

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 September 14, 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 24, 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. Amending Chapter 230 by adding Section 230.02 to allocate funding for Supportive Housing Services (PEND-4482)
3. Obsolete Property Rehabilitation Act (OPRA) Certificate; 418 Baker St., Ron Holdings LLC (PEND-4556)
4. Brownfield Plan #92; 416 N. Cedar Street Rehabilitation Project, 416 N. Cedar St. (PEND-4548)

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/c8d2d9e4-fc12-4a22-bfbf-9c2f4e6dbfa2@87509dee-095b-4ff8-ba5a-0035cdfc715d>

Mayor's Comments

Show Cause Hearings

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

5. Obsolete Property Rehabilitation Act (OPRA) Certificate; 418 Baker St., Ron Holdings LLC (PEND-4556)
6. Brownfield Plan #92; 416 N. Cedar Street Rehabilitation Project, 416 N. Cedar St. (PEND-4548)
7. Amending Chapter 230 by adding Section 230.02 to allocate funding for Supportive Housing Services (PEND-4482)
8. Adding Chapter 245; Office of the Independent Internal Auditor (PEND-4552)

Council Consideration of Legislative Matters

Referral of Public Hearings

Consent Agenda

9. Tribute; in recognition of Ditch the Vape Day (PEND-4596)
10. Grant Acceptance; Community Economic Development Association of Michigan (CEDAM), Michigan CSA Program Innovation and Sustainability Initiative (PEND-4561)
11. Grant Acceptance and Authorization; Michigan State Historic Preservation Office Certified Local Government Grant, Old Town Commercial Association (PEND-4573)

Resolutions for Action

12. Collective Bargaining Agreement; Capitol City Labor Program (CCLP) Non-Supervisory Unit for the period covering July 1, 2022, through June 30, 2026 (PEND-4584)
13. Orders to Make Safe or Demolish to the owners of 920 Long Blvd. (PEND-4540)
14. Orders to Make Safe or Demolish to the owners of 408 Norman St. (PEND-4339)
15. Orders to Make Safe or Demolish to the owners of 1004 Cady Ct. (PEND-4340)
16. Orders to Make Safe or Demolish to the owners of 904 E. Kalamazoo St. (PEND-4324)

Reports from Council Committees

Ordinances for Introduction and Setting of Public Hearings

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:

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

18. City Council Meeting location change (PEND-4579)

Item(s) from the Mayor re:

19. Collective Bargaining Agreement; Capitol City Labor Program (CCLP) Non-Supervisory Unit for the period covering July 1, 2022, through June 30, 2026 (PEND-4584)
20. Noise Special Permit; Michigan Paving and Materials, to allow for Kalamazoo St. curb and gutter replacement, sidewalk replacement, and pavement resurfacing (PEND-4591)
21. Setting a Public Hearing on Noise Special Permit; Michigan Paving and Materials, to allow for Kalamazoo St. curb and gutter replacement, sidewalk replacement, and pavement resurfacing (PEND-4590)
22. Grant Acceptance; Homeland Security Grant Program FY 2024, Fire Department (PEND-4563)
23. Grant Acceptance; Homeland Security Grant Program FY 2025, Fire Department (PEND-4562)
24. Grant Acceptance; Byrne Justice Assistance Grant (JAG) Office of Justice Programs, Police Department (PEND-4580)
25. Grant Acceptance; NCHIP Grant, Police Department (PEND-4581)
26. Grant Acceptance; Michigan Office of Highway Safety Planning, Police Department (PEND-4582)
27. Sole Source Purchase; notification of Impact Rescue as the vendor for Holmatro Extraction Equipment, Fire 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 24, 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 President Spadafore.

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

ABSENT: None

A quorum was present.

Council observed a moment of Meditation followed by the Pledge of Allegiance led by President Spadafore.

Approval of Printed Council Proceedings

By Vice President Pehlivanoglu

To approve the printed Council Proceedings of August 10, 2026

Motion Carried

Special Ceremonies

Tribute; in recognition of NAACP Freedom Fund Celebration

Resolution #2026-218

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.

By Council Member Carter

Motion Carried

Council Member Carter recognized Lori Adams Simon who spoke in support of the tribute.

Comments by Council Members and the City Clerk

Council Member Martinez wished local families a good new school year and congratulated Ozay Moore for hosting the annual Cap City Break Jam event.

Vice President Pehlivanoglu announced new updates from a recent Tri County Office on Aging meeting.

Council Member Kost spoke about tree trimming issues.

Council Member Hussain announced the Third Ward Constituent Contact meeting and spoke about the upcoming Southwest Fest.

Council Member Carter spoke about the Legacy of Magic event.

Council Member Nevarez Martinez spoke about Constituent Contact Meeting dates.

Clerk Swope thanked intern, Cailyn Burke, for her work with the Clerk's office over the summer and announced upcoming Martin Luther King Commission's March on the Capitol.

Community Event Announcements

Loretta Stanaway spoke about the Friends of Lansing's Historic Cemeteries fall walking tour.

Samantha Vaive spoke about Anishinaabe Friendship Center's Dance by the River Powwow.

Nicklas Zande spoke about ASPPIRE of Mid-Michigan's Shuffleboard fundraiser and discussed Old Everett neighborhood Association meeting dates.

Leonardo Christian announced the Back-to-School End of Summer event at Comstock Park.

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 congratulated Faith with Lansing Public Media Center on the birth of her baby, Beverly Iris. He also announced the opening of applications for the SEED program and thanked everyone who participated in the Senior Fair and the recent mobile food drive.

Show Cause Hearings

Orders to Make Safe or Demolish to the owners of 920 Long Blvd.

Council Member Hussain or gave an overview of the Show Cause Hearing.

Comment on Scheduled Show Cause Hearings:

Dharminder Bedi requested an additional 30 days to create a plan for the property.

Public Comment on Legislative Matters

Public Comment on Legislative Matters:

Brad Hough spoke against the resolution to request elimination of contracts with Flock.

John Warmb spoke in favor of the resolution to request elimination of contracts with Flock.

Cheryl Brand spoke in favor of the resolution to request elimination of contracts with Flock.

Zacharie Spurlock spoke in favor of the resolution to request elimination of contracts with Flock.

William Lawrence spoke in favor of the resolution to request elimination of contracts with Flock.

Ivan Droste spoke in favor of the resolution to request elimination of contracts with Flock.

Kimberly Glass spoke in favor of the resolution to request elimination of contracts with Flock.

Dusk Blankenship spoke in favor of the resolution to request elimination of contracts with Flock.

Nicklas Zande spoke in favor of the resolution to request elimination of contracts with Flock.

Soren Nordlicht spoke in favor of the resolution to request elimination of contracts with Flock.

Sean Farnum spoke in favor of the resolution to request elimination of contracts with Flock.

Edward Rosick spoke in favor of the resolution to request elimination of contracts with Flock.

Joanne Galloway spoke in favor of the resolution to request elimination of contracts with Flock.

Jim Shyhand spoke in favor of the resolution to request elimination of contracts with Flock.

Shawn Brock spoke in favor of the resolution to request elimination of contracts with Flock.

Eric Iversen spoke about New Vision Lansing.

Matteo Cleary spoke in favor of the resolution to request elimination of contracts with Flock.

Peter Newman spoke in favor of the resolution to request elimination of contracts with Flock.

Rowan Gedris spoke in favor of the resolution to request elimination of contracts with Flock.

Cody O'Neill spoke in favor of the resolution to request elimination of contracts with Flock.

Kyle Richard spoke in favor of the resolution to request elimination of contracts with Flock.

Drew Winter spoke in favor of the resolution to request elimination of contracts with Flock.

Rose Spangler spoke in favor of the resolution to request elimination of contracts with Flock.

Sarah Karolyi spoke in favor of the resolution to request elimination of contracts with Flock.

Niccolai Trudeau spoke in favor of the resolution to request elimination of contracts with Flock.

Samantha Vaive spoke in favor of the resolution to request elimination of contracts with Flock.

Joscha Weese spoke in favor of the resolution to request elimination of contracts with Flock.

Jake Holland spoke in favor of the resolution to request elimination of contracts with Flock.

Steve Monti spoke in favor of the resolution to request elimination of contracts with Flock.

Spencer Gravel spoke in favor of the resolution to request elimination of contracts with Flock.

Olivier Stroud spoke in favor of the resolution to request elimination of contracts with Flock.

Katelyn Stralkowski spoke in favor of the resolution to request elimination of contracts with Flock.

Frank Heveran spoke in favor of the resolution to request elimination of contracts with Flock.

Levi LaBruzzy spoke in favor of the resolution to request elimination of contracts with Flock.

Gabrielle VanWassenova spoke in favor of the resolution to request elimination of contracts with Flock.

Faith Bradley spoke in favor of the resolution to request elimination of contracts with Flock.

Teddy Mae spoke in favor of the resolution to request elimination of contracts with Flock.

Lea Kapp spoke in favor of the resolution to request elimination of contracts with Flock.

Al Gager spoke in favor of the resolution to request elimination of contracts with Flock.

John Sfreddo spoke in favor of the resolution to request elimination of contracts with Flock.

Joshua Epperly spoke in favor of the resolution to request elimination of contracts with Flock.

Justin Tokarski spoke in favor of the resolution to request elimination of contracts with Flock.

Darren spoke in favor of the resolution to request elimination of contracts with Flock.

Lia spoke in favor of the resolution to request elimination of contracts with Flock.

Jacob Nevin spoke in favor of the resolution to request elimination of contracts with Flock.

Arrie Torok spoke in favor of the resolution to request elimination of contracts with Flock.

Carolyn Xue spoke in favor of the resolution to request elimination of contracts with Flock.

Mercuri Rose spoke in favor of the resolution to request elimination of contracts with Flock.

Shawn Gompa spoke in favor of the resolution to request elimination of contracts with Flock.

Ariana Brown spoke in favor of the resolution to request elimination of contracts with Flock.

Aline Keledjian spoke in favor of the resolution to request elimination of contracts with Flock.

Elizabeth Chiaravalli spoke in favor of the resolution to request elimination of contracts with Flock.

Kelley Smith spoke in favor of the resolution to request elimination of contracts with Flock.

Nichole Keway Biber spoke in favor of the resolution to request elimination of contracts with Flock.

Ava Anderson spoke in favor of the resolution to request elimination of contracts with Flock.

Stu Clapp spoke in favor of the resolution to request elimination of contracts with Flock.

Deb Mulcahey spoke against the noise special permit resolution and in favor of the resolution to request elimination of contracts with Flock.

Quill Stellaris spoke in favor of the resolution to request elimination of contracts with Flock.

Felix Shalev spoke in favor of the resolution to request elimination of contracts with Flock.

Gabby Kindig spoke in favor of the resolution to request elimination of contracts with Flock.

Clerk Swope acknowledged several written communications.

Legislative Matters

Consent Agenda

Vice President Pehlivanoglu asked that item #6 be removed from the Consent Agenda.

By Vice President Pehlivanoglu to approve items 4 to 5 and 6 to 13 on the Consent Agenda.

Motion Carried

Resolution #2026-219

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.

Adopted as part of the Consent Agenda

Resolution #2026-220

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.

Adopted as part of the Consent Agenda

Resolution #2026-221

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.

BROWNFIELD 91

Adopted as part of the Consent Agenda

Resolution #2026-223

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.

Adopted as part of the Consent Agenda

Resolution #2026-224

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.

Adopted as part of the Consent Agenda

Resolution #2026-225

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.

Adopted as part of the Consent Agenda

Resolution #2026-226

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.

Adopted as part of the Consent Agenda

Resolutions

FAILED

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

By Vice President Pehlivanoglu

Motion Failed

Later in the meeting, the vote was reconsidered to clarify the record.

Resolution #2026-227

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 thereof, 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 FURTHER RESOLVED, that as consideration for the easements described, New Vision Lansing, LLC, shall pay to the City of Lansing \$7 per square foot.

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.

By President Spadafore to place an affirmative roll on the Resolution

Motion Carried

By President Spadafore to amend the resolution

Motion Carried

The question being adoption of the Resolution as amended

Motion Carried

Resolution #2026-228

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.

By Council Member Kost

Motion Carried by the following roll call vote:

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

FAILED

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

Noise special permits require 6 votes for passage. To clarify the record, President Spadafore asked for a motion to reconsider the vote.

By Council Member Garza to reconsider the vote on Noise Special Permit; Leavitt and Starck Excavating, Inc., to allow for Combined Sewer Overflow (CSO) 015 South Project resolution

Motion Carried

The question being the motion to adopt the resolution

Motion failed by the following roll call vote:

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

Ordinances for Introduction

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 was read a first time by its title and referred to the Committee on Ways and Means

Resolution #2026-229

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.

By President Spadafore

Motion Carried

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

Resolution #2026-230

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.

By Council Member Carter

Motion Carried

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 Vice President Pehlivanoglu that all items be considered as being read in full and that President Spadafore 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

Item(s) from the Mayor re:

Grant Acceptance; Community Economic Development Association of Michigan (CEDAM), Michigan CSA Program Innovation and Sustainability Initiative
Referred to the Committee on Ways and Means

Grant Acceptance and Authorization; Michigan State Historic Preservation Office Certified Local Government Grant, Old Town Commercial Association
Referred to the Committee on Ways and Means

Obsolete Property Rehabilitation Act (OPRA) Certificate; 1204 S. Washington Ave., Lil Rock Ventures LLC
Referred to the Committee on Development and Planning

Setting a Public Hearing on Obsolete Property Rehabilitation Act (OPRA) Certificate; 1204 S. Washington Ave., Lil Rock Ventures LLC
Referred to the Committee on Development and Planning

Obsolete Property Rehabilitation Act (OPRA) District; 1515 W. Mt Hope Ave., TCI Properties LLC
Referred to the Committee on Development and Planning

Setting a Public Hearing on Obsolete Property Rehabilitation Act (OPRA) District; 1515 W. Mt Hope Ave., TCI Properties LLC
Referred to the Committee on Development and Planning

Obsolete Property Rehabilitation Act (OPRA) Certificate; 1515 W. Mt Hope Ave., TCI Properties LLC
Referred to the Committee on Development and Planning

Setting a Public Hearing on Obsolete Property Rehabilitation Act (OPRA) Certificate; 1515 W. Mt Hope Ave., TCI Properties LLC
Referred to the Committee on Development and Planning

Act-6-2026, 2100-2200 Moores River Dr., Country Club of Lansing, Drain and Culvert Easements
Referred to the Committee on City Operations

Item(s) from the Board of Public Service re:

Board of Public Service Budget Priorities for Fiscal Year 2027-2028
Placed on File

Board of Public Service Priorities for the Public Service Department
Placed on File

Remarks by Council Members

Council Member Hussain shared his reasoning for voting yes on the Flock resolution.

Public Comment on City Government Related Matters

David Moreland spoke about poor housing conditions at Towne Square/College Towne apartments.

Arianna Norton spoke about poor housing conditions at Towne Square apartments.

Natasha Atkinson spoke about various City matters.

Mercuri Rose supported the vote on the resolution to request elimination of contracts with Flock.

Loretta Stanaway spoke about various City matters.

Michael A. West spoke about RMC unfair treatment by the City.

Mrs. Wilson spoke about various City matters.

John Warmb spoke about the resolution to request elimination of contracts with Flock.

Adjourned Time 11:17 P.M.

Chris Swope, City Clerk

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

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

To afford an opportunity for all residents, taxpayers of the City of Lansing, City Assessor, other interested persons and ad valorem taxing units to appear and be heard on the approval of an Obsolete Property Rehabilitation Certificate (the "Certificate"), pursuant to and in accordance with the provisions of the Obsolete Property Rehabilitation Act, Public Act 146 of 2000, for property located at 418 Baker Street in the City of Lansing, Michigan, legally described as:

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

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

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

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

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

July 23, 2026

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

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

Dear Clerk Swope,

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

General Description of Obsolete Facility

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

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

Proposed Use of the Rehabilitated Facility

The applicant intends to rehabilitate the facility has follows:

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

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

Expected Economic Advantages

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

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

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

Detailed Description of Hard Costs

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

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

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

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

Time Schedule for Rehabilitation

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

Property Taxable Value and Legal Description

The specifics of the property are as follows:

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

Owner's Name: Ron Holdings, LLC

Building Sq. Ft.: 3626SF

Tax ID Number: 81-4896407

Tax Value (Land): \$9,600

Tax Value (Building): \$50,827

SEV Total Value: \$92,100

Legal Description:

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

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

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

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

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

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

Sincerely,

Efrat Sadras Ron

Ron Holdings, LLC

Application for Obsolete Property Rehabilitation Exemption Certificate

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

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

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

Applicant (Company) Name (applicant must be the OWNER of the facility)		
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code)		
Location of obsolete facility (Number and Street, City, State, ZIP Code)		
City, Township, Village (indicate which)		County
Date of Commencement of Rehabilitation (mm/dd/yyyy)	Planned date of Completion of Rehabilitation (mm/dd/yyyy)	School District where facility is located (include school code)
Estimated Cost of Rehabilitation		Number of years exemption requested
Attach legal description of obsolete property on separate sheet.		
Expected Project Outcomes (Check all that apply)		
☐ Increase commercial activity	☐ Retain employment	☐ Revitalize urban areas
☐ Create employment	☐ Prevent a loss of employment	☐ Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. _____		
☐ Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.		

APPLICANT CERTIFICATION

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

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

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

Name of Company Officer (No authorized agents)	Telephone Number	Fax Number
Mailing Address	E-mail Address	
Signature of Company Officer (no authorized agents)	Title	

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

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

Signature	Date Application Received	
FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

LOCAL GOVERNMENT ACTION

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

PART 1: ACTION TAKEN

Action Date

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

☐ Denied

Date District Established

LUCI Code

School Code

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PART 3: ASSESSOR RECOMMENDATIONS

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

Building Taxable Value

Building State Equalized Value

\$

\$

Name of Government Unit

Date of Action Application

Date of Statement of Obsolescence

PART 4: CLERK CERTIFICATION

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

Name of Clerk

Telephone Number

Clerk Mailing Address

Mailing Address

Telephone Number

Fax Number

E-mail Address

Clerk Signature

Date

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



Andy Schor, Mayor

CITY ASSESSING OFFICE

Jennifer Czeiszperger, MMAO
Assessor's Office
3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-7624
FAX: (517) 483-4101
www.lansingmi.gov/City-Assessor

February 10, 2024

Lansing Economic Development Corp

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



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

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

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



Jennifer Czeiszperger, MMAO
City Assessor's Office

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

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

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Brownfield Plan #92 – 416 N. Cedar St. Redevelopment pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for properties commonly referred to as 416 North Cedar Street located in the City of Lansing, but more particularly described as:

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

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

Approval of this Brownfield Plan will enable the Lansing Brownfield Redevelopment Authority to capture incremental tax increases which result from the redevelopment of the property to pay for costs associated therewith. Further information regarding this issue, including maps, plats, and a description of the brownfield plan will be available for public inspection and may be obtained from Chelsea Dowler, Project Coordinator, Lansing Economic Development Corporation, 401 S. Washington Sq, Suite. 101, Lansing, MI 48933, 517-898-1709.

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

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

Lansing Brownfield Redevelopment Authority



Lansing Brownfield Redevelopment Authority 416 N. Cedar Street Rehabilitation Project

Brownfield Plan #92

416 N. Cedar

416 N. Cedar Street
Lansing, Michigan 48912

PREPARED BY:

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

REVIEWED BY:

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

June 25, 2026

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

TABLE OF CONTENTS

PROJECT SUMMARY	1
1.0 INTRODUCTION.....	3
1.1 Proposed Redevelopment and Future Use for Each Eligible Property.....	3
1.2 Eligible Property Information	3
1.2.1 Environmental.....	4
1.2.2 Eligibility	5
2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE.....	6
2.1 Description of Costs to Be Paid with Tax Increment Revenues	6
2.2 Summary of Eligible Activities	6
2.3 Estimate of Captured Taxable Value and Tax Increment Revenues	7
2.4 Method of Financing Plan Costs and Description of Advances by the Municipality .	8
2.5 Maximum Amount of Note or Bonded Indebtedness	8
2.6 Duration of Brownfield Plan	8
2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions	9
2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property	10
2.9 Estimates of Residents and Displacement of Individuals/Families	10
2.10 Plan for Relocation of Displaced Persons	10
2.11 Provisions for Relocation Costs	10
2.12 Strategy for Compliance with Michigan’s Relocation Assistance Law	11
2.13 Other Materials that the Authority or Governing Body Considers Pertinent	11

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Boundary Map

Figure 3: Soil Analytical Results

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

ATTACHMENTS

Attachment A: Parcel Records

Attachment B: Site Plans

Attachment C: Functional Obsolescence Determination

PROJECT SUMMARY

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

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

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

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

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

1.0 INTRODUCTION

The City of Lansing Brownfield Redevelopment Authority (the “Authority” or “BRA”), duly established by resolution of the City of Lansing (the “City”), pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (“Act 381”), is authorized to exercise its powers within the City of Lansing, Michigan.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

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

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

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

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

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

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

1.2 Eligible Property Information

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

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

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

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

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

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

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

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

1.2.1 Environmental

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

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

1.2.2 Eligibility

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

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

2.1 Description of Costs to Be Paid with Tax Increment Revenues

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

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

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local and state tax revenues generated by the Property and captured by the BRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”).

2.2 Summary of Eligible Activities

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

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

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

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

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

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

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

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

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

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

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

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

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

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

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

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

2.5 Maximum Amount of Note or Bonded Indebtedness

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

2.6 Duration of Brownfield Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

2.9 Estimates of Residents and Displacement of Individuals/Families

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

2.10 Plan for Relocation of Displaced Persons

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

2.11 Provisions for Relocation Costs

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

2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

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

2.13 Other Materials that the Authority or Governing Body Considers Pertinent

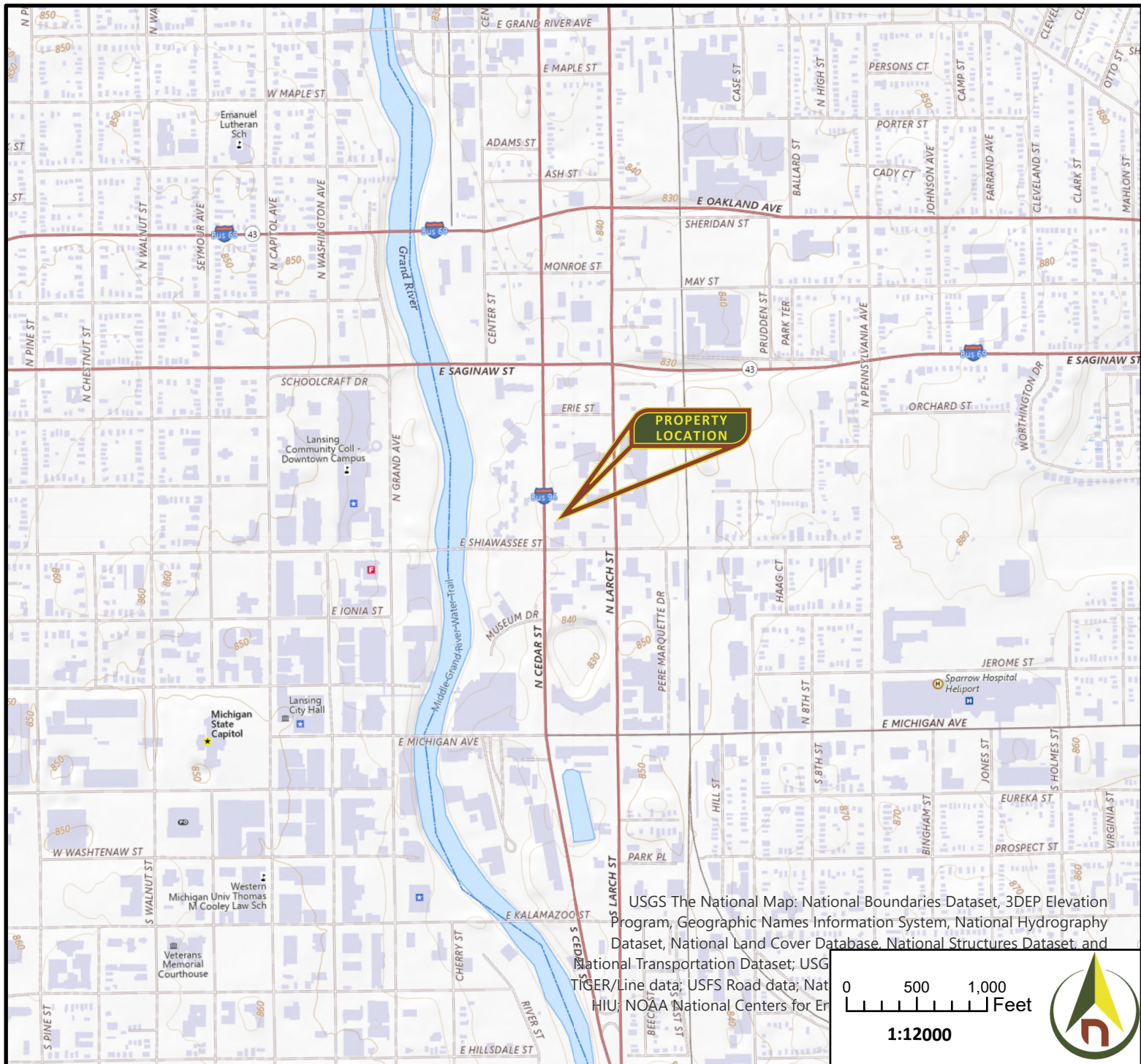
The Authority, with the concurrence of the Lansing City Council, as the governing body, in accordance with the Act, may amend this Brownfield Plan in the future in order to fund additional eligible activities associated with the Project or subject property described herein.

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Boundary Map

Figure 3: Soil Analytical Results



TRI TERRA

FIGURE 1 SUBJECT PROPERTY LOCATION

416 N. CEDAR STREET,
LANSING, MICHIGAN 48912

INGHAM COUNTY
T04N, R02W, SECTION 16

PROJECT NUMBER 25-4069



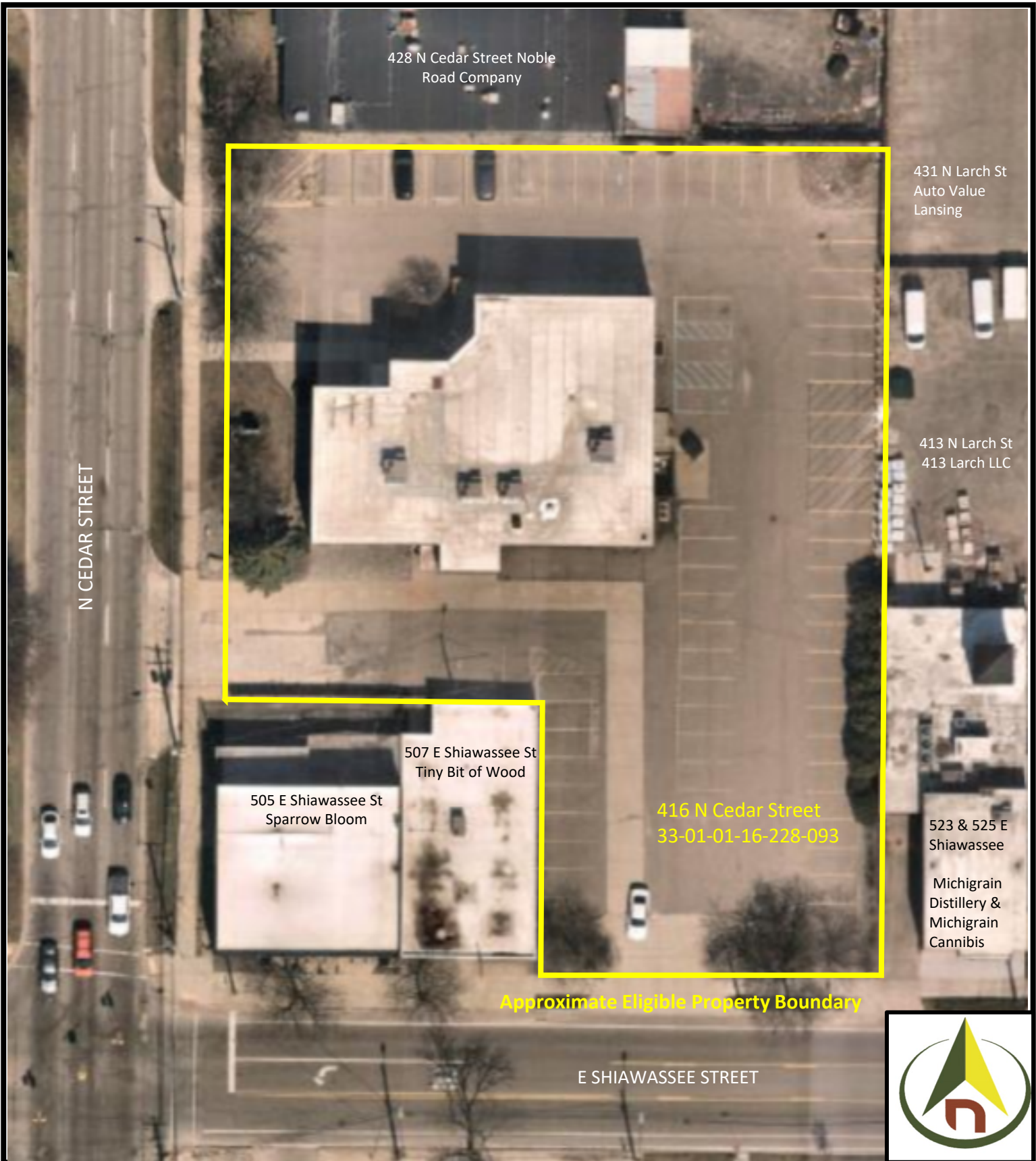
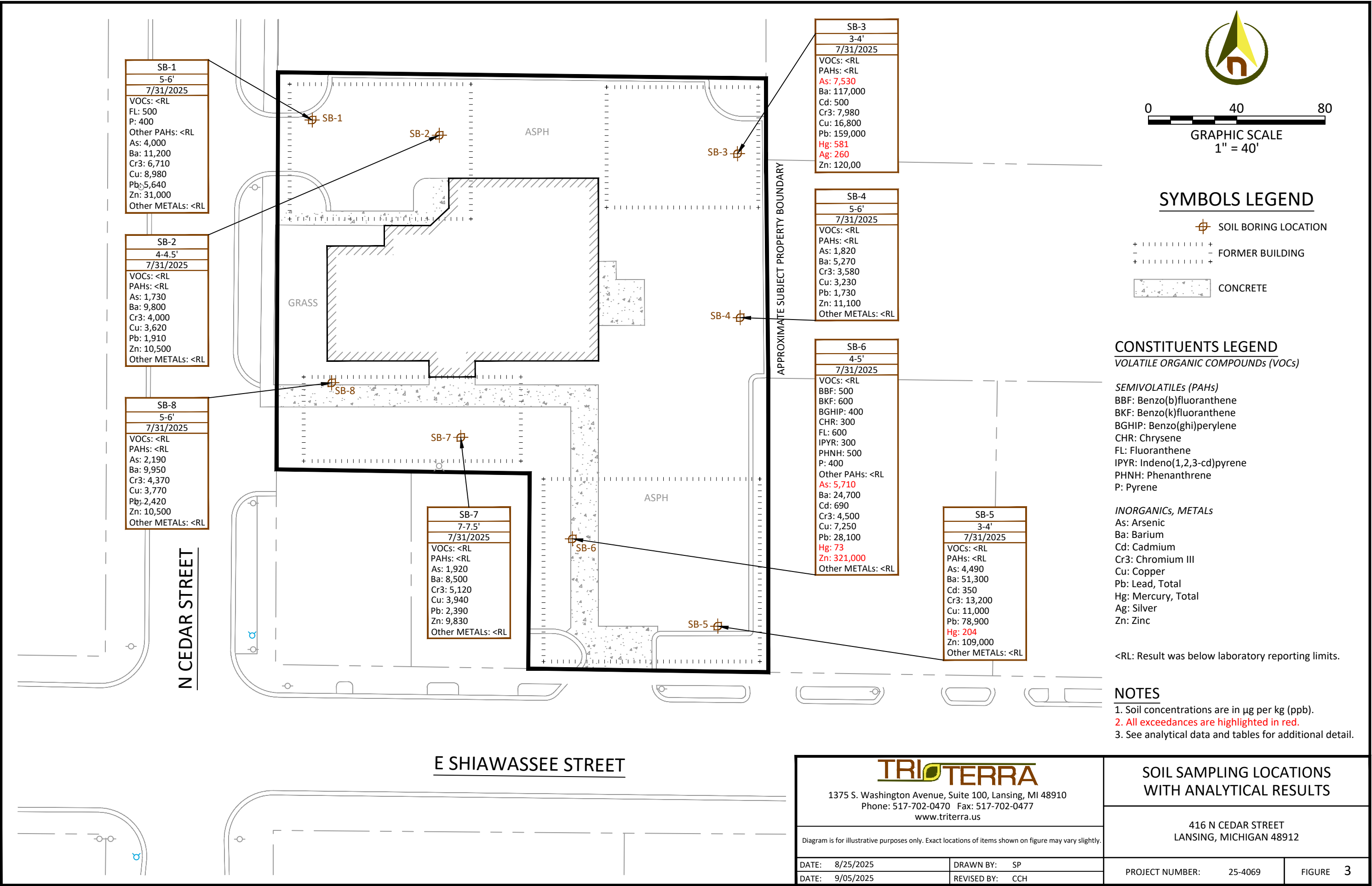


	FIGURE 2	416 N CEDAR STREET LANSING, MICHIGAN 48912
	ELIGIBLE PROPERTY BOUNDARY MAP	
PROJECT NUMBER: 25-4069	DATE: 01/26/2026	DIAGRAM CREATED BY: ARM



TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 1
Brownfield Eligible Activities
416 N. Cedar Street
Lansing, MI

					REIMBURSEMENT ALLOCATION		
ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	EGLE ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES
EGLE ELIGIBLE ACTIVITIES							
Pre-Approved Activities							
Phase I Environmental Site Assessments	1	LS	\$ 2,600	\$ 2,600	\$ 2,600		
Phase II Site Investigations	1	LS	\$ 8,500	\$ 8,500	\$ 8,500		
Baseline Environmental Assessments	1	LS	\$ 3,200	\$ 3,200	\$ 3,200		
Due Care Planning to meet Compliance with Section 2017a	1	LS	\$ 2,500	\$ 2,500	\$ 2,500		
EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 16,800	\$ 16,800	\$ -	\$ -
MSF ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
Asbestos - Survey/Assessment	1	LS	\$ 7,387	\$ 7,387		\$ 7,387	
Asbestos - Abatement	1	LS	\$ 49,440	\$ 49,440		\$ 49,440	
Asbestos - Air Monitoring	1	LS	\$ 11,890	\$ 11,890		\$ 11,890	
Abestos Abatement - Soft Costs	1	LS	\$ 3,067	\$ 3,067		\$ 3,067	
Subtotal Asbestos and Lead Activities				\$ 71,784	\$ -	\$ 71,784	\$ -
Demolition							
Demolition - Building	1	LS	\$ 232,000	\$ 232,000		\$ 232,000	
Demolition - Soft Costs	1	LS	\$ 10,365	\$ 10,365		\$ 10,365	
Subtotal Demolition Activities				\$ 242,365	\$ -	\$ 242,365	\$ -
Infrastructure Improvements							
Lighting in Right of Way	1	LS	\$ 15,000	\$ 15,000		\$ 15,000	
Landscaping in Right of Way	1	LS	\$ 37,100	\$ 37,100		\$ 37,100	
Wayfinding Structure in Right of Way	1	LS	\$ 65,000	\$ 65,000		\$ 65,000	
Utilities in Right of Way	1	LS	\$ 60,000	\$ 60,000		\$ 60,000	
Infrastructure Improvements - Soft Costs	1	LS	\$ 8,855	\$ 8,855		\$ 8,855	
Subtotal Infrastructure Improvement Activities				\$ 185,955	\$ -	\$ 185,955	\$ -
MSF ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 500,103	\$ -	\$ 500,103	\$ -
EGLE and MSF ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 516,903	\$ 16,800	\$ 500,103	\$ -
Contingency (15%)				\$ 73,907	\$ -	\$ 73,907	
Brownfield Plan and Act 381 Work Plan Preparation	1	LS	\$ 18,000	\$ 18,000	\$ 585	\$ 17,415	
Brownfield Plan and Act 381 Work Plan Implementation	1	LS	\$ 10,000	\$ 10,000	\$ 325	\$ 9,675	
Brownfield Plan Application Fee	1	LS	\$ 5,000	\$ 5,000			\$ 5,000
Interest (5%, simple)				\$ 247,277	\$ 9,069	\$ 238,208	
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				\$ 871,088	\$ 26,779	\$ 839,308	\$ 5,000
State Brownfield Revolving Fund				\$ 40,635			
BRA Administrative Fees and/or LBRF				\$ 66,013			
GRAND TOTAL				\$ 977,736			
					3.07%	96.35%	0.57%

NOTES:

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

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

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

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

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

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

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

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

School Capture		Millage Rate												
Lansing School Operating		17.4478		\$	11,791	\$	12,328	\$	12,876	\$	13,435	\$	14,005	\$ 1,021
State Education Tax (SET)		6.0000		\$	4,055	\$	4,239	\$	4,428	\$	4,620	\$	4,816	\$ 351
School Total:		23.4478		32.48%	\$ 15,846	\$	16,568	\$	17,304	\$	18,055	\$	18,821	\$ 1,372

Local Capture		Millage Rate												
Airport Authority		0.6990		\$	472	\$	494	\$	516	\$	538	\$	561	\$ 41
CADL-Library		1.5590		\$	1,054	\$	1,102	\$	1,151	\$	1,200	\$	1,251	\$ 91
Lansing School Sink		2.9575		\$	1,999	\$	2,090	\$	2,183	\$	2,277	\$	2,374	\$ 173
CATA		2.9895		\$	2,020	\$	2,112	\$	2,206	\$	2,302	\$	2,400	\$ 175
Lansing Community College		3.7611		\$	2,542	\$	2,658	\$	2,776	\$	2,896	\$	3,019	\$ 220
Ingham Intermed		4.9378		\$	3,337	\$	3,489	\$	3,644	\$	3,802	\$	3,964	\$ 289
Ingham County		5.6114		\$	3,792	\$	3,965	\$	4,141	\$	4,321	\$	4,504	\$ 328
Ingham County Sum		6.7807		\$	4,582	\$	4,791	\$	5,004	\$	5,221	\$	5,443	\$ 397
Lansing Operating		19.4400		\$	13,137	\$	13,736	\$	14,346	\$	14,969	\$	15,604	\$ 1,137
Local Total:		48.7360		67.52%	\$ 32,935	\$	34,436	\$	35,966	\$	37,527	\$	39,120	\$ 2,851
Total Capturable Taxes:		72.1838		100.00%	\$ 48,781	\$	51,004	\$	53,270	\$	55,583	\$	57,941	\$ 4,223

Non-Capturable Millages		Millage Rate												
Lansing School Debt		4.1000		\$	2,771	\$	2,897	\$	3,026	\$	3,157	\$	3,291	\$ 240
Public Safety		3.5000		\$	2,365	\$	2,473	\$	2,583	\$	2,695	\$	2,809	\$ 205
Storm Drain		0.2600		\$	176	\$	184	\$	192	\$	200	\$	209	\$ 15
Total Non-Capturable Taxes:		7.8600		\$	5,312	\$	5,554	\$	5,801	\$	6,052	\$	6,309	\$ 460

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

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

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

\$ 1,084,201	\$ 106,464	\$ 977,736
--------------	------------	------------

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

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

Total Years of Capture:	23
-------------------------	----

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ 40,635
BRA Administrative Fees/LBRF	\$ 66,013

* During the life of the Plan

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

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

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

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

ATTACHMENT A

Parcel Records

416 N CEDAR ST

LANSING, MI 48912

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

Customer Name: 416 N CEDAR LLC



Owner and Taxpayer Information

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

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

General Information for Tax Year 2026

Property Class	201 COMMERCIAL-IMPROVED
School District	LANSING PUBLIC SCHOOL DIST
MAP #	AP-0033 -0020
User Number Index	Not Available
User Alpha 1	Not Available
User Alpha 3	Not Available
Historical District	Not Available
User Alpha 2	Not Available

Unit	01 CITY OF LANSING - INGHAM
Assessed Value	\$863,600
Taxable Value	\$863,600
State Equalized Value	\$863,600
Date of Last Name Change	10/24/2025
Notes	Not Available
Census Block Group	Not Available
Exemption	No Data to Display

Principal Residence Exemption Information

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

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

Previous Year Information

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

Land Information

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

How can I help you today?

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



Terms of Use

By continuing to use this website you agree to the .

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

Legal Description

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

Sale History

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

Building Information - 15463 sq ft Office Buildings (Commercial)

Floor Area	15,463 sq ft
Occupancy	Office Buildings

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

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

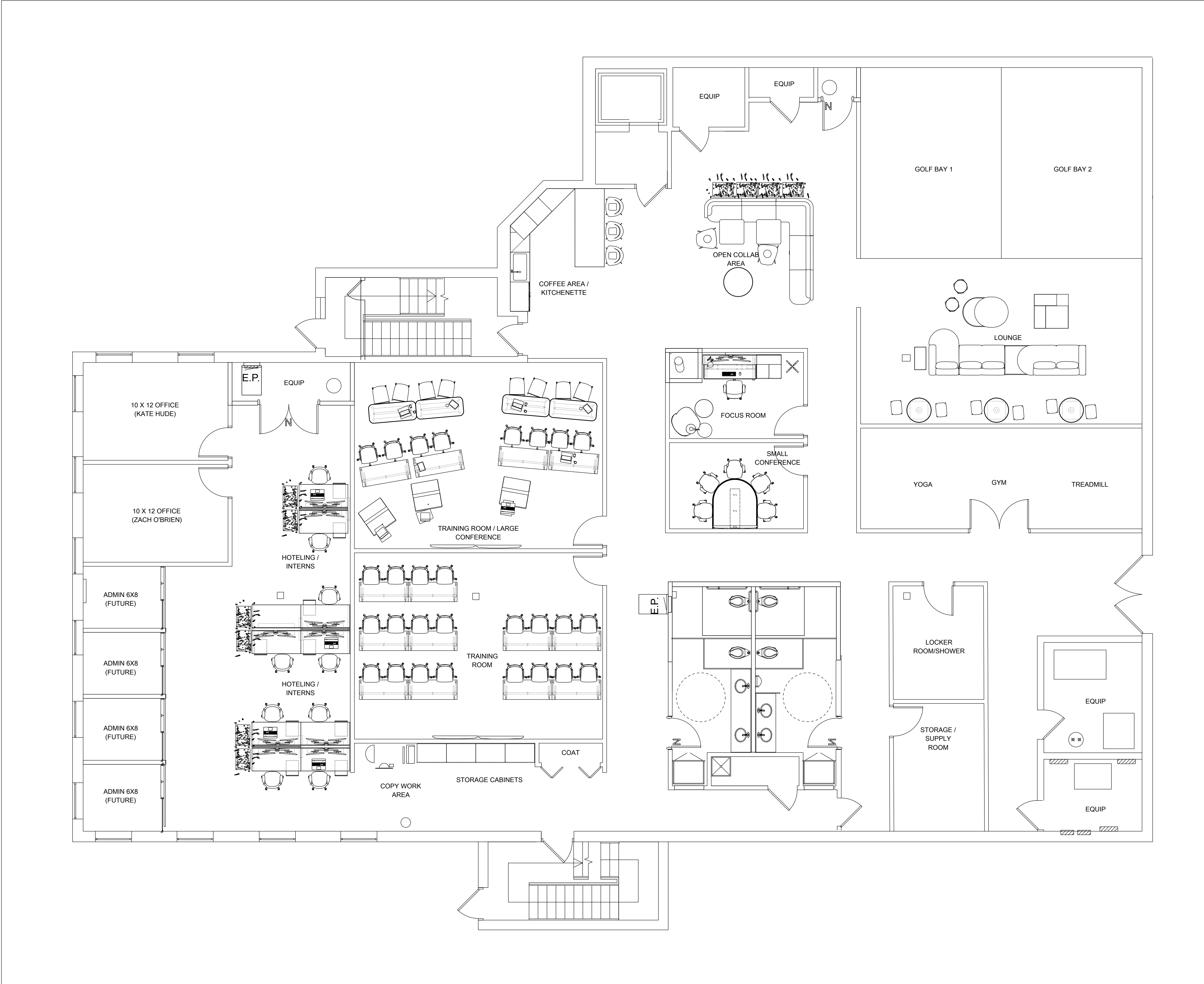
How can I help you today?

Terms of Use

By continuing to use this website you agree to the .

ATTACHMENT B

Site Plans



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

NCIDQ SEAL:

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

APPROVED BY: DATE:

☐ APPROVED ☐ APPROVED AS NOTED

02/24/26 PRELIMINARY

OWNER:
KELLY CAWTHORNE

PROJECT:
LANSING BUILDING

LANSING, MI

PROJECT FOLDER: 252175

HEDBERG ORDER #: TBD

ACCOUNT MANAGER: M. RIASHI

DESIGNER: L. PATTITONI

PROJECT MANAGER F. KREN

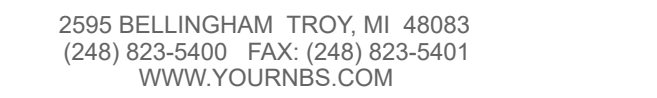
DRAWING:

GARDEN
LEVEL PLAN

DRAWING NUMBER:

ID-0.1

Preliminary



GENERAL NOTES:

NOT FOR CONSTRUCTION

ALL STRUCTURAL, MECHANICAL & ELECTRICAL ENGINEERING IS THE RESPONSIBILITY OF OTHERS.

ALL FURNITURE & DESIGN DRAWINGS ARE IN CONFIDENCE & DISSEMINATION MAY NOT BE MADE WITHOUT PRIOR WRITTEN CONSENT OF NBS. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.

INTERNAL FURNITURE FIT & PLACEMENT IS SUBJECT TO ANY VARIATION FROM THIS PLAN USE TO CONSTRUCTION CHANGES, FIELD CONDITIONS, MATERIAL DIFFERENCES OR CHANGES REQUIRED FOR ANY REASON WITH NOTIFICATION TO NBS.

NBS DID NOT DESIGN THIS PROJECT. NBS DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OR THE DESIGN OF PARTS OR APPLICATION OF PRODUCTS INCLUDED IN THIS BID. NBS HAS ONLY RESPONDED TO THE PRICING REQUEST FOR THE

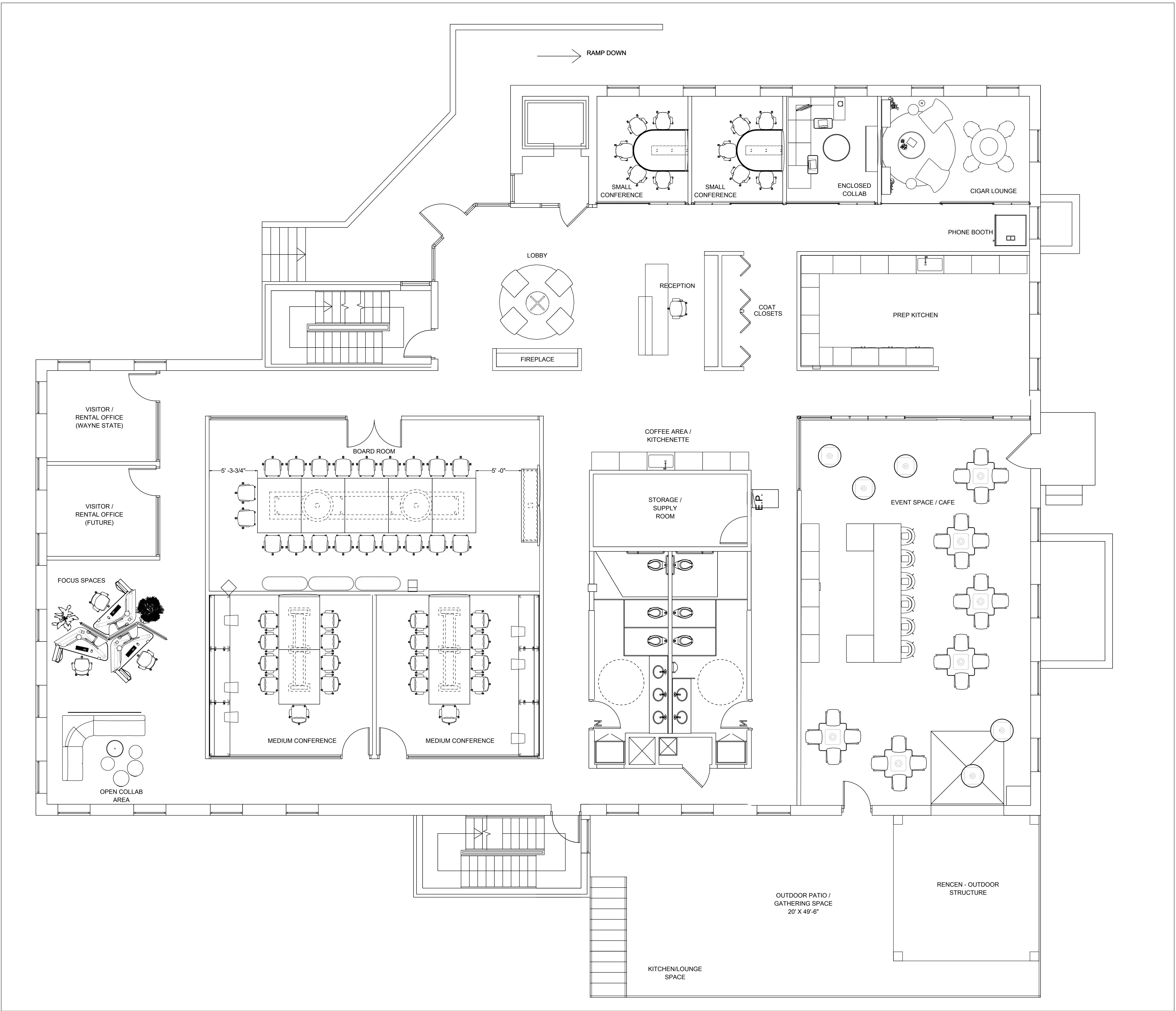
☐ APPROVED ☐ APPROVED AS NOTED

LANSING, MI

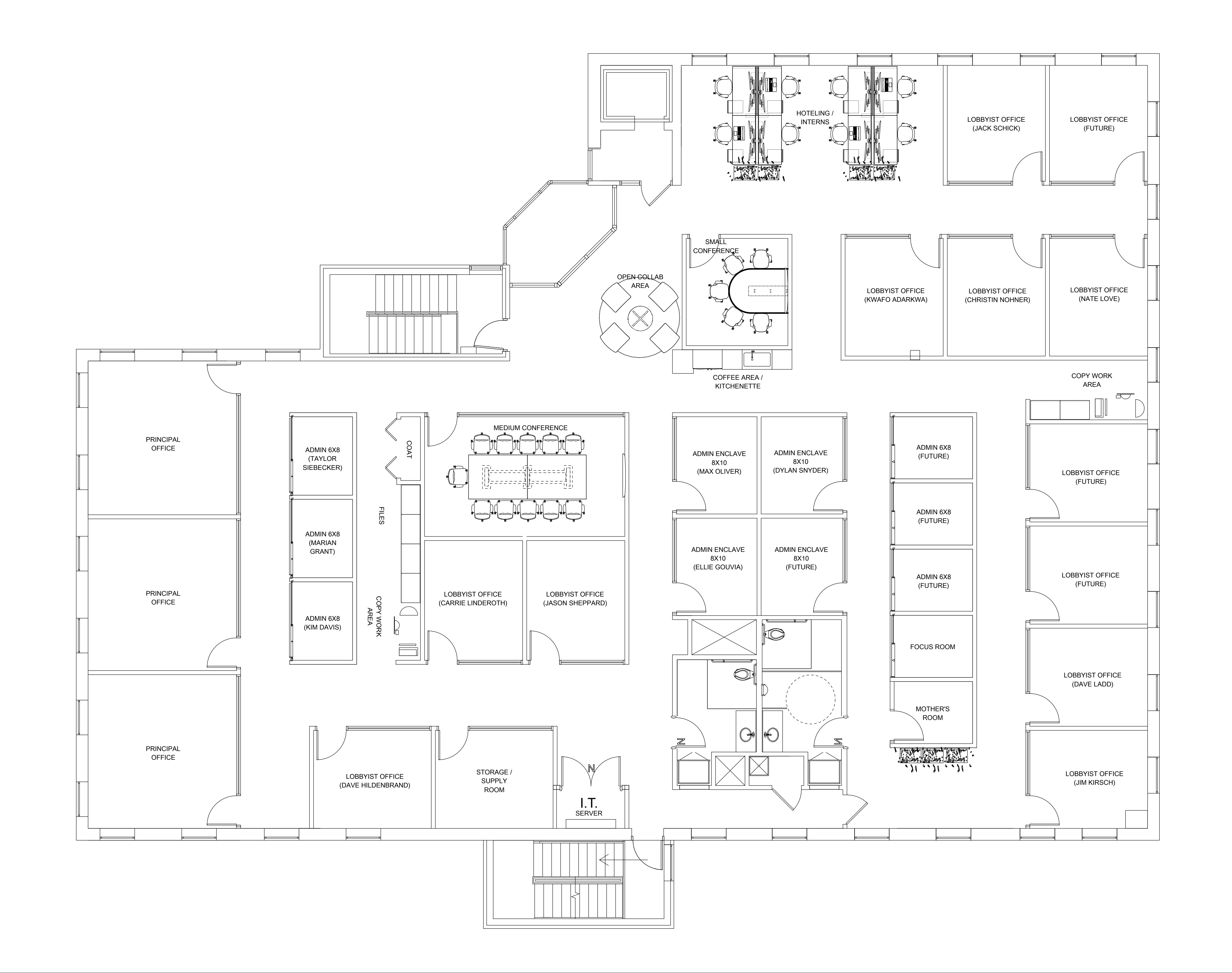
PROJECT MANAGER F. KREN

1ST FLOOR PLAN

ID-1.1



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



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

NCIDQ SEAL:

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

APPROVED BY: DATE:

☐ APPROVED ☐ APPROVED AS NOTED

02/24/26	PRELIMINARY

OWNER:
KELLY CAWTHORNE

PROJECT:
LANSING BUILDING

LANSING, MI

PROJECT FOLDER:	252175
HEDBERG ORDER #:	TBD
ACCOUNT MANAGER:	M. RIASHI
DESIGNER:	L. PATTITONI
PROJECT MANAGER	F. KREN

DRAWING:

**2ND FLOOR
PLAN**

DRAWING NUMBER:

ID-2.1

Preliminary



GILLESPIE
GROUP



STUDIOintrigue
ARCHITECTS

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

PROJECT #:23.176
DATE: 07/16/25

513 E. SHIAWASSEE- GATEWAY



GILLESPIE
GROUP



STUDIOintrigue
ARCHITECTS

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

PROJECT #:23.176
DATE: 07/16/25

513 E. SHIAWASSEE- GATEWAY



PROJECT #:23.176
DATE: 07/16/25

416 N. CEDAR



STUDIOintrigue
ARCHITECTS

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

PROJECT #:23.176
DATE: 07/16/25

416 N. CEDAR



GILLESPIE
GROUP



STUDIOintrigue
ARCHITECTS

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

PROJECT #:23.176
DATE: 07/16/25

416 N. CEDAR

ATTACHMENT C

Functional Obsolescence Determination



Andy Schor, Mayor

CITY ASSESSING OFFICE

Jennifer Czeiszperger, MMAO

Assessor's Office

3rd Floor City Hall

124 West Michigan Avenue

Lansing, Michigan 48933

(517) 483-7624

FAX: (517) 483-4101

www.lansingmi.gov/City-Assessor

March 19, 2025

Lansing Economic Development Corp

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



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

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

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

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

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



Jennifer Czeiszperger, MMAO
City Assessor's Office

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, September 14, 2026 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

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.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TDD (517) 483-4479) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

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/MiPMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

ORDINANCE NO. _____

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 CITY OF LANSING ORDAINS:

Section 1. That Chapter 230, Section 230.02 of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

230.02. – Basic Human Services Allocation for Safe and Secure Housing Initiative.

(a) Safe and Secure Housing Initiative. A portion of the general fund dollars allocated to the Department of Human Relations and Community Services for Basic Human Services pursuant to Section 240.03(a) shall be reserved for the Safe and Secure Housing Initiative. This amount shall be phased in over four fiscal years as follows: at least 0.0625 percent in fiscal year 2028; at least 0.125 percent in fiscal year 2029; at least 0.1875 percent in fiscal year 2030; and at least 0.25 percent in fiscal year 2031 and each fiscal year thereafter. Pursuant to Section 240.03(c), this allocation shall be administered by the Department of Economic Development and Planning and shall be used solely for programs, grants, and staffing that provide aid and assistance for a Safe and Secure Housing Initiative, which is defined as funding to include, but is not limited to:

- (1) Homeowner safety and code compliance repairs;**
- (2) Habitability and hazard remediation;**

1 **(3) Eviction prevention and emergency rental or utility assistance;**

2 **(4) Staffing, case management, and administrative costs necessary to deliver**
3 **services in this section;**

4 **(5) Other housing stability initiatives consistent with this Section's purpose.**

5 **(b) Administration. The spending of any funding allocated pursuant to this Section**
6 **shall comply with all existing Lansing Ordinances related to purchasing. These funds may**
7 **be used for the direct provision of housing stability and housing assistance by City**
8 **departments or by local community-based, non-profit, charitable organizations.**
9 **Additionally, these funds may be used as match or leverage funds by City departments or**
10 **community-based agencies to secure additional funds from federal, state, county, or private**
11 **sources to support housing stability and housing assistance initiatives.**

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

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

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

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held on Monday, Sept. 14, 2026, at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan for the purpose of considering:

An ordinance of the City of Lansing, Michigan, to amend Title 8 of the Lansing Codified Ordinances to add 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.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TDD (517) 483-4479) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

For more information, please call Lansing City Council at 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/MiPMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

1 Section 3-305, except Sec. 3-305.3 shall not apply. A suspension or removal by the Mayor is
2 subject to veto by City Council as provided in Section 4-401.5.

3 **245.03 - Staff.**

4 (a) The Internal Auditor may appoint a Deputy Internal Auditor. The Deputy
5 shall exercise the powers and perform the duties of the Internal Auditor to the full extent
6 permitted by law during the Internal Auditor's absence, temporary disability, or when the
7 position is vacant. The Deputy Internal Auditor shall be a Certified Public Accountant and
8 shall maintain those certifications throughout employment with the City.

9 (b) The Internal Auditor may request the Mayor include in the Mayor's budget
10 proposal, funds to hire City employees, including the Deputy Internal Auditor, or procure
11 outside support to perform the functions of the Office of the Independent Internal Auditor.

12 **245.04 - Powers and Duties**

13 (a) The Internal Auditor shall prepare an annual risk-based audit plan by July
14 1st of each year. The annual risk-based audit plan shall contain a list of recommended
15 audits to be conducted during the fiscal year and shall focus on high-risk departments and
16 processes identified in the annual risk-based audit plan. Copies of the annual risk-based
17 audit plan shall be delivered to the Mayor and City Council and placed on file with the City
18 Clerk.

19 (b) By August 1 and February 1 of each year, the Mayor and City Council, in
20 consultation with the Internal Auditor, will mutually determine the audits the Internal
21 Auditor will conduct during the subsequent fiscal half year. The determination on August 1
22 will be for the audits to be conducted during the subsequent fiscal half, January 1 through

1 **June 30; the determination on February 1 will be for the audits to be conducted during the**
2 **subsequent fiscal half, July 1 through December 31.**

3 **(c) The Internal Auditor shall conduct audits which include financial**
4 **transactions, performance reviews, and operations of City departments identified in the**
5 **annual risk-based audit plan. At the conclusion of each audit, the Internal Auditor shall**
6 **make a full written report to the Mayor and City Council and place it on file with the City**
7 **Clerk.**

8 **(d) The Internal Auditor shall perform an annual financial analysis of all**
9 **departments not selected for audit in the current fiscal year under subsection (b) and**
10 **present the written analysis to the Mayor and City Council and place it on file with the City**
11 **Clerk.**

12 **(e) After the close of each fiscal year, the Internal Auditor shall make a written**
13 **report on the financial position of the City and present the report to the Mayor and City**
14 **Council and place it on file with the City Clerk.**

15 **(f) The Internal Auditor may investigate the administration and operation of**
16 **any City department and report findings and recommendations to the Mayor and City**
17 **Council and file each report with the City Clerk. The Internal Auditor shall have access to**
18 **all financial records, Department of Human Resources records, and other records of City**
19 **departments necessary to perform their functions. The Internal Auditor may subpoena**
20 **witnesses, administer oaths, take testimony, and enter and inspect premises within the**
21 **control of any City department during regular business hours with reasonable advanced**
22 **notice to the department head.**

1 **(g) The Internal Auditor shall have no authority to audit the activities of the**
2 **Board of Water and Light except as requested in writing and paid for by the Board.**

3 **(h) The Internal Auditor shall have no authority to audit the activities or access**
4 **the records of the 54A District Court.**

5 **245.05 - Limitations**

6 **Except as otherwise provided in Codified Ordinances of the City of Lansing, the Internal**
7 **Auditor shall not have any interest whatsoever, direct or indirect, explicit or implicit, in**
8 **any City department, nor be custodian of any cash or securities belonging to the City other**
9 **than the appropriation to the Office of the Independent Internal Auditor.**

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

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

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

BY COUNCIL MEMBER CARTER, GARZA, HUSSAIN, KOST, MARTINEZ
NEVAREZ MARTINEZ, PEHLIVANOGLU & SPADAFORÉ
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the ABD Advocacy Agency LLC mission is to help communities transform concern into action through education, advocacy, coalition building, and policy development; and

WHEREAS, *Ditch The Vape Day™*, *Changing Lives One Breath at a Time* is held statewide on the 2nd Tuesday of September, with the first City of Lansing event being held on September 8th at Everett High School; and

WHEREAS, *Ditch The Vape Day™*, advocacy is a journey that began with a phone call from a middle school educator in southwestern Michigan, with a message that vaping among middle school students had increased dramatically, and school staff were searching for meaningful ways to address the growing crisis; and

WHEREAS, *Ditch The Vape Day™* is a community prevention initiative designed to assist and educate youth to prevent youth vaping, empower students to make healthy choice, and the collection and safe disposal of vape products. In addition, providing schools resources for staff, parents, and student leadership while building healthy communities; and

WHEREAS, in collaboration, the Southwestern Michigan Tobacco Free Coalition was established bringing educators, healthcare professionals, community organizations, parents, youth leaders, public health practitioners, and advocates together in reducing youth nicotine addiction and creating healthier environments for future generations; and

WHEREAS, an Implementation Guide and Vape Disposal Guide was developed in collaboration and shared vision in an effort to help schools, community organizations, health departments, prevention coalitions, and local leaders implement with confidence and consistency.

NOW, THEREFORE, BE IT RESOLVED that the City of Lansing City Council recognizes ABD Advocacy Agency LLC in their mission to assist and educate the youth in the City of Lansing, initiate community action, and encourage all members of the community to recognize *Ditch The Vape Day* on the 2nd Tuesday of September annually.

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; and

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; and

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.

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.

Resolution #2026-###

By the Committee on Ways and Means
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.

Resolution #2026-###

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

WHEREAS, the City of Lansing and Capitol City Labor Program Non Supervisory Unit have negotiated additional provisions to the collective bargaining agreement (the "CBA") for the period covering July 1, 2022, through June 30, 2026, specifically a wage reopener which is summarized in the Tentative Agreement Document approved by the parties ("Tentative Agreement") and which contains the changes to the prior CBA; and

WHEREAS, the Union membership ratified this agreement on August 24, 2026, and

WHEREAS, the Mayor recommends the CBA, as summarized in the Tentative Agreement, be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the Tentative Agreement of the parties for the CBA between the City of Lansing and the Union, Capitol City Labor Program for the period covering July 1, 2022, through June 30, 2026.

Resolution #2026-###

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 , 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, 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 AUGUST 26TH, 2025; 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 JULY 6th, 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 August 24, 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 920 Long Blvd, 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, September 14, 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.

Resolution #2026-###

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 , 408 Norman Street, 33-01-01-21-463-052, COM NE COR LOT 67, TH W ALONG N LOT LINE 57.9 FT, S TO PT ON S'LY LINE LOT 67 46.6 FT NW'LY OF SE COR, SE'LY TO SE COR, NE'LY TO BEG; REO PARK ADD, 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 SEPTEMBER 4TH, 2019; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on NOVEMBER 19TH, 2025, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by DECEMBER 19TH, 2025 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 February 23, 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 408 Norman Street, 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, _____.

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.

Resolution #2026-###

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 , 1004 Cady Ct, 33-01-01-10-329-131, E 3 R Lot 4 Block 2 Narmores Add, 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 SEPTEMBER 26TH, 2018; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on NOVEMBER 24TH, 2025, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by DECEMBER 29TH, 2025 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 February 23, 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 1004 Cady Ct, 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, June 8, 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.

Resolution #2026-###

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 , 904 E. Kalamazoo St, 33-01-01-15-352-251 , Lot 7 Block 3 Lansing Improvement Companys Add, 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 OCTOBER 11TH, 2024; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on NOVEMBER 18th, 2025, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by DECEMBER 18th, 2025 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 February 23, 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 904 E. Kalamazoo St, 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, _____, 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.



Chris Swope

Lansing City Clerk

September 11, 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 \(lansingmi.gov\)](https://www.lansingmi.gov/agendas-minutes)

BOARD NAME

DATE OF MEETING

Board of Ethics

Sept. 8, 2026

Lansing Tax Increment Finance Authority
Lansing Economic Development Corp.
Lansing Brownfield Redevelopment Authority

August 7, 2026

Lansing Board of Zoning Appeals

June 11, 2026

Park Board

July 8, 2026

Board of Fire Commissioners

August 5, 2026

Entertainment Public Facilities Authority

June 23, 2026

Human Relations and Community Services

July 28, 2026

S. MLK Jr. Corridor Improvement Authority

June 18, 2026
July 16, 2026

Lansing Public Media Authority

June 3, 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,

A handwritten signature in black ink that reads "Chris Swope". The signature is written in a cursive, flowing style.

Chris Swope, MMC/MiPMC Level 3
Lansing City Clerk

Resolution #2026-###

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

WHEREAS, the Lansing City Council previously adopted a meeting schedule for 2026; and

WHEREAS, the schedule specified the City Council Meeting locations; and

WHEREAS, the new David C Hollister City Hall at 425 S. Grand Ave. is ready for Council Meetings;

NOW, THEREFORE, BE IT RESOLVED the Lansing City Council hereby amends the Lansing City Council meeting location for the following meetings to be in the Tony Benavides Lansing City Council Chambers, 1st Floor David C Hollister City Hall, 425 S. Grand Ave.:

Meeting Date

Monday, November 9, 2026

Monday, November 16, 2026

Monday, November 30, 2026

Monday, December 14, 2026

The meeting location will be posted on the notice of the public meeting in accordance with state statute.

Resolution #2026-###

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

WHEREAS, the City of Lansing and Capitol City Labor Program Non Supervisory Unit have negotiated additional provisions to the collective bargaining agreement (the "CBA") for the period covering July 1, 2022, through June 30, 2026, specifically a wage reopener which is summarized in the Tentative Agreement Document approved by the parties ("Tentative Agreement") and which contains the changes to the prior CBA; and

WHEREAS, the Union membership ratified this agreement on August 24, 2026, and

WHEREAS, the Mayor recommends the CBA, as summarized in the Tentative Agreement, be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the Tentative Agreement of the parties for the CBA between the City of Lansing and the Union, Capitol City Labor Program for the period covering July 1, 2022, through June 30, 2026.

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, October 12, 2026**, in consideration of the request by Michigan Paving and Materials Company, for issuance of a waiver of the noise ordinance on Saturdays from 8:00 AM to 5:00 PM from October 31, 2026, through December 5, 2026; and

WHEREAS, this project includes curb and gutter replacement, sidewalk replacement, and road resurfacing on Kalamazoo Street between Pennsylvania Avenue and Mifflin Avenue; and

WHEREAS, from October 31, 2026 through December 5, 2026, Michigan Paving and Materials, has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 5:00 PM; and

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

- Complete the resurfacing project this fall to not be in conflict with the MDOT 127 highway reconstruction project scheduled to start in the spring of 2027,
- Keep the project on-schedule with uncertainty of weather impacts; and

WHEREAS, no substantive written or verbal comments in opposition to this noise waiver were received from anyone within the project area at the public hearing or during the public comment period;

NOW THEREFORE BE IT RESOLVED that the City Council grant a waiver of the noise ordinance for construction related noise on Kalamazoo Street between Pennsylvania Avenue and Mifflin Avenue in the City of Lansing on Saturdays from 8:00 AM to 5:00 PM from October 31 to December 5, 2026.

Resolution #2026-###

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

WHEREAS, the City of Lansing Department of Public Service is planning to resurface Kalamazoo Street between Pennsylvania Avenue and Mifflin Avenue; and

WHEREAS, this project includes curb and gutter replacement, sidewalk replacement and pavement resurfacing; and

WHEREAS, from October 31, 2026 through December 5, 2026, Michigan Paving and Materials, has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 5:00 PM; and

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

- Complete the resurfacing project this fall to not be in conflict with the MDOT 127 highway reconstruction project scheduled to start in the spring of 2027,
- Keep the project on-schedule with uncertainty of weather impacts.

NOW THEREFORE BE IT RESOLVED that a public hearing be held on Monday, October 12, 2026, at 7:00 PM in the City of Lansing Council Chambers, 124 W. Michigan Ave., in consideration of the request for granting a waiver of the noise ordinance for construction related noise on Kalamazoo Street between Pennsylvania Avenue and Mifflin Avenue in the City of Lansing on Saturdays from 8:00 AM to 5:00 PM from October 31 to December 5, 2026.



**LANSING CITY COUNCIL
GRANT INFORMATION FORM**
(Required for all grant applications and acceptances)

REFERRAL DATE: 8/13/26

GRANT NAME: FY2024 Homeland Security Grant Program (HSGP)

GRANT AGENCY: FEMA

ASSISTANCE LISTING NO. (formally known as CDFA): 97-067

DEPARTMENT: Fire-Emergency Management

CONTACT PERSON (INCLUDE EMAIL AND PHONE): William Engelter-517-388-7311

APPLICATION DATE: N/A

AWARD DATE: 9/20/2024

GRANT CYCLE START DATE: 9/1/2024 GRANT CYCLE ENDING DATE: 5/31/2027

Check One: ☒ Annual ☐ One-Time

FUND AMOUNT: \$ 22,408.70 (Breakdown below should total this amount)

GOODS & SERVICES	\$ 22,408.70
PERSONNEL	\$ _____
CONSTRUCTION	\$ _____
LAND	\$ _____
OTHER (Training)	\$ _____

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

These funds were allocated from FEMA through the State of Michigan to support Emergency Management and terrorism response within the City of Lansing.

PROJECTED OBJECT CODE DETAIL:

Account	Description	Amount

CITY MATCH (IF APPLICABLE):

Account	Description	Amount

Resolution #2026-###

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

WHEREAS, the Lansing Office of Emergency Management receives recurring Homeland Security Grant Program Grants (HSGP); and

WHEREAS, the HSGP grant is a pass-through grant from the State of Michigan and is awarded to eight Emergency Management Regions within the State of Michigan; and

WHEREAS, the HSGP grant is designed to provide federal funds to the sub grantee, the Lansing Office of Emergency Management, for the purpose of planning, exercising, training and purchasing equipment based on homeland security guidelines; and

WHEREAS, the HSGP awards \$22,408.70 for the duration of thirty-two (32) months

WHEREAS, the State of Michigan award of \$ 22,408.70 requires no local match or additional funding; and

WHEREAS, the HSGP grant will support Region one with funding for Planning, exercising, training, and equipment; and

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the HSGP grant in the total amount of \$ 22,408.70 for the grant period beginning September 1, 2024 and ending May 31, 2027 to fund Region 1 approved projects in accordance with federal grant guidelines.

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: 8/13/26

GRANT NAME: FY2025 Homeland Security Grant Program (HSGP)

GRANT AGENCY: FEMA

ASSISTANCE LISTING NO. (formally known as CDFA): 97-067

DEPARTMENT: Fire-Emergency Management

CONTACT PERSON (INCLUDE EMAIL AND PHONE): William Engelter-517-388-7311

APPLICATION DATE: N/A

AWARD DATE: 1/30/2026

GRANT CYCLE START DATE: 9/1/2025 GRANT CYCLE ENDING DATE: 5/31/2028

Check One: ☒ Annual ☐ One-Time

FUND AMOUNT: \$ 34,202.02 (Breakdown below should total this amount)

GOODS & SERVICES	\$34,202.02
PERSONNEL	\$ _____
CONSTRUCTION	\$ _____
LAND	\$ _____
OTHER (Training)	\$ _____

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

These funds were allocated from FEMA through the State of Michigan to support Emergency Management and terrorism response within the City of Lansing.

PROJECTED OBJECT CODE DETAIL:

Account	Description	Amount

CITY MATCH (IF APPLICABLE):

Account	Description	Amount

Resolution #2026-###

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

WHEREAS, the Lansing Office of Emergency Management receives recurring Homeland Security Grant Program Grants (HSGP); and

WHEREAS, the HSGP grant is a pass-through grant from the State of Michigan and is awarded to eight Emergency Management Regions within the State of Michigan; and

WHEREAS, the HSGP grant is designed to provide federal funds to the sub grantee, the Lansing Office of Emergency Management, for the purpose of planning, exercising, training and purchasing equipment based on homeland security guidelines; and

WHEREAS, the HSGP awards \$34,202.02 for the duration of thirty-two (32) months

WHEREAS, the State of Michigan award of \$ 34,202.02 requires no local match or additional funding; and

WHEREAS, the HSGP grant will support Region one with funding for Planning, exercising, training, and equipment; and

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the HSGP grant in the total amount of \$ 34,202.02 for the grant period beginning September 1, 2025 and ending May 31, 2028 to fund Region 1 approved projects in accordance with federal grant guidelines.

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

FY26 GRANT INFORMATION FORM

(Required for all grant applications and acceptances)

PREFERRED REFERRAL DATE: -

GRANT NAME: - JAG 2025 -Edward Byrne Memorial Justice Assistance Grant (JAG) Program - Local Solicitation

GRANT AGENCY: - Office of Justice Programs (OJP)

ASSISTANCE LISTING (CDFA): -

DEPARTMENT: - LPD

CONTACT NAME: - CHERYL RUPPRECHT

CONTACT PHONE: - 517-483-4808

GRANT PERIOD START: - OCTOBER 1, 2025

GRANT PERIOD END: - SEPTEMBER 30, 2029

APPLICATION DATE: -

AWARD DATE: - 7.31.26

TOTAL AMOUNT: - \$146,417

ADMINISTRATIVE COST RECOVERY AMOUNT: -

SUMMARY OF GRANT PURPOSE AND ALLOWABLE USES:

LPD (\$133,357)-Grant funds the purchase of a tactical robot. This robot is used by START and Negotiators during high-risk incidents. The robot allows our officers to deliver physical items, such as a phone, to barricaded suspects, view the interior of locations prior to entry for officer safety measures and allows us to communicate directly through a speaker and microphone. The funds will also be used to contract with a vender who provides assistance for departments seeking accreditation. We are in a reaccreditation and will use the services to complete the necessary administrative tasks such as finding and submitting the required proofs to support the required accreditation standards.

ICSO (\$13,060) -Ingham County will use the grant funds to purchase a device to analyze unknown substances, to include controlled narcotics.

There is NO local match for this

PROJECTED ACCOUNT CODE DETAIL (OBJECT MINIMUM):

Account	Description	Amount

MATCHING FUNDS ACCOUNT CODE DETAIL (IF APPLICABLE):

Account	Description	Amount

Resolution #2026-###

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

2025 JAG Grant

WHEREAS, the Lansing Police Department (LPD) submitted a 100% Federally-funded multi-jurisdiction grant application to the Office of Justice Programs, U.S. Bureau of Justice Assistance for a Edward Byrne Memorial Justice Assistance Grant (JAG); and

WHEREAS, the LPD JAG application was endorsed by Ingham County, and was accepted by the Bureau of Justice Assistance; and

WHEREAS, the JAG grant is a cooperative plan with Ingham County; and

WHEREAS, the Bureau of Justice Assistance will award \$146,417 to be split \$133,357.00 to the City of Lansing and \$13,060.00 to the County of Ingham; and

WHEREAS, the federal award of \$146,417 requires no local match from either of the local agencies; and

WHEREAS, the LPD Grant funds will be used for the purchase of a tactical robot and support the reaccreditation process which began in 2025; and

WHEREAS, Ingham County Sheriffs' Office is committed to using their portion of the funds to purchase a device to analyze unknown substances, including controlled narcotics.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the multi-agency 2025 Edward Byrne Memorial Justice Assistance Grant in the total amount of \$146,417.00 (requiring no local match) for the grant period beginning October 1, 2025 and ending September 30, 2029; and

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

FY26 GRANT INFORMATION FORM

(Required for all grant applications and acceptances)

PREFERRED REFERRAL DATE: -

GRANT NAME: - 15PBJ5-25-GK-02265-NCHI

GRANT AGENCY: - MSP, Office of Justice Programs (OJP) -SUBRECIPIENT

ASSISTANCE LISTING (CDFA): -

DEPARTMENT: - LPD

CONTACT NAME: - CHERYL RUPPRECHT

CONTACT PHONE: - 517-483-4808

GRANT PERIOD START: - JULY 1, 2026

GRANT PERIOD END: - JUNE 30, 2029

APPLICATION DATE: -

AWARD DATE: - 7.14.26

TOTAL AMOUNT: - \$22,181

ADMINISTRATIVE COST RECOVERY AMOUNT: -

SUMMARY OF GRANT PURPOSE AND ALLOWABLE USES:

The funds are to be used to purchase Live Scan equipment including service/accessories
-there is no match required

PROJECTED ACCOUNT CODE DETAIL (OBJECT MINIMUM):

Account	Description	Amount
101-343224-977000-XXXXX	EQUIPMENT OVER \$5,000	\$22,181

MATCHING FUNDS ACCOUNT CODE DETAIL (IF APPLICABLE):

Account	Description	Amount

Resolution #2026-###

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

2025 NCHIP Grant

WHEREAS, the Lansing Police Department (LPD) submitted a 100% Federally-funded multi-jurisdiction grant application as a subrecipient to the Michigan State Police through the Office of Justice Programs; and

WHEREAS, the LPD NCHIP application was endorsed by MSP, and was accepted by the Bureau of Justice Assistance; and

WHEREAS, the NCHIP grant is a NON-cooperative plan; and

WHEREAS, the federal pass-through award of \$22,181 requires no local match from local agencies; and

WHEREAS, the LPD Grant funds will be used for the purchase of a Live Scan package and/or related accessories; and

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the 2025 NCHIP Grant in the total amount of \$22,181 (requiring no local match) for the grant period beginning July 1, 2026 and ending June 30, 2029; and

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

FY27 GRANT INFORMATION FORM

(Required for all grant applications and acceptances)

PREFERRED REFERRAL DATE: -

GRANT NAME: - OHSP

GRANT AGENCY: - SOM

ASSISTANCE LISTING (CDFA): -

DEPARTMENT: - LPD

CONTACT NAME: - CHERYL RUPPRECHT

CONTACT PHONE: - 517-483-4808

GRANT PERIOD START: - OCTOBER 1, 2026

GRANT PERIOD END: - SEPTEMBER 30, 2027

APPLICATION DATE: - JUNE 2026

AWARD DATE: - 8.18.26

TOTAL AMOUNT: - \$249,956.70

ADMINISTRATIVE COST RECOVERY AMOUNT: -

SUMMARY OF GRANT PURPOSE AND ALLOWABLE USES:

There is no local match-

The purpose of the grant is to reimburse Patrol OT efforts, including multi agency efforts:

LPD-\$135,643.60

ICSO-\$53,469.25 | MSUPD-\$38,510.29 | ELPD-\$19,626.54

MSUPD-ONE LIDAR \$2807.00

(\$249,956.70) focused on Hazardous driving/Prevent roadside deaths/Nonmotorized safety/Distracted driving as well as providing reimbursement of \$2,807 funding for ONE LIDAR GUN, designated to MSUPD

PROJECTED ACCOUNT CODE DETAIL (OBJECT MINIMUM):

Account	Description	Amount
101-343251-708000-XXXXX	OT WAGES/FRINGES	\$247,149.70
101-343251-977101-XXXXX	EQUIPMENT <\$5,000.00	\$2,807.00

MATCHING FUNDS ACCOUNT CODE DETAIL (IF APPLICABLE):

Account	Description	Amount

Resolution #2026-###

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

WHEREAS, the Lansing Police Department submitted a grant application to the Michigan Office of Highway Safety Planning for overtime funding Hazardous driving/Prevent roadside deaths/Nonmotorized safety/Distracted driving efforts as well as to provide reimbursement; and

WHEREAS, Michigan traffic crash data from 2015-2019 identified a high number of people seriously injured or killed where 1) the traffic crash was coded as alcohol-involved and/or drug-involved, or 2) the occupants were in passenger vehicles and the crash was coded as no belts or child restraint not used/used improperly and 3) the crashes included at least one driver speeding; and

WHEREAS, the grant-funded overtime must focus on traffic stops for hazardous moving violations during times and on roadways experiencing fatal and serious injury traffic crash problems; and

WHEREAS, the expectation is zero tolerance for seat belt, child restraint, DUI violations, and any other hazardous moving violations during the grant-funded high-visibility enforcement efforts; and

WHEREAS, during the span October 1, 2026 to September 30, 2027, the grant has specific enforcement periods; and

WHEREAS, the Lansing Police Department was informed on August 18, 2026, that it has been selected to receive funding in the amount of \$249,956.70; and

WHEREAS, the funding covers roughly 1950 combined agency hours of overtime and overtime related fringes as well as one lidar gun for MSUPD; and

WHEREAS, there is no local match requirement for the grant.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the Office of Highway Safety Planning grant in the amount of \$249,956.70 for the program period (October 1, 2026 through September 30, 2027); and

BE IT FINALLY RESOLVED, that 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 awarded funds.

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor

FROM: Stephanie Robinson, Senior

DATE: Buyer **August 28, 2026**

SUBJECT: Sole Source –Impact Rescue - Holmatro

The Lansing Fire Department requests that Impact Rescue be designated as a Sole Source provider of the purchase of Holmatro Extrication Equipment.

Please see the attached letter from Chief Edwards-Clemons regarding the request.

Based on the attached letter we recommend issuing a sole source purchase order to Impact Rescue in the amount of \$ 56,084.00 per the request of the LFD Department from account numbers: 101-343510-956000 and 101-343510-977101

Attachment

Date: _____

Approved _____ Denied _____

Andy Schor, Mayor

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor
FROM: Stephanie Robinson, Senior Buyer
DATE: September 4, 2026
SUBJECT: Sole Source Purchase – Impact Rescue – Holmatro

Please include this Sole Source packet of information in your transmittal to Council as required by the Purchasing Ordinance Section 206.05.

In summary, the Purchasing Office processed the following Sole Source transaction:

Department: Lansing Fire Department
Vendor: Impact Rescue – Holmatro
Item Purchased: Holmatro Extrication Equipment
Dollar Amount: \$ 56,084.00
Account: 101-343510-956000 & 101-343510-977101

Additional information pertaining to this purchase is attached for your information.

This letter is filed in accordance with the Purchasing Ordinance Section 206.05 (a) and (b).

sr



Carrie Edwards-Clemons, Chief

LANSING FIRE DEPARTMENT

120 E SHIAWASSEE STREET, LANSING MI 48933

CARRIE EDWARDS-CLEMONS, CHIEF

517.483.4200 | Lansingmi.gov/LFD



Andy Schor, Mayor

To: Stephanie Robinson Senior Buyer

From: Chief Carrie Edwards-Clemons

Date: August 31, 2026

CC: Logistics Chief Jwan Randle

Good afternoon, Stephanie,

While continuing the upgrade and standardization of battery-powered rescue tools, the Lansing Fire Department recommends Impact Rescue LLC of Indianapolis, Indiana as its preferred vendor and sole-source provider. Our goal is to ensure consistency, reliability, and familiarization across all Lansing Fire Department apparatus. To accomplish this, it is necessary to purchase equipment from a single vendor capable of providing uniform products, service, training, and response capabilities.

Impact Rescue LLC meets the qualifications for sole-source designation based on the following advantages:

- Only authorized sales representative for Michigan and Indiana
- Only authorized repair and service provider for Michigan and Indiana
- Only authorized training provider for Michigan and Indiana
- Ability to respond to emergency service needs within 24 hours

These factors collectively support the department's recommendation to designate Impact Rescue LLC as the sole-source vendor for battery-powered rescue tools.

The funding line will be LFD Logistics Miscellaneous Operating 101-343510- 956000 & Logistics equipment 101-343510-977101. Thank you for your consideration.

Sincerely,

Carrie Edwards-Clemons

Chief Carrie Edwards-Clemons

June 3, 2025

To whom it may concern,

The Holmatro Group, founded in the Netherlands in 1967, is a leading privately owned global supplier of hydraulic equipment and services. Holmatro hydraulic equipment and systems solutions are predominantly used in rescue, special tactics, and industrial applications around the world.

The purpose of this letter is to certify that as of this date, the sole factory authorized source of sales, service, and training for Holmatro Rescue Equipment in the state of Indiana and Michigan is:

Impact Rescue LLC.
3029 Marquette Ct.
Indianapolis, IN 46268
Contact: Martin Price
Tel: 317-714-4143
Email: marin.price@impactrescue.com

Impact Resuce LLC. is qualified to provide you with excellent sales, service, and training solutions throughout the state of Indiana and Michigan. Please feel free to contact Impact Rescue LLC. directly.

If you need any further information, or if I can be of assistance in any other way, please feel free to contact me as well.

Kind Regards,



Jamie Snyder
National Sales Director
602-377-8149

Impact Rescue LLC

PO Box 68106
Indianapolis, IN 46268-0106
+13177144143
martin.price@impactrescue.com
www.impactrescue.com



Quote

ADDRESS

Lansing Fire Department
120 E. Shiawasee St.
Lansing, Michigan 48933

SHIP TO

Lansing Fire Department
120 E. Shiawasee St.
Lansing, Michigan 48933

QUOTE

3811

DATE

05/15/2026

EXPIRATION

10/31/2026

DATE

TERRITORY

South East Michigan

SALES REP

Kyle Deboer

PRODUCT OR SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
PSP50 SPREADER NEXT GEN - 159.000.237	PSP50 SPREADER NEXT GEN	1	18,497.00	18,497.00
PCU50 CUTTER NEXT GEN - 159.000.224	PCU50 CUTTER NEXT GEN	1	16,200.00	16,200.00
PTR50 TELESCOPIC RAM NEXT GEN - 159.000.227	PTR50 TELESCOPIC RAM NEXT GEN	1	13,739.00	13,739.00
BATTERY PBPA288 (IP68)	BATTERY PBPA288 (IP68)	6	1,050.00	6,300.00
Pentheon Battery Charger PBCH2 115V - 151.000.742	Pentheon Battery Charger PBCH2 115V	3	721.00	2,163.00
POTC1 - On tool charging Cord - 151.000.499	POTC1 - On tool charging Cord	3	129.00	387.00
DCPC1 - Daisy Chain Cord - 151.000.503	DCPC1 - Daisy Chain Cord	2	19.00	38.00
Ram Extension TRE05 - 151.001.902	Ram Extension TRE05	1	1,230.00	1,230.00
Ram Extension TRE04 - 151.001.771	Ram Extension TRE04	1	1,030.00	1,030.00
Trade in		1	-3,500.00	-3,500.00

Thank You for your Business. We accept ACH Payments
as well as Credit Cards. Checks can be mailed to PO Box
68106 Indianapolis, IN 46268-106

SUBTOTAL

56,084.00

TAX

0.00

You Can Count On Us For Life! - HOLMATRO

Page 1 of 2

Page 109 of 111

TOTAL

\$56,084.00

Accepted By

Accepted Date



CITY OF LANSING
124 W. Michigan Ave
Lansing, MI 48933
(517) 483-4128

TO: IMPACT RESCUE LLC
PO BOX 68106
INDIANAPOLIS, IN 46268

MARTIN.PRICE@IMPACTRESCUE.COM
(317) 714-4143

PURCHASE ORDER

P.O. NUMBER	P094748
DATE	08/28/2026
VENDOR I.D.	V051143
FOB	DELIVERED
REQUISITION NO	PR024256

OUR PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES, PACKING LIST AND CORRESPONDENCE

DELIVER ITEMS TO:

LFD - MAINT ALARM
3708 PLEASANT GRV
LANSING, MI 48910
ATTN ERIC RASOOL

SEND INVOICE TO:

LFD - ADMIN OFFICES
2320 S WASHINGTON AVE

LANSING 48910

Item No.	QTY	Description	Unit Price	Extended Price
1	50,000.00	PSP50 SPREADER NEXT GEN <i>101-343510-977101 \$50,000.00</i>	\$1.00	\$50,000.00
2	6,084.00	PSP50 SPREADER NEXT GEN <i>101-343510-956000 \$6,084.00</i>	\$1.00	\$6,084.00
Total:				\$56,084.00

PER QUOTE 3811 , SPREADER NEXT GEN, CUTTER, TELESCOPIC RAM , BATTERY CHARGER, CHARGING CORD, CHAIN CORD, RAM EXTENSION TRE05 AND 04, LESS TRADE IN .

THE ARTICLES SPECIFIED ARE SUBJECT TO THE FOLLOWING CONDITIONS:

1. Goods other than those specified on this order must not be substituted or prices changed without authorization.
2. If the quantity shipped is short of the purchase order quantity, specify on the packing slip if that quantity is on back order or cancelled.

Federal Tax ID: 38-6004628

AUTHORIZED SIGNATURE

Cristae L Thomas

Date
Printed: 09/01/2026