, August 10, 2026.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

Adopted as part of the Consent Agenda

Resolution #2026-214

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Compliance Officer has determined that the building located at , 4507 Devonshire Ave, 33-01-01-34-378-091, Lot 94 Pleasant Ridge Sub No 3, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on JULY 5TH, 2017; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on MARCH 24TH, 2026, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by APRIL 24TH, 2026 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on June 22, 2026 to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Office of Code Compliance has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 4507 Devonshire Ave, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 60 days from the date of this resolution, August 10, 2026.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

Adopted as part of the Consent Agenda

Resolutions

Resolution #2026-215

Resolved by the City Council of the City of Lansing

WHEREAS, the Home Rule City Act allows for initiatory petitions to propose amendments to a City Charter if signed by at least 5% of the qualified and registered electors of the municipality; and

WHEREAS, Community Action Michigan submitted an initiatory petition to the City Clerk's Office on June 24, 2026 to amend the Lansing City Charter to mandate the creation of a Healthcare Action Plan; to establish a Citizens' Advisory Healthcare Action Board ("Citizens' Action Board") to create the Healthcare Action Plan and make recommendations to address healthcare costs and healthcare inaccessibility; to prescribe the powers and duties of the Citizens' Action Board; to prescribe the Citizens' Action Board's composition and organization; and to require the publication, a public overview, and adoption of the Healthcare Action Plan; and

WHEREAS, the City Clerk's Office has canvassed the petition signatures and found that a sufficient number of Lansing electors have signed the petition; and

WHEREAS, the full text of the proposal to add Chapter 7 to Article 5 of the Lansing Charter is as follows:

Chapter 7. CITIZENS' ADVISORY HEALTHCARE ACTION BOARD

5-701 CITIZENS' ADVISORY HEALTHCARE ACTION BOARD

.1 A Citizens' Advisory Healthcare Action Board ("Citizens' Action Board") is hereby created to prepare a Healthcare Action Plan and make recommendations to address prohibitive healthcare costs and healthcare inaccessibility in a biennial action plan.

.2 The health, safety, and welfare of the residents of the City of Lansing are served by regular, transparent, and public evaluation of healthcare affordability, accessibility, insurance and benefit coverage, and medical service availability. A recurring process for collecting public testimony, reviewing data, and evaluating policy impacts will assist the City and the jurisdiction's federal and state representatives in identifying barriers to healthcare access and in recommending effective responses. It is thus the purpose and intent of this Chapter to establish the Citizens' Action Board that will prepare a biennial Healthcare Action Plan and make recommendations to the City, and to provide a public process through which the public will be heard and needs assessed.

.3 In making appointments to the Citizen's Action Board, the Mayor and Council should consider those residents who may have research, analytical, and community engagement skills helpful to execute the powers and duties of the Citizens' Action Board and produce an Healthcare Action Plan, for example healthcare workers, uninsured or underinsured community members, public health professionals, patient advocates, and organized labor

5-702 POWERS & DUTIES

.1 A Healthcare Action Plan shall be developed by the Citizens' Action Board and presented to the City Council by October 1 of every even-numbered year. At a minimum, the Healthcare Action Plan shall set out:

- (a) How healthcare affordability and accessibility, insurance and benefit coverage, and medical service availability have changed for City residents over the prior two years based on available population and public health data, hospital and other health care provider records, and public testimony;
- (b) What federal, state, and local policy decisions and other factors have contributed to changes in healthcare affordability and accessibility, insurance and benefit coverage, and service availability;
- (c) How federal and state elected officials who represent the City voted on relevant policies, including budgets and legislation, and the extent to which those actions and inactions were consistent with the prior Healthcare Action Plan; and
- (d) Recommendations for concrete actions that the City and its federal and state representatives can take to improve healthcare affordability and accessibility, insurance and benefit coverage, and medical service availability.

.2 The Citizens' Action Board shall have the duty to:

- (a) Hold multiple community forums each year for the purpose of hearing first-hand accounts of community members' ability to afford and access primary, emergency, and necessary specialty medical care, in compliance with open meeting and public records requirements;
- (b) Hold multiple community forums each year for the purpose of hearing views on how federal, state, and local policy changes have impacted healthcare affordability, accessibility, and service availability, in compliance with open meeting and public records requirements;
- (c) Compile data relevant to assessing the current state of healthcare affordability, accessibility, and service availability;
- (d) Assess how federal, state, and local policies and recent policy changes have impacted healthcare affordability, accessibility, and service availability;
- (e) Identify how the City's federal and state representatives voted on relevant policy decisions;
- (f) Measure the City's federal and state representatives' actions or inactions against the prior Healthcare Action Plan; and
- (g) Issue a Healthcare Action Plan that compiles its findings and makes recommendations.

.3 The Citizens' Action Board shall have the power to coordinate with researchers, research institutions, state and local agencies and departments, foundations, and consultants to assist in its assessments and the performance of its duties.

5-703 PUBLICATION AND ACTION PLAN MEETING

.1 No later than October 1 of every even-numbered year, the City Council shall publish the Citizens' Action Board's Healthcare Action Plan, recommendations, and all relevant research and findings in a manner that achieves broad public engagement. Minority members may append dissenting views to the published plan.

.2 No later than October 15 of every even-numbered year, the City Council shall hold a special meeting with the Citizens' Action Board to provide a public overview of the Healthcare Action Plan and to adopt a Healthcare Action Plan.

WHEREAS, it is necessary for the City Council to establish the ballot wording for the initiative;

NOW, THEREFORE BE IT RESOLVED,
that in accordance with the Home Rule City Act (MCL 117.1, et. seq.), the question shall be captioned and stated on the ballot as follows:

Citizens' Advisory Healthcare Action Board Charter Amendment

Shall the Lansing City Charter be amended to mandate the creation of a Citizens' Advisory Healthcare Action Board ("Citizens' Action Board") to create a Lansing Healthcare Action Plan and make recommendations to the community to address healthcare costs and healthcare inaccessibility; to prescribe the powers and duties of the Citizens' Action Board; to prescribe the Citizens' Action Board's composition and organization; and to require the publication, a public overview, and recommendations for implementation in the community of the Healthcare Action Plan?

YES (☐)NO (☐)

BE IT FURTHER RESOLVED that the City Clerk is hereby directed and authorized to, in accordance with the Home Rule City Act (MCL 117.1, et. seq.), to transmit a copy of this resolution and roll call vote on it, along with a copy of the proposed amendment to the Governor of the State of Michigan for approval and a copy to the Attorney General of the State of Michigan for approval as to the form in which the proposal shall be presented to the electors.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized to cause the above proposal to be placed on the ballot at the election to be held on November 3, 2026.

BE IT FURTHER RESOLVED that the ballot wording is hereby certified to the City Clerk for submission to the City's electors at the election to be held on November 3, 2026.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to give notice of the election and notice of registration therefore in the manner prescribed by law and to do all things and to provide all supplies necessary to submit the ballot proposal to the vote of the electors as required by law.

BE IT FURTHER RESOLVED that in accordance with law, the City Clerk shall post the proposed Charter amendment in full at each polling place.

BE IN FINALLY RESOLVED that the canvass and determination of the votes of said question shall be made in accordance with laws of the State of Michigan and Charter of the City of Lansing.

By Council Member Kost to place an affirmative roll on the Resolution

By Council Member Kost to amend the first resolved clause by inserting "recommendations for" before "implementation" in the ballot language.

Motion Carried

The question being adoption of the Resolution as amended

Motion Carried

Resolution #2026-216

By the Committee of the Whole

Resolved by the City Council of the City of Lansing

WHEREAS, the City Clerk has forwarded an application for a City License, which is ready for final action by City Council; and

WHEREAS, all required signatures have been obtained supporting the application for a fireworks display license.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the application for a fireworks display license as follows:

FIREWORKS DISPLAY LICENSE:

Pyrotecnico Inc. for public display of fireworks in the City of Lansing Frances Park, 2701 Moores River Dr. to be held on Saturday, August 22, 2026.

By Council Member Kost

Motion Carried

Resolution #2026-217

By the Committee on City Operations

Resolved by the City Council of the City of Lansing

WHEREAS, a public hearing was held on Monday, August 10, 2026, in consideration of the request by Hoffman Bros. Inc., the construction contractor for the Ottawa Street Project, for issuance of a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM for the period of August 29, 2026 through November 14, 2026; and

WHEREAS, the construction, which includes coordination with the Michigan House of Representatives' heated sidewalk installation project, is required to be complete prior to Silver Bells in the City; and

WHEREAS, for the period of August 29, 2026, through November 14, 2026 the construction contractor, Hoffman Bros. Inc., has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver in order to:

- Ensure that the project is completed prior to Silver Bells in the City
- allow the contractor to have the ability to work some Saturdays when necessary for completion of important work activities; and
- keep the project on-schedule based on rain days.

NOW THEREFORE BE IT RESOLVED that the City Council grant a waiver of the noise ordinance to Hoffman Bros. Inc. while the company is conducting work as part of the CSO Ottawa Street Project on Saturdays from 8:00 AM to 4:30 PM for the period of August 29, 2026, through November 14, 2026

By Council Member Martinez to discharge the Resolution from the Committee on City Operations

Motion Carried

By Council Member Martinez

Motion Carried

Ordinances for Passage

Passage of Ordinance

An ordinance of the City of Lansing, Michigan, to amend Title 8 of the Lansing Codified Ordinances to add a new Chapter 247, Sections 247.01 to 247.04 in order to transition existing City boards and commissions to the ward structure provided for by the current Charter.

Was read a second time by its title and adopted by the following roll call vote:

Yeas: Council Members Carter, Hussain, Kost, Martinez, Nevarez Martinez, Pehlivanoglu
Nays: Council Members

Ordinance #1361

An ordinance of the City of Lansing, Michigan, to amend Title 8 of the Lansing Codified Ordinances to add a new Chapter 247, Sections 247.01 to 247.04 in order to transition existing City boards and commissions to the ward structure provided for by the current Charter.

THE CITY OF LANSING ORDAINS:

Section 1. That Title 8, Chapter 247 of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

CHAPTER 247. - TRANSITION OF EXISTING BOARD MEMBERS AND COMMISSIONERS

247.01 – Scope.

Pursuant to Sections 5-103.11, 5-107, and 9-205 of the Charter effective January 1, 2026 (“Current Charter”), this Chapter shall apply to the City of Lansing Arts and Culture Commission, the Board of Ethics, the Board of Fire Commissioners, the Board of Police Commissioners, the Board of Public Service, the Diversity, Equity, and Inclusion Advisory Board, the Human Relations and Community Services Advisory Board, the Park Board, and the Planning Commission (“Several Boards and Commissions”). During the effective period of this Chapter, other references to the appointment of members to these boards contained in this Code and the Charter are notwithstanding.

247.02 – Expiration of Terms of Appointments.

All members currently appointed to the Several Boards and Commissions shall continue in their present appointment. The term of office for those members currently appointed to the Several Boards and Commissions shall expire on June 30, 2029, or on the date of the expiration of their original term of appointment, whichever occurs first. Any appointments made to fill any vacancies to the Several Boards and Commissions shall be made pursuant to Section 5-103.7 of the Current Charter, with the remaining term to expire no later than June 30, 2029.

247.03 – Initial Appointments and Terms after Transition to Current Charter.

The Mayor shall file a list of appointments to the Several Boards and Commissions prior to the first City Council meeting in May 2029 and the City Council shall act on each appointment at or prior to its first meeting in June 2029.

The terms of office for the members of the Several Boards and Commissions shall commence on July 1, 2029, and continue as provided for their first-appointed terms:

- (1) The First and Fifth Ward members shall be appointed for one year.
- (2) The Second Ward member shall be appointed for two years.
- (3) The Third Ward member shall be appointed for three years.
- (4) The Fourth Ward member shall be appointed for four years.
- (5) The three at-large members shall be appointed for two, three, and four years respectively.

247.04 – Subsequent Appointments.

Upon expiration of initial appointments, all subsequent members of the Several Boards and Commissions of the City of Lansing shall be appointed for four-year terms.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions are repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 14th day after enactment, unless given immediate effect by City Council.

Passage of Ordinance

An ordinance of the City of Lansing, Michigan, to amend Chapter 248 of the Lansing Codified Ordinances to add a new Section 248.02 in order to transition existing Board of Water and Light members to the ward structure provided for by the current Charter.

Was read a second time by its title and adopted by the following roll call vote:

Yeas: Council Members Carter, Hussain, Kost, Martinez, Nevares Martinez, Pehlivanoglu
Nays: Council Members

Ordinance #1362

An ordinance of the City of Lansing, Michigan, to amend Chapter 248 of the Lansing Codified Ordinances to add a new Section 248.02 in order to transition existing Board of Water and Light members to the ward structure provided for by the current Charter.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 248 of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

248.02 - Transition of Existing Boardmembers.

(a) Expiration of Terms of Appointments.

Pursuant to Sections 5-103.11, 5-107, and 9-205 of the Charter effective as of January 1, 2026 ("Current Charter"), all members currently appointed to the Board of Water and Light by the Mayor and confirmed by City Council shall continue in their present appointment. The term of office for those members currently appointed and confirmed shall expire on June 30, 2029, or on the date of the expiration of their original term of appointment, whichever occurs first. Any appointments made to fill any vacancies to the Board of Water and Light shall be made pursuant to Section 5-103.7 of the Current Charter, with the remaining term to expire no later than June 30, 2029. During the effective period of this Section 248.02, other references to the appointment of members to the Board and Water of Light contained in this Code and the Charter are notwithstanding.

(b) Initial Appointments and Terms after Transition to Current Charter.

The Mayor shall file a list of appointments to the Board of Water and Light prior to the first City Council meeting in May 2029 and the City Council shall act on each appointment at or prior to its first meeting in June 2029.

(c) The terms of office for the members of the Board of Water and Light shall commence on July 1, 2029, and continue as provided for their first-appointed terms:

- (1) The First and Fifth Ward members shall be appointed for one year.
- (2) The Second Ward member shall be appointed for two years.
- (3) The Third Ward member shall be appointed for three years.
- (4) The Fourth Ward member shall be appointed for four years.
- (5) The three (3) at-large members shall be appointed for two, three, and four years respectively.

(d) Subsequent Appointments.

Upon expiration of initial appointments, all subsequent members of the Board of Water and Light shall be appointed for four-year terms.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions are repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 14th day after enactment, unless given immediate effect by City Council.

Passage of Ordinance

An ordinance of the City of Lansing, Michigan, to amend Chapter 266 of the Lansing Codified Ordinances to amend Section 266.01, remove Section 266.02, and renumber Section 266.03 in order to provide for an eight-member Arts and Culture Commission, in accordance with Section 5-103 of the Charter.

Was read a second time by its title and adopted by the following roll call vote:

Yeas: Council Members Carter, Hussain, Kost, Martinez, Nevares Martinez, Pehlivanoglu
Nays: Council Members

Ordinance #1363

An ordinance of the City of Lansing, Michigan, to amend Chapter 266 of the Lansing Codified Ordinances to amend Section 266.01, remove Section 266.02, and renumber Section 266.03 in order to provide for an eight-member Arts and Culture Commission, in accordance with Section 5-103 of the Charter.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 266 of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

266.01. Establishment; powers and duties.

There is hereby established an Arts and Culture Commission in and for the City. **The appointment of members of the Arts and Culture Commission shall be in accordance with Section 5-103 of the Charter.** The Arts and Culture Commission shall:

- (a) Make recommendations regarding all arts and cultural activities within the City of Lansing;
- (b) Develop and recommend ongoing arts and culture performance measures and best practices;
- (c) Fulfill all advisory board functions set forth in Section 5-106 of the City Charter.

~~266.02. Membership; terms; vacancies.~~

- ~~(a) The Arts and Culture Commission shall consist of 12 members who are registered electors of the City who are appointed by the Mayor, with the advice and consent of City Council.~~

(b) Members shall be appointed before July 1 of the year of appointment and shall serve until June 30 of the year in which their terms expire or until their successors qualify for office.

(c) Eight members shall be from the City-at-large and one member shall be appointed from each of the four wards.

(d) The terms of office for the members shall be four years, except for the following members first-appointed terms:

(1) The First Ward member shall be appointed for one year.

(2) The Second Ward member shall be appointed for two years.

(3) The Third Ward member shall be appointed for three years.

(4) The Fourth Ward member shall be appointed for four years.

(5) At-large members shall be appointed for one, two, three, and four years respectively.

(e) Thereafter, all subsequent Arts and Culture Commission members shall be appointed for four-year terms.

(f) Vacancies shall be filled for the remainder of the unexpired term.

266.023. Rules of procedure; meetings; supply of facilities and services.

The Arts and Culture Commission shall organize itself pursuant to Section 5-105 of the Lansing City Charter, including the public notice and participation requirements therein and subject to the Open Meetings Act. The Office of the Mayor shall provide meeting space and such staff assistance as is reasonable and necessary to enable the Arts and Culture Board to carry out its duties.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions are repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 14th day after enactment, unless given immediate effect by City Council.

Speaker Registration for Public Comment on City Government Related Matters

City Clerk Swope announced the deadline for submission of public comment registration forms for those intending to address the City Council on City government related matters and that only those who have submitted a completed form will be permitted to speak.

Reports From City Officers, Boards, and Commissions; Communications and Petitions; and Other City Related Matters

By Council Member Kost that all items be considered as being read in full and that Vice President Pehlivanoglu make the appropriate referrals

Motion Carried

- Reports from City Officers, Boards and Commissions:

Item(s) from the City Clerk re:

Minutes of Boards and Commissions placed on file in the Clerk's Office

Placed on File

Ballot Proposal; City Charter Amendment; creation of Citizens' Advisory Healthcare Action Board

Placed on File

Fireworks Display License; Pyrotecnico Inc. at Frances Park on August 22, 2026

Placed on File and Referred to the Committee of the Whole

Item(s) from the Mayor re:

Obsolete Property Rehabilitation Act (OPRA) Certificate; 418 Baker St. Ron Holdings LLC

Referred to the Committee on Development and Planning

Setting a Public Hearing on Obsolete Property Rehabilitation Act (OPRA) Certificate; 418 Baker St., Ron Holdings LLC\

Referred to the Committee on Development and Planning

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

Referred to the Committee on Development and Planning

Reappointment; Jerrod LaRue as the 2nd Ward member of the Board of Fire Commissioners for a term to expire June 30, 2030

Referred to the Committee on City Operations

Motion of Excused Absence

By Council Member Kost to excuse Council Members Garza and Spadafore from tonight's proceedings

Motion Carried

Remarks by Council Members

Vice President Pehlivanoglu thanked the council for helping her lead the meeting.

Public Comment on City Government Related Matters

Gabriel Biber spoke about the Fenner Nature Conservatory.

Jody Washington spoke about health care access in Lansing.

Nicklas Zande spoke about desired changes to Stabenow Park.

Richard Baker spoke about fundraising to move Windlord sculpture.

Ivan Droste spoke against car-centric infrastructure in Lansing.

Michael Mercer spoke about various City matters.

Briana Richardson spoke about the need for a Children's hospital in Lansing and various City matters.

Adjourned Time 8:33 P.M.

Chris Swope, City Clerk



Chris Swope

Lansing City Clerk

NOTICE

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 920 Long Blvd, Lansing MI

Hearing Date and Time: 8/24/2026 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesated laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit(s) for the property listed above.

Sincerely,

Chris Swope, MMC/MiPMC level 3
Lansing City Clerk

Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
517-483-4131
www.lansingmi.gov/clerk city.clerk@lansingmi.gov

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	920 Long Blvd
PARCEL NUMBER:	33-01-05-10-304-042

LISTED TAXPAYER:	Durga Property Holdings Inc.
INTERESTED PARTIES:	
SEV INFORMATION:	\$212, 800.00
LAND VALUE:	\$300,472.00
BUILDING VALUE:	
LOT SIZE:	182.87 x 340.94AV, MORE

LEGAL DESCRIPTION:	LOTS 5 & 6 LONG COMMERCE PARK
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<u>CURRENT BLDG SAFETY PERMIT ACTIVITY</u>
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BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

MSD HEARING DATE:	5.5.26
MSD HEARING RESULTS:	7.6.26

HOUSING CODE VIOLATION LTR:	
ORIGINAL RED TAG DATE:	8.26.25
ZONING:	
ESTIMATE OF REPAIRS:	\$3,944,265.00
PICTURES:	YES
OTHER:	

<u>PROPERTY OWNER CONTACT INFORMATION</u>		
NAME	ADDRESS	PHONE and/or E-MAIL
Durga Properties	11320 CHESTER RD	
MONTU BEDI		513-748-5126 MONTU@BEDIASOCIATES.COM

<u>CURRENT CITY COUNCIL ACTIVITY</u>		
MEETING	DATE	ACTION

City of Lansing Make Safe or Demolish Hearing



The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
Tuesday 5.5.26 @ 4:00 PM

1



920 Long Blvd

Title Information:

- Durga Property Holdings

Original Red Tag Date:

- 8.26.25

Reasons for Red Tag

- Unsafe building and equipment
- Dangerous Structure

Property Activity:

- PB23-2140 expired tear out

SEV & Cost of Repairs:

- SEV is \$212,800.00
- Estimated cost of repairs \$3,944,265

City Recommendation:

- 30 days to make safe or demolish.

2



920 Long Blvd

Damage Report Information:

- **11/2023** – Enforcement **E23-12733** created by Larry Connelly after responding to email from Code Officer Tom Barry. Per Tom building was found to be unserviceable and near collapse.
- Structural concerns noted at curtain walls between center and west entrances due to lack of maintenance.
- Open, accessible rear window identified.
- Property manager contacted and indicated window would be secured.
- Address discrepancy identified between posted address (940) and parcel records (920).
- No photos or supplemental documentation attached to this enforcement.
- **8/2025** – Cory Donnell requested access multiple times while addressing related violations at 6810 S Cedar.
- Search warrant obtained 8/25/2025.
- Building entered on **8/26/2025**; photos documented under enforcement **E25-19005**.
- No contact from owner following entry.
- Property also has multiple board-up and grass/weed enforcements.

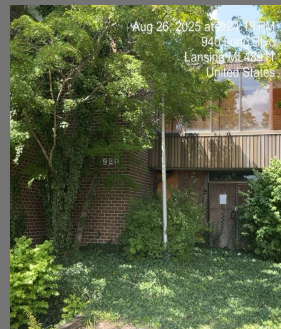
Permits needed:

- All trade permits needed

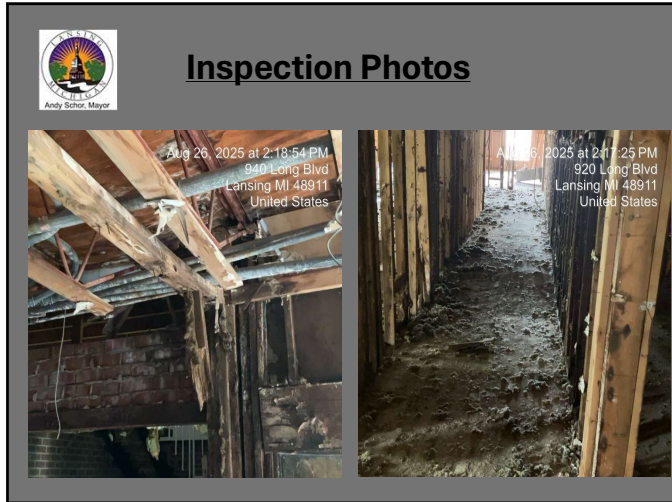
3



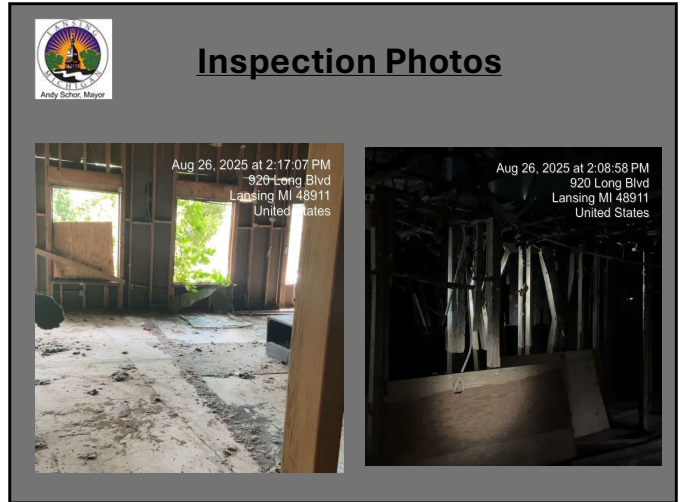
Inspection Photos



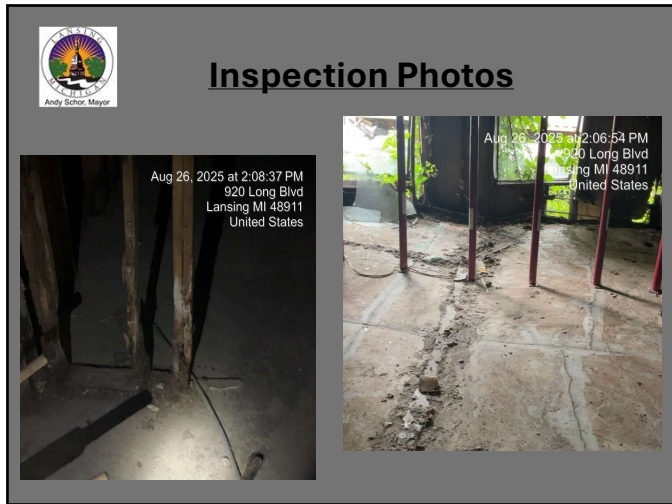
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Resolution #2026-###

By Council Members Carter, Garza, Hussain, Kost, Martinez,
Nevarrez Martinez, Pehlivanoglu, Spadafore
Resolved by the City Council of the City of Lansing

WHEREAS, the Lansing Branch of the National Association for the Advancement of Colored People (NAACP) is celebrating its 60th Annual Freedom Fund Banquet; *We The People*; and

WHEREAS, The *National Association for the Advancement of Colored People* (NAACP) works at the local, state, and national levels to ensure political, educational, social, and economic equality of all citizens and to eliminate and remove all barriers of racial discrimination; and

WHEREAS, the Lansing Branch NAACP Freedom Fund represents the resources the Branch uses to support its mission to achieve equity, political rights, and social inclusion by advancing policies and practices that expand human and civil rights, eliminate discrimination, and accelerate the well-being, education, and economic security of Black people and all persons of color. The Branch will celebrate the achievements of local freedom fighters and recognize their invaluable contributions to justice, equity, and community empowerment; and

WHEREAS, the NAACP Fighting Fund for Freedom, now known as the Freedom Fund Banquet, was established in 1953 as a ten-year national initiative to intensify efforts to complete the work of emancipation. Near the culmination of this effort, Medgar W. Evers, the heroic NAACP Mississippi Field Secretary was assassinated. In response, NAACP Chairman Bishop Stephen Spottswood honored Mr. Evers at the 1963 NAACP Convention in Chicago, proclaiming that the Fighting Fund for Freedom would continue until the full emancipation of our people is achieved.

BE IT RESOLVED, the Lansing City Council, hereby, acknowledges the Lansing Branch of the National Association for the Advancement of Colored People on its 60th Annual Freedom Fund Banquet on October 11, 2026 and expresses our admiration and gratitude to its members for their achievements and commitment to the City of Lansing and its residents. We applaud the NAACP Lansing Branch for many years of success and diligence in the fight for equality and anticipate many more to come.

Resolution #2026-###

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has recommended the reappointment of Jerrod LaRue as the 2nd Ward member of the Board of Fire Commissioners for a term to expire June 30, 2030; and

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

WHEREAS, the Committee on City Operations met on August 13, 2026, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Jerrod LaRue as the 2nd Ward member of the Board of Fire Commissioners for a term to expire June 30, 2030.

Resolution #2026-###

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, a public hearing was held on Monday, August 10, 2026, in consideration of the request by Leavitt and Starck Excavating, Inc., the construction contractor for the Combined Sewer Overflow (CSO) 015South Project, for issuance of a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM for the periods August 29, 2026, through October 31, 2026; and

WHEREAS, timely completion of this project is specifically required by Administrative Consent Order #ACO-05153, entered Dec. 19, 2019; and

WHEREAS, the large amount of construction required for the remainder of this project will encompass all of the 2026 construction season; and

WHEREAS, in order to complete the project within the 2026 construction season, additional workdays will be required; and

WHEREAS, for the periods August 29, 2026, through October 31, 2026, the construction contractor, Leavitt and Starck Excavating, Inc., has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver in order to:

- reduce the amount of time local access for property owners is impacted;
- allow the contractor to have the ability to work some Saturdays when necessary for completion of important work activities; and
- keep the project on-schedule based on rain days.

NOW THEREFORE BE IT RESOLVED that the City Council grant a waiver of the noise ordinance to Leavitt and Starck Excavating, Inc., while the company is conducting work as part of the CSO 015South Project on Saturdays from 8:00 AM to 4:30 PM for the period August 29, 2026, through October 31, 2026.

Resolution #2026-###

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, Next Generation Family Services has requested a resolution of recognition as a Local Nonprofit Organization operating in the City of Lansing for the purpose of obtaining a charitable gaming license pursuant to MCL 432.103a; and

WHEREAS, the City Attorney has reported that, based on a review of the documentation submitted, the applicant qualifies as a Local Nonprofit Organization.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, recognizes Next Generation Family Services as a Local Nonprofit Organization operating in the City of Lansing for the purpose of obtaining a charitable gaming license.

BE IT FURTHER RESOLVED the City Clerk is requested to provide a copy of this resolution to the Next Generation Family Services of 405 W. Greenlawn Ave, Suite 110A.

Resolution #2026-###

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 December 31, 2026; 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.

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.

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.

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 Monday, 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.

Resolution #2026-###

By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

Authorization to Accept the State Historic Preservation Office Certified Local Government Grant

WHEREAS, the City of Lansing applied for funding under the fiscal year 2026 Certified Local Government Grant Program (CLG Grant) administered by the Michigan State Historic Preservation Office (SHPO) to conduct a reconnaissance-level survey of portions of the Westside neighborhood following neighborhood interest in assessing the potential of future historic district nominations; and

WHEREAS, the City of Lansing has been awarded a CLG Grant under the 2026 fiscal year; and

WHEREAS, the grant period runs from September 1, 2026 to August 31, 2028; and

WHEREAS, the grant program is expense reimbursement based and the Economic Development and Planning Department will use department funds for the upfront costs until reimbursement upon completion of the project; and

WHEREAS, the CLG Program does not require a local match from the City and the local match is 0%; and

WHEREAS, the Economic Development and Planning Department anticipates the cost for a reconnaissance-level survey of sections of the Westside Neighborhood, specifically the “Espanore Plat” subdivision to be conducted by a certified consultant will be Twenty Thousand Dollars (\$20,000).

WHEREAS, the City shall designate an authorized officer (the “Authorized Officer”) who shall be authorized to file the Grant Application, to sign the grant agreement, including any necessary grant agreement amendments, and other agreement-related documents subject to review and approval as to form by the City Attorney; and

WHEREAS, the City shall designate a Grant Project Manager who will oversee the day-to-day grant management and grant administration duties, including vendor selection and coordinating the payment of vendor invoices (the “Grant Project Manager”).

NOW THEREFORE BE IT RESOLVED, that the Lansing City Council approves acceptance of the FY 2026 Certified Local Government Grant Program award.

BE IT FINALLY RESOLVED, that the Administration is authorized to create the necessary accounts, make necessary transfers for administration, receive reimbursement funds, and designates Mayor Andy Schor as the ‘Authorized Officer’ and Andrew Fedewa, Principal Planner’ as the ‘Grant Project Manager’ with the duties and responsibilities

defined herein; and authorizes the Mayor to execute any agreements necessary to accept the grant, subject to approval as to form by the City of Attorney.

Resolution #2026-###

By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

WHEREAS, the Michigan Strategic Fund (the “MSF”), through its Revitalization and Placemaking Program (“RAP 2.0”) initially awarded the City a grant for a total award amount not to exceed Six Million Four Hundred Fifty Thousand Dollars (\$6,450,000), inclusive of the Administrative Amount; and,

WHEREAS, the Michigan Strategic Fund (the “MSF”), through its Revitalization and Placemaking Program (“RAP 2.0”) has increased the amount awarded to the City by Five Hundred Eighty One Thousand Dollars (\$581,000) a grant for a total award amount not to exceed Seven Million and Thirty One Thousand Dollars (\$7,031,000) to be disbursed under the terms of the Grant Agreement; and,

WHEREAS, the purpose of this program is to invest in projects that enable population and tax revenue growth through rehabilitation of vacant and blighted buildings and historic structures, rehabilitation and development of vacant properties, and development of permanent place-based infrastructure associated with social zones and traditional downtowns, outdoor dining, and place-based public spaces; and,

WHEREAS, the purpose of the additional funds is to restore and renovate the Reutter Park Fountain in Downtown Lansing for a total not to exceed project cost of \$1,500,000, with the remainder of project costs supported by the carryforward of FY 2025 and FY 2026 Parks Millage capital project appropriations set aside by the Lansing Parks Board and City Council for the Fountain and grant matching funds.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby authorizes the Administration to accept the Revitalization and Placemaking Program Grant Agreement (RAP 2.0) from the MSF for the eligible project.

BE IT FINALLY RESOLVED, the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the grant funds and carryforwards, and to execute any necessary agreements upon approval as to form by the City Attorney.

Resolution #2026-###

By the Committee on Development and 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.

Resolution #2026-###

By Council Member Kost

Resolved by the City Council of the City of Lansing

RESOLUTION REQUESTING THE CITY ADMINISTRATION AND THE LANSING
POLICE DEPARTMENT TO TERMINATE ALL CONTRACTS WITH FLOCK LICENSE
PLATE READER (LPR) CAMERAS

WHEREAS, the Lansing City Council has a duty to protect both the public safety and the constitutional rights and civil liberties of the residents of Lansing; and

WHEREAS, Flock's license plate reader (LPR) cameras collect and store information about vehicles traveling throughout the community, creating the ability to track the movements of individuals over time; and

WHEREAS, advances in artificial intelligence and data analytics have significantly expanded the capability of these systems beyond simply identifying stolen vehicles, allowing for extensive analysis of travel patterns and associations; and

WHEREAS, many residents have expressed concerns that widespread deployment of AI-assisted surveillance technologies erodes the reasonable expectation of privacy and risks creating a system of mass surveillance without individualized suspicion or judicial oversight; and

WHEREAS, local governments across the United States have reconsidered or ended the use of LPR technology due to concerns regarding privacy, data retention, transparency, potential misuse, cybersecurity risks, and the long-term implications for civil liberties; and

WHEREAS, the City of Lansing should prioritize policing strategies that build trust with the community while protecting the constitutional rights guaranteed to every resident; and

WHEREAS, public safety and individual liberty are not mutually exclusive, and the City should carefully balance technological advances with the preservation of fundamental freedoms.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council formally requests that the City Administration and the Lansing Police Department terminate all existing contracts and agreements with Flock for the operation or use of automated license plate reader cameras.

BE IT FURTHER RESOLVED, that the Lansing City Council further requests that the City Administration refrain from entering into any future agreement for AI-assisted automated license plate reader systems until the City has facilitated robust public engagement, a transparent privacy impact assessment, and established clear policies governing data collection, retention, sharing, auditing, and oversight.

BE IT FINALLY RESOLVED, that this resolution be transmitted to the Mayor, the Police Chief, the City Attorney, and all relevant City departments.

INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan, to amend Chapter 230 of the Lansing Codified Ordinances by adding Chapter 230, Section 230.02 to allocate a portion of those funds from the City of Lansing General Fund Budget dedicated to Basic Human Services to provide for assistance and support to ensure safe and secure housing for City of Lansing Residents.

The Ordinance is read a first time by its title and referred to the Committee on Ways and Means

Resolution #2026-###

By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

Resolved by the City Council of the City of Lansing that a public hearing be set for September 14, 2026 at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of amending Chapter 230 of the Lansing Codified Ordinances by adding Chapter 230, Section 230.02 to allocate a portion of those funds from the City of Lansing General Fund Budget dedicated to Basic Human Services to provide for Supportive Housing Services.

INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan to conform the Lansing Codified Ordinances to the 2026 revised Lansing City Charter to add new Chapter 245, Sections 245.01, 245.02, 245.03, 245.04 and 245.05 to provide powers and duties of the Office of the Independent Internal Auditor, including the appointment, suspension, and removal of the Internal Auditor, and to provide for the office function.

The Ordinance is read a first time by its title and referred to the Committee on Ways and Means.

Resolution #2026-###

By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, September 14, 2026, at 7 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of considering an Ordinance of the City of Lansing, Michigan to conform the Lansing Codified Ordinances to the 2026 revised Lansing City Charter to add new Chapter 245, Sections 245.01, 245.02, 245.03, 245.04 and 245.05 to provide powers and duties of the Office of the Independent Internal Auditor, including the appointment, suspension, and removal of the Internal Auditor, and to provide for the office function.



Chris Swope

Lansing City Clerk

August 21, 2026

Members of the Lansing City Council
10th Floor City Hall
Lansing, MI 48933

Dear Councilmembers:

The Minutes from the Meetings of the following Boards, Commissions, and Authorities of the City of Lansing were placed on file in the City Clerk's Office and are available for review in the City Clerk's Office and at the following website: [Agendas & Minutes | Lansing, MI - Official Website \(lansingmi.gov\)](#)

BOARD NAME

DATE OF MEETING

Board of Ethics

July 14, 2026

Downtown Lansing Inc.

July 9, 2026

Board of Public Service

July 9, 2026

If my staff or I can provide further assistance or information related to the filing of these minutes, please contact us at 483-4133.

Sincerely,

Chris Swope, MMC/MiPMC Level 3
Lansing City Clerk

Resolution #2026-###

By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing's Office of Financial Empowerment (OFE) Division of the Department of Economic Development and Planning was selected to receive a \$75,000 *Michigan CSA Program Innovation and Sustainability Initiative* grant from the Community Economic Development Association of Michigan (CEDAM); and

WHEREAS, OFE's request for this funding is to benefit the Lansing SAVE program, to provide student incentives, to sustain and expand the Youth Initiative which places Lansing SAVE / BOLD Lansing interns at area Lansing School District high schools; and to contribute to marketing, outreach, materials, & supplies for the program;

WHEREAS, the award for the \$75,000 was the result of does not require a local match but does encourage it; and OFE has identified \$30,940 for local match, of which \$15,940 is EDP funds allocated to an intern, and the remaining \$15,000 will be pulled from unrestricted grants and donations to OFE;

WHEREAS, OFE applied for this grant on June 15, 2026, and was awarded it on July 20, 2026 for the grant period beginning September 1, 2026 and ending June 30, 2027; and

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the *Michigan CSA Program Innovation and Sustainability Initiative* funding in the total amount of \$75,000.

BE IT FINALLY RESOLVED, the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the grant funds.



LANSING CITY COUNCIL

GRANT INFORMATION FORM

(Required for all grant applications and acceptances)

REFERRAL DATE:

GRANT NAME: Michigan CSA Program Innovation and Sustainability Initiative

DEPARTMENT: Economic Development & Planning – Office of Financial Empowerment Division

CONTACT PERSON (INCLUDE EMAIL AND PHONE): Tiffany Lemieux-McKissic

tiffany.mckissic@lansingmi.gov 517-282-7725

APPLICATION DATE: 6/15/2026

AWARD DATE: 7/20/2026

GRANT CYCLE: 9/1/2026 – 6/30/2027

Check One: ☐ Annual ☒ One-Time

FUND AMOUNT: \$75,000 (Breakdown below should total this amount)

GOODS & SERVICES	\$40,000.00
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PERSONNEL	\$29,160.00 (high school interns at 4 high schools)
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CONSTRUCTION	\$0.00
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LAND	\$0.00
------	--------

OTHER (Admin)	<u>\$5,840.00</u>
---------------	-------------------

\$75,000.00

CITY MATCH (IF APPLICABLE): \$ 30,940.00 of which \$15,000.00 is from unrestricted grants / donations

GRANT PAYS FOR: \$20,000 direct incentive deposits into SAVE accounts; \$10,000 outreach & promotion; \$10k materials & supplies; interns at 4 high schools; and administrative costs.

FUND ALLOCATIONS (Please describe the purpose of the grant and allowable uses):

Lansing SAVE will have its first graduating class in 2027, and this funding sustains and expands the Lansing SAVE/BOLD Lansing Youth Initiative, established by grants from National League of Cities in 2024 and sustained by a prior CEDAM grant in 2025. The dollars will be spent paying interns at Everett, Eastern, Sexton, and Lansing Technical High Schools. These interns will host events, raise awareness, and ensure that class of 2027 has peer support to help them access their Lansing SAVE funds. They are given dollars for materials and supplies, and outreach and promotion, to ensure their success. The grant also pays for incentives (such as for attending events) which are deposited directly into the student accounts.

Resolution #2026-###

By the Committee _____
Resolved by the City Council of the City of Lansing

Authorization for third party administration of the 2026 Michigan State Historic Preservation Office Certified Local Government Grant

WHEREAS, the City of Lansing, in partnership with the Old Town Commercial Association, applied for the fiscal year 2026 Certified Local Government Grant Program (CLG Grant) administered by the Michigan State Historic Preservation Office (SHPO) to produce design guidelines that will provide clear, consistent, and functional architectural best practices to maintain the historical integrity of buildings in Old Town and provide guidance for compatible designs of any future buildings within Old Town; and

WHEREAS, the City of Lansing has been awarded a CLG Grant for this purpose under the 2026 fiscal year program, running from September 1, 2026 to August 31, 2028; and

WHEREAS, the provisions of the CLG program allow governmental agencies to assign third-party administration of awarded grants to other entities; and

WHEREAS, the City of Lansing has requested third-party administration of the grant by the Old Town Commercial Association; and

WHEREAS, duties and responsibilities of the City of Lansing and the Old Town Commercial Association under the CLG Grant project shall be detailed in a memorandum of understanding allowing the Old Town Commercial Association to act as third party administrator and manage execution of the grant agreement and associated scope of work; and

WHEREAS, the City of Lansing understands that the grant agreement for the project will be issued to the Old Town Commercial Association as the third-party administrator; and

WHEREAS, the grant program is expense reimbursement based and the Old Town Commercial Association will use their funds for the upfront costs until reimbursement upon completion of the project; and

WHEREAS, the CLG Program does not require a local match from the City and the local match is 0%.

NOW THEREFORE BE IT RESOLVED, that the Lansing City Council approves acceptance of the FY 2026 Certified Local Government Grant Program award;

BE IT FURTHER RESOLVED, the Lansing City Council hereby authorizes the Old Town Commercial Association to serve as third-party administrator for the 2026 Michigan State Historic Preservation Office Certified Local Government Grant.

BE IT FINALLY RESOLVED, that the Mayor is authorized to enter into a memorandum of understanding with the Old Town Commercial Association and to complete any

necessary documentation or duties, subject to review and approval as to form by the City Attorney, to facilitate the completion of this grant.



MEMORANDUM

TO: City of Lansing City Council

FROM: Rawley Van Fossen, Director of the Department of Development and Planning

DATE: August 17, 2026

SUBJECT: For the Acceptance of Certified Local Government Grant Applications

The State Historic Preservation Office's Certified Local Government Program (CLG) offers an annual grant which can be used for a variety of local preservation planning, documentation, education, and development projects. Lansing has been a CLG member in good standing since 1997 and was last awarded a grant in 2007 to survey and nominate the Downtown core to the National Register of Historic Places.

The City was approached by the Old Town Commercial Association (OTCA) to apply for the grant to create contemporary design guidelines that will detail best practices for the architectural preservation of buildings to maintain the historic integrity of Old Town.

The City is allowed to apply for more than one grant project in a cycle. These grants do not require a local match and are reimbursement-based following the completion of the projects, allowing the City to complete these projects that are important to our community, without expending general funds. There is no local match for this grant. All grant funds will be used to contract with a qualified consultant to complete the design guidelines report.

The City was awarded a CLG grant for this project. Staff has requested that the OTCA administer the grant as the most straight-forward path to completion. The City's involvement and duties will be outlined in a memorandum of understanding, including but not limited to assisting in choosing the consultant, reviewing and approving all report drafts, and attending community meetings.

The Michigan State Historic Preservation Office has requested the City Council approve a resolution explicitly authorizing OTCA to serve as third-party administer for the grant to satisfy their program requirements.

I respectfully request that the City Council approve the resolution to authorize third-party administration by the Old Town Commercial Association for our grant project. Thank you.

Rawley Van Fossen
Director, Economic Development and Planning Department



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STRATEGIC FUND
STATE HISTORIC PRESERVATION OFFICE

QUENTIN L. MESSER, JR.
PRESIDENT

June 17, 2026

EMAILED ONLY

James Lenon
Old Town Commercial Association
1232 Turner Street
Lansing, MI 48906

RE: FY26 Certified Local Government Grant Applications

I am pleased to announce that the Michigan State Historic Preservation Office (SHPO) has selected your 2026 Certified Local Government (CLG) grant application for funding. Congratulations!

Please review the below information, which details the amount of grant funding being offered for your project and the general conditions applicable to this letter and pending award.

Subgrantee: Old Town Commercial Association (3rd Party Administrator)
Project Number: CG26-477
Project Name: Old Town Design Guidelines
Project Description: The Old Town Commercial Association (OTCA) will hire a qualified contractor to establish clear, updated design guidelines that can be used to support development activities and façade grant programs in the North Lansing Historic Commercial District

Project Funding:	Grant	Match	Total
	\$10,000.00	\$00.00	\$10,000.00

CFDA # 15.904

General Conditions:

1. This letter is not a grant award. Funds for this grant are only formally awarded following approval from the National Park Service (NPS) and execution of a grant agreement. ***Federal or matching share expenditures made prior to the execution of a grant agreement are not eligible project costs and will not be reimbursed or counted toward any match.***



300 NORTH WASHINGTON SQUARE • LANSING, MICHIGAN 48913
michigan.gov/shpo • (517) 335-9840

Alan Higgins, SHPO Grants Manager/Budget Specialist, will be working with you to prepare the grant agreement. The agreement will be executed following the release of the Historic Preservation Fund (HPF) funds to the SHPO. Grant agreements are anticipated in July-August; however, the transfer of funds is dependent on the distribution of HPF funding from the NPS, which may delay the execution of the grant agreement. Note that all grant agreements must be executed no later than September 4, 2026.

2. Issuance of a grant agreement is contingent on a formal letter from the City of Lansing appointing the OTCA as third-party administrator for the grant, a resolution from OTCA meeting program standards, and a Memorandum of Understanding (MOU) between the City of Lansing and OTCA outlining responsibilities for the term of the grant award. Please see the templates in the grant manual. These additional materials are requested no later than July 3, 2026, to confirm completeness and facilitate preparation of the grant agreement.
3. If no in-kind time is being utilized as part of matching share expenditures, you may begin the process of developing any required procurement documentation for SHPO review and approval. Procurement standards are identified in the grant manual available here: <https://www.mplace.org/historic-preservation/programs-and-services/certified-local-government-program/clg-grants/>. However, requests for bid **cannot** be formally released and contractors cannot be selected until after the grant agreement with the SHPO is formally executed and all bid documents have been approved by SHPO.
4. The SHPO will later issue a press release announcing the awarding of this fiscal year's CLG grant funds in the near term. We will inform you of its release. Please refrain from issuing any form of public announcement until after the SHPO has issued its program-wide announcement and given approval for you to proceed with a local announcement.

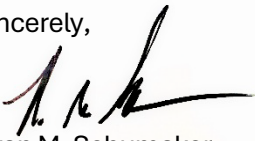
Please acknowledge receipt of this letter and intent to accept award via email to Alan Higgins, Grants Manager/Budget Specialist, at HigginsS3@michigan.gov. We are requesting confirmation of intent to accept the award no later than **June 30, 2026**.

Please also see the accompanying documents, which outline important information and next steps as we move toward executing the grant agreement for this project.

It is our hope that this CLG grant will contribute to the long-term success of your project. Congratulations on being among our CLG grant recipients!

If you require any further information, please email Alan directly.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Schumaker', with a long horizontal flourish extending to the right.

Ryan M. Schumaker

State Historic Preservation Officer

cc: Alan Higgins, Grants Manager/Budget Specialist, Michigan SHPO

Haley Schriber, CLG + Community Preservation Coordinator, Michigan SHPO

Andrew Fedewa, Principal Planner City of Lansing

Resolution #2026-###

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
1204 South Washington Avenue, Lansing, Michigan

WHEREAS, pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (PA 146 of 2000), Lil Rock Ventures, LLC, has filed an application for an Obsolete Property Rehabilitation Exemption Certificate (OPRA Certificate) with the Lansing City Clerk, for a proposed obsolete facility at 1204 South Washington Avenue Lansing, Michigan (Obsolete Property); and

WHEREAS, Lil Rock Venutres, LLC (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 adopted November 17, 2025 after a public hearing was held on November 10, 2025, 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 October 12, 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, Lil Rock Ventures, LLC 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 Lil Rock Ventures, LLC 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 November 2028; 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 1204 South Washington Avenue Lansing, Michigan, legally described as:

1204 South Washington Avenue (Tax Parcel No. 33-01-01-21-181-070)

S 21.5 FT OF N 65 FT. OF E 100 FT LOT 1 BLOCK 194 ORIG PLAT;

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.

July 27, 2026

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

Re: Obsolete Property Rehabilitation Act Certificate for 1204 S. Washington Avenue

Dear Clerk Swope:

Per the Obsolete Property Rehabilitation Act (OPRA), Act 146 of 2000, Lil Rock Ventures LLC, owner of the property commonly known as 1204 S. Washington Avenue, Lansing, Michigan 48910 (the "Property"), hereby requests that the City of Lansing grant an Obsolete Property Rehabilitation Exemption Certificate for the Property. The Property is located within an established Obsolete Property Rehabilitation District. The legal description and the City Assessor's determination of obsolescence are included with the application package.

General Description of the Obsolete Facility

The Property contains an approximately two-story, solid-masonry commercial building constructed in approximately 1916 and containing approximately 3,418 square feet, together with a basement and rear addition. The building was originally constructed for retail use. Its most recent use was an electrical supply store.

At the time rehabilitation commenced, the facility suffered from substantial functional obsolescence and deferred maintenance, including deteriorated roofing and drainage systems, obsolete and unsafe electrical components, deteriorated plumbing and sanitary infrastructure, hazardous materials, damaged interior finishes, and unfinished or underutilized commercial and residential areas. These conditions have limited the financial feasibility of placing the building into productive occupancy without substantial rehabilitation.

Proposed Use of the Rehabilitated Facility

The Property will be redeveloped as a mixed-use facility. The first floor will provide flexible commercial space suitable for art exhibitions, artist studios, creative businesses, community events, and other neighborhood-serving commercial uses. The second floor will be rehabilitated as a market-rate residential apartment. The completed project will return the building to productive use while preserving its historic masonry character and adapting it for contemporary commercial and residential occupancy.

General Nature and Extent of Rehabilitation

The rehabilitation includes environmental remediation; selective demolition; repair and replacement of deteriorated structural and interior components; restoration of the roof and building envelope; modernization of plumbing, electrical, and mechanical systems; construction of commercial restrooms; completion of the second-floor apartment; restoration of hardwood flooring; and installation of interior finishes.

- Professional asbestos abatement and post-abatement clearance testing.
- Installation of a full upper-roof membrane/liner and a new roof drain and drainage improvements.
- Replacement of the lower roof, including new exterior doors and windows serving the rear bonus-room area.
- Replacement of the main sanitary drain and installation of a sump pump and discharge system.
- Installation of basement laundry hookups, utility sink, handwashing sink, toilet, and related plumbing fixtures.

- Installation of a new 200-amp electrical service and additional electrical work to improve safety and complete interior distribution.
- Selective demolition and reconstruction of the second-floor residential area.
- Construction of two first-floor commercial restrooms and completion of plumbing for the second-floor kitchen, bathroom, and laundry.
- Installation of a multi-head ductless mini-split heat-pump system for the second-floor apartment and modification of commercial HVAC distribution as needed.
- Repair and refinishing of the first-floor hardwood flooring using reclaimed material already acquired by the owner.
- Repair and renovation of the existing skylight system.
- Installation of drywall, cabinetry, countertops, interior doors, trim, hardware, flooring, lighting, and paint.

Fixed Building Equipment

The following permanent systems and fixtures will be installed, replaced, repaired, or retained as part of the rehabilitated facility:

- Upper and lower roof systems, roof membrane, roof drains, flashings, and associated drainage components.
- Exterior doors, windows, storefront components, weatherproofing, and permanently installed masonry repairs.
- Existing commercial HVAC equipment and distribution components, together with a new multi-head ductless mini-split heat-pump system serving the apartment.
- New 200-amp electrical service, panels, branch-circuit wiring, permanently installed lighting, switches, receptacles, emergency lighting, and exit signage.
- Main sanitary drain, domestic water piping, waste and vent piping, sump pump and discharge system.
- Commercial and residential plumbing fixtures, including toilets, lavatories, utility sink, handwashing sink, kitchen connections, and laundry connections.
- Water-heating equipment and related permanently installed plumbing components.
- Permanent cabinetry, countertops, interior doors and hardware, built-in millwork, and permanently installed flooring and finish components.

Time Schedule for Rehabilitation

Phase	Status / Estimated Completion
Environmental assessment and asbestos abatement	Completed
Building stabilization	Completed
Upper roof membrane and drainage system	Completed
Main sanitary drain replacement	Completed
New 200-amp electrical service	Completed
Basement plumbing improvements and sump pump	Completed
Lower roof, rear doors, and windows	2026-2027
Selective demolition and second-floor reconstruction	2026-2027
Second-floor apartment completion	Fall 2028
Commercial mechanical, electrical, plumbing, restrooms, and finishes	2027-2028
Skylight rehabilitation	By Fall 2028
Final inspections and occupancy approvals	By October 1, 2028

Rehabilitation commenced on November 17, 2025. The planned completion date for the overall rehabilitation is October 1, 2028.

Expected Economic Advantages

The OPRA exemption is an important component of the project's financial feasibility. The estimated rehabilitation investment is approximately \$280,000, excluding acquisition costs. A substantial portion of this investment has already been committed to environmental remediation, roofing, electrical, plumbing, drainage, and building stabilization. The exemption will allow the owner to direct additional resources toward completing the commercial and residential portions of the building.

The rehabilitation is expected to provide significant economic and community advantages to the City of Lansing. It will preserve and reactivate a historic, underutilized building; create usable commercial space for artists, creative entrepreneurs, small businesses, and community-oriented activities; add a market-rate residential unit in a walkable mixed-use district; increase pedestrian activity and neighborhood vitality; support temporary construction employment and local contractors; prevent further deterioration; and strengthen the long-term tax base through substantial private investment. The project will contribute to the continued revitalization of REO Town and encourage additional investment in nearby properties.

Detailed Description of Estimated Rehabilitation Costs

The total estimated rehabilitation cost is approximately \$280,000. The amount includes completed, committed, and anticipated rehabilitation expenditures incurred after commencement of the rehabilitation program and does not include the acquisition price of the Property. A supporting itemized rehabilitation budget is included with the application.

Property Information

Property Address	1204 S. Washington Avenue, Lansing, MI 48910
Owner	Lil Rock Ventures LLC
Building Square Footage	3,418 square feet
Tax ID / Parcel Number	33-01-01-21-181-070; 33-01-01-21-181-092
Reported Land Values	\$7,600 for the building parcel; \$17,200 for the parking-lot parcel
Reported SEV / Assessed Value	\$54,000 for the building parcel; \$12,200 for the parking-lot parcel; \$66,200 combined
Reported Taxable Value	\$54,000 for the building parcel; \$8,752 for the parking-lot parcel; \$62,752 combined
Legal Description	Building parcel: S 21.5 FT OF N 65 FT OF E 100 FT LOT 1 BLOCK 194 ORIG PLAT Parking-lot parcel: W 53 FT OF E 165 FT LOT 2 & S 22 FT OF W 53 FT OF E 165 FT LOT 1 BLOCK 194 ORIG PLAT

Thank you for your assistance and consideration of this request.

Sincerely,

Christopher Mark Rockwell
Managing Member
Lil Rock Ventures LLC

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 1204 South Washington Avenue, Lansing, Michigan

WHEREAS, Lil Rock Ventures, LLC, owner of the property located at 1204 South Washington Avenue 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 1204 South Washington Avenue, Lansing, Michigan, is legally described as:

1204 South Washington Avenue (Tax Parcel No. 33-01-01-21-181-070):

S 21.5 FT OF N 65 FT. OF E 100 FT LOT 1 BLOCK 194 ORIG PLAT; 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, October 12, 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.

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on **Monday, October 12, 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 1204 South Washington Avenue in the City of Lansing, Michigan, legally described as:

1204 South Washington Avenue (Tax Parcel No. 33-01-01-21-181-070):

S 21.5 FT of N 65 FT of E 100 FT LOT 1 BLOCK 194 ORIG PLAT;

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 Establish an Obsolete Property Rehabilitation Act District at 1515 West Mount Hope Avenue, Lansing, Michigan

WHEREAS, pursuant to PA 146 of 2000, the Obsolete Property Rehabilitation Act (the "Act"), the City of Lansing has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Lansing, and

WHEREAS, T.C.I Properties LLC hereinafter called the "Developer" has requested in writing that the City of Lansing establish an Obsolete Property Rehabilitation District (the "District") as enabled by the Act, for the property commonly known as 1515 West Mount Hope Avenue, Lansing, Michigan, and

WHEREAS, the Developer is the legal owner of greater than fifty percent (50%) of all taxable value of the property located within the proposed District, and

WHEREAS, it is determined that the District meets the requirements set forth in section 3(1) of PA 146 of 2000, and

WHEREAS, the Act requires that before establishing the District the Lansing City Council shall give written notice by certified mail to the owners of all real property within the proposed District and shall hold a public hearing in order to provide an opportunity for owners, residents or other taxpayers of the City of Lansing to appear and be heard regarding the establishment of the District and that such notice was given and said public hearing was held on _____.

NOW THEREFORE BE IT RESOLVED that the following property is hereby approved and established as an Obsolete Property Rehabilitation District as provided by Public Act 146 of 2000 legally described as:

1515 West Mount Hope Avenue (Tax Parcel No. 33-01-01-29-126-132):

COM 50 FT S & 200 FT W OF N 1/4 POST SEC 29, TH S 230 FT, W 60 FT, N 230 FT, E 60 FT TO BEG; SEC 29 T4N R2W AND THAT PART OF THE EAST 1/2 OF NORTHWEST 1/4 OF SECTION 29, 'F4 1, R2W, CITY OF LANSING, INGHAM COUNTY MICHIGAN DESCRIBED AS; COMMENCING AT THE NORTH 1/4 POST OF SAID SECTION 29, T4N, H2W 4 THENCE SOUTH 50.0 FEET OF THE NORTH-SOUTH 1/4 LINE, THENCE WESTERLY 260.00 FEET PARALLEL WITH THE NORTH SECTION LINE AND ON THE SOUTH LINE OF MT. HOPE AVENUE, THENCE SOUTH, 130.40 FEET PARALLEL WITH THE N-S 1/4 LINE OF SECTION 29, TO THE NORTH LINE OF A TWO STORY BRICK BUILDING AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE WESTERLY 0.24 FEET ALONG SAID NORTH BUILDING LINE; THENCE

SOUTHERLY 22.80 FEET ALONG THE WEST LINE OF SAID TWO STORY BRICK BUILDING; THENCE EASTERLY 0.25 FEET ALONG THE SOUTHERLY LINE OF SAID TWO STORY BRICK BUILDING; THENCE NORTH 22.80 FEET PARALLEL WITH THE N-S 1/4 LINE OF SECTION 29 TO THE POINT OF BEGINNING;

BE IT FINALLY RESOLVED that this resolution shall not be construed as the City Council's approval of any future application for an Obsolete Property Rehabilitation Exemption Certificate for the Developer or any other applicant.

August 17, 2026

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

Re: Obsolete Property Rehabilitation Act District and Certificate for 1515 W Mt. Hope Ave, Lansing MI, 48910

Dear Clerk Swope,

Per the Obsolete Property Rehabilitation Act (OPRA), Act 146 of 2000, the undersigned applicant TCI Properties, LLC., **having control of the property located at 1515 W Mt. Hope, Lansing, MI 48910** (the "Property"), legal description attached, hereby requests the granting of an OPRA District and Certificate by the City of Lansing on the Property. **The Property 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 subject property located at 1515 W. Mount Hope Avenue in Lansing was constructed in 1954 and consists of approximately 9,466 total square feet across three levels, including a 4,044 square-foot basement, 4,204 square-foot first floor, and 1,218 square-foot second floor. Historically, the building has functioned as a multi-tenant commercial property, housing uses such as a legal office, dentist office, recording studio, craft studio, and salon, with apartments previously located on the second floor.

The building is currently partially occupied, with first-floor commercial space utilized by the ownership's salon business; however, upper-floor residential areas have fallen into disrepair and are no longer habitable. In Spring 2025, the City of Lansing Assessor formally deemed the structure "Functionally Obsolete." Significant deficiencies include outdated HVAC, plumbing, and electrical systems that have not undergone substantial upgrades in more than 20 years, inefficient building layout relative to modern code standards, and deteriorated building envelope components. The mechanical systems are inefficient and costly to operate, and the lack of fire suppression and modern life-safety systems further limits functional utility. Without substantial reinvestment, the building's long-term viability and contribution to the corridor are at risk.

Proposed Use of the Rehabilitated Facility

The applicant intends to rehabilitate the facility as follows:

The applicant proposes a full-scale rehabilitation and adaptive reuse of the building into a mixed-use commercial and residential property consisting of 11 commercial units and 4 residential units. The commercial spaces will primarily support the expansion of the owner-operated salon business, building upon the property's established service-oriented commercial use and leveraging existing plumbing infrastructure from the former dental office use.

The project will include comprehensive mechanical, electrical, and plumbing upgrades; a new roof; façade improvements; new windows and doors; parking lot reconstruction; fire suppression system installation; and full code compliance upgrades to meet 2026 local, state, and federal standards. The second floor will undergo a complete gut rehabilitation to create two one-bedroom residential units, while two additional accessible one-bedroom units will be introduced on the first floor through a change of use and full interior build-out. Basement commercial areas will receive cosmetic updates alongside substantial MEP improvements.

Upon completion, the rehabilitated facility will provide modern, energy-efficient, code-compliant commercial and residential space that supports small business growth and modest residential density along the West Mount Hope corridor

Expected Economic Advantages

The proposed rehabilitation will create meaningful economic advantages for the City of Lansing and the surrounding West Mount Hope commercial corridor. The project will preserve and expand an existing small business, create additional opportunities for independent salon professionals through expanded commercial suites, and introduce four new residential units that support workforce housing needs.

The reinvestment of more than \$1 million into a structure deemed functionally obsolete will significantly increase the taxable value of the property over time, while stabilizing a key corridor property located near the intersection of West Mount Hope Avenue and Martin Luther King Jr. Boulevard. The transformation of the building from an underutilized and aging facility into a vibrant mixed-use asset will increase commercial activity, strengthen surrounding property confidence, and support local employment through both construction activity and long-term tenant occupancy.

The establishment of the OPRA District and approval of an OPRA Certificate are critical to offsetting substantial rehabilitation costs associated with full MEP replacement, fire suppression installation, and structural improvements. The abatement will make feasible a project that would otherwise be economically constrained due to the scale of necessary upgrades, thereby enabling corridor revitalization and long-term tax base growth.

Detailed Description of Rehabilitation and Fixed Building Equipment

The OPRA tax abatement is a significant component of this project. The applicant has estimated total rehabilitation costs at approximately \$1,123,171, representing a substantial capital reinvestment into a building deemed functionally obsolete. The scope of work includes, but is not limited to:

- Complete HVAC system replacement, including new service and distribution infrastructure
- Full electrical service upgrade, internal rewiring, and fire detection system installation
- Comprehensive plumbing replacement and sanitary sewer improvements

- Installation of a full building fire suppression (sprinkler) system
- Roof replacement
- Window and exterior door replacement
- Building envelope insulation upgrades to meet energy code requirements
- Masonry modifications and structural improvements, including cast-in-place basement floor installation
- Interior demolition and full residential build-out (kitchens, bathrooms, appliances, cabinetry, flooring, and finishes)
- Commercial suite build-out and reconfiguration
- Parking lot reconstruction, paving, and sidewalk improvements
- Façade enhancements and exterior architectural improvements

All improvements will be permanently affixed to the building and qualify as fixed building equipment under OPRA guidelines. The rehabilitation will result in a fully code-compliant, energy-efficient, mixed-use facility positioned for long-term occupancy and economic contribution.

Time Schedule for Rehabilitation

Commencement of construction is scheduled for November 1st, 2026 with completion of the project expected by August 31st, 2027.

Property Taxable Value and Legal Description

The specifics on the property are as follows:

Property Address: 1515 W Mt Hope Ave, Lansing, MI 48910

Owner's Name: TCI Properties, LLC.

Sq Feet of Building: 5,805

Tax ID Number: 4275555

Tax Value Land: \$ 57,354

Tax Value Building: \$ 104,466

SEV Value Total: \$ 135,900

Legal Description: COM 50 FT S & 200 FT W OF N 1/4 POST SEC 29, TH S 230 FT, W 60 FT, N 230 FT, E 60 FT TO BEG; SEC 29 T4N R2W AND THAT PART OF THE EAST 1/2 OF NORTHWEST 1/4 OF SECTION 29, T4N, R2W, CITY OF LANSING, INGHAM COUNTY MICHIGAN DESCRIBED AS; COMMENCING AT THE NORTH 1/4 POST OF SAID SECTION 29, T4N, R2W 4 THENCE SOUTH 50.0 FEET OF THE NORTH-SOUTH 1/4 LINE, THENCE WESTERLY 260.00 FEET PARALLEL WITH THE NORTH SECTION LINE AND ON THE SOUTH LINE OF MT. HOPE AVENUE, THENCE SOUTH, 130.40 FEET PARALLEL WITH THE N-S 1/4 LINE OF

SECTION 29, TO THE NORTH LINE OF A TWO STORY BRICK BUILDING AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE WESTERLY 0.24 FEET ALONG SAID NORTH BUILDING LINE; THENCE SOUTHERLY 22.80 FEET ALONG THE WEST LINE OF SAID TWO STORY BRICK BUILDING; THENCE EASTERLY 0.25 FEET ALONG THE SOUTHERLY LINE OF SAID TWO STORY BRICK BUILDING; THENCE NORTH 22.80 FEET PARALLEL WITH THE N-S 1/4 LINE OF SECTION 29 TO THE POINT OF BEGINNING

Parcel Number: #33-01-01-29-126-132

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

Sincerely,

Tamaki Gaskins

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 Establishment of an Obsolete Property Rehabilitation Act District at 1515 West Mount Hope Avenue, Lansing, Michigan

WHEREAS, T.C.I Properties LLC has requested, in writing to the City Clerk, that the City of Lansing establish an Obsolete Property Rehabilitation Act District (the "OPRA District") for the property commonly known as 1515 West Mount Hope Avenue Lansing, Michigan (the "Property"), 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 1515 West Mount Hope Avenue, Lansing, Michigan, is legally described as:

1515 West Mount Hope Avenue (Tax Parcel No. #33-01-01-29-126-132):

COM 50 FT S & 200 FT W OF N 1/4 POST SEC 29, TH S 230 FT, W 60 FT, N 230 FT, E 60 FT TO BEG; SEC 29 T4N R2W AND THAT PART OF THE EAST 1/2 OF NORTHWEST 1/4 OF SECTION 29, T4N R2W, CITY OF LANSING, INGHAM COUNTY MICHIGAN DESCRIBED AS; COMMENCING AT THE NORTH 1/4 POST OF SAID SECTION 29, T4N, R2W 4 THENCE SOUTH 50.0 FEET OF THE NORTH-SOUTH 1/4 LINE, THENCE WESTERLY 260.00 FEET PARALLEL WITH THE NORTH SECTION LINE AND ON THE SOUTH LINE OF MT. HOPE AVENUE, THENCE SOUTH, 130.40 FEET PARALLEL WITH THE N-S 1/4 LINE OF SECTION 29, TO THE NORTH LINE OF A TWO STORY BRICK BUILDING AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE WESTERLY 0.24 FEET ALONG SAID NORTH BUILDING LINE; THENCE SOUTHERLY 22.80 FEET ALONG THE WEST LINE OF SAID TWO STORY BRICK BUILDING; THENCE EASTERLY 0.25 FEET ALONG THE SOUTHERLY LINE OF SAID TWO STORY BRICK BUILDING; THENCE NORTH 22.80 FEET PARALLEL WITH THE N-S 1/4 LINE OF SECTION 29 TO THE POINT OF BEGINNING; and

WHEREAS, the Act requires that before granting a District the Lansing City Council hold a public hearing in order to provide an opportunity for the applicant, owners of real property within the proposed OPRA District, 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 District.

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, _____ at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA District 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.

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

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

To afford an opportunity for all residents, taxpayers of the City of Lansing, City Assessor, other interested persons and ad valorem taxing units to appear and be heard on the approval of an Obsolete Property Rehabilitation District (the "District"), pursuant to and in accordance with the provisions of the Obsolete Property Rehabilitation Act, Public Act 146 of 2000, for property located at 1515 West Mount Hope Avenue in the City of Lansing, Michigan, legally described as:

1515 West Mount Hope Avenue (Tax Parcel No. 33-01-01-29-126-132):

COM 50 FT S & 200 FT W OF N 1/4 POST SEC 29, TH S 230 FT, W 60 FT, N 230 FT, E 60 FT TO BEG; SEC 29 T4N R2W AND THAT PART OF THE EAST 1/2 OF NORTHWEST 1/4 OF SECTION 29, 'F4 1, R2W, CITY OF LANSING, INGHAM COUNTY MICHIGAN DESCRIBED AS; COMMENCING AT THE NORTH 1/4 POST OF SAID SECTION 29, T4N, H2W 4 THENCE SOUTH 50.0 FEET OF THE NORTH-SOUTH 1/4 LINE, THENCE WESTERLY 260.00 FEET PARALLEL WITH THE NORTH SECTION LINE AND ON THE SOUTH LINE OF MT. HOPE AVENUE, THENCE SOUTH, 130.40 FEET PARALLEL WITH THE N-S 1/4 LINE OF SECTION 29, TO THE NORTH LINE OF A TWO STORY BRICK BUILDING AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE WESTERLY 0.24 FEET ALONG SAID NORTH BUILDING LINE; THENCE SOUTHERLY 22.80 FEET ALONG THE WEST LINE OF SAID TWO STORY BRICK BUILDING; THENCE EASTERLY 0.25 FEET ALONG THE SOUTHERLY LINE OF SAID TWO STORY BRICK BUILDING; THENCE NORTH 22.80 FEET PARALLEL WITH THE N-S 1/4 LINE OF SECTION 29 TO THE POINT OF BEGINNING;

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

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

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

Resolution #2026-###

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
1515 West Mount Hope Avenue, Lansing, Michigan 48910

WHEREAS, pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (PA 146 of 2000), *T.C.I Properties LLC*, has filed an application for an Obsolete Property Rehabilitation Exemption Certificate (OPRA Certificate) with the Lansing City Clerk, for a proposed obsolete facility at 1515 West Mount Hope Avenue, Lansing, Michigan (Obsolete Property); and

WHEREAS, T.C.I Properties LLC (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 adopted _____ after a public hearing was held on _____, 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 _____ 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, T.C.I Properties LLC 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 T.C.I Properties LLC 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 December _____, 2026; 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 1515 W. Mount Hope Avenue, Lansing, Michigan, legally described as:

1515 W. Mount Hope Avenue (Tax Parcel No. 33-01-01-29-126-132)

COM 50 FT S & 200 FT W OF N 1/4 POST SEC 29, TH S 230 FT, W 60 FT, N 230 FT, E 60 FT TO BEG; SEC 29 T4N R2W AND THAT PART OF THE EAST 1/2 OF NORTHWEST 1/4 OF SECTION 29, T4N, R2W, CITY OF LANSING, INGHAM COUNTY MICHIGAN DESCRIBED AS; COMMENCING AT THE NORTH 1/4 POST OF SAID SECTION 29, T4N, R2W 4 THENCE SOUTH 50.0 FEET OF THE NORTH-SOUTH 1/4 LINE, THENCE WESTERLY 260.00 FEET PARALLEL WITH THE NORTH SECTION LINE AND ON THE SOUTH LINE OF MT. HOPE AVENUE, THENCE SOUTH, 130.40 FEET PARALLEL WITH THE N-S 1/4 LINE OF SECTION 29, TO THE NORTH LINE OF A TWO STORY BRICK BUILDING AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE WESTERLY 0.24 FEET ALONG SAID NORTH BUILDING LINE; THENCE SOUTHERLY 22.80 FEET ALONG THE WEST LINE OF SAID TWO STORY BRICK BUILDING; THENCE EASTERLY 0.25 FEET ALONG THE SOUTHERLY LINE OF SAID TWO STORY BRICK BUILDING; THENCE NORTH 22.80 FEET PARALLEL WITH THE N-S 1/4 LINE OF SECTION 29 TO THE POINT OF BEGINNING

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.

August 17, 2026

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

Re: Obsolete Property Rehabilitation Act District and Certificate for 1515 W Mt. Hope Ave, Lansing MI, 48910

Dear Clerk Swope,

Per the Obsolete Property Rehabilitation Act (OPRA), Act 146 of 2000, the undersigned applicant TCI Properties, LLC., **having control of the property located at 1515 W Mt. Hope, Lansing, MI 48910** (the "Property"), legal description attached, hereby requests the granting of an OPRA District and Certificate by the City of Lansing on the Property. **The Property 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 subject property located at 1515 W. Mount Hope Avenue in Lansing was constructed in 1954 and consists of approximately 9,466 total square feet across three levels, including a 4,044 square-foot basement, 4,204 square-foot first floor, and 1,218 square-foot second floor. Historically, the building has functioned as a multi-tenant commercial property, housing uses such as a legal office, dentist office, recording studio, craft studio, and salon, with apartments previously located on the second floor.

The building is currently partially occupied, with first-floor commercial space utilized by the ownership's salon business; however, upper-floor residential areas have fallen into disrepair and are no longer habitable. In Spring 2025, the City of Lansing Assessor formally deemed the structure "Functionally Obsolete." Significant deficiencies include outdated HVAC, plumbing, and electrical systems that have not undergone substantial upgrades in more than 20 years, inefficient building layout relative to modern code standards, and deteriorated building envelope components. The mechanical systems are inefficient and costly to operate, and the lack of fire suppression and modern life-safety systems further limits functional utility. Without substantial reinvestment, the building's long-term viability and contribution to the corridor are at risk.

Proposed Use of the Rehabilitated Facility

The applicant intends to rehabilitate the facility as follows:

The applicant proposes a full-scale rehabilitation and adaptive reuse of the building into a mixed-use commercial and residential property consisting of 11 commercial units and 4 residential units. The commercial spaces will primarily support the expansion of the owner-operated salon business, building upon the property's established service-oriented commercial use and leveraging existing plumbing infrastructure from the former dental office use.

The project will include comprehensive mechanical, electrical, and plumbing upgrades; a new roof; façade improvements; new windows and doors; parking lot reconstruction; fire suppression system installation; and full code compliance upgrades to meet 2026 local, state, and federal standards. The second floor will undergo a complete gut rehabilitation to create two one-bedroom residential units, while two additional accessible one-bedroom units will be introduced on the first floor through a change of use and full interior build-out. Basement commercial areas will receive cosmetic updates alongside substantial MEP improvements.

Upon completion, the rehabilitated facility will provide modern, energy-efficient, code-compliant commercial and residential space that supports small business growth and modest residential density along the West Mount Hope corridor

Expected Economic Advantages

The proposed rehabilitation will create meaningful economic advantages for the City of Lansing and the surrounding West Mount Hope commercial corridor. The project will preserve and expand an existing small business, create additional opportunities for independent salon professionals through expanded commercial suites, and introduce four new residential units that support workforce housing needs.

The reinvestment of more than \$1 million into a structure deemed functionally obsolete will significantly increase the taxable value of the property over time, while stabilizing a key corridor property located near the intersection of West Mount Hope Avenue and Martin Luther King Jr. Boulevard. The transformation of the building from an underutilized and aging facility into a vibrant mixed-use asset will increase commercial activity, strengthen surrounding property confidence, and support local employment through both construction activity and long-term tenant occupancy.

The establishment of the OPRA District and approval of an OPRA Certificate are critical to offsetting substantial rehabilitation costs associated with full MEP replacement, fire suppression installation, and structural improvements. The abatement will make feasible a project that would otherwise be economically constrained due to the scale of necessary upgrades, thereby enabling corridor revitalization and long-term tax base growth.

Detailed Description of Rehabilitation and Fixed Building Equipment

The OPRA tax abatement is a significant component of this project. The applicant has estimated total rehabilitation costs at approximately \$1,123,171, representing a substantial capital reinvestment into a building deemed functionally obsolete. The scope of work includes, but is not limited to:

- Complete HVAC system replacement, including new service and distribution infrastructure
- Full electrical service upgrade, internal rewiring, and fire detection system installation
- Comprehensive plumbing replacement and sanitary sewer improvements

- Installation of a full building fire suppression (sprinkler) system
- Roof replacement
- Window and exterior door replacement
- Building envelope insulation upgrades to meet energy code requirements
- Masonry modifications and structural improvements, including cast-in-place basement floor installation
- Interior demolition and full residential build-out (kitchens, bathrooms, appliances, cabinetry, flooring, and finishes)
- Commercial suite build-out and reconfiguration
- Parking lot reconstruction, paving, and sidewalk improvements
- Façade enhancements and exterior architectural improvements

All improvements will be permanently affixed to the building and qualify as fixed building equipment under OPRA guidelines. The rehabilitation will result in a fully code-compliant, energy-efficient, mixed-use facility positioned for long-term occupancy and economic contribution.

Time Schedule for Rehabilitation

Commencement of construction is scheduled for November 1st, 2026 with completion of the project expected by August 31st, 2027.

Property Taxable Value and Legal Description

The specifics on the property are as follows:

Property Address: 1515 W Mt Hope Ave, Lansing, MI 48910

Owner's Name: TCI Properties, LLC.

Sq Feet of Building: 5,805

Tax ID Number: 4275555

Tax Value Land: \$ 57,354

Tax Value Building: \$ 104,466

SEV Value Total: \$ 135,900

Legal Description: COM 50 FT S & 200 FT W OF N 1/4 POST SEC 29, TH S 230 FT, W 60 FT, N 230 FT, E 60 FT TO BEG; SEC 29 T4N R2W AND THAT PART OF THE EAST 1/2 OF NORTHWEST 1/4 OF SECTION 29, T4N, R2W, CITY OF LANSING, INGHAM COUNTY MICHIGAN DESCRIBED AS; COMMENCING AT THE NORTH 1/4 POST OF SAID SECTION 29, T4N, R2W 4 THENCE SOUTH 50.0 FEET OF THE NORTH-SOUTH 1/4 LINE, THENCE WESTERLY 260.00 FEET PARALLEL WITH THE NORTH SECTION LINE AND ON THE SOUTH LINE OF MT. HOPE AVENUE, THENCE SOUTH, 130.40 FEET PARALLEL WITH THE N-S 1/4 LINE OF

SECTION 29, TO THE NORTH LINE OF A TWO STORY BRICK BUILDING AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE WESTERLY 0.24 FEET ALONG SAID NORTH BUILDING LINE; THENCE SOUTHERLY 22.80 FEET ALONG THE WEST LINE OF SAID TWO STORY BRICK BUILDING; THENCE EASTERLY 0.25 FEET ALONG THE SOUTHERLY LINE OF SAID TWO STORY BRICK BUILDING; THENCE NORTH 22.80 FEET PARALLEL WITH THE N-S 1/4 LINE OF SECTION 29 TO THE POINT OF BEGINNING

Parcel Number: #33-01-01-29-126-132

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

Sincerely,

Tamaki Gaskins

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 1515 West Mount Hope Avenue, Lansing, Michigan

WHEREAS, T.C.I Properties LLC, owner of the property located at 1515 West Mount Hope Avenue 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 1515 West Mount Hope Avenue Lansing, Michigan, is legally described as:

1515 West Mount Hope Avenue (Tax Parcel No. #33-01-01-29-126-132):

COM 50 FT S & 200 FT W OF N 1/4 POST SEC 29, TH S 230 FT, W 60 FT, N 230 FT, E 60 FT TO BEG; SEC 29 T4N R2W AND THAT PART OF THE EAST 1/2 OF NORTHWEST 1/4 OF SECTION 29, T4N, R2W, CITY OF LANSING, INGHAM COUNTY MICHIGAN DESCRIBED AS; COMMENCING AT THE NORTH 1/4 POST OF SAID SECTION 29, T4N, R2W 4 THENCE SOUTH 50.0 FEET OF THE NORTH-SOUTH 1/4 LINE, THENCE WESTERLY 260.00 FEET PARALLEL WITH THE NORTH SECTION LINE AND ON THE SOUTH LINE OF MT. HOPE AVENUE, THENCE SOUTH, 130.40 FEET PARALLEL WITH THE N-S 1/4 LINE OF SECTION 29, TO THE NORTH LINE OF A TWO STORY BRICK BUILDING AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE WESTERLY 0.24 FEET ALONG SAID NORTH BUILDING LINE; THENCE SOUTHERLY 22.80 FEET ALONG THE WEST LINE OF SAID TWO STORY BRICK BUILDING; THENCE EASTERLY 0.25 FEET ALONG THE SOUTHERLY LINE OF SAID TWO STORY BRICK BUILDING; THENCE NORTH 22.80 FEET PARALLEL WITH THE N-S 1/4 LINE OF SECTION 29 TO THE POINT OF BEGINNING; 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, _____ 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.

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

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

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of an Obsolete Property Rehabilitation Certificate (the "Certificate"), pursuant to and in accordance with the provisions of the Obsolete Property Rehabilitation Act, Public Act 146 of 2000, for property located at 1515 West Mount Hope Avenue located in the City of Lansing, but more particularly described as:

1515 West Mount Hope Avenue (Tax Parcel No. 33-01-01-29-126-132):

COM 50 FT S & 200 FT W OF N 1/4 POST SEC 29, TH S 230 FT, W 60 FT, N 230 FT, E 60 FT TO BEG; SEC 29 T4N R2W AND THAT PART OF THE EAST 1/2 OF NORTHWEST 1/4 OF SECTION 29, 'F4 1, R2W, CITY OF LANSING, INGHAM COUNTY MICHIGAN DESCRIBED AS; COMMENCING AT THE NORTH 1/4 POST OF SAID SECTION 29, T4N, H2W 4 THENCE SOUTH 50.0 FEET OF THE NORTH-SOUTH 1/4 LINE, THENCE WESTERLY 260.00 FEET PARALLEL WITH THE NORTH SECTION LINE AND ON THE SOUTH LINE OF MT. HOPE AVENUE, THENCE SOUTH, 130.40 FEET PARALLEL WITH THE N-S 1/4 LINE OF SECTION 29, TO THE NORTH LINE OF A TWO STORY BRICK BUILDING AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE WESTERLY 0.24 FEET ALONG SAID NORTH BUILDING LINE; THENCE SOUTHERLY 22.80 FEET ALONG THE WEST LINE OF SAID TWO STORY BRICK BUILDING; THENCE EASTERLY 0.25 FEET ALONG THE SOUTHERLY LINE OF SAID TWO STORY BRICK BUILDING; THENCE NORTH 22.80 FEET PARALLEL WITH THE N-S 1/4 LINE OF SECTION 29 TO THE POINT OF BEGINNING

Approval of this Certificate will provide the owner or potentially the developer of property an abatement of certain property taxes for the improvements to the property noted above. Further information regarding this issue may be obtained from Kris Klein, Lansing Economic Development Corporation, 401 S. Washington Sq, Suite. 101, Lansing, MI 48933, 517-599-1136.

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

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

Resolution #2026-###

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

Act-6-2026, 2100 Moores River Drive, 2200 Moores River Drive, Drain Easements

WHEREAS, The City of Lansing has requested to acquire permanent easements along 2100 Moores River Drive and 2200 Moores River Drive to construct a culvert and drain infrastructure; and

WHEREAS, on August 5, 2022 the Planning Board reviewed the location, character, and extent of the proposal in accordance with its Act 33 review procedures, and voted unanimously (4-0) to recommend approval of Act-6-2026, to obtain easements for and construction of a culvert and drain infrastructure along 2100 and 2200 Moores River Drive; and

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

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council hereby approves Act-6-2026, for permanent drain and culvert easements of 2100 Moores River Drive, said easement being legally described as:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN; THENCE NORTH 00°26'12" EAST 475.55 FEET ALONG THE WEST LINE OF SAID SECTION 20; THENCE SOUTH 89°33'48" EAST 685.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°53'18" EAST 105.00 FEET; THENCE SOUTH 89°07'57" EAST 90.83 FEET; THENCE SOUTH 87°45'58" EAST 58.38 FEET; THENCE SOUTH 00°26'42" WEST 105.00 FEET TO THE NORTH RIGHT-OF-WAY OF MOORES RIVER DRIVE; THENCE ALONG SAID RIGHT-OF-WAY NORTH 87°45'58" WEST 58.26 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 89°07'57" WEST 91.77 FEET TO THE POINT OF BEGINNING; SAID AREA SUBJECT TO ALL OTHER EASEMENTS AND RESTRICTIONS, IF ANY.

BE IT FURTHER RESOLVED, that the Lansing City Council hereby approves Act-6-2026, for the permanent drain and culvert easement of 2200 Moores River Drive, said easement being legally described as:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN; THENCE NORTH 00°26'12" EAST 410.30 FEET ALONG THE WEST LINE OF SAID SECTION 20; THENCE SOUTH 89°33'48" EAST 585.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°07'57" EAST 200.00 FEET ALONG THE SOUTH RIGHT-OF-WAY OF MOORES RIVER DRIVE; THENCE SOUTH 00°53'18" WEST 10.00 FEET ALONG THE EAST LINE OF LOT 25, J.H. MOORES SUBDIVISION; THENCE NORTH 89°07'57" WEST 200.00 FEET; THENCE NORTH 00°53'18" EAST

10.00 FEET ALONG THE WEST OF SAID LOT 25 TO THE POINT OF BEGINNING;
SAID AREA SUBJECT TO ALL OTHER 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.

Act-6-2026, Moores River Dr. Drain Easement - 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	City of Lansing Public Service Department
PROPOSAL:	Permanent easement for creek drain infrastructure
PARCEL(S):	2100 Moores River Dr. PID # 33-01-01-20-151-051 2200 Moores River Dr. PID # 33-01-01-20-301-003
CURRENT OWNER(S):	-051 Thaddeus Owen & Brian Shedd -003 Country Club of Lansing
EXISTING LAND USE & ZONING:	Use: Residential, Golf Course Zoning: R-1 Residential
PROPERTY SIZE AND SHAPE:	Irregular, 0.84 acres, 36,585 square feet. Irregular, 144.5 acres
SURROUNDING ZONING & LAND USE	North: Grand River South: R-1, residential West: R-1, residential East: R-1, residential

ANALYSIS

BACKGROUND:

The City of Lansing Public Service Department has requested to obtain permanent easements to facilitate the rebuilding of a 78-inch culvert and drain infrastructure along Moores River Dr. A title search for 2100 Moores River Drive did not find an easement for the culvert encroachment. Although the City has certain rights under common drain law to maintain the culvert, it is best practice to obtain a permanent easement for property records.

The title search also did not turn up an easement for the cross-lot sanitary sewer on the south half of the 2100 Moores River Dr. property. The trench for the replacement of the 15-inch sanitary sewer under the north side sidewalk will encroach on 2100 Moores River Dr. An easement is needed to facilitate this construction. The City would like to note that the house at 2100 Moores River Dr. was constructed over the City's sanitary sewer. Public Service is in discussions with the property owner on this issue.

The new headwall for the south inlet of the culvert will encroach 10 feet onto property owned by the Country Club of Lansing. An additional 25 feet is sought for a temporary easement to facilitate

Act-6-2026, Moores River Dr. Drain Easement - STAFF REPORT

construction. The Country Club has consented to the easement since the area impacted is not used by the Country Club.

Construction of the culvert is tentatively scheduled for July of 2027. Please see attached drawings for more details. Construction plans are subject to revision.

LOCATION:

2100 Moores River Dr. is in the Moores River Drive neighborhood, directly north of the Country Club of Lansing. The topography here forms a mini-bay along the Grand River. Please see Aerial.

CHARACTER:

The (unnamed) creek drain infrastructure is being built where it currently exists, to contemporary standards.

EXTENT:

The extent of the infrastructure is within the current area of the (unnamed) creek and drains.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No comment received.

Public Service Department:

- n/a

STAFF RECOMMENDATION

Staff recommends approval of Act-6-2026 as proposed.

Respectfully submitted,
Andy Fedewa, Planner

Act-6-2026, Moores River Dr. Drain Easement - STAFF REPORT

Aerial:

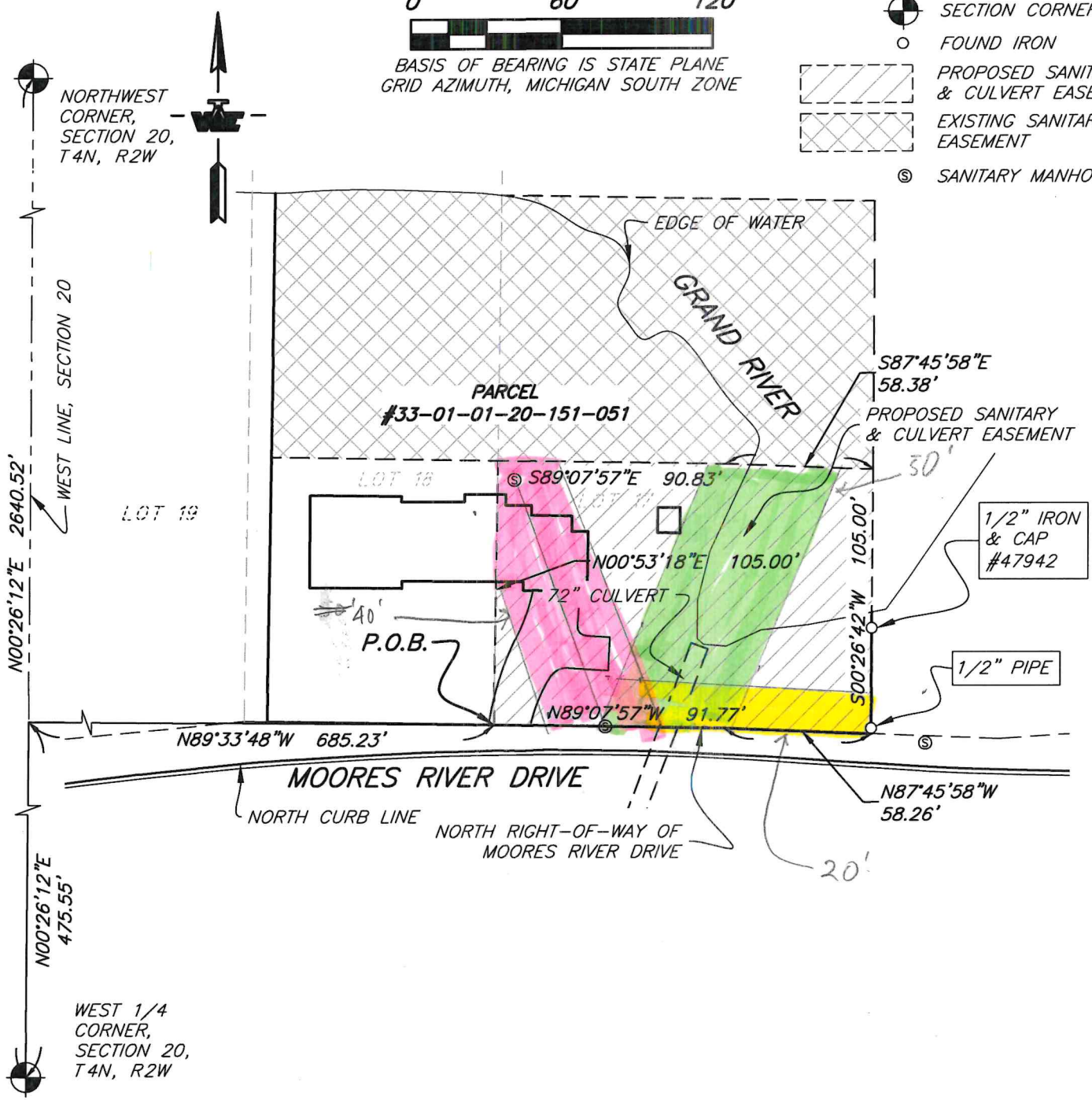


PROPOSED EASEMENT EXHIBIT

LEGEND



- SECTION CORNER
- FOUND IRON
- PROPOSED SANITARY & CULVERT EASEMENT
- EXISTING SANITARY EASEMENT
- SANITARY MANHOLE



LEGAL DESCRIPTIONS

PARCEL #33-01-01-20-151-051 TAX DESCRIPTION

W 150 FT LOT 17 & E 90 FT LOT 18 J H MOORES SUB

LEGAL DESCRIPTION, PROPOSED SANITARY & CULVERT EASEMENT

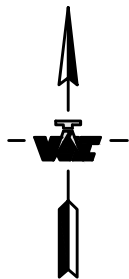
COMMENCING AT THE WEST 1/4 CORNER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN; THENCE NORTH 00°26'12" EAST 475.55 FEET ALONG THE WEST LINE OF SAID SECTION 20; THENCE SOUTH 89°33'48" EAST 685.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°53'18" EAST 105.00 FEET; THENCE SOUTH 89°07'57" EAST 90.83 FEET; THENCE SOUTH 87°45'58" EAST 58.38 FEET; THENCE SOUTH 00°26'42" WEST 105.00 FEET TO THE NORTH RIGHT-OF-WAY OF MOORES RIVER DRIVE; THENCE ALONG SAID RIGHT-OF-WAY NORTH 87°45'58" WEST 58.26 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 89°07'57" WEST 91.77 FEET TO THE POINT OF BEGINNING.

WOLVERINE
Engineers & Surveyors, Inc.
312 North Street
Mason, Michigan 48854
Ph: 517-676-9200
Fx: 517-676-9396
<http://www.wolveng.com>

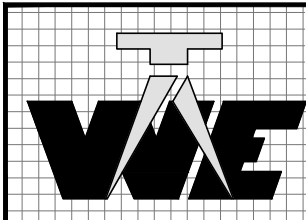
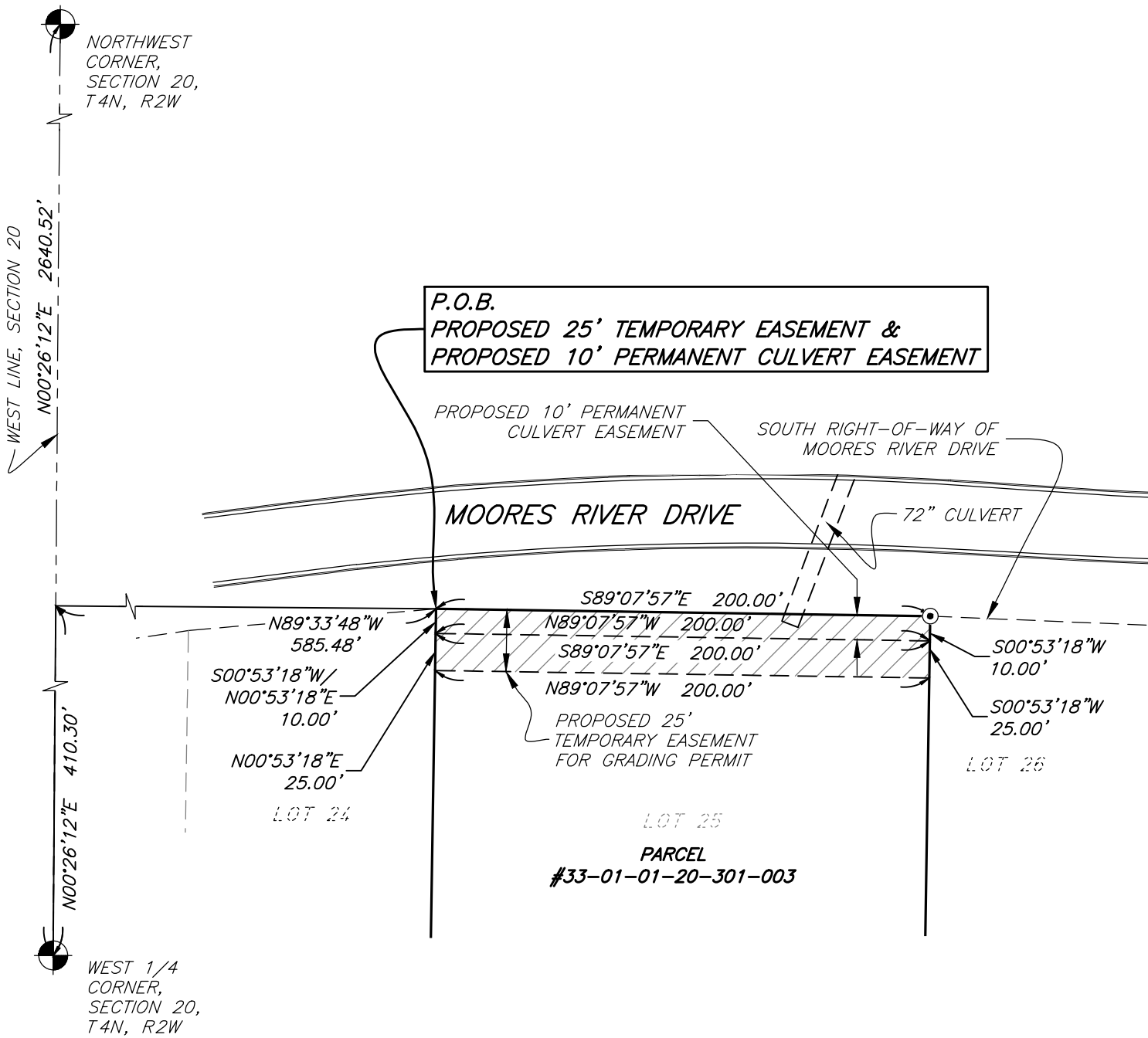
CITY OF LANSING
SECTION 20, T4N, R2W, CITY OF LANSING
INGHAM COUNTY, MICHIGAN

SCALE: 1" = 60'	DATE: 5/20/26	SHEET: 1 OF 1
DRAWN: DLD	FIELD: TY & JY	JOB: 25-0469

PROPOSED EASEMENT EXHIBIT



- LEGEND
- SECTION CORNER
 - FOUND CONC. MONUMENT
 - PROPOSED EASEMENTS



WOLVERINE
Engineers & Surveyors, Inc.
312 North Street
Mason, Michigan 48854
Ph: 517-676-9200
Fx: 517-676-9396
<http://www.wolveng.com>

CITY OF LANSING SECTION 20, T4N, R2W, CITY OF LANSING INGHAM COUNTY, MICHIGAN		
SCALE: 1" = 60'	DATE: 5/11/2026	SHEET: 1 OF 2
DRAWN: DLD	FIELD: TY & JY	JOB: 25-0469

CERTIFICATE OF SURVEY

LEGAL DESCRIPTIONS

PARCEL #33-01-01-20-301-003, TAX DESCRIPTION:

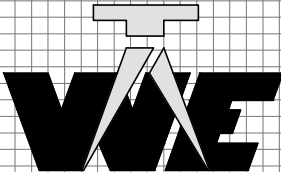
LOT 25, S 239 FT LOTS 22, 23 & 24, ALSO OUTLOT B EXC COM NE COR THEREOF, TH S TO N LINE OF S 239 FT SAID OUTLOT, W 40 FT, N TO S LINE MOORES RIVER DR, SE'LY TO BEG, J H MOORES SUB; ALSO LOTS 1 THRU 5 FRANCES PARK SUB AND THE E 1/2 OF SE 1/4 SEC 19 T4N R2W EXC PARTS PLATTED IN RIVERSIDE HOMES CO'S SUB; ALSO W 1/2 OF SW 1/4 SEC 20 T4N R2W EXCEPT: A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 19; T4N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, AND PART OF LOT 21 CAMBRIDGE DOWNS SUBDIVISION AS RECORDED IN LIBER 16 OF PLATS, PAGE 23, INGHAM COUNTY RECORDS,, THE SURVEYED BOUNDARY OF SAID PARCEL DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE N89°51'34"W ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 1319.39 FEET TO THE EAST LINE. OF SAID CAMBRIDGE DOWNS SUBDIVISION; THENCE N00°02'52"E ALONG SAID EAST LINE 1253.38 FEET TO THE NORTHEAST CORNER OF LOT 21 OF SAID CAMBRIDGE DOWNS SUBDIVISION AND THE SOUTHWEST CORNER OF RIVERSIDE HOMES COMPANY'S SUBDIVISION NO. 1 AS RECORDED IN LIBER 7 OF PLATS, PAGE 24, INGHAM COUNTY RECORDS AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE SOUTH LINE OF SAID RIVERSIDE HOMES COMPANY'S SUBDIVISION THE FOLLOWING TWO COURSES: S89°33'29"E 32.89 FEET TO THE EAST LINE OF CUMERLAND ROAD AND THE SOUTHWEST CORNER OF LOT 17 AS RECORDED IN SAID RIVERSIDE HOMES COMPANY'S SUBDIVISION AND S89°51'47"E 148.41 FEET TO THE SOUTHEAST CORNER OF SAID RIVERSIDE HOMES COMPANY'S SUBDIVISION; THENCE S42°25'32"W 174.62 FEET; THENCE N81°54'44"W 64.23 FEET TO A POINT ON THE EAST LINE OF SAID CAMBRIDGE DOWNS SUBDIVISION; THENCE N00°02'52"E ALONG SAID EAST LINE 50.09 FEET; THENCE N56°48'16"W THROUGH SOLD LOT 21, 41.63 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 21; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE 59.20 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 214.35 FEET, A DELTA ANGLE OF J5°49'25" AND A CHORD OF 59.01 FEET BEARING N36°15'13" TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 0.37 ACRE MORE OR LESS; SAID PARCEL SUBJECT TO ALL EASEMENTS AND RESTRICTIONS IF ANY ALSO EXCEPT: A PARCEL OF LAND DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE N89°51'34"W ALONG THE SOUTH LINE OF SAID SECTION. 19 A DISTANCE OF 1319.39 FEET TO THE EAST LINE OF SAID CAMBRIDGE DOWNS SUBDIVISION; THENCE N00°02'52"E ALONG SAID EAST LINE 1057.12 FEET THE SOUTHEAST CORNER OF LOT 21 OF SAID CAMBRIDGE DOWNS AND POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N00°02'52"E CONTINUING ALONG SAID EAST LINE 75.79 FEET; THENCE S81°54'44"E 64.23 FEET; THENCE S43°38'16"W 92.24 FEET TO THE POINT OF BEGINNING.

PROPOSED PERMANENT CULVERT EASEMENT:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN; THENCE NORTH 00°26'12" EAST 410.30 FEET ALONG THE WEST LINE OF SAID SECTION 20; THENCE SOUTH 89°33'48" EAST 585.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°07'57" EAST 200.00 FEET ALONG THE SOUTH RIGHT-OF-WAY OF MOORES RIVER DRIVE; THENCE SOUTH 00°53'18" WEST 10.00 FEET ALONG THE EAST LINE OF LOT 25, J.H. MOORES SUBDIVISION; THENCE NORTH 89°07'57" WEST 200.00 FEET; THENCE NORTH 00°53'18" EAST 10.00 FEET ALONG THE WEST OF SAID LOT 25 TO THE POINT OF BEGINNING.

PROPOSED TEMPORARY EASEMENT FOR GRADING PERMIT:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN; THENCE NORTH 00°26'12" EAST 410.30 FEET ALONG THE WEST LINE OF SAID SECTION 20; THENCE SOUTH 89°33'48" EAST 585.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°07'57" EAST 200.00 FEET ALONG THE SOUTH RIGHT-OF-WAY OF MOORES RIVER DRIVE; THENCE SOUTH 00°53'18" WEST 25.00 FEET ALONG THE EAST LINE OF LOT 25, J.H. MOORES SUBDIVISION; THENCE NORTH 89°07'57" WEST 200.00 FEET; THENCE NORTH 00°53'18" EAST 25.00 FEET ALONG THE WEST OF LOT 25, J.H. MOORES SUBDIVISION TO THE POINT OF BEGINNING.



WOLVERINE

Engineers & Surveyors, Inc.

312 North Street
Mason, Michigan 48854
Ph: 517-676-9200
Fx: 517-676-9396
<http://www.wolveng.com>

CITY OF LANSING

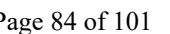
SECTION 20, T4N, R2W, CITY OF LANSING

INGHAM COUNTY, MICHIGAN

SCALE:	N/A	DATE:	5/11/2026	SHEET:	2 OF 2
DRAWN:	DLD	FIELD:	TY & JY	JOB:	25-0469

TRAFFIC DATA					SPEED DATA	
ROAD	YEAR	ADT	DHV	COMM	DESIGN	POSTED
MOORES RIVER DR	2027	653	—	2%	35	30
	2047	720	—	2%		

CONCRETE CAST AGAINST EARTH: 3 IN
PRESTRESSED BEAMS: 1 IN
ALL OTHER UNLESS SHOWN ON PLANS: 2 IN



PUBLIC UTILITIES

The existing utilities listed below and shown on these plans represent the best information available as obtained during development. This information does not relieve the contractor of the responsibility to be satisfied as to its accuracy and the location of existing utilities.

Name of Utility Owner Type of Utility

AT&T Telecommunications
Contact: Joe Bonacci
337 Abbot Rd
East Lansing, MI 48823
Phone: 517-488-3985
Email: j8342@ATT.com

Consumer's Energy Gas
Contact: Adam Bertram
530 West Willow St.
Lansing, MI 48906
Phone: 517-374-2375
Email: Adam.Bertram@CMSenergy.com

LBWL Street Lighting (Electric)
Contact: Travis Archer
1232 Haco Dr
Lansing, MI 48912
Phone: 517-702-6621
Email: Travis.Archer@LBWL.com

LBWL Water
Contact: Michael Lehtonen
1232 Haco Dr.
Lansing, MI 48912
Phone: 517-702-6814
Email: Michael.Lehtonen@LBWL.com

LBWL Electric Service
Contact: Lucas Hayward
1232 Haco Dr.
Lansing, MI 48912
PHONE: 517-702-6492
Email: Lucas.Hayward@LBWL.com

City of Lansing Sanitary and Storm Sewer
Contact: Jokay Maxie
124 W. Michigan Ave
Lansing, MI 48933
Phone: 517-483-4466
Email: Jokay.Maxie@LansingMi.gov

NOTES APPLYING TO STANDARD PLANS

Where the following items are called for on plans, they are to be constructed according to the standard plan given below opposite each item unless otherwise indicated.

Title	Plan No.

GENERAL NOTES

UTILITIES

MISS DIG/UNDERGROUND UTILITY NOTIFICATION
Contact MISS DIG System, Inc. for the protection of underground utilities and in conformance with MCL 460.721 et seq, by phone at 811 or 800-482-7171 or via the web at http://www.missdig811.org, a minimum of 3 working days prior to excavating, excluding weekends and holidays.

SURVEY

PRESERVATION OF BOUNDARY MONUMENTS
Preserve all corners within the project limits, whether shown or not. Adjust monument boxes as required.

OLD PLANS

No existing culvert plans exist for this project. Electronic copies of sewer plans are available from the City of Lansing.

THREATENED AND ENDANGERED SPECIES

Report any sightings or observations of bats and Peregrine Falcons to the US Fish & Wildlife Service Michigan Ecological Services Field Office within 24 hours.

USFWS Michigan Ecological Services Field Office
2651 Coolidge Road, Suite 101
East Lansing, MI 48823-6360
(517) 351-2555

PROTECTION OF MONUMENTS, STATUES, AND APPURTENANCES

Protect light standards, flower boxes, statues, monuments, bus stop facilities, and other elements located within the work areas from damage. the cost of the protection is not paid for separately, but included in other pay items. The costs to repair these elements from damage will be the responsibility of the contractor.

MISCELLANEOUS QUANTITIES

The following items of work shall be done as they apply throughout the project. These items are not detailed or included on the plan and profile sheets

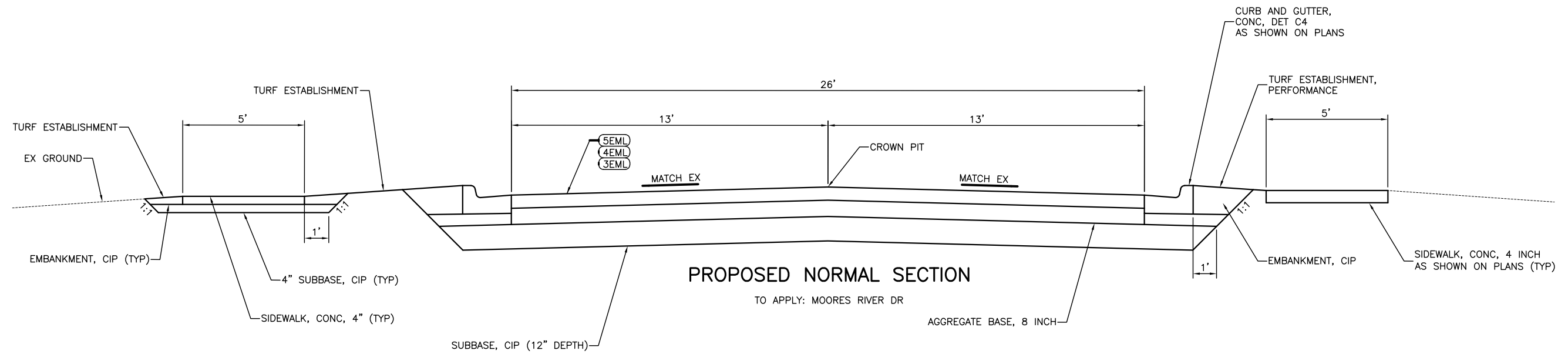
QTY	UNIT	DESCRIPTION
1	LSUM	Mobilization, Max
1	LSUM	Minor Traffic Devices
8	Ea	Barricade, Type III, High Intensity, Double Sided, Lighted, Furn
8	Ea	Barricade, Type III, High Intensity, Double Sided, Lighted, Oper
2	Ea	Sign, Portable, Changeable Message, NTCIP-Compliant, Furn
2	Ea	Sign, Portable, Changeable Message, NTCIP-Compliant, Oper
117	Sft	Sign, Type B, Temp, Prismatic, Furn
117	Sft	Sign, Type B, Temp, Prismatic, Oper
43	Sft	Sign, Type B, Temp, Prismatic, Spec, Furn
43	Sft	Sign, Type B, Temp, Prismatic, Spec, Oper
100	Ft	Erosion Control, Silt Fence

ClarkDietz

DEPARTMENT OF PUBLIC SERVICE
LANSING, MICHIGAN

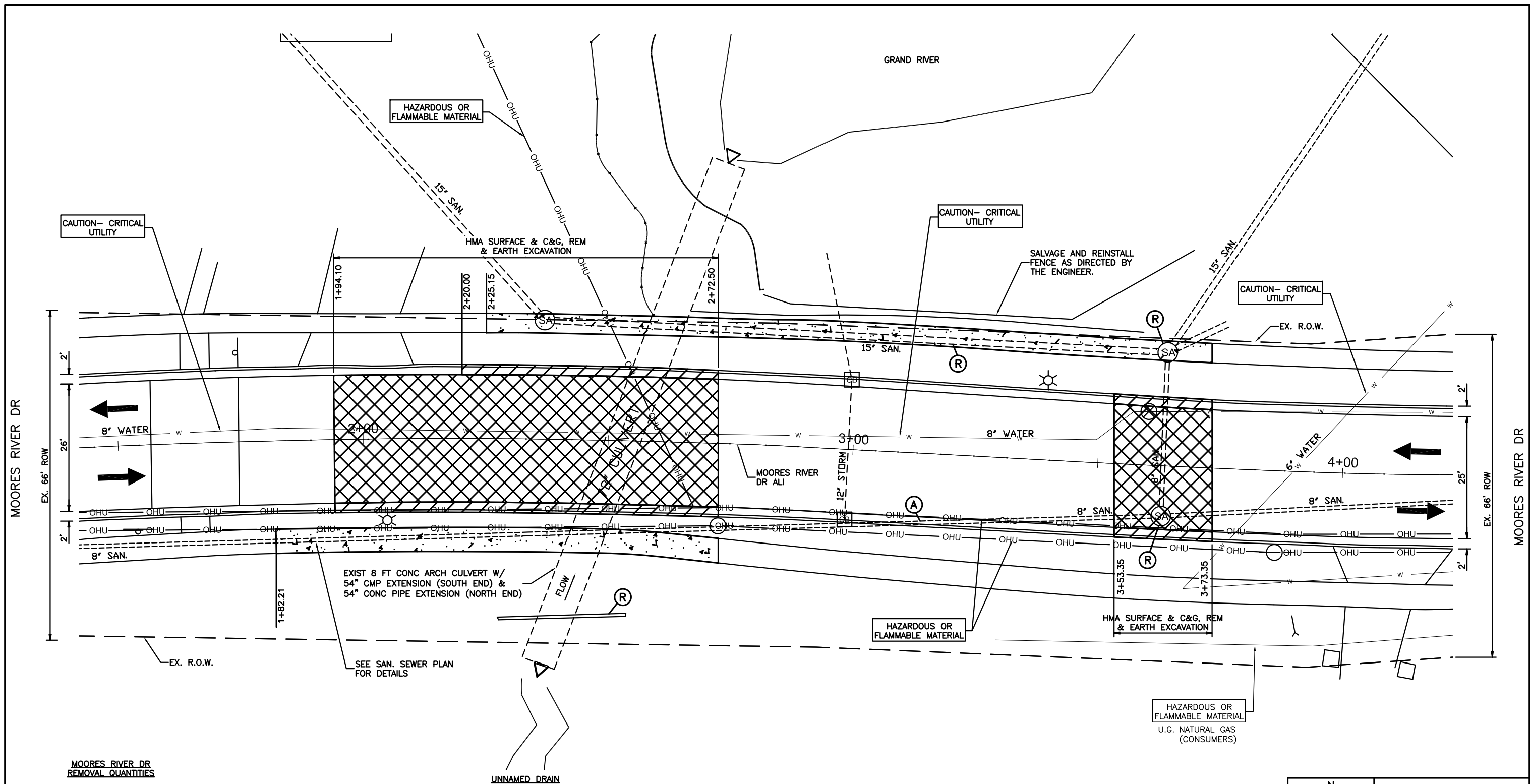
MOORES RIVER DRIVE OVER UNNAMED DRAIN
PROJECT INFO & NOTES

PROJECT NO. SHEET 2 OF 20 SHEETS



IDENT NO.	ITEM	RATE LBS PER SYD	PERFORMANCE GRADE	REMARKS
5EML	HMA, 5EML	165	64-28	TOP COURSE, AWI=260
4EML	HMA, 4EML	220	64-28	LEVEL COURSE
3EML	HMA, 3EML	330	64-28	BASE COURSE
	*BOND COAT	0.05-0.15 GAL		

		Clark & Dietz	
DEPARTMENT OF PUBLIC SERVICE LANSING, MICHIGAN			
TYPICAL CROSS SECTION MOORES RIVER DR OVER UNNAMED DRAIN			
DESIGNED: PEJ	CHECKED: PEJ	FILE NO.	
DRAWN: CBF	DATE: 06/26/26		
SCALE HORIZONTAL N/A	VERTICAL N/A		
PROJECT NO.		SHEET 4 OF 20	SHEETS

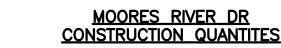


<u>MOORES RIVER DR</u> <u>REMOVAL QUANTITIES</u>		
<u>MOORES</u> <u>RIVER DR</u>	<u>UNIT</u>	<u>DESCRIPTION</u>
2	Ea	Sanitary Structure, Rem
298	Ft	Sewer, Rem, Less Than 24 Inch
151	Ft	Curb and Gutter, Rem
254	Syd	HMA Surface, Rem
109	Syd	Sidewalk, Rem
310	Cyd	Excavation, Earth

NOTE:
SEE CULVERT PLANS FOR EX ARCH CULVERT REMOVAL QUANTITIES.

- (A) ABANDONING
 (R) REMOVING

			
DEPARTMENT OF PUBLIC SERVICE LANSING, MICHIGAN			
REMOVAL PLAN MOORES RIVER DR OVER UNNAMED DRAIN			
DESIGNED: PEJ	CHECKED: PEJ	FILE NO.	
DRAWN: CBF	DATE: 06/26/26		
SCALE HORIZONTAL N/A	VERTICAL N/A		
PROJECT NO.		SHEET 5 OF 20	SHEETS



MOORES RIVER DR	UNIT	DESCRIPTION
140	Cyd	Embankment, CIP
3	Ea	Sanitary Structure, 48 Inch Dia
3	Ea	Sanitary Structure Cover, Type Q
64	Ft	Sanitary Sewer, Conc, 8" Tr Det B1
127	Ft	Sanitary Sewer, DI, 12" Tr Det B1
151	Ft	Curb and Gutter, Conc, Det C4
109	Sft	Sidewalk, Conc, 4 Inch
350	Syd	Aggregate Base, 8 Inch
49	Ton	HMA, 3EML
33	Ton	HMA, 4EML
25	Ton	HMA, 5EML

NOTES:

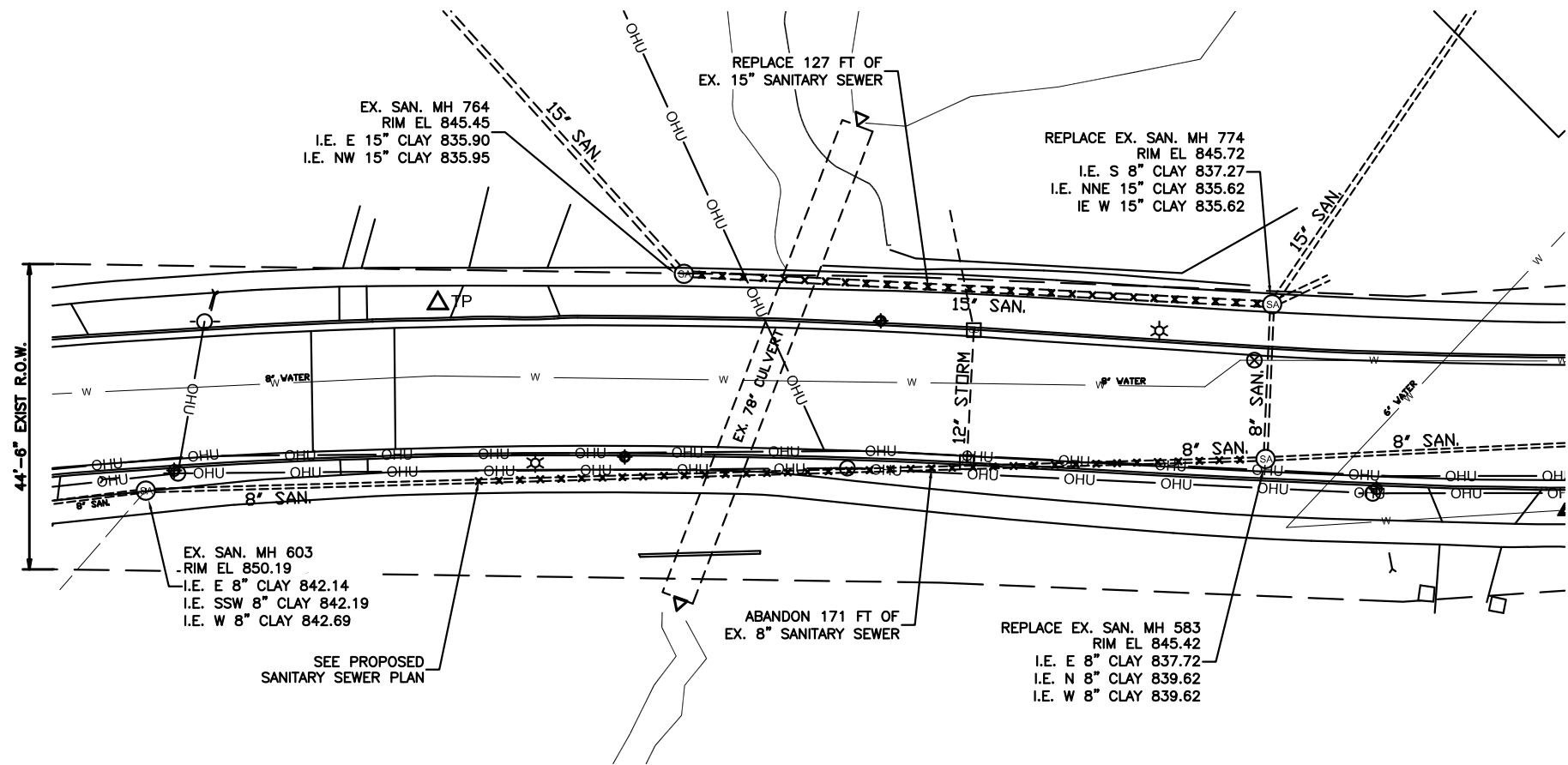
1. SEE CULVERT PLANS FOR DETAILS AND QUANTITIES.
2. SEE NOTE SHEET FOR SOIL EROSION QUANTITIES.

		Clark & Dietz	
DEPARTMENT OF PUBLIC SERVICE LANSING, MICHIGAN			
CONSTRUCTION PLAN MOORES RIVER DR OVER UNNAMED DRAIN			
DESIGNED: PEJ	CHECKED: PEJ	FILE NO.	
DRAWN: JMG	DATE: 06/26/26		
SCALE HORIZONTAL N/A	VERTICAL N/A		
PROJECT NO.		SHEET 6 OF 20 SHEETS	

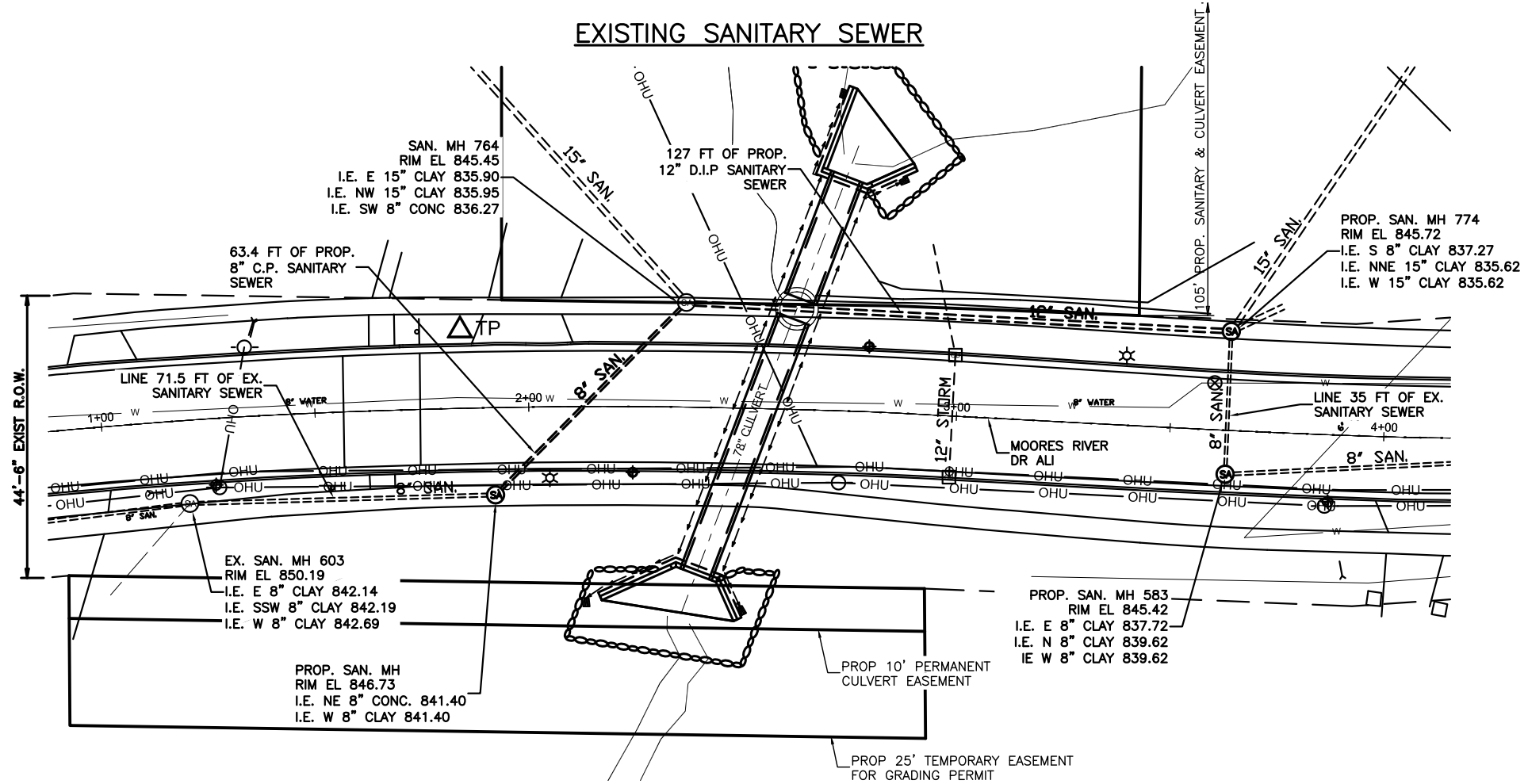
OPERATION	BY	DATE
BOARD OF WATER & LIGHT		
ELECTRIC		
WATER		
CONSUMERS POWER - GAS		
SAFETY		
CABLE TELEVISION - CATV		
FIRE DEPARTMENT		

OPERATION	BY	DATE
SAN. SEWER DESIGN		
STORM SEWER DESIGN		
STORM SEWER DESIGN		
SAN. SEWER QUANTITIES		
SAN. SEWER QUANTITIES		
STORM SEWER QUANTITIES		
PRELIMINARY R.O.W.		

OPERATION	BY	DATE
SANITARY SEWER DESIGN		
PLAN CHECKED		
PLAN CHECKED		
PROFILE PLOTTED		
PRELIMINARY GRADE		
GRADE INSPECTION		
SANITARY SEWER DESIGN		



NOTES:
SEE CONSTRUCTION AND REMOVAL PLANS FOR QUANTITIES.





DEPARTMENT OF PUBLIC SERVICE
LANSING, MICHIGAN

SANITARY SEWER PLAN
MOORES RIVER DR OVER UNNAMED DRAIN

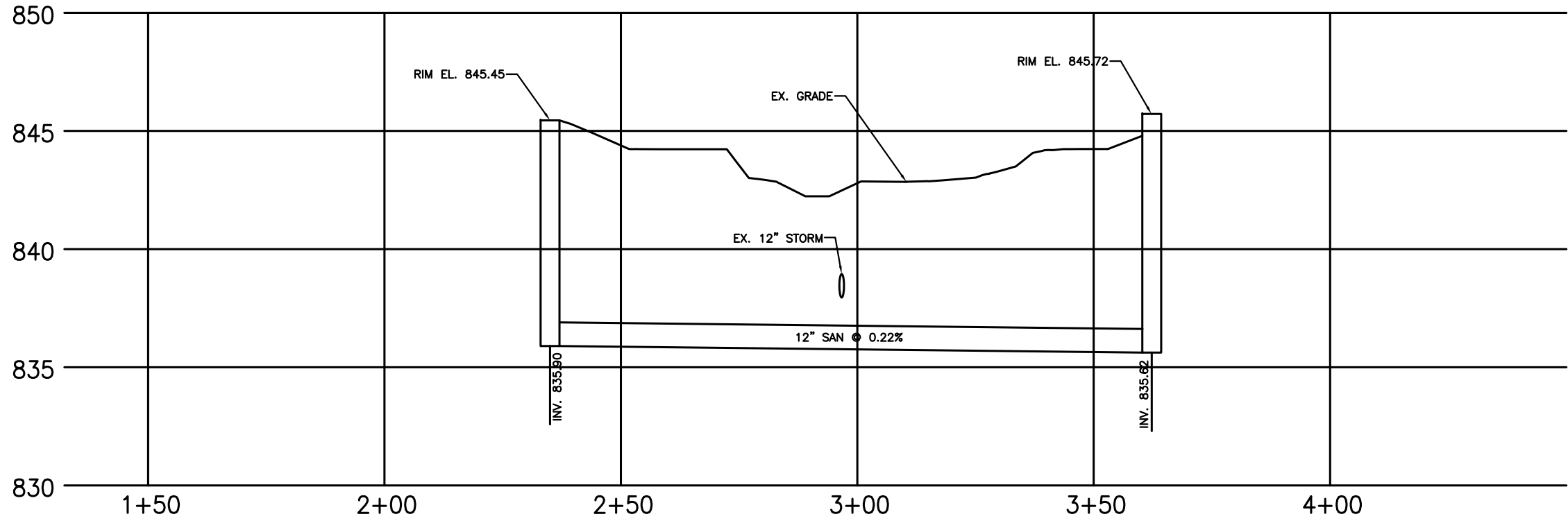
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DRAWN: CBF	DATE: 06/26/26	
SCALE HORIZONTAL N/A	VERTICAL N/A	

PROJECT NO. SHEET 7 OF 20 SHEETS

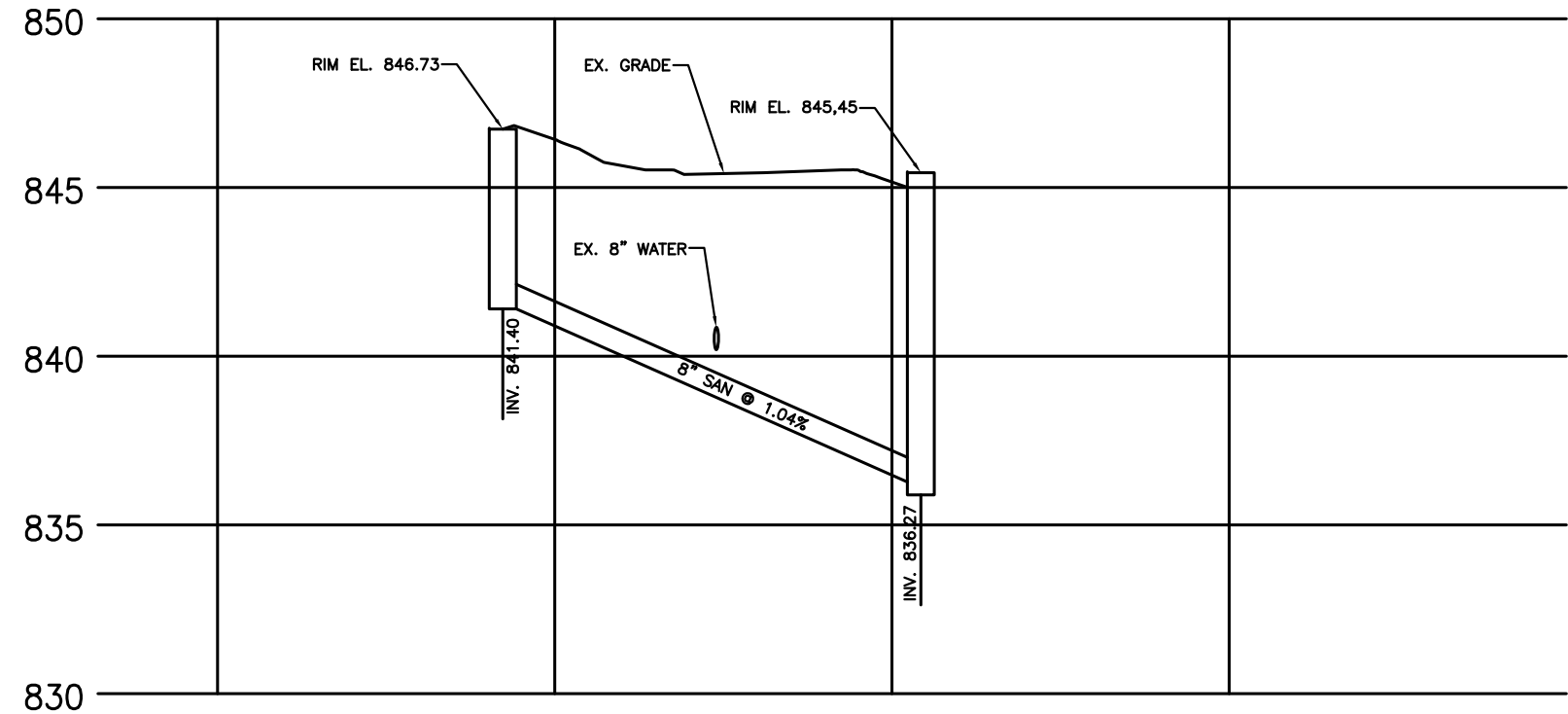
OPERATION	BY	DATE
BOARD OF WATER & LIGHT		
ELECTRIC		
WATER		
CONSUMERS POWER - GAS		
CONSUMERS POWER - GAS		
CABLE TELEVISION - CATV		
FIRE DEPARTMENT		

OPERATION	BY	DATE
SAN. SEWER DESIGN		
STORM SEWER DESIGN		
STORM SEWER DESIGN		
SAN. SEWER QUANTITIES		
SAN. SEWER QUANTITIES		
STORM SEWER QUANTITIES		
STORM SEWER QUANTITIES		
PRELIMINARY R.O.W.		

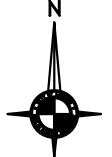
OPERATION	BY	DATE
SANITARY SEWER DESIGN		
PLAN CHECKED		
PLAN CHECKED		
PROFILE PLOTTED		
PROFILE PLOTTED		
PRELIMINARY GRADE		
PRELIMINARY GRADE		
GRADE INSPECTION		
SANITARY SEWER DESIGN		



PROPOSED 12" SANITARY SEWER



PROPOSED 8" SANITARY SEWER

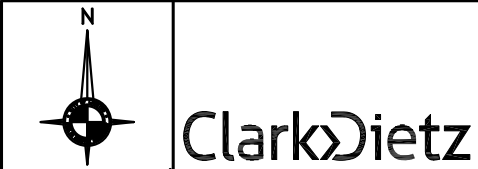


DEPARTMENT OF PUBLIC SERVICE
LANSING, MICHIGAN

SANITARY SEWER PROFILES
MOORES RIVER DR OVER UNNAMED DRAIN

DESIGNED: PEJ	CHECKED: PEJ	FILE NO.
DRAWN: JMG	DATE: 06/22/26	
SCALE		
HORIZONTAL N/A	VERTICAL N/A	

PROJECT NO. SHEET 8 OF 20 SHEETS



DEPARTMENT OF PUBLIC SERVICE
LANSING, MICHIGAN

MOORES RIVER DR DETOUR
MOORES RIVER DR OVER UNNAMED DRAIN

DESIGNED: PEJ	CHECKED: PEJ	FILE NO.
DRAWN: CBE	DATE: 06/26/26	

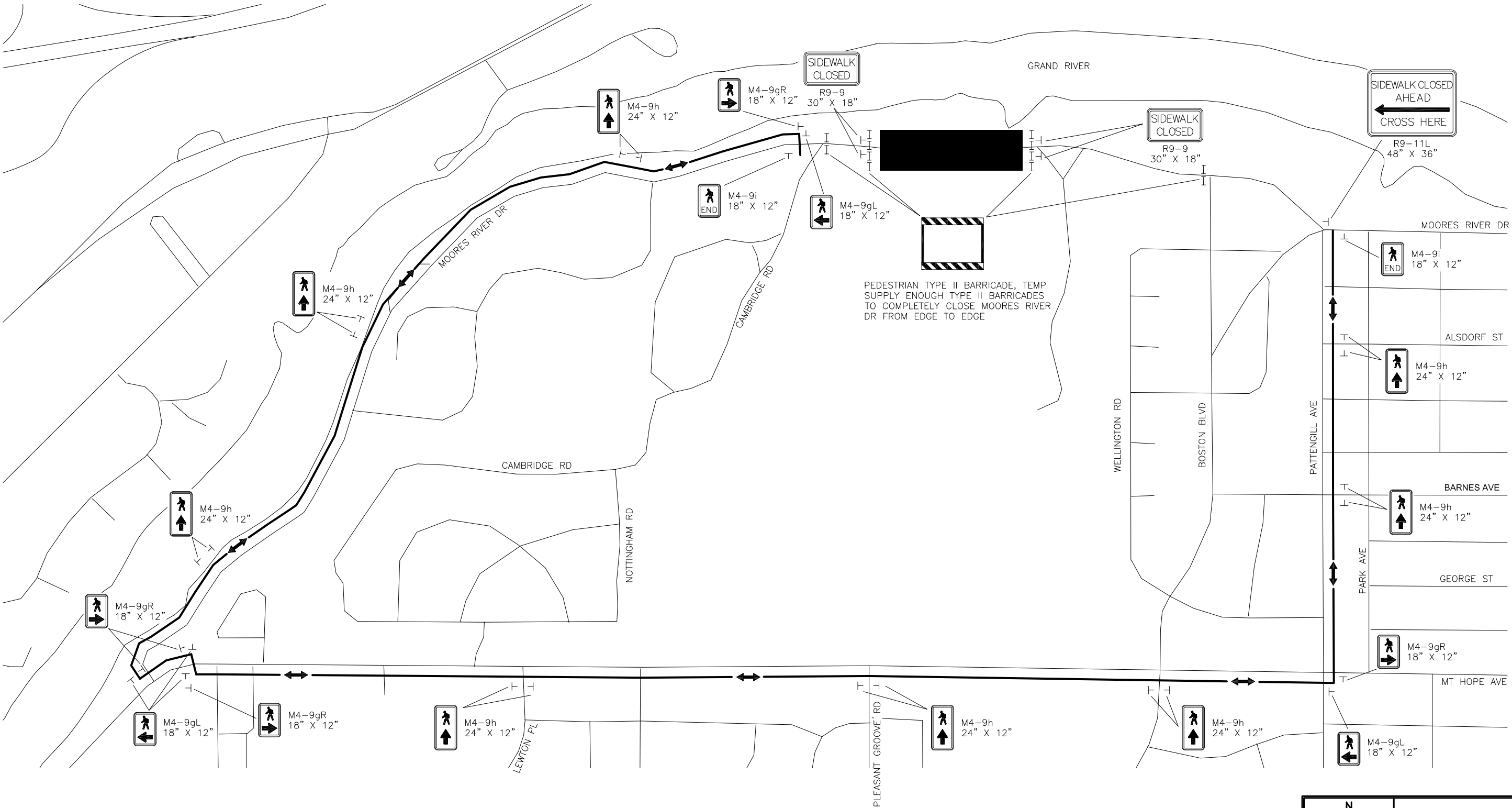
SCALE		
HORIZONTAL	N/A	VERTICAL N/A

PROJECT NO. SHEET 9
OF 20 SHEETS

OPERATION	BY	DATE
BOARD OF WATER & LIGHT		
ELECTRIC		
WATER		
CONSUMERS POWER - GAS		
TELEVISION - CATV		
FIRE DEPARTMENT		

OPERATION	BY	DATE
SANITARY DESIGN - CK		
STORM SEWER DESIGN - CK		
STORM SEWER DESIGN - CK		
SANITARY QUANTITIES - CK		
STORM SEWER QUANTITIES - CK		
STORM SEWER QUANTITIES - CK		
PRELIMINARY R.O.W. - CK		

OPERATION	BY	DATE
SANITARY DESIGN		
PLAN CHECKED		
PROFILE CHECKED		
PROFILE PLOTTED		
PRELIMINARY GRADE		
GRADE INSPECTION		
SANITARY SEWER DESIGN		





DEPARTMENT OF PUBLIC SERVICE
LANSING, MICHIGAN

MOORES RIVER DR PED DETOUR
MOORES RIVER DR OVER UNNAMED DRAIN

DESIGNED: PEJ	CHECKED: PEJ	FILE NO.
DRAWN: CBF	DATE: 06/26/26	
SCALE		
HORIZONTAL N/A	VERTICAL N/A	

PROJECT NO.	SHEET 10 OF 20 SHEETS
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Page 93 of 101

TEST HOLE NO. CB-01 LOCATION: WB MOORSE RIVER DRIVE OVER GRAND RIVER DRAINAGE AREA PHYSICAL REFERENCE: 72' EAST OF CL OF DRIVEWAY TO #2100 MOORSE RIVER DRIVE PHYSICAL OFFSET: 1' NORTH OF WB B.O.C. (RIGHT) NORTHING: 444887EASTING: 13066218 GROUND SURFACE ELEVATION: 844.8 FT BORING DATE: 7/1/25 844.813TOPSOILPP UCS MC DD 844.4849.3 844.314 LOOSE DARK BROWN TO BROWN FINE TO MEDIUM SILTY SAND, TRACE GRAVEL, SEAMS OF SILTY CLAYEY SAND, MOIST (FILL) (SM) 838.81216.8 VERY LOOSE BROWN FINE TO MEDIUM SILTY SAND, TRACE GRAVEL, MOIST (FILL) (SM) 833.81216.1 833.312 832.312 831.312132.9 830.313 828.815684.52.689.9137.4 826.31712144.57.7 823.813571.51.2713.8123.1 821.3171184.510.4 818.814584.510.6 817.81 816.31950+10.2 815.81 813.8150+12.3 811.3150+15.2 810.81 NOTES: - GROUNDWATER LEVEL DURING DRILLING: 12FT. - GROUNDWATER LEVEL UPON COMPLETION: NOT RECORDED - GROUNDWATER LEVEL _ HOURS AFTER: NOT RECORDED - LOGGED BY: J. HESTWOOD (TYME) - CHECKED BY: M. EL-GAMAL (TYME) - DRILL RIG: CME-45; METHOD: SPT_AUTO - BOREHOLE BACKFILLED WITH AUGER CUTINGS UPON COMPLETION	TEST HOLE NO. CB-02 LOCATION: EB MOORSE RIVER DRIVE OVER GRAND RIVER DRAINAGE AREA PHYSICAL REFERENCE: 35' EAST OF CL OF DRIVEWAY TO #2100 MOORSE RIVER DRIVE PHYSICAL OFFSET: 12' NORTH OF EB B.O.C. (RIGHT) NORTHING: 444869EASTING: 13066181 GROUND SURFACE ELEVATION: 845.0 FT BORING DATE: 7/1/25 845.034PP UCS MC DD 844.53413.0 843.53 LOOSE BROWN AND DARK BROWN FINE TO MEDIUM SILTY SAND, TRACE GRAVEL AND ORGANICS, MOIST (FILL) (SM) 839.032312.3 LOOSE BROWN FINE TO MEDIUM SAND WITH SILT, TRACE GRAVEL AND SEAM TO LAYER OF GRAY AND DARK GRAY SANDY SILTY CLAY, TRACE ORGANICS, MOIST (FILL) (SP-SM) 834.03121.0 833.532 833.03 831.5323643.7 830.53 829.036464.52.4514.218.4 826.535763.01.8310.829.5 824.034564.02.4910.334.3 821.534672.51.7410.830.2 819.0366114.011.0 816.533150+10.5 814.0350+15.5 811.5350+11.1 811.03 NOTES: - GROUNDWATER LEVEL DURING DRILLING: 12FT. - GROUNDWATER LEVEL UPON COMPLETION: NOT RECORDED - GROUNDWATER LEVEL _ HOURS AFTER: NOT RECORDED - LOGGED BY: J. HESTWOOD (TYME) - CHECKED BY: M. EL-GAMAL (TYME) - DRILL RIG: CME-45; METHOD: SPT_AUTO - BOREHOLE BACKFILLED WITH AUGER CUTINGS UPON COMPLETION	TEST HOLE NO. CB-03 LOCATION: NORTH END OF EXISTING RCP/CMP CULVERT PHYSICAL REFERENCE: 1' NORTH OF END OF EXISTING RCP CULVERT PHYSICAL OFFSET: 5.5' EAST OF EAST SIDE OF EXISTING RCP CULVERT NORTHING: 444931EASTING: 13066228 GROUND SURFACE ELEVATION: 833.5 FT BORING DATE: 7/1/25 833.50MC 832.502.377.3 830.50 829.5023.0 826.5012.8 825.50 NOTES: - GROUNDWATER LEVEL DURING DRILLING: 0.5FT. - GROUNDWATER LEVEL UPON COMPLETION: NOT RECORDED - GROUNDWATER LEVEL _ HOURS AFTER: NOT RECORDED - LOGGED BY: J. HESTWOOD (TYME) - CHECKED BY: M. EL-GAMAL (TYME) - DRILL RIG: NA; METHOD: HAND AUGER - BOREHOLE BACKFILLED WITH AUGER CUTINGS UPON COMPLETION NUMBERS IN CIRCLES DENOTE NUMBER OF BLOWS REQUIRED TO DRIVE A 2"O.D. X 1.51D. SPLIT SPOON SAMPLER 3 SUCCESSIVE 6" INCREMENTS USING A 140 LB HAMMER FALLING 30". PP = POCKET PENETROMETER, UNCONFINED COMPRESSIVE STRENGTH - TONS/SQ.FT (TSF) UCS = LAB DETERMINED UNCONFINED COMPRESSIVE STRENGTH - TONS/SQ.FT (TSF) TV = TORVANE SHEAR TEST, UNCONFINED COMPRESSIVE STRENGTH - TONS/SQ.FT (TSF) MC = MOISTURE CONTENT - (%) DD = DRY DENSITY - LBS/CU.FT (PCF) DCP = DYNAMIC CONE PENETRATION - (MM/BLOW) THE DCP INDEX IS REPORTED AT DEPTHS EXHIBITING DISTINCT CHANGES IN SLOPE ON A PLOT OF CUMULATIVE PENETRATION VS. NUMBER OF BLOWS. EACH DCP INDEX REPRESENTS THE AVERAGE PENETRATION PER BLOW FOR THE SOIL BELOW THAT POINT. "ETD" = END TEST DEPTH. CONSISTENCY DETERMINED BY INSPECTION OF SAMPLES AND BY SOIL RESISTANCE TO PENETRATION BY JET ROD AND CASING OR AUGER. UNIFIED SOIL CLASSIFICATION SYSTEM (USCS) GROUP SYMBOL DETERMINED PER (ASTM) VISUAL-MANUAL PROCEDURES. GROUNDWATER LEVELS REPRESENT THE CONDITIONS AT THE TIME THE MEASUREMENTS WERE OBTAINED AND SHOULD BE EXPECTED TO FLUCTUATE THROUGHOUT THE YEAR. GROUNDWATER LEVELS MAY ALSO BE INFLUENCED BY RESIDUAL BORING WATER. THE SOIL BORING LOGS REPRESENT POINT INFORMATION. PRESENTATION OF THIS INFORMATION IN NO WAY IMPLIES THAT THE SUBSURFACE CONDITIONS ARE THE SAME AT LOCATIONS OTHER THAN THE EXACT LOCATION OF THE BORING. 'PHYSICAL REFERENCE' AND 'PHYSICAL OFFSET' ARE BASED ON EXISTING FEATURES AS OF THE 'BORING DATE'.	TEST HOLE NO. CB-04 LOCATION: SOUTH END OF EXISTING CMP CULVERT PHYSICAL REFERENCE: 13' SOUTH OF END OF EXISTING CMP CULVERT PHYSICAL OFFSET: 15' WEST OF WEST SIDE OF EXISTING CMP CULVERT NORTHING: 444811EASTING: 13066165 GROUND SURFACE ELEVATION: 833.9 BORING DATE: 7/1/25 833.85MC 832.8545.380.7 831.8522.8 830.8516.3 827.8516.0 NOTES: - GROUNDWATER LEVEL DURING DRILLING: 0.5FT. - GROUNDWATER LEVEL UPON COMPLETION: NOT RECORDED - GROUNDWATER LEVEL _ HOURS AFTER: NOT RECORDED - LOGGED BY: J. HESTWOOD (TYME) - CHECKED BY: M. EL-GAMAL (TYME) - DRILL RIG: NA; METHOD: HAND AUGER - AUGER REFUSAL ON COBBLE AT 1 FOOT OFF END OF CULVERT; 3 ATTEMPTS. BORING OFFSET SW OF CULVERT END	TYME CONSULTING ENGINEERS DEPARTMENT OF PUBLIC SERVICE LANSING, MICHIGAN SOIL BORING DATA MOORES RIVER DRIVE OVER UNNAMED DRAIN DESIGNED: CHECKED: FILE NO. DRAWN: DATE: 06/26/26 SCALE HORIZONTAL N/A VERTICAL N/A PROJECT NO. SHEET 12 OF 22 SHEETS
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HORIZONTAL	N/A	VERTICAL	N/A	
PROJECT NO.			SHEET 13 OF 20 SHEETS	

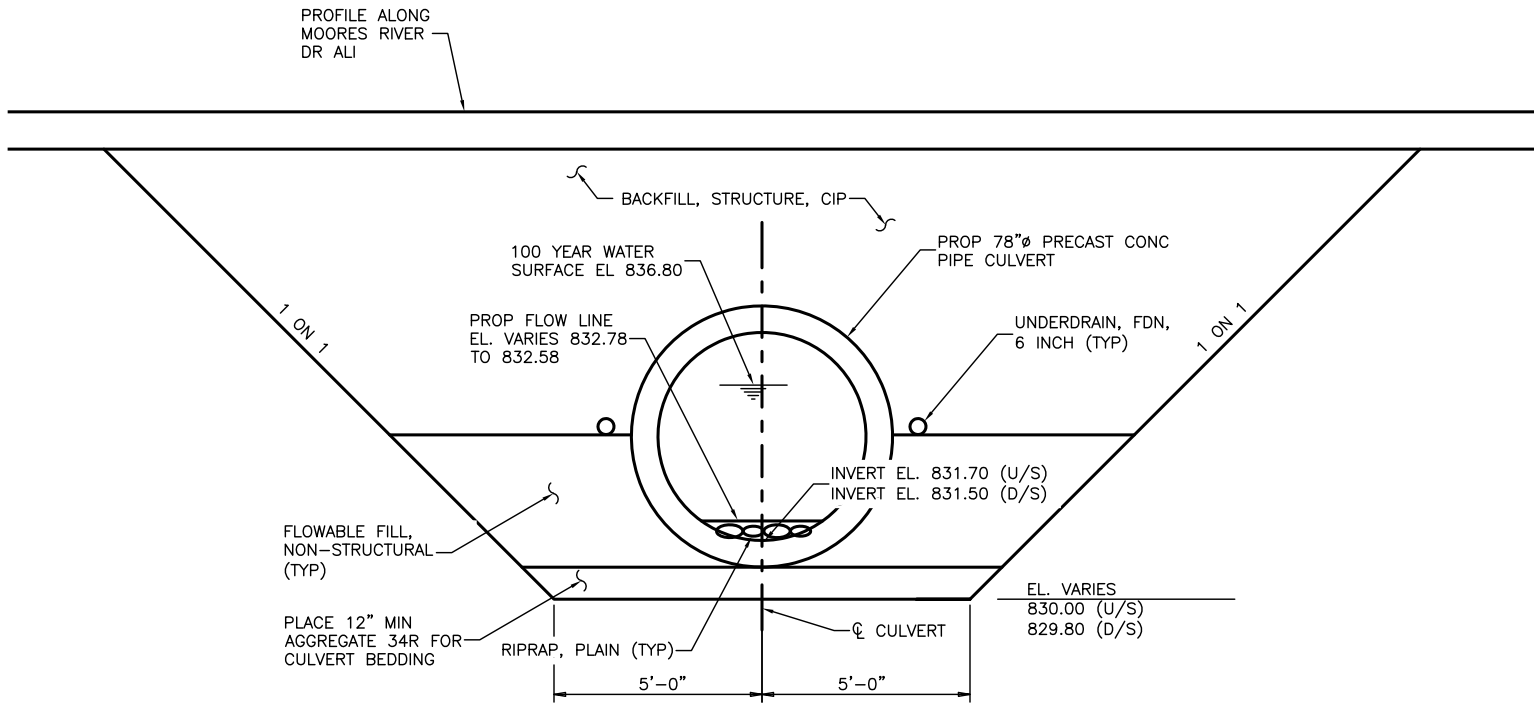
THE WATER SURFACE AND/OR ENERGY GRADE ELEVATIONS SHOWN ON THE ABOVE HYDRAULIC TABLE ARE TO BE USED FOR COMPARISON PURPOSES ONLY AND ARE NOT TO BE USED FOR ESTABLISHING A REGULATORY FLOODPLAIN. THE ELEVATIONS MAY BE USED PROVIDED THEY ARE VERIFIED WITH THE LAND AND WATER MANAGEMENT DIVISION, MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY.

0.1	Acre	Clearing
1	Ft	Culv, Other than Pipe, Rem
20	Cyd	Excavation, Channel
178	Cyd	Flowable Fill, Non-Structural
0	Cyd	Backfill, Structure, CIP
46	Cyd	Aggregate
0	Cyd	Excavation, Fdn
167	Syd	Geotextile, Separator
167	Syd	Road Grade Biaxial Geogrid
258	Ft	Underdrain, Fdn, 6 inch
80	Ft	Underdrain Outlet, 6 inch
4	Ea	Underdrain, Outlet Ending, 6 inch
1	LSUM	Water Isolation Barrier
1	LSUM	Bypass Pumping
92	Ton	Riprap, Spec, Class I
92	Ton	Riprap, Special

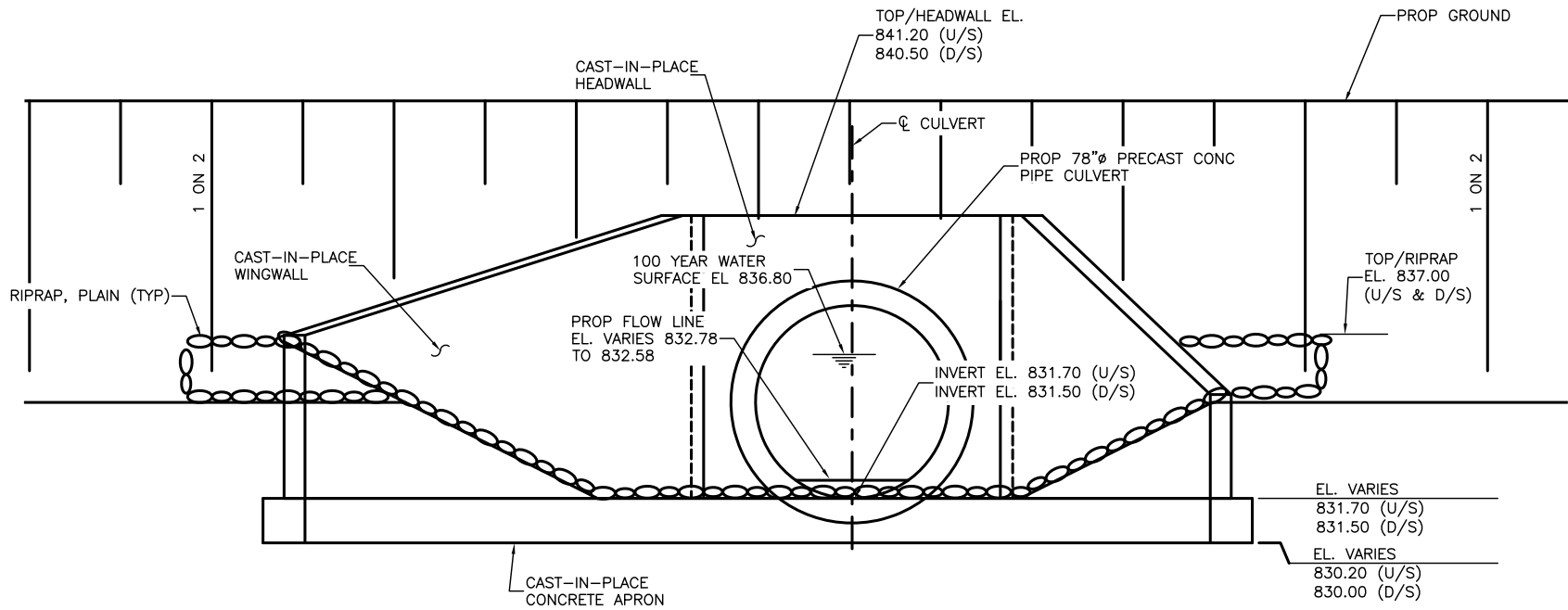
OPERATION	BY	DATE
BOARD OF WATER & LIGHT		
ELECTRIC		
WATER		
CONSUMERS POWER - GAS		
TELEVISION - CATV		
FIRE DEPARTMENT		

OPERATION	BY	DATE
SAN. SEWER DESIGN	OK	
STORM SEWER DESIGN	OK	
SAN. SEWER QUANTITIES	OK	
STORM SEWER QUANTITIES	OK	
PRELIMINARY R.O.W.	OK	

OPERATION	BY	DATE
SURVEYED		
PLAN CHECKED		
PLAN PLOTTED		
PROFILE CHECKED		
PROFILE PLOTTED		
PRELIMINARY GRADE		
GRADE INSPECTION		
SANITARY SEWER DESIGN		



TYPICAL SECTION THRU CULVERT



SOUTH END VIEW

ClarkDietz	
DEPARTMENT OF PUBLIC SERVICE LANSING, MICHIGAN	
GENERAL PLAN OF STRUCTURE MOORES RIVER DR OVER UNNAMED DRAIN	
DESIGNED: PEJ	CHECKED: PEJ
DRAWN: JMG	DATE: 06/26/26
SCALE HORIZONTAL N/A	VERTICAL N/A
PROJECT NO.	
SHEET 14 OF 20 SHEETS	

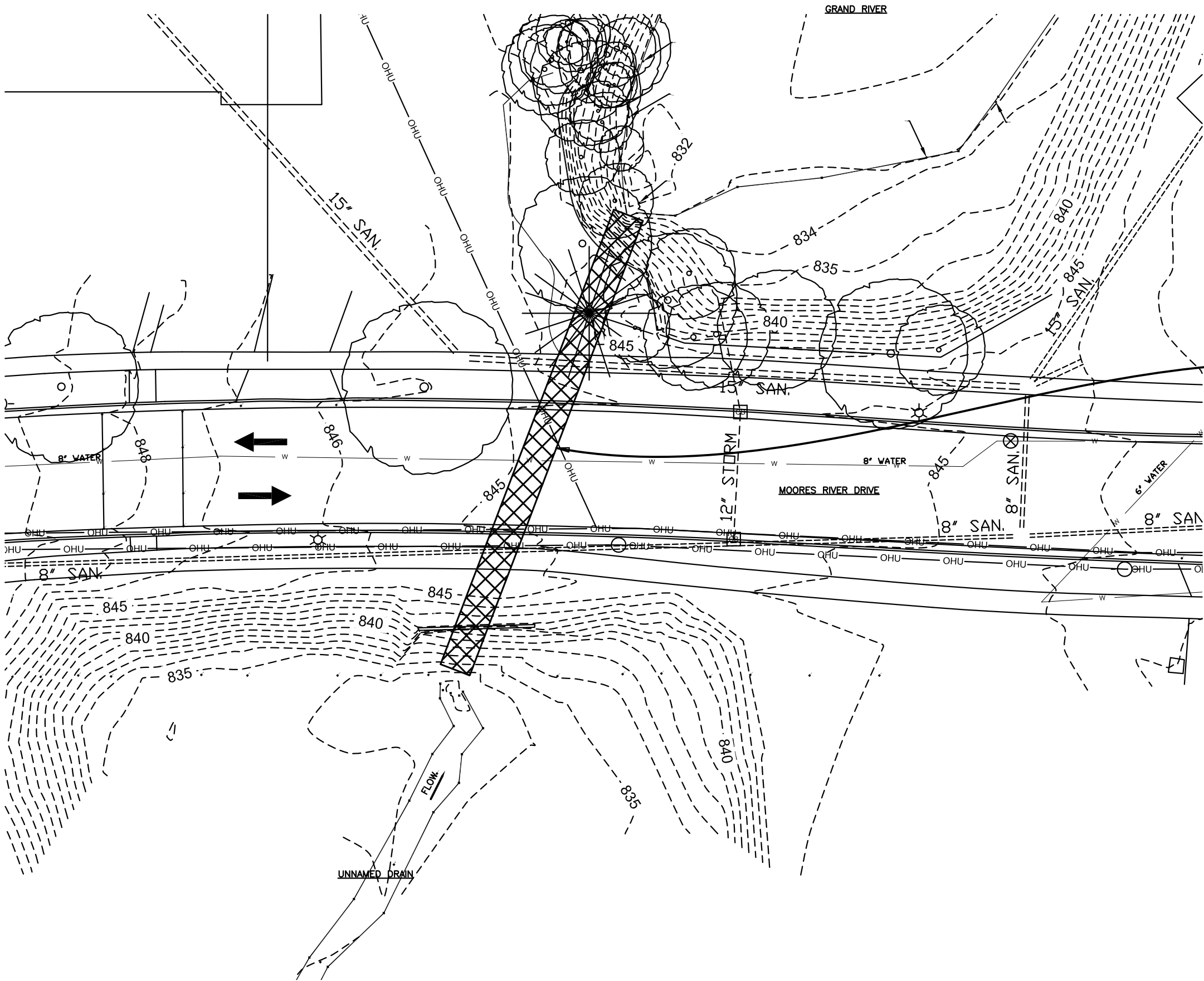


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OPERATION	BY	DATE
BOARD OF WATER & LIGHT		
ELECTRIC		
WATER		
CONSUMERS POWER - GAS		
CONSUMERS POWER - GAS		
CABLE TELEVISION - CATV		
FIRE DEPARTMENT		

OPERATION	BY	DATE
SAN. SEWER DESIGN - CK		
STORM SEWER DESIGN - CK		
STORM SEWER DESIGN - CK		
SAN. SEWER QUANTITIES - CK		
STORM SEWER QUANTITIES - CK		
STORM SEWER QUANTITIES - CK		
PRELIMINARY R.O.W. - CK		

OPERATION	BY	DATE
SURVEYED		
PLAN CHECKED		
PLAN CHECKED		
PROFILE PLOTTED		
PRELIMINARY GRADE		
GRADE INSPECTION		
SANITARY SEWER DESIGN		



PLAN VIEW

NOTES:

REMOVE THE EXISTING CULVERT, WHICH CONSISTS OF AN 7 FT WIDE CONCRETE ARCH BELOW THE ROADWAY, WITH A 78" CMP EXTENSION PIPE AT THE SOUTH INLET AND A 72" CONCRETE EXTENSION PIPE AT THE NORTH OUTLET. THE TOTAL LENGTH OF THE CULVERT IS APPROX 109 FT.

THE EXISTING WATER MAIN PASSING THRU THE CULVERT WILL BE PLACED OUT-OF-SERVICE PRIOR TO REMOVAL OPERATIONS.

THE PIPE RUNNING THROUGH THE CULVERT WILL BE RELOCATED BY OTHERS PRIOR TO REMOVAL OPERATIONS.

REMOVAL OF THE ENTIRE LENGTH OF THE CULVERT, INCLUDING ALL THREE MATERIAL TYPES, WILL BE INCLUDED IN THE PAY ITEM "CULV, OTHER THAN PIPE, REM".

THE ONLY ITEMS OF WORK TO DONE FROM THIS SHEET ARE IDENTIFIED BY USING THE LEGEND BELOW, LABELED WITH THIS PROJECT'S JOB NUMBER.

DENOTES REMOVAL PORTIONS

DENOTES PROPOSED WORK



DEPARTMENT OF PUBLIC SERVICE
LANSING, MICHIGAN

REMOVAL SHEET
MOORES RIVER DR OVER UNNAMED DRAIN

DESIGNED: PEJ	CHECKED: PEJ	FILE NO.
DRAWN: JMG	DATE: 06/26/26	
SCALE HORIZONTAL N/A	VERTICAL N/A	
PROJECT NO.		SHEET 16 OF 20 SHEETS



Andy Schor, Mayor

PUBLIC SERVICE DEPARTMENT

Wastewater Division
1625 Sunset Avenue
Lansing, Michigan 48917
(517) 483-4404
<http://publicservice.cityoflansingmi.com/pubwater/>

July 27, 2026

Mr. Chris Swope
City Clerk
City Hall
Lansing, Michigan

RE: Board of Public Service: Budget Priorities Resolution for FY 2027/28

Dear Mr. Swope:

The attached resolution was adopted at the Board of Public Service meeting held July 9, 2026.

Please place it on the Council Agenda.

Please let me know if you have any questions.

Respectfully submitted,

Janette Tate
Recording Secretary

Attachment

LANSING BOARD OF PUBLIC SERVICE

BUDGET PRIORITIES RESOLUTION

July 9, 2026

RESOLVED, recognizing the financial challenges facing the City of Lansing ("City") and its Public Service Department ("Department"), including the Department's responsibility to comply with numerous state and federal mandates, many of which are unfunded, the Lansing Board of Public Service expresses its continued support for the Department's efforts to provide essential public services.

RESOLVED, that the Board of Public Service recommends the following budget priorities to the Lansing City Council for consideration during the development of the City's Fiscal Year 2027–2028 Budget Policies and Priorities (July 1, 2027, through June 30, 2028).

Infrastructure Investment and Asset Management

1. **Street Preservation:** Increase General Fund support for the City's Street System Asset Management Plan, with priority given to the reconstruction and preservation of neighborhood streets, particularly in historically underserved areas.
2. **Sidewalks and Rights-of-Way:** Increase funding for sidewalk repairs, right-of-way maintenance, and related infrastructure improvements, with priority given to historically underserved neighborhoods.
3. **Residential Street Sweeping:** Increase funding for residential street sweeping to address changing weather patterns, improve stormwater drainage, and help reduce roadway flooding.

Public Safety, Environmental Stewardship, and Operational Sustainability

4. **Critical Infrastructure Security:** Ensure adequate funding to enhance security at the Wastewater Treatment Facility, including perimeter fencing, secure entrances, RFID-controlled building access, 24-hour camera surveillance, and sufficient perimeter lighting to protect this critical infrastructure.
5. **Stormwater System Maintenance:** As the Combined Sewer Overflow (CSO) Project nears completion, establish a funding source for the ongoing maintenance of the separated stormwater system and to address unfunded liabilities, particularly those associated with stormwater treatment.
6. **Workforce Recruitment and Retention:** Increase funding to reduce vacancies within the Public Service Department by supporting competitive wages and benefits, strengthening recruitment efforts, improving employee retention, and investing in workforce development and career advancement opportunities.

RESOLVED, that any savings realized by the Department through operational efficiencies, cost-saving initiatives, or improved service delivery should remain within the Public Service Department to support its ongoing infrastructure, maintenance, and operational needs.

BE IT FURTHER RESOLVED, that a copy of this Resolution be transmitted to the Lansing City Council for consideration during its Fiscal Year 2027–2028 budget deliberations.

Lansing Board of Public Service

Departmental Priorities

August 13, 2026

The following recommendations reflect the Board's priorities for the Public Service Department:

1. Encourage the Department to explore and implement traffic-calming measures, public safety strategies, and innovative methods to extend the lifespan of existing streets;
2. Develop competitive recruitment and retention strategies to reduce Public Service vacancies, including reviewing job classifications, pay, incentives, and retention efforts, and consider adding a dedicated hiring specialist;
3. Develop a comprehensive solid waste plan to improve efficiency, reduce costs and waste, and increase landfill diversion through universal trash collection, expanded recycling, and composting. This will help reduce illegal dumping, revenue loss to unlicensed haulers, and heavy truck traffic on residential streets;
4. Ensure that all sidewalk repairs and improvement efforts prioritize the safety of Lansing residents and visitors and comply with, or exceed, the requirements of the Americans with Disabilities Act;
5. Increase funding for yard waste collection to ensure reliable, routine, and timely service for residents, with the long-term goal of returning to weekly collection;
6. Establish stable funding to maintain the City's vehicle fleet while pursuing cost-saving options, including renting specialized equipment, expanding shared vehicle use, and reimbursing employees for appropriate use of personal vehicles;
7. Recognize Lansing's stormwater system as critical infrastructure for protecting waterways and improving regional water quality. The city should lead through continued investment in infrastructure, education, workforce training, measurable water quality initiatives, and collaboration with governmental and non-governmental partners;
8. Continue implementing energy audit recommendations to improve efficiency, reduce facility costs, maintain the departmental cost-recovery model, and lower Lansing's overall carbon footprint;

The Board asks that these priorities be forwarded to the Lansing Mayor, Lansing City Council and to the Lansing Public Service Director