

AGENDA

Committee on Development and Planning AGENDA FOR MAY 18, 2021 AT 3:15 PM



Access the meeting via: <https://us02web.zoom.us/j/81823851690> ; ID 818 2385 1690; Dial In (301) 715-8592 email
comments prior to the meeting at sherrie.boak@lansingmi.gov
All Councilmembers will participate virtually & may be contacted prior to the meeting at
city.council@lansingmi.gov 483-4177

Council Member Spitzley, Chairperson
Council Member Garza, Vice Chairperson
Council Member Hussain, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. April 20, 2021
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION- Appointment; Maureen Saxton; At-Large Member of the Economic Development Corporation/Tax Increment Finance/Brownfield Redevelopment Authority; Term to expire June 30, 2027 (PEND-2548)
 - C. RESOLUTION - Brownfield Plan #75 Amendment #2; Capital City Market and 637 E Michigan Ave. (PEND-2507)
6. **Other**
7. **Adjourn**

To mitigate the spread of COVID-19 and to provide essential protections to vulnerable Michiganders and this State's health care system and other critical infrastructure, it is crucial that all Michiganders take steps to-limit in-person contact, particularly in the context of large groups. Therefore, the above meetings will be conducted via audio/video conference.

The meetings are being held virtually in accordance with the Open Meetings Act, as amended in an effort to protect the health and safety of the public. Members of the public wishing to participate in the meeting may do so by logging into or calling into the meetings using the website or phone number above, and meeting ID provided. To provide input or ask questions on any item that is listed on the agenda, members of the public may contact the email address listed above under the meeting link.

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

DRAFT



MINUTES

Committee on Development and Planning

Tuesday, April 20, 2021@ 3:30 p.m.

<https://us02web.zoom.us/j/81823851690>; ID: 818 2385 1690 Dial In: (312) 626-6799

Held virtually in an effort to protect the health and safety of the public & to mitigate the spread of COVID 19

CALL TO ORDER

Council Member Hussain called the meeting to order at 3:31 p.m.

PRESENT via audio/video

Council Member Spitzley, Chair- remotely from Lansing, Michigan

Council Member Garza, Vice-Chair remotely from Lansing, Michigan

Council Member Hussain, Member remotely from Lansing, Michigan

OTHERS PRESENT via audio/video

Sherrie Boak, Council Staff

Andrew Fedewa, EDP

Karl Dorshimer, LEAP

Lisa Hagen, OCA – left meeting at 3:55 p.m.

Greg Venker, OCA

Trevor Benoit

Jen Estill

Dan Danke, Public Service

Kris Klein, LEAP

Karl Dorshimer, LEAP

Hannah Bryant, LEAP

Pat Gillespie

Jessica DeBone, Environmental (Gillespie Group)

Trisha Walthorn, Gillespie Group

PUBLIC COMMENT

No public comment at this time.

MINUTES

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MINUTES FROM MARCH 16, 2021 AS PRESENTED. ROLL CALL VOTE, MOTION CARRIED 3-0.

Discussion/Action

RESOLUTION – Appointment; Trevor Benoit; Resident Member; Downtown Lansing, Inc.; Term to Expire 6/30/2022

Mr. Benoit acknowledged the Committee for their consideration, and noted his interest in downtown, his residency in Lansing for 20 years, and his thoughts on the opportunity for residents in downtown for a life style change.

Council Member Garza referenced his application and asked his vision for downtown. Mr. Benoit stated he would like to something similar to the current Meijers, but the other half of retail. Also he would be interested in having businesses that would have an interest in being open after 5 p.m., and more residential options.

Council Member Hussain spoke in concurrence with Council Member Garza comments. Mr. Benoit spoke again about the draw for more residents, particular uses where people can buy instead of rent, which would then encourage more businesses to stay open after 5 pm.

Council Member Spitzley added to the conversation with discussions on the businesses in the past that made downtown a destination.

MOTION BY COUNCIL MEMBER GARZA TO APPROVED THE RESOLUTION FOR THE APPOINTMENT OF TREVOR BENOIT TO THE DOWNTOWN LANSING INC. BOARD. ROLL CALL VOTE, MOTION CARRIED 3-0.

RESOLUTION – Appointment; Jennifer Estill; Business Member; Downtown Lansing, Inc.; Term to Expire 6/30/2025

Ms. Estill spoke briefly on her residency in Lansing, owner of Redhead Design Studios, which recently moved to downtown. Ms. Estill spoke then highlighted their business, location and the prospect they have for their building. She noted that their belief is offices in downtown should not be on the ground floor and they have made sure their building is attracting to the downtown atmosphere.

Council Member Spitzley concurred with the interest they having with the vision for retail on the first floor and offices on the second floor.

Council Member Hussain asked why the move from Old Town to downtown. Ms. Estill stated they outgrew the ideas of the area, and envisioned the downtown area for their growing business. She then spoke briefly on the work the CBD does to help areas with their growth. Lastly, noting that downtown is growing and they want to be involved.

Council Member Garza asked where her residency was. Ms. Estill stated they do live on Tecumseh River Drive. Council Member Garza asked how to make downtown viable after 5, and Ms. Estill confirmed that their business is open to 7 p.m., and they are starting to notice people are staying downtown after 5 p.m. and the process will take time.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF JENNIFER ESTILL TO THE DOWNTOWN LANSING INC. BOARD. ROLL CALL VOTE, MOTION CARRIED 3-0.

RESOLUTION – ACT-16-2019; N MLK Jr. Blvd. Sewer & River Trail Easements

Mr. Fedewa noted the property is located at 2122 N MLK Jr. Blvd., north of Grand River on north side of street. On this western edge of parking lot, in the MLK right of way, the applicant is the owner, and the parking lot is separated by elevation and guardrail. In that right of way there is a sewer, and some utilities. Public Service has proposed a license agreement with the applicant and is in the packet. The application was before the Planning Board and they did approve unanimously.

Council Member Garza asked if this was the former Pro-Bowl and asked what the improvement would be. Mr. Fedewa stated it would be the applicant's rehabilitation project of the parking lot and their funds.

Council Member Hussain stated he was comfortable with staff recommendation, as long as the licensing agreement is in place.

Council Member Spitzley, noting the applicant was paying for this, asked why they would be coming to the City at this time. Mr. Fedewa stated the Council would have to approve the license agreement. Mr. Danke stated the whole parcel used to be owned by the City, and when it was sold, it was retained by Resolution as a sanitary sewer easement throughout the whole property. When this applicant came through for the parking lot, the City wanted to get a dedicated easement. At the same time the parking lot was determined was encroaching into the right of way, and the parking lot is the best use for that property. To clean-up the project, the City spoke to the developer and they agreed to address all the issues at once.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE ACT-16-2019 FOR THE N MLK JR BLVD SEWER AND RIVER TRAIL EASEMENTS. ROLL CALL VOTE, MOTION CARRIED 3-0.

RESOLUTION – Set Public Hearing; Brownfield Plan #75 Amendment #2; Capital City Market and 637 E Michigan Avenue

Mr. Dorshimer provided a background on the property, the Gillespie group, the investment, and impact in downtown Lansing. The current plan will be amended to include the former Clara's property, address the brownfield costs, public improvements, and the amount of tax capture on Clara's is not sufficient, but there are more brownfield capture dollars across the street in the 600 block. The anticipated length on the 600 block brownfield is a shorter term, and because they have amended the investment, they are now asking to include the other site, making it a shorter brownfield plan.

Mr. Gillespie provided a presentation from the packet highlighting the structure, the history of the site. Highlights of the restoration of a historic structure to accommodate the type of tenants, confirming there are currently no leases signed for the 3520 sq. foot building, but he confirmed they are having conversations. Mr. Gillespie moved the presentation to options for the parking lot including a "parklet" which are green space areas with seating, and an outside patio area. It was noted that it is not feasibly possible to restore, so asking for the brownfield to work on the eligible activities. Ms. DeBone spoke about the financial liability of the project, included in the packet. This was projected sources of \$3,100,000 and total projected uses at \$3,100,000. The approved eligible activities are at \$9,900,976, projected surplus \$4,705,058, projected eligible at \$752,299 and \$942,648 local only eligible activities. The project is \$5.9 million with interest and contingency in 21 year reimbursement, where the original was a 30 year reimbursement.

Council Member Spitzley spoke on the under budget projections, and support of their plans of thinking outside of the box, but keeping the beneficial use by amending the brownfield. She then asked Mr. Gillespie to attend Council to do a similar presentation on April 26th when the hearing is set.

Council Member Garza spoke in support of the developer using local labor on his project. Mr. Gillespie confirmed he has already spoken to Price Dobernick, local labor representative.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR MAY 10, 2021 FOR BROWNFIELD PLAN #75 AMENDMENT #2. ROLL CALL VOTE, MOTION CARRIED 3-0.

DISCUSSION – Lansing Economic Development Corp. 2020 Annual Report

Mr. Dorshimer referenced the report in the packet, and highlighted some key points. Ms. Bryant came into the meeting shared her screen and ran the presentation while Mr. Dorshimer spoke on the slides. The first slide was on the LEDC Board of Director, the year of 2020 as it began before COVID, then the Lansing Small Business Recovery Program and the relief of \$3,255,000 with approximately 262 small businesses that were awarded the funds.

Council Member Hussain spoke briefly on small businesses in areas that have been cut off from economic development. He then asked about the Quality Dairy facades. Ms. Bryant confirmed they have approached LEAP on façade program, but Quality Dairy did not utilize full amounts. Council Member Spitzley asked them to also evaluate and provide metrics on minority women owned businesses.

Council Member Spitzley discharged the report from Committee to the Committee of the Whole, and asked Council Member Hussain (Vice President) and Council Staff to speak to Council President Spadafore to place on a future Committee of the Whole agenda for presentation.

DISCUSSION – Budget Policies FY2021/2022

The Committee had nothing to add to the document.

Other

No other topics.

Adjourn

Adjourned at 5:16 p.m.

Submitted by Sherrie Boak

Recording Secretary,

Lansing City Council

Approved by the Committee

From: noreply@civicplus.com
Sent: Thursday, April 29, 2021 4:20 PM
To: Hetke, Veronica; Mayor Intern
Subject: [EXTERNAL] Online Form Submittal: Application for Appointment to Board or Commission

Application for Appointment to Board or Commission

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

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

Appointees to every board, commission or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

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

(Section Break)

Date	4/29/2021
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First Name	Maureen
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Middle	McNulty
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Last Name	Saxton
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Other name(s) by which you have been known, including maiden names	Maureen McNulty Saxton
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Date of Birth	
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Address	120 N. Washington Square, Suite 361
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City	Lansing
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State	MI
Zip Code	48933
Email	Maureen@vandykehorn.com
Gender	female
Find my ward:	Lansing Neighborhoods Ward Map
Ward	Regional
Precinct	<i>Field not completed.</i>
Best phone number to contact you	5178995513
Last 4 digits of social security number	
In what year did you move to Lansing?	0000
Additional information regarding experience and credentials	I have served, and continue to serve, on multiple boards where economic development, redevelopment, and the economic health and well-being of the community are of foremost priority. Please see "Current" and "Past Appointments" below, as well as my resume, attached.
Occupational Background	I currently serve as an executive at a major Detroit-based public relations agency. I opened their first Lansing office in 2018. Before that, I founded and directed my own public relations business for 11 years, with a primary focus on energy issues facing the state. Before that, I worked in state government for 10 years at the Department of Management and Budget, the Department of Treasury, and the Department of History, Arts and Libraries. I also was the deputy director, communications director, and spokesperson for a statewide campaign. Please see my resume attached.
Educational Background	Bachelor of Arts, International Studies/Political Science, University of Michigan.
Previous Appointments	Women's Caring Program - Director of Marketing/Communications
Current Appointments	State of Michigan-Board of Nursing; Citizens Research Council-Board of Trustees; Merrill-Palmer Skillman Institute-Board of Visitors; MI Nature Association - Board of Trustees

Please attach a resume if available

[McNulty Saxton resume 4.15.21.pdf](#)

First choice for board to serve on

Economic Development Corporation/Tax Increment Finance Authority/Borwnfield Redevelopment Authority

Second choice of a board to serve on

Downtown Lansing Inc.

Third choice of a board to serve on

Field not completed.

Fourth choice of a board to serve on

Field not completed.

Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission

While I was born and raised in the City of Detroit, my home has been Lansing and metro Lansing ever since I came here to work in state government in 1992. I am invested in Lansing and want it to flourish. I have a high-level understanding of economic development issues based on my past experience as communications director for the Department of Treasury, Management and Budget, and as deputy director of a statewide political campaign. I saw the importance of economic development and the impact of revenues and taxes both on local businesses and on the community. I think it's important for communities to have a viable business environment. It leads to vitality in the community both for individuals and families who want to live near their employment and their children's schools. The use of tax elements and tools should be made available to incentivize job creators to set up shop, or expand their business, in Lansing, as well as attract other investments. Working in the state budget office for nearly seven years, I'm familiar with the history of revenue sharing in Michigan, how critical it is (or was) to municipalities, and how deeply it has been cut since the 1990s. Revenue sharing can no longer be counted on, so other development tools (such as brownfields) and tax tools are critically needed. My state government experience gave me a first-hand view and working knowledge of how state government interacts with local communities in regard to business development. After founding my own PR company in late 2007, I primarily worked on energy issues related to reliability and affordability. As a communications and media professional, I work to help individuals, businesses, governments, and communities, large and small, map out their best game plan to achieve their goals. Over the past 20 years, and as a working woman with two young children who was also committed to other volunteer activities and boards, the time was never right for me to seek a formal role in the redevelopment of Lansing. But now, as my youngest son

graduates from high school, the time is right. I have the interest and the time to assist the Economic Development Corporation - or Downtown Lansing Inc. - and know that I can make a difference.

Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office

I meet all qualifications and eligibility requirements.

Background Check Authorization

I agree

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

Maureen McNulty Saxton

Date & Time

4/29/2021 4:10 PM

Email not displaying correctly? [View it in your browser.](#)

Maureen McNulty Saxton

Communications, Marketing and Public
Relations Strategist

Phone: 517.899.5513

Address: 1212 Verbena Lane
DeWitt, MI 48820

Email: tmsaxton@comcast.net

High-level communications leader with over 20 years of significant experience in media affairs, public affairs and issue management both in state government and the private sector. Persuasive communicator and meticulous manager with excellent organization skills. Expertise in communicating complex issues to the public, media, and legislature, making them understandable and relatable.

Experience

Van Dyke Horn Public Relations

APRIL 2018 TO PRESENT

Vice President

Created a new statewide presence for the firm by opening its first office outside of the firm's Detroit headquarters. Responsible for growing the firm's list of clients and establishing a presence and footprint for the agency in Lansing. Lead multiple new accounts for the firm, including:

- State of Michigan - Unemployment Insurance Agency
- Health Alliance Plan (HAP)
- Michigan Alzheimer's Association
- Campaign manager - 2020 Wayne State Board of Governors
- ACLU "40 Days of Voting" - 2020 Michigan General Elections

Successfully elevated and continue to raise the profile and public awareness of these organizations and their programs through earned media, new marketing materials, social media strategies and other new initiatives. Work collaboratively with client lobby teams and help organize grassroots coalitions on legislative matters.

PR Edge LLC

NOVEMBER 2007 TO MARCH
2018

Founder, Director

Led all media relations, communications, and marketing and communications strategy for clients, which included major U.S. energy companies, foundations, associations and non-profits. Instrumental in the creation of the grassroots coalition Energy Choice Now, now Alliance for Michigan Energy Consumers, leading communications and media in support of electric competition. Crafted all content for the group's initial website and social media pages. Served as the group's spokeswoman to local, state, national and trade media. Wrote press releases, internal communications, call-to-action messaging, organized tele-town hall meetings for members, media and the public. Directed a social media team that attracted 24,000 Facebook followers and over 3,000 Michigan business Twitter followers to the cause. Despite overwhelming odds – including opponents' ability to spend tens of millions in opposition – the coalition prevailed on the merits of the arguments made. We achieved an unprecedented victory by delivering the most compelling, truthful testimony and messaging to state policymakers.

Michigan Department of History, Arts & Libraries (HAL)

JULY 2001 TO DECEMBER
2002

Communications Director, Spokesperson

Responsible for overall communications strategy, outreach, web presence and public facing image of HAL, which was a newly created state department.

- Established the look and feel of published materials for this new department to help educate the public about its mission/purpose
- Headed all media engagement and other public relations, such as community engagement and marketing
- Responsible for marketing new state initiatives, such as Michigan Week and MeL (MI electronic Library)
- Provided communications and PR support to ongoing popular programs brought to HAL, specifically assisting the Library of Michigan, Michigan Historical Center, Michigan Arts Commission, Mackinac State Parks Commission, and Michigan Film Office
- Appointed Executive Director of the Michigan Quarter Commission by Governor Engler, managing twenty-five statewide appointees, experts in their fields, who were instrumental in selecting finalist designs for Michigan's new state quarter as part of the U.S. Mint's "The 50 State Quarters Program"

Michigan Department of Treasury

JANUARY 1999 TO JUNE
2001

Director of Communications; Press Secretary

Oversaw the implementation and mass communication of major changes in Michigan tax law.

- Representing the positions of the Governor and Treasurer to the media and public
- Oversaw and achieved customer-friendly changes to Michigan's income tax forms
- Launched communication and media efforts on new gubernatorial initiatives such as:
 - Governor's Golden Apple Award
 - Michigan Merit Award, awarding academic scholarships to qualified students based on MEAP scores
- Headed communications in the roll-out of the Single Business Tax elimination
- Launched Michigan's first major public awareness campaign of the use tax, or streamlined sales tax, a sales tax on online purchases which existed but of which few people were aware
- Elevated the use tax issue statewide and nationally by applying public media pressure on companies like Amazon
- Assisted in the redesign of the Treasury Web site, increasing accessibility and transparency of the department and encouraging greater use of e-file and e-commerce with state government

Women's Caring Program

JANUARY 1999 TO JULY
2015

Communications Director

- Helped grow non-profit from that of a small group of friends wanting to help children to a statewide early childcare scholarship assistance program for children from financially disadvantaged families.
- Raised the profile and public awareness of WCP through statewide media coverage.

Gubernatorial campaign; inaugural campaign staff

JANUARY 1998 TO DEC.
1998

Deputy Campaign Director; Director of Communications; Spokesperson for Gov. John Engler

Created, developed and oversaw overall communications strategy and execution of Governor John Engler's re-election in 1998, including:

- all written materials
- media coverage
- web site development
- press conferences and events

Headed media and communications for eight statewide inaugural balls, including the creation of a keepsake program which included interviews with esteemed Michigan dignitaries being honored at each inaugural ball.

Michigan Department of Management & Budget

AUGUST 1992 TO JANUARY
1998

Director of Communications; Press Secretary; Spokesperson

Represented the State of Michigan, three budget directors and the Governor concerning all things under the authority of DMB, including:

- budget decisions, including those affecting 19 state departments
- the state's contracting/purchasing office
- the state's multiple retirement systems
- state IT systems and mainframes, including Y2K preparation
- high profile litigation involving the state

Additionally:

- Effectively communicated landmark education changes, including school funding changes under Proposal A, to statewide and national media, as well as legislative audiences.
- Assisted in the annual drafting, editing, and issuance of the Executive state budget.
- Served as the point person and primary spokesperson on multiple Governor Engler initiatives, including early retirement offerings and the historic change to the state's pension system from one of defined benefits to defined contributions.

Detroit Free Press, Erie Daily Times, Grosse Pointe News

AUGUST 1984 TO JULY
1992

Editorial assistant; Obituary writer; Feature writer; General assignment, Criminal courts, Education reporter

- Wrote lead obituaries.
- Worked closely with local, state, national bureau reporters and editors and foreign correspondents from the city desk.
- Answered city desk phones; drafted story ideas to reporters and editors.
- Wrote long-form feature stories.
- Feature writer and rotating columnist.
- Copy edited colleagues' stories.

Education

University of Michigan

SEPTEMBER 1984 TO MAY 1989

Bachelor of Arts in International Studies and Political Science

Graduated cum laude. Covered U.S. president's visit to the campus for the campus newspaper, resulting in multiple stories.

Boards/Volunteering

Trustee, Michigan Nature Association

MARCH 2020 TO PRESENT

Protecting Michigan's incredible natural heritage

The Michigan Nature Association is dedicated to protecting land that provides critical habitat for rare, threatened and endangered species and natural communities, including flora, fauna, plants, fish and wildlife.

Trustee, Citizens Research Council

SEPTEMBER 2019 TO PRESENT

Promoting good government and sound public policy through research

Provide feedback and input, especially in areas of expertise, to make the CRC ever more successful and ensure Their research is read by both policymakers and the public at large.

Michigan Board of Nursing, State of Michigan

DECEMBER 2018 TO PRESENT

Protecting the public's health and welfare through ensuring the safe practice of nursing

Appointed by Governor Rick Snyder to a four-year term as a public member of the Michigan Board of Nursing, which establishes qualifications for licensure, standards for education and approves nurse education programs.

Board of Visitors, Merrill Palmer Skillman Institute, Wayne State University

Early childhood education, research and quality care

SEPTEMBER 2017 TO PRESENT

As part of advisory board providing outsider feedback to WSU academics and experts in the early childhood, education and sometimes geriatric fields who present scholarly research and findings

Diocese of Lansing, Lansing Catholic High School, Immaculate Heart of Mary School

AUGUST 2006 TO PRESENT

Consultant, crisis communications, special events, chair of marketing, school committee

Consulted on numerous occasions with high school administration and diocese on crisis communications and media strategies. Led marketing and communications team for the high school's largest fundraiser, addressing infrastructure needs, with a strong focus on messaging, social media and solicitation of vendors. Assisted primary school with multiple public awareness and communications campaigns to help increase enrollment.

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

WHEREAS, the Mayor has made the appointment of Maureen Saxton as an At-Large member of the Economic Development Corporation/Tax Increment Finance/Brownfield Redevelopment Authority for a term to expire June 30, 2027; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development & Planning met on May 18, 2021 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Maureen Saxton as an At-Large member of the Economic Development Corporation/Tax Increment Finance/Brownfield Redevelopment Authority for a term to expire June 30, 2027.

CITY OF LANSING BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN #75 AMENDMENT #2

**CAPITAL CITY MARKET
LOCATED AT 636 E. MICHIGAN AVENUE AND A PORTION OF
119 S. LARCH STREET, AND 637 E. MICHIGAN AVENUE,
LANSING, MICHIGAN**

April 2, 2021

Approved by BRA:
Approved by City Council:

Prepared on Behalf of:

**600 E. Michigan-Lansing, LLC
600 E. Michigan, LLC
330 Marshall Street, Suite 100
Lansing, MI 48912
Contact Person: Mr. Pat Gillespie, President
Telephone: (571) 333-4123**

Prepared By:

**PM Environmental, Inc.
3340 Ranger Road
Lansing, MI 48906
Contact Person: Jessica DeBone
Telephone: (616) 328-5297**



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Table 2: Tax Increment Financing Capture
Table 3: Tax Increment Financing Reimbursement

PROJECT SUMMARY

Project Name:	Capital City Market and 637 E. Michigan
Project Location:	The property is located at 636 East Michigan Avenue and a portion of 119 South Larch Street, and 637 East Michigan Avenue in Township four north (T.4N), Range two west (R.2W), Section 16, Lansing, Ingham County Michigan 48912 (the "Property").
Type of Eligible Property:	The property is determined to be a "Facility" and "adjacent or contiguous" to a "Facility"
Eligible Activities:	Pre-Approved Activities, Department Specific Activities, Demolition, Asbestos and Lead Activities, Infrastructure Improvements, Site Preparation, and Preparation and Implementation of a Brownfield Plan and Act 381 Work Plan.
Developer Reimbursable Costs:	\$3,641,045 Eligible Activities \$502,786 15% Contingency <u>\$1,804,384 Estimated Interest</u> \$5,948,214 Total
Years to Complete Reimbursement :	21 years are estimated for reimbursement of Eligible Activities; however, reimbursement may occur up to 30 years from the start of capture.
Estimated Capital Investment:	Total investment of \$41.5 million associated with Capital City Market; approximately \$25 million in developer investment and an additional \$16.5 million by the hotel developer. An additional \$3.1 million in investment is anticipated for the 637 E. Michigan portion of the project.
Project Overview:	The Capital City Market project entails a four-story mixed used development consisting of an urban market, hotel and market rate residential apartments. The building consists of an approximate 48,000 square foot footprint (i.e. first floor area) with just under 35,000 square feet on each of the additional floors. The anchor tenant is an urban market operated by Meijer. Designed to create an open-air atmosphere, the market features garage doors that roll up to allow fresh produce to be placed on the sidewalks. In addition to fresh and frozen food options, the market has a coffee shop, and healthy grab and go food items. The project at 637 East Michigan entails the renovation and revitalization of the iconic Union Depot along the Michigan Avenue Corridor. The approximate 5,900 square foot building will undergo

significant renovation to maximize its usable space and turn the property into a multi-tenant destination, with up to three users. A letter of intent has been executed with Starbucks, who would occupy approximately half of the building. A drive-thru configuration will be added on the west side of the building to accommodate Starbucks as an anchor tenant. Outdoor patio space will be offered and improvements within the existing parking area will take place to create a more walkable environment. A public parklet along Michigan Avenue with greenery, and shade features will be added to allow the public a place to stop, rest, and enjoy the surrounding area. The overall investment will go towards maintaining a landmark within the City.

It is estimated that Capital City Market created 70 temporary construction jobs, 30 new full time and 10 part time jobs by the urban market and 9 full time and 21 part time jobs associated with the hotel. It is estimated that the 637 E. Michigan portion of the project will create approximately 20 temporary construction jobs, 10 new full time equivalent (FTE) jobs associated future tenant(s).

Together, these projects will act as a catalyst for future growth and investment along the Michigan Avenue corridor, having an immediate impact on surrounding property values, eliminating the neighborhood's status as a low access area (formerly referred to as food desert), and improving walkability in Lansing's downtown urban core.

Amendment Summary:

Amendment #1 of this Plan was requested and approved to extend the property boundaries approved under the originally approved Brownfield Plan. This was a result of the developer's acquisition of .05 acres from parcel 33-01-01-16-428-092 and an easement consisting of .01 acres from the same parcel. The acquisition and easement allowed the developer to control costs on the project as a result of unforeseen foundations on this portion of the property that would have required extensive shoring activities that were not economical to the overall development. The amendment did not result in a change in the overall total estimated eligible activities. However, eligible activities did occur within the extended boundary of the project.

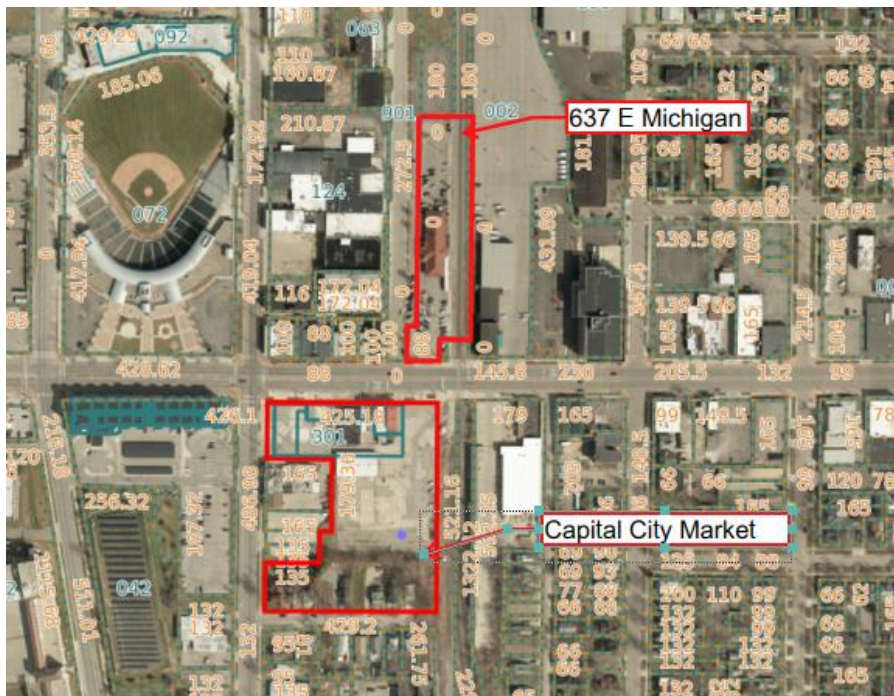
Amendment #2 is made possible due to the success of maximizing grant funding through EGLE and maintaining an efficient project budget on the Capital City Market development. Because of this success, the Developer proposes to continue to redevelop other properties adjacent and near the Capital City Market development. Amendment #2 proposes to include as eligible property, the

PM Environmental, Inc.

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**Brownfield Plan for the Proposed Capital City Market and 637 E. Michigan Development
Located at 636 E. Michigan Avenue and a portion of 119 S. Larch Street, and 637 E. Michigan Avenue,
Lansing, Michigan
PM Environmental, Inc. Project No. 01-9216-0-0004; September 27, 2018;
Amendment #1, September 25, 2019
Amendment #2, April 2, 2021**

adjacent parcel known as 637 East Michigan Avenue, while reconciling the approved Eligible Activities under the Plan based on what is estimated to be requested for reimbursement for Capital City Market and the estimated Eligible Activities for 637 East Michigan. Based on the Capital City Market project's efficiencies, the Developer reimbursement period is anticipated to be shorter than originally estimated, resulting in new taxes for the TIFA and taxing jurisdictions sooner. Amendment #2 will enable additional investment along the Michigan Avenue corridor, supporting the overall revitalization of the corridor and the surrounding Stadium District within the City. The property is eligible to be included within the Plan as it is "adjacent and contiguous" to an eligible parcel, as defined by Public Act 381, as amended. A map is provided below for reference of parcel location.



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Total New Taxes Generated:

Uses over the life of the Brownfield Plan (21 years)	Taxes Captured
Portion Captured to Reimburse Developer	\$5,948,214
Portion Captured for Lansing Brownfield Redevelopment Authority (LBRA) (Administration and Local Brownfield Revolving Fund)	\$543,925
Portion Captured for State Brownfield Fund	\$299,323
Total Captured	\$6,791,461
10% Passed-Through to TIFA or Taxing Units*	\$779,773
Total New Taxes Generated	\$7,571,234

*TIFA is currently estimated to expire in 2039

Uses of Captured Taxes:

Uses over the life of the Brownfield Plan (21 years)	Taxes Captured
Reimbursement to Developer for Eligible Activity Costs	\$3,641,045
Reimbursement to Developer for Contingency (15%) on Eligible Activity Costs*	\$502,786
Reimbursement to Developer for Interest on Eligible Activity Costs**	\$1,804,384
Developer Eligible Reimbursement Total	\$5,948,214
LBRA Administration Fees and LBRA Local Brownfield Revolving Fund (LBRF)	\$543,925
State Brownfield Fund	\$299,323
Total Captured	\$6,791,461

*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities

**Interest is an estimate calculated at 5%

I. INTRODUCTION AND PURPOSE

In order to promote the revitalization of environmentally distressed, historic, functionally obsolete and blighted areas within the boundaries of Lansing (the “City”), the City has established the Lansing Brownfield Redevelopment Authority (LBRA) (the “Authority”) pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (“Act 381”).

The purpose of this Brownfield Plan (the “Plan”) is to promote the redevelopment of and investment in the eligible “Brownfield Property” within the City and to facilitate financing of eligible activities at the Brownfield Property. Inclusion of Brownfield Property within any Plan in the City will facilitate financing of eligible activities at eligible properties and will provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields.” By facilitating redevelopment of the Brownfield Property, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Authority.

The identification or designation of a developer or proposed use for the Brownfield Property that is subject to this Plan shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the eligible property identified in this Plan and, to identify and authorize the eligible activities to be funded. Any change in the proposed developer or proposed use of the eligible property shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property, or impair the rights available to the Authority under this Plan.

This Plan is intended to be a living document, which may be modified and/or amended as submitted by the developer and as approved by the LBRA and Lansing City Council, in accordance with and as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan contains information required by Section 13(1) of Act 381, as amended

II. GENERAL PROVISIONS

A. Description of the Eligible Property (Section 13 (2)(h)) and Project

The Capital City Market portion of the project consists of three (3) legal parcels and an easement, following multiple combinations and splits. These parcels along with the easement are outlined in the table below and total approximately 4 acres.

The 637 E. Michigan portion of the project consists of one (1) legal parcel, which is included in the table below and totals 1.51 acres.

The parcels and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the “Property.” The Property is located on the Michigan Avenue corridor, bounded by commercial and vacant properties to the north, railroad tracks to the east, Barnard Street to the south, and South Larch Street to the west.

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Amendment #2, April 2, 2021**

Individual parcel and easement information is outlined below and legal descriptions are included within Appendix A and Property location maps are included in Appendix B.

Description of Former Individual Parcels (now combined), Easement and 637 East Michigan Avenue			
Property Address	Former Parcel ID (now combined under 33-01-01-16-428- 301, 302, and 303)	Acreage	Most Recent Prior Use
600 East Michigan Avenue	33-01-01-16-428-081	.379	Vacant - Former Gas Station
612-614 East Michigan Avenue	33-01-01-16-428-061	.225	Former Auto Service
622 East Michigan Avenue	33-01-01-16-428-051	.056	Vacant Former commercial
624 East Michigan Avenue	33-01-01-16-428-041	.056	Vacant Former commercial
626 East Michigan Avenue	33-01-01-16-428-031	.056	Vacant Former commercial/office
628 East Michigan Avenue	33-01-01-16-428-021	.056	Vacant Former commercial/office
117 South Larch Street	33-01-01-16-428-100	.233	Vacant Former storage/warehouse
636 East Michigan Avenue	33-01-01-16-428-002	1.821	Surface Parking
Formerly 139 South Larch Street	33-01-01-16-428-141	.126	Vacant
145 South Larch Street	33-01-01-16-428-151	.084	Vacant Former Residential
147 South Larch Street	33-01-01-16-428-161	.084	Vacant Former Residential
611 Barnard Street	33-01-01-16-428-171	.084	Vacant Former Residential
Formerly 613 Barnard Street	33-01-01-16-428-181	.117	Vacant
619 Barnard Street	33-01-01-16-428-191	.117	Vacant Former Residential
Formerly 621 Barnard Street	33-01-01-16-428-201	.117	Vacant
625 Barnard Street	33-01-01-16-428-211	.117	Vacant Former Residential
629 Barnard Street	33-01-01-16-428-221	.117	Vacant Former Residential
633 Barnard Street	33-01-01-16-428-231	.117	Vacant Garage
No Address	33-01-01-16-428-901	.044	Vacant Alleyway
Portion of 119 South Larch Street	Portion of 33-01-01-16-428-092	.063	Vacant
Portion of 119 South Larch Street	Portion of 33-01-01-16-428-092 now combined with 33-01-01-16-428- 301, 302, and 303	.05	Vacant
Property Address	Parcel ID	Acreage	Most Recent Prior Use
Portion of 119 South Larch Street (Easement)	Portion of 33-01-01-16-428-092	.01	Vacant
Property Address	Parcel ID	Acreage	Most Recent Prior Use
637 East Michigan Ave	33-01-01-16-227-403	1.51	Vacant former Restaurant

600 E. Michigan-Lansing, LLC, 637 E Michigan, LLC development entities of Gillespie Group, or any affiliate, or such other developer as approved by the Authority, are collectively the project developer ("Developer").

Gillespie Group (“GG”) was founded by Patrick Gillespie and is led by a team of experienced professionals. GG specializes in creative urban development, revitalizing communities, and pursuing excellence in all that they do. With an eye to the future, the team takes creative risks, visualizing energetic spaces that breathe new life into city neighborhoods. The group’s diverse, statewide portfolio includes more than 1,890 residential units and over 685,000 square feet of commercial/retail space. Much of GG’s demonstrated success is in Lansing with urban renewal projects such as The Outfield, Marketplace, Lansing Brewing Company and Stadium District. Bold, innovative designs and a transformative vision for a better Michigan are at the heart of each effort GG takes on, which is exactly the vision for the Project, referred to as Capital City Market and 637 E. Michigan.

Capital City Market Parcels – Historical Use and Project Description

The Property was developed with a 3,616 square foot automotive service garage building (formerly identified as 612-614 East Michigan Avenue) constructed in 1930, four retail buildings (formerly identified as 622-628 East Michigan Avenue) totaling 8,654 square feet constructed in 1900, a warehouse building (formerly identified as 117 South Larch Street) totaling 5,520 square feet constructed in 1946, six residential dwellings (formerly identified as 145-147 South Larch Street and 611-629 Barnard Street) totaling 9,720 square feet constructed between 1884 and 1916, and a garage building (formerly identified as 633 Barnard Street) totaling 960 square feet constructed in 1983 and is in area characterized by commercial and residential uses. The Property is currently zoned G1: General Commercial and permits the project’s use.

The northeastern portion of the Property (formerly identified as 636 East Michigan Avenue) was occupied by lumber storage for Hall Lumber Company from at least 1892 to 1898. By 1950, a larger office building, occupied by Lewis Fuel Oil Company was constructed. The Lewis Fuel Oil office building was demolished between 1994 and 1997, and prior to redevelopment this portion of the Property was occupied by a surface parking lot since that time.

The first north-central portion of the Property was occupied by four storefront buildings (formerly identified as 622-628 East Michigan Avenue). The two eastern buildings were constructed prior to 1892. The two western storefront buildings were constructed between 1906 and 1913. A majority of the former occupants have included various retail, medical, and professional office tenants, with the exception of 622 and 624 East Michigan Avenue. The storefront buildings, formerly identified as 622 East Michigan Avenue and 624 East Michigan Avenue, were occupied by a radiator shop from at least 1935 to 1959 and a glassworks shop from at least 1945 to 1964, respectively.

The second north-central portion of the Property was occupied by an automotive service building (formerly identified as 612-614 East Michigan Avenue), which was constructed by 1930 as a gasoline service station. Gasoline dispensing operations ceased in approximately the mid-1950s and the Property has been occupied by an automotive service business since the early 1960s. Three orphan gasoline underground storage tanks (USTs) with capacities between 1,000 and 1,500 gallons were present on the former 612-614 East Michigan Avenue parcel of the Property.

The northwestern parcel of the Property (formerly identified as 600 East Michigan Avenue) was most recently characterized by a vacant lot with four (4) USTs that were not in use prior to redevelopment. An auto sales and service building was constructed in the south-central portion by 1950 and was demolished by the early 1970s. A former convenience store building associated with a retail gasoline station was constructed in the early 1970s, with a car wash building constructed in 1995. All of the former buildings were demolished in 2012 and the property was vacant since that time, prior to redevelopment.

The central portion of the Property (formerly identified as 636 East Michigan Avenue) was occupied by Hall Lumber Company, Michigan Implement & Transfer Company and Butler-Langevin Lumber Company, from at least 1892 to 1988 with lumber and coal storage and planning, sash and door manufacturing and occupied by agricultural implements and engines and/or threshers. The former building located at 117 South Larch Street was constructed in 1946 and was utilized as storage in at least 1951 and boat storage and repair in at least 1966. All of the former buildings (with the exception of the remaining building at the time of redevelopment) were demolished by 1950 and the property was occupied by Lewis Fuel Oil Company from at least 1940 until the early 1990s with operations consisting of bulk petroleum and coal distribution. A garage building, with truck service operations was constructed by 1951 and demolished between 1997 and 1998. Six coal silos were present on the northeastern portion from 1950 until 1973 and various petroleum above ground storage tanks (ASTs) were present on the southern portion from 1950 to 1994. All of the former buildings were demolished (except the remaining building at the time of redevelopment) were demolished between 1994 and 1997, and the Property was vacant land and/or a surface parking lot since that time, prior to redevelopment.

The southern portion of the Property (formerly identified as 145-147 South Larch Street and 601-637 Barnard Street) was historically been occupied by various residential dwellings.

The Property was redeveloped with a four-story, mixed-used project consisting of an urban market, hotel and market rate residential apartments. This included consolidation of all of the parcels comprising the Property into a single parcel and demolition of all previously existing structures and improvements. The building now has an approximate 48,000 square foot footprint (i.e. first floor area) with just under 35,000 square feet on each of the additional floors. The anchor tenant is an urban market that with an open-air atmosphere featuring a coffee shop, fresh and frozen produce and healthy grab and go options. The building is positioned along Michigan Avenue with open air garage doors along a portion of the market, which assists in further activating the sidewalks.

The remainder of the ground floor, on the eastern portion of the property includes lobby and amenity space for a Marriott brand hotel. The hotel's amenities include a conference room/meeting space, lounge and bistro restaurant. The stories above will includes 122 guest rooms.

On the western portion of the property, occupying the second through fourth floors, are 40 market-rate residential apartment units. The units consist of studios, 1-bedroom units and 2-bedroom units.

The remainder of the Property (i.e., south and east of the mixed-use building) consists of ample parking for the residents and businesses with landscape features and trees throughout.

Demolition and site preparation activities began in early 2019, with completion of the urban market tenant in the fall of 2020 and the remainder of the development completed by winter 2020/2021. GG will invest an estimated \$25 million in the development with an additional \$16.5 million invested by the hotel. It is estimated that the project will create approximately 70 temporary construction jobs, 30 new full time jobs and 10 part time jobs by the urban market tenant and 30 new jobs associated with the hotel.

Preliminary site plans and renderings are included in Appendix C.

637 E. Michigan Parcel – Historical Use and Project Description

Historical records document that the Property was used as part of the east adjoining lumber yard as early as 1892 and contained three railroad tracks through the central portion of the parcel. Between 1892 and 1898, the first railroad passenger building was constructed in the central portion of the property and the railroad tracks were limited to an easement on the east side of the property. In 1902, the passenger building was rebuilt and moved slightly south of the original location and an express office was added to the north of the passenger building. The property ceased operations by 1972 and between 1974 and 1978, the express office was demolished, the railroad spur removed, and the passenger office became vacant. Following significant renovation, the property opened as a restaurant in 1979, and in 1999 with the help of a Lansing Economic Development Corporation Small Business Loan a rail car was added to the eastern portion of the building and used as a dining area. The restaurant, known as Clara's, and a household name throughout the Lansing Region operated for 37 years, closing in 2016.

Designed by the Detroit firm Spier and Rohns, the former Union Depot exemplifies turn-of-the-century, Tudor Revival style. While the Depot underwent many changes to be reinvented as a restaurant, it retained its original unique massing, decorative features, and historic fabric. The Union Depot was listed in the National Register of Historic Places in 1995.

The Developer proposes to again reinvent the building and surrounding property, while maintaining the historic character as best possible. While the project is not a historic preservation project and is not seeking historic tax credits, the historic look and charm will be retained while allowing for more modern uses. The building will undergo renovations to create up to three new tenant spaces complete with outdoor seating areas, proposed to be open to the public. A letter of intent is executed with Starbucks, who is proposed occupy nearly half of the building. As part of Starbucks' policy, seating both indoors and out, and use of available Wi-Fi and restroom space is open to anyone, even if they don't buy anything. The existing parking lot will receive new life through green spaces and urban public parklets. However, maintaining the property's character while converting the building for multiple tenants comes with significant challenges. The building will require replacement of structural components, due to some that are failing, and due to altering the building into separate user spaces and or user specific design specifications. Additional needs include a new roof, and new mechanicals, plumbing and electrical throughout. Asbestos containing building materials will need to be abated prior

to renovation activities including the roofing materials and flooring and mastic within the building.

Stabilization activities took place on the property following acquisition in 2016, which included selective demolition and asbestos abatement which are outlined within the attached Table 1. Future demolition and site preparation activities will begin in the summer of 2021, with completion by the summer of 2023. Total project investment is estimated to be \$3.1 million, including acquisition, hard and soft construction costs. It is estimated that the project will create approximately 20 temporary construction jobs, 10 new full time equivalent (FTE) jobs associated with future tenant(s).

The project will complement the Capital City Market development, adding to the vibrancy that has resulted and continuing to catalyze future development within the Stadium District. Starbucks as the anchor tenant, will bring an internationally branded coffee shop to the Capital City allowing a free space for both residents and visitors to gather. Additionally, it will increase amenities to residents and visitors, while allowing for the Union Depot to continue its legacy as a part of the City of Lansing.

Preliminary site plans and renderings are included in Appendix C.

B. Basis of Eligibility (Section 13 (2)(h) and Section 2(o))

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a commercial use; (b) it is located within the City of Lansing, a qualified local governmental unit under Act 381; (c) the Property is determined to be a “facility,” “property” and a “site”; and (d) the property is “adjacent and contiguous” to a “facility,” “property” and a “site.”

Capital City Market Parcels – Basis of Eligibility

The parcel formerly identified as 600 East Michigan Avenue is listed with the Department of Environment, Great Lakes and Energy (EGLE) as a closed Leaking Underground Storage Tank (LUST) site associated with three historical releases reported between 1990 and 1999. Regulatory closure was achieved for those releases between 1996 and 2000. However, residual gasoline contamination remains on the parcel.

The parcel formerly identified as 612-614 East Michigan Avenue is listed as an open LUST site due to a release of gasoline reported in December 2017 associated with three orphan USTs identified at that parcel. The parcel formerly identified as 636 East Michigan Avenue is also listed as an open LUST site, with three open releases of gasoline, used oil, and/or heating oil, which were reported between January and March of 1995.

Subsurface investigation activities conducted between 1995 and 2017 documented the presence of soil and groundwater contamination exceeding Part 201 Generic Cleanup Criteria (GCC) and Part 213 Risk-Based Screening Levels (RBSLs) on the following parcels formerly known as 600 East Michigan Avenue, 612-614 East Michigan Avenue, 636 East Michigan Avenue, and 117 South Larch Street.

The identified contaminants included various volatile organic compounds (VOCs), polynuclear aromatic compounds (PNAs) and metals, which exceed the Part 201/213 Residential and Nonresidential Drinking Water/Drinking Water Protection (DW/DWP), Groundwater Surface Water Interface/Groundwater Surface Water Interface Protection (GSI/GSIP), and Direct Contact (DC) GCC/RBSLs, and the EGLE Residential and Nonresidential Recommended Interim Action Screening Levels (RIASLs) for vapor intrusion.

Soil gas samples collected from the 600 East Michigan Avenue parcel of the Property in 2013 also identified gasoline VOC concentrations exceeding the EGLE Residential and Nonresidential RIASLs.

Based upon documented exceedances of the Part 201 GCC, Part 213 RBSLs, and EGLE RIASLs, and its status as an open LUST site, the Property is a “facility” as defined under Part 201, and a “property” and a “site” as defined under Part 213.

600 E. Michigan-Lansing, LLC conducted a Baseline Environmental Assessment for the Property, dated March 22, 2018, which was submitted to the Michigan Department of Environmental Quality (EGLE) to obtain liability protections for existing contamination at the time of purchase from the State of Michigan. Therefore, 600 E. Michigan-Lansing, LLC is not liable for existing contamination at the time of purchase.

637 E. Michigan Parcel – Basis of Eligibility

637 E. Michigan is considered “adjacent or contiguous” to a “facility,” “property” and a “site” and is estimated to increase the captured taxable value of that property.

Additional documentation and description of the Property’s eligibility is provided in Appendix D.

C. Summary of Eligible Activities and Description of Costs (Sec. 13 (2)(a-b))

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2 of Act 381 and as permitted under the Brownfield Redevelopment Financing Act that include: Pre-Approved Activities, Department Specific Activities, Demolition, Asbestos Activities, Infrastructure Improvements, Site Preparation and preparation and implementation of a Brownfield Plan and Act 381 Work Plan. A complete itemization of these activities and associated expenses is included in Table 1. Letters inclusive of a greenfield analysis for urban storm water management costs and special foundations are included as Appendices E and F.

The following eligible activities and budgeted costs are intended as part of the development. All activities are intended to be “Eligible Activities” under the Brownfield Redevelopment Financing Act. The Authority is not obligated to reimburse any eligible activities conducted after July 1, 2023.

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Amendment #2, April 2, 2021

Eligible Activities	Total Estimated Costs	Local Only Act 381 Eligible Activities	MSF Act 381 Eligible Activities	EGLE Act 381 Eligible Activities
Pre-Approved Activities	\$109,140			\$109,140
Department Specific Activities	\$280,000	\$25,000		\$255,000
Demolition Activities	\$85,300	\$69,300	\$15,000	\$1,000
Asbestos Activities	\$41,820	\$40,820		1,000
Infrastructure Improvements	\$1,075,828	\$135,828	\$940,000	
Site Preparation	\$1,868,957	\$120,315	\$1,748,642	
Brownfield/Work Plan Preparation	\$180,000	\$120,000	\$15,000	\$15,000
Brownfield/Work Plan Implementation	\$40,000	\$10,000	\$15,000	\$15,000
Subtotal	\$3,641,045	\$518,363	\$2,733,642	\$389,040
15% Contingency*	\$502,786	\$58,689	\$405,546	\$38,550
Subtotal with Contingency	\$4,143,830	\$577,052	\$3,139,188	\$427,590
Interest**	\$1,804,384	\$365,596	\$1,302,561	\$136,227
Subtotal with Contingency and Interest	\$5,948,214	\$942,648	\$4,441,272	\$564,293

* 15% contingency excludes the cost of Pre-Approved activities and preparation of the Brownfield Plan and Act 381 Work Plan

**Interest is an estimate calculated at 5%,

Administrative Activities	
LBRA Admin Fee and LBRF (10% Annually)	\$543,925
State Brownfield Fund	\$299,323
Sub-Total	\$843,247
10% Pass Through (state and local)	\$779,773
Total	\$1,623,020

Eligible activities will be financed by 600 E. Michigan-Lansing, LLC and 637 E Michigan, LLC using any or all of: (i) conventional financing, (ii) tax increment revenue bonds (the “Bonds”) permitted under Section 17 of Act 381 and issued by the LBRA, (iii) an EGLE Grant and/or Loan which will be funded to the LBRA to pay the cost of certain of the eligible activities and (iv) a direct loan from the LBRA to pay the cost of certain eligible activities. The Developer will be reimbursed for eligible costs as described in Section C and outlined in Table 1. Costs for Eligible Activities funded by the Developer and the EGLE Loan will be repaid under the Michigan Brownfield Redevelopment Financing Program (Michigan Public Act 381, as amended) with incremental taxes generated by the Project. Tax increment revenues (“TIR”) generated by the Project will be captured by the LBRA and used either to reimburse the cost of the eligible activities as approved under this Plan and associated Reimbursement Agreement, EGLE Loan Agreement, and Development Agreement relating to the Project, or to pay debt service on the Bonds pursuant to a bond indenture. The Developer may also be reimbursed for eligible activities not financed by the EGLE Loan, the conventional financing, or the Bonds with TIR subject to the terms of the EGLE Loan Agreement, the Reimbursement Agreement, and/or a bond indenture.

Payments will be made to the full extent incremental property tax revenues are or become available for such purposes under Act 381. The costs listed in the table referenced above are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other conditions encountered on the Property. In addition, the interest cost referenced above is an estimate and may increase or decrease depending on the actual incurred eligible activity costs and financing costs.

However, in no event shall the total reimbursed costs for eligible activities, and contingency exceed \$4,143,830 plus approved interest of \$1,804,384 (\$5,948,214 total) unless amended and approved by the LBRA and Lansing City Council.

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Sec. 13 (2)(c))

Incremental taxes on real property will be captured under this Plan to reimburse eligible activity expenses. The base taxable value of the parcels associated with the Capital City Market portion of the project shall be determined by the use of the 2018 tax year tax values, which is \$517,438. Tax increment revenue capture will begin when tax increment is generated by redevelopment of the Property, which is expected to begin in 2021 or when full redevelopment is completed whichever occurs first. The estimated taxable value of this portion of the completed development is \$5,685,236, upon full completion. An annual increase in taxable value of 1% has been used for calculation of future tax increments in this Plan.

The base taxable value of the parcel associated with the 637 E. Michigan portion of the project shall be determined by the use of the 2021 tax year tax values, which is \$237,500. Tax increment revenue capture will begin when tax increment is generated by redevelopment of the Property, which is expected to begin in 2023 or when full redevelopment is completed whichever occurs first. The estimated taxable value of this portion of the completed development is \$392,800, upon full completion. An annual increase in taxable value of 1% has been used for calculation of future tax increments in this Plan.

Tables 2 and 3 detail the estimate of captured tax increment revenues for each year of the Plan from the Property.

TIR will also be used to pay or reimburse administrative expenses and the Local Brownfield Revolving Fund (LBRF) first, as outlined in the attached tables. In the event that the use of school tax revenues is not approved by the EGLE or MSF, as applicable, TIR will consist of local-only taxes (to the extent available).

E. Method of Brownfield Plan Financing and Description of Advances by the Municipality (Sec. 13 (2)(d)); Maximum Amount of Note or Bonded Indebtedness (Sec. 13 (2)(e))

It is anticipated that specific eligible activities will be financed by 600 E. Michigan-Lansing, LLC and 637 E Michigan, LLC using conventional financing or any one or more of the issuance of Bonds permitted under Section 17 of Act 381 and issued by the LBRA, an EGLE Grant and/or Loan, which will be funded to the LBRA to pay the cost of certain eligible activities, and an LBRA Loan to pay the cost of certain eligible activities. TIR generated by the Property will be captured by the LBRA and used to pay or reimburse the costs of the eligible activities as approved under this Plan and associated Reimbursement Agreement, LBRA Loan Agreement, EGLE Loan Agreement, Development Agreement and Bond Indenture. The Developer may also be reimbursed for eligible activities not financed by the EGLE Loan, the LBRA Loan, the conventional financing, or the Bonds with TIR, subject to the terms of the EGLE Loan Agreement, the LBRA Loan Agreement, the Reimbursement Agreement, and/or the bond indenture.

F. Duration of Brownfield Plan (Sec. 13 (2)(f))

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 subsection (4) and (5) of Section 13 of Act 381 or 30 years. The Property will become part of this Plan on the date this Plan is approved by the Lansing City Council.

G. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (Sec. 13 (2)(g))

Tables 2 and 3 attached to this Plan provide the estimated TIR to be generated and captured under this Plan, for an estimated period of 21 years.

The total estimated cost of the eligible actives, contingency, interest, administrative fees, LBRF and State Brownfield Fund to be reimbursed or captured through use of TIR is projected to be up to \$6,791,461. Taxes will continue to be generated to the City's tax increment finance authority (TIFA) or taxing jurisdictions on local and school captured millages at the total base taxable value of \$754,938 starting in 2021 and throughout the duration of this Plan totaling approximately \$1,150,485 or \$54,785 annually starting in 2021 and throughout the duration of the Plan. The TIFA is currently estimated to expire in 2039.

Non-capturable millages, will see an immediate increase in new taxes generated following redevelopment and will provide new tax revenue of approximately \$580,823 throughout the duration of this Plan.

Brownfield Plan for the Proposed Capital City Market and 637 E. Michigan Development
Located at 636 E. Michigan Avenue and a portion of 119 S. Larch Street, and 637 E. Michigan Avenue,
Lansing, Michigan
PM Environmental, Inc. Project No. 01-9216-0-0004; September 27, 2018;
Amendment #1, September 25, 2019
Amendment #2, April 2, 2021

Ten percent of newly generated taxes will be captured for the TIFA or taxing jurisdictions on local and state school captured millages throughout the duration of this Plan totaling approximately \$779,773.

A summary of the estimated impact to taxing jurisdictions for the life of the Plan is summarized below.

Millage	Rate	Amount Captured (Eligible Activities, LBRA LBRF, LBRA Admin. Fee, State BF Fund)	Taxes from current base tax value for the TIFA and Taxing Jurisdictions	New Taxes Passed through to TIFA
State Education Tax (SET)	6.0000	\$518,394	\$95,122	\$58,962
School Operating Tax	18.0000	\$1,555,181	\$285,367	\$176,887
Subtotal	24.0000	\$2,073,575	\$380,489	\$235,849
Lansing Oper	19.4400	\$2,098,306	\$308,196	\$241,914
Lans Com College	3.8072	\$410,940	\$60,358	\$47,377
Ingham Intermed	4.7062	\$507,976	\$74,611	\$58,564
Ingham Cnty Sum	6.8000	\$733,975	\$107,805	\$84,620
Ingham County	3.2800	\$354,035	\$52,000	\$40,817
Airport Auth	0.6990	\$75,448	\$11,082	\$8,698
CATA	3.0070	\$324,568	\$47,672	\$37,419
CADL-Library	1.5600	\$168,383	\$24,732	\$19,413
Zoo Millage	0.4100	\$44,254	\$6,500	\$5,102
Subtotal	43.7094	\$4,717,886	\$692,956	\$543,925
Total Capturable Millages	67.7094	\$6,791,461	\$1,073,444	\$779,773
Non-Capturable Millages	Rate	New Taxes Generated	Taxes Preserved for Taxing Unit	New Taxes Generated
Lansing Debt	0.2600	\$28,063	\$4,122	NA
Lansing Sch Debt	4.6000	\$549,750	\$72,927	NA
Total Non-Capturable Millages	4.8600	\$580,823	\$77,049	

H. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property (Sec. 13 (2)(h))

The legal description of the Property included in this Plan is attached in Appendix A.

Property location maps are included in Appendix B.

Documentation of characteristics that qualify the Property as eligible property is provided in Appendix D.

Personal property may be included as part of the eligible property to the extent that it is taxable personal property.

I. Displacement/Relocation of Individuals on Eligible Property (Sec. 13 (2)(i-l))

No displacement of businesses or residents is expected as part of this project. All parcels were vacant of businesses or residents prior to acquisition with the exception of one business, which relocated in July of 2018 and one residence whose lease expires prior to the anticipated approval timeline of the Plan. The existing residential lease ended and all properties were vacant by August 31, 2018, prior to approval of this Plan. An additional lease for surface parking exists on the property, however, the lease will end November 14, 2018. The property will continue to be rented on a month to month basis through April 1, 2019 as a courtesy. Therefore no displacement or relocation will occur on the Property. Compliance with all relocation requirements of Act 381 and the standards and provisions of the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970, Public Law 91-646 will be kept.

J. Local Brownfield Revolving Fund ("LBRF") (Sec. 13 (2)(m))

The LBRA has established a Local Brownfield Revolving Fund (LBRF). Capture for the LBRA is included in this plan on an annual basis with administrative fees totaling 10% of the annual available local TIR, and is currently estimated to total \$543,925 over 21 years. The funds deposited into the LBRF as part of this Plan will be used to support future development projects in Lansing in accordance with the requirements of Act 381, as amended.

K. Other Material that the Authority or Governing Body Considers Pertinent (Sec. 13 (2)(n))

The Lansing Brownfield Redevelopment Authority and the City Council as the Governing Body, in accordance with Act 381, may amend this Plan in order to fund additional eligible activities associated with the Project described herein. The Property is located within a Lansing Tax Increment Finance Authority (TIFA) district and therefore an interlocal agreement will be required to be approved and executed as part of this project. This project is a high priority for the City of Lansing, which will be transformational for the Michigan Avenue corridor and surrounding residents. Those living in and near the downtown will have access to affordable, healthy food within walking distance, while nearby properties will see an increase in property value. The development will increase both daytime and evening foot traffic, extending spending in nearby local businesses. Significant blight conditions will be eliminated and environmental

conditions will be reduced and mitigated to prevent exposures. Overall the project will attract new residents and business into the downtown and catalyze future growth and investment. Eligible Activities associated with the parcel referred to as 637 East Michigan Avenue shall be reimbursed via local only tax increment revenues only.

Appendix A

PLOT PLAN

For:
Gillespie Group
600 E. Michigan—Lansing, LLC
330 Marshall Street
Lansing, MI 48912

Survey Address:
600 Michigan Avenue
Lansing, MI 48912

Legal Description: A parcel of land in Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, Connard's Subdivision on Lot 1, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 31, Ingham County Records, and in Barnard's Subdivision on Lots 2, 3 and 4, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 32, Ingham County Records, the surveyed boundary of said parcel described as: Beginning at the Northwest corner of said Connard's Subdivision; thence S89°25'55"E along the North line of said Connard's Subdivision 425.18 feet (recorded as 425.04 feet) to the Northeast corner of said Connard's Subdivision; thence S00°06'32"W along the East line of said Connard's Subdivision, the East line of said Block 242, and the East line of said Barnard's Subdivision 521.16 feet to the Southeast corner of Block 1, said Barnard's Subdivision; thence N89°29'27"W along the South line of said Block 1 a distance of 429.20 feet (recorded as 429.00 feet) to the Southwest corner of said Block 1; thence N00°33'03"E along the West line of said Barnard's Subdivision 121.50 feet to the Northwest corner of Block 1 of said Barnard's Subdivision; thence S89°28'38"E along the North line of said Block 1 of Barnard's Subdivision 135.00 feet to the East line of the West 135 feet of Lot 2, said Block 242; thence N00°33'02"E along said East line 78.23 feet to the South line of the North 8 feet of said Lot 2, Block 242; thence S89°18'57"E along said South line 30.00 feet to the Southerly extension of the East line of Lot 23, said Connard's Subdivision; thence N00°33'03"E along said Southerly extension of the East line of said Lot 23 and the East line of Lots 23, 22, 21, and 20, said Connard's Subdivision 179.36 feet to the South line of the North 16.50 feet of said Lot 20; thence N89°26'46"W along said South line 165.00 feet to the West line of said Connard's Subdivision; thence N00°33'03"E along said West line 142.49 feet to the point of beginning; said parcel containing 4.19 acres more or less; said parcel subject to all easements and restrictions if any.



KEBS, INC.

KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY KDB

SECTION 16, T4N, R2W

FIELD WORK BY ---

JOB NUMBER:

SHEET 2 OF 2

92950.BND-PLT

PLOT PLAN

For:
Gillespie Group
600 E. Michigan—Lansing, LLC
330 Marshall Street
Lansing, MI 48912

Survey Address:
636 E. Michigan Avenue
Lansing, MI 48912

Proposed Legal Descriptions:

Parcel 636 E. Michigan Avenue: A parcel of land in Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, Connard's Subdivision on Lot 1, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 31, Ingham County Records, and in Barnard's Subdivision on Lots 2, 3 and 4, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 32, Ingham County Records, the surveyed boundary of said parcel described as: Beginning at the Northwest corner of said Connard's Subdivision; thence S89°25'55"E along the North line of said Connard's Subdivision 425.18 feet (recorded as 425.04 feet) to the Northeast corner of said Connard's Subdivision; thence S00°06'32"W along the East line of said Connard's Subdivision, the East line of said Block 242, and the East line of said Barnard's Subdivision 521.16 feet to the Southeast corner of Block 1, said Barnard's Subdivision; thence N89°29'27"W along the South line of said Block 1 a distance of 429.20 feet (recorded as 429.00 feet) to the Southwest corner of said Block 1; thence N00°33'03"E along the West line of said Barnard's Subdivision 121.50 feet to the Northwest corner of Block 1 of said Barnard's Subdivision; thence S89°28'38"E along the North line of said Block 1 of Barnard's Subdivision 135.00 feet to the East line of the West 135 feet of said Lot 2, Block 242; thence N00°33'03"E along said East line 78.23 feet to the South line of the North 8 feet of said Lot 2, Block 242; thence S89°18'57"E along said South line 30.00 feet to the Southerly extension of the East line of Lot 23, said Connard's Subdivision; thence N00°33'03"E along said Southerly extension of the East line of said Lot 23 and the East line of Lots 23, 22, 21, and 20, said Connard's Subdivision 155.45 feet; thence N54°22'13"W 13.08 feet; thence N89°27'25"W 4.35 feet; thence N00°29'31"E 3.08 feet; thence N89°27'25"W 149.95 feet to the West line of said Connard's Subdivision; thence N00°33'03"E along said West line 155.83 feet to the point of beginning; said parcel containing 4.24 acres, more or less, said aprcel subject to all easements and restrictions, if any.

Parcel 119 S. Larch Street: Lots 20, 21 & 22, except the North 16.5 feet of Lot 20, Connard's Subdivision on Lot 1, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 31, Ingham County Records, also except a parcel of land being part of Lot 20, Connard's Subdivision on Lot 1, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 31, Ingham County Records, the boundary of said parcel described as: Commencing at the Northwest corner of said Connard's Subdivision; thence S00°33'03"W along the West line of said Connard's Subdivision 142.49 feet to a point 16.5 feet South of the Northwest corner of said Lot 20 and the point of beginning of this description; thence S89°26'46"E parallel with the North line of said Lot 20 a distance of 165.00 feet to the East line of said Lot 20; thence S00°33'03"W along said East line 23.91 feet; thence N54°22'13"W 13.08 feet; thence N89°27'25"W 4.35 feet; thence N00°29'31"E 3.08 feet; thence N89°27'25"W 149.95 feet to the West line of said Connard's Subdivision; thence N00°33'03"E along said West line 13.34 feet to the point of beginning; said parcel containing 0.44 acre, more or less; said parcel subject to all easements and restrictions, if any.

All bearings are derived from Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.

ERIK R. FRIESTROM

08/02/19

ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR
DATE
NO. 53497



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

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13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY KDB

SECTION 16, T4N, R2W

FIELD WORK BY ---

JOB NUMBER:

SHEET 4 OF 5

92950.PLT-2

ALTA/NSPS LAND TITLE SURVEY

"637 E. MICHIGAN AVENUE"

SURVEYOR'S NOTES:

1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in February 2016.
2. All bearings and distances on the survey are record and measured unless otherwise noted. Measured Bearings are based on Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.
3. All dimensions are in feet and decimals thereof.
4. No building tie dimensions are to be used for establishing the property lines.
5. There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.
6. There is no observable evidence of cemeteries on this site.
7. There is no observable evidence of earth moving work, building construction, or building additions within recent months.
8. There is no observable evidence of site used as a solid waste dump, sump, or sanitary landfill.
9. Parcel has direct access to public E. Michigan Avenue and public Pere Marquette Drive.

ALTA/ACSM LAND TITLE SURVEY – TABLE "A" REQUIREMENTS:

Item 1: Shown on the survey map.

Item 2: Address of the surveyed property: 637 E. Michigan Avenue, Lansing, MI 48912

Item 3: By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the City of Lansing, Ingham County, Michigan, Community Panel No. 20090 0131 D, dated August 16, 2011.

Item 4: 1.51 Acres (65,832 square feet)

Item 7a: Shown on the survey map.

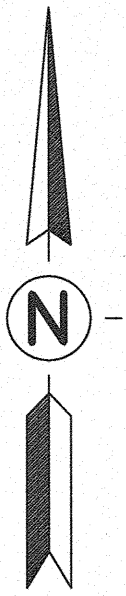
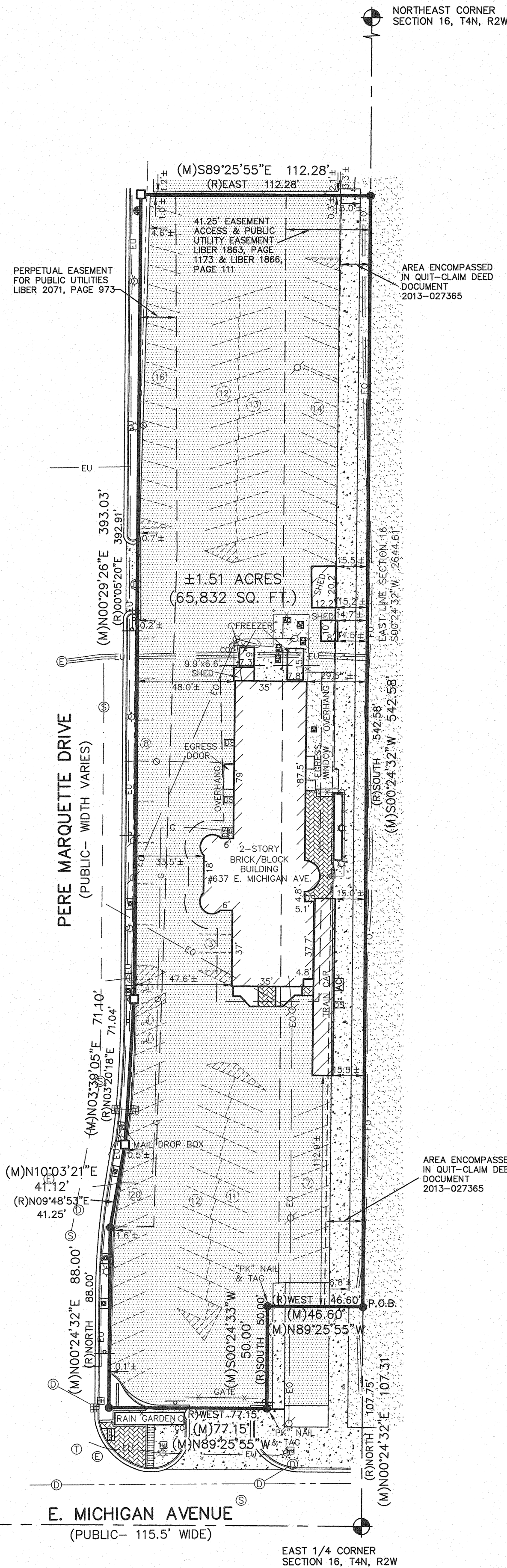
Item 8: Shown on the survey map.

Item 9: Parking:
Regular Parking Spaces: 113
Barrier Free Parking Spaces: 3
Total on-site Parking Spaces: 116

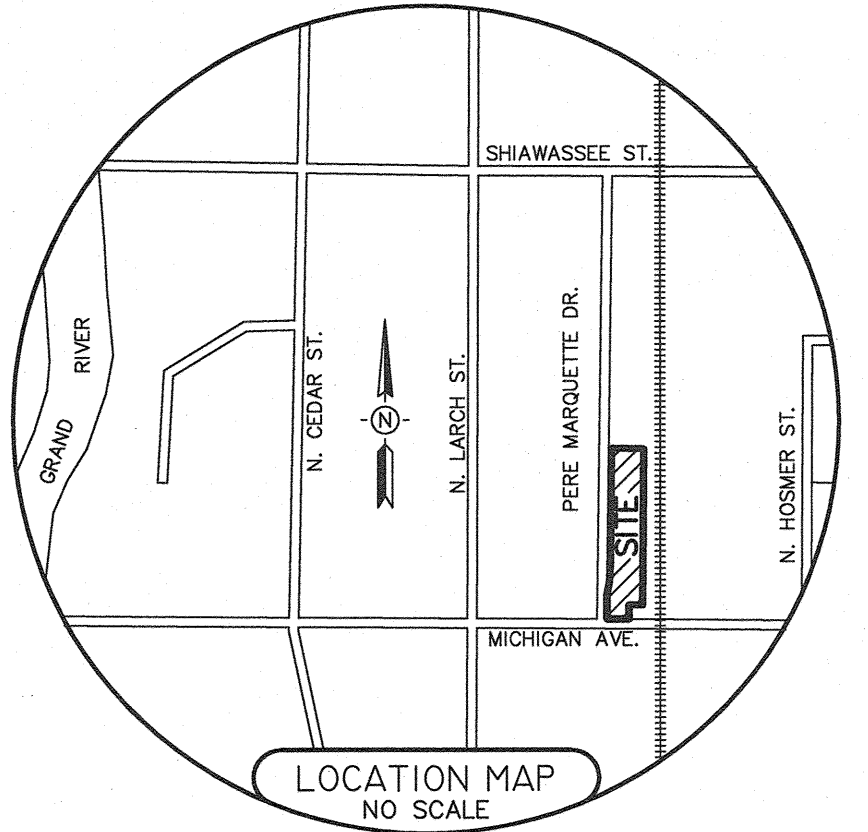
Item 11: Utility information as shown was obtained from available public records and from supporting field observations, where possible, and is subject to verification in the field by the appropriate authorities prior to use for construction. This parcel was marked by MISS DIG Ticket No. A60480054-00A. MISS DIG positive response shows markings were completed by City of Lansing for water, sanitary sewer and storm sewer, Level 3 Communications, Lansing Board of Water & Light, and Consumers Energy Gas Distribution. Utilities found on site that were located by MISS DIG were: gas, water, electric, and fiber optic lines.

LEGEND

●	= SET 1/2" BAR WITH CAP	⊕	= SANITARY MANHOLE
□	= FOUND BAR & CAP #18998	⊙	= DRAINAGE MANHOLE
—	= DEED LINE	⊖	= ELECTRIC MANHOLE
—	= DISTANCE NOT TO SCALE	Ⓣ	= TELEPHONE MANHOLE
—	= FENCE	⊞	= CATCHBASIN
—	= ASPHALT	⊞	= SANITARY CLEANOUT
—	= CONCRETE	⊞	= FIRE HYDRANT
—	= GRAVEL	⊞	= VALVE
—	= BRICK	⊞	= UTILITY POLE
—	= SANITARY SEWER	⊞	= LIGHT POLE
—	= STORM SEWER	⊞	= GUY POLE
—	= WATER LINE	⊞	= GUY WIRE
—	= GAS LINE	⊞	= UTILITY PEDESTAL
—	= UNDERGROUND FIBER OPTIC	⊞	= TRANSFORMER
—	= UNDERGROUND TELEVISION	⊞	= ELECTRIC METER
—	= UNDERGROUND ELECTRIC	⊞	= GAS METER
—	= OVERHEAD WIRES	⊞	= WATER METER
■	= PARKING METER	⊞	= MONITORING WELL
■	= AIR CONDITIONING UNIT	⊞	= SIGN
■	= HAND HOLE	⊞	= POST



SCALE 1" = 40'



LEGAL DESCRIPTION:

(As provided by First American Title Insurance Company, Commitment No. 142176, dated February 4, 2015)
Part of Lot 39, Assessor's Plat No. 36 of Block 243, Original Plat, as recorded in Liber 11, Page 18, Ingham County Records and part of vacated East Street described as: Commencing 107.75 feet North of the East 1/4 corner of Section 16, Town 4 North, Range 2 West, thence West 46.6 feet, thence South 50 feet to the North line of Michigan Avenue, thence West to the East line of Pere Marquette Drive at a point 123.75 feet West of the East line of said Section 16, thence North 88 feet; thence North 09 degrees 48 minutes 53 seconds East 41.25 feet, thence North 03 degrees 20 minutes 18 seconds East 71.04 feet, thence North 00 degrees 05 minutes 20 seconds East 392.91 feet, thence East 112.28 feet to the East line of said Section 16, thence South 542.58 feet to the Point of Beginning.

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by First American Title Insurance Company, Commitment No. 142176, dated February 4, 2015)

Item 15: Right of Way easement as recorded in Liber 4 of Miscellaneous Records, Page 395, does not cross the subject parcel and therefore is not shown hereon.

Item 16: Terms, covenants and conditions as recorded in Liber 1865, Page 432 do not cross the subject parcel and therefore are not shown hereon, Easement as recorded in Liber 1863, Page 1173 and Liber 1866, Page 111 crosses the subject parcel and is shown hereon.

Item 17: Parcel is subject to the general easement as recorded in Liber 2071, Page 973, said easement is plottable and is shown hereon.

Item 18: Parcel may be subject to the terms, provisions and easements as recorded in Liber 1267, Page 455, Liber 1780, Page 331 and Liber 2793, Page 412, the exact routes of said easements are not described and therefore are not plottable.

Item 19: Parcel is subject to the interest of the Pennsylvania Lines, LLC as recorded in Liber 2793, Page 412, and Liber 2700, Page 115, no easement is described and therefore is not shown hereon.

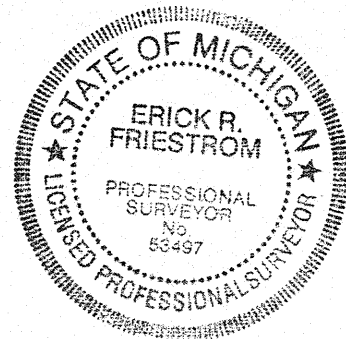
Item 20: Parcel is subject to the Reservation of Easement to the City of Lansing as recorded in Instrument No. 2013-005529, said easement is not described and therefore is not shown hereon.

Item 21: Parcel is subject to the Easement Deed to Sprint Communications as recorded in Instrument No. 2013-005529, the exact route of said easement is not described and therefore is not shown hereon.

CERTIFICATION:

To: 637 E. Michigan LLC; Gillespie Property Management, Inc.; Clara's Inc.; and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, 9 and 11 of Table A thereof. The field work was completed on February 23, 2016.



Erick R. Friestrom Date of Plat or Map:
Professional Surveyor No. 53497

REVISIONS	COMMENTS		ENGINEERING AND LAND SURVEYING
02/29/16	PRELIMINARY		2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047
06/13/16	SIGNED FINAL	Marshall Office Ph. 269-781-9800	
		DRAWN BY SLH	SECTION 16, T4N, R2W
		FIELD WORK BY RF	JOB NUMBER:
		SHEET 1 OF 1	90233.ALT

Appendix B



Ingham County Parcels 2/20/2021 3:11:02 PM



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

PLOT PLAN

For:
 Gillespie Group
 600 E. Michigan—Lansing, LLC
 330 Marshall Street
 Lansing, MI 48912

PROPOSED CONFIGURATION

Survey Address:
 636 E. Michigan Avenue
 Lansing, MI 48912

NOTES:

1. A LOT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
2. ALL EASEMENTS MAY NOT BE SHOWN.
3. ALL IMPROVEMENTS NOT SHOWN.



1" = 80'

E. MICHIGAN AVENUE
 (PUBLIC — PLATTED 115.5' WIDE R.O.W.)

NORTHWEST CORNER OF
 CONNARD'S SUBDIVISION

NORTHEAST CORNER OF
 CONNARD'S SUBDIVISION

P.O.B.

(M)S89°25'55"E

(M)425.18' (R)425.04'

NORTH LINE OF CONNARD'S SUBDIVISION

(M)155.83'

(M)N00°33'03"E

LOT 19

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

EAST LINE OF CONNARD'S SUBDIVISION

(FORMER EAST STREET)
 (PUBLIC — PLATTED 41.25' WIDE R.O.W.)

(M)521.16'

VACATED ALLEY (PLATTED 16' WIDE R.O.W.)

LOT (M)149.95'

(M)N89°27'25"W

(M)N00°29'31"E (M)3.08'

(M)N89°27'25"W (M)4.35'

(M)N54°22'13"W (M)13.08'

LOT 24

PROPOSED PARCEL
 119 S. LARCH ST.
 LOT ±0.44 ACRE

(M)116.65'

(M)N89°27'46"W

(M)165.00'

LOT 22

(M)N00°33'03"E

(M)78.23'

LOT 23

(M)N00°33'03"E

(M)78.23'

NORTHWEST CORNER
 OF BLOCK 1 OF
 BARNARD'S SUBDIVISION

(M)S89°28'38"E

MAIN NORTH BUILDING LINE

CONNARD'S SUBDIVISION
 OF LOT 1, BLOCK 242
 LIBER 1 OF PLATS, PAGE 31

PROPOSED PARCEL
 636 E. MICHIGAN AVE.
 ±4.24 ACRES

SOUTH LINE OF CONNARD'S SUBDIVISION

(M)S89°18'57"E (M)30.00'

BLOCK 242 ORIGINAL PLAT
 OF CITY OF LANSING
 LIBER 2 OF PLATS, PAGE 36

NORTH LINE OF BARNARD'S SUBDIVISION

(M)135.00'

LOT 8

BARNARD'S SUBDIVISION
 ON LOTS 2, 3 & 4, BLOCK 242
 LIBER 1 OF PLATS, PAGE 32

LOT 9

LOT 10

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

EAST LINE OF
 BARNARD'S SUBDIVISION

EAST LINE OF
 BLOCK 242

SOUTHEAST CORNER
 OF BLOCK 1 OF
 BARNARD'S SUBDIVISION

SOUTHWEST CORNER
 OF BLOCK 1 OF
 BARNARD'S SUBDIVISION

BARNARD STREET

(PUBLIC — PLATTED 49.875' WIDE R.O.W.)

This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

R = Recorded Distance

— = Deed Line

- - - = Distance Not to Scale

▨ = Deck, Porch, Sidewalk, & Patio Areas



KEBS, INC. KYES ENGINEERING
 BRYAN LAND SURVEYS

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DRAWN BY KDB

SECTION 16, T4N, R2W

FIELD WORK BY ---

JOB NUMBER:

SHEET 2 OF 5

92950.PLT-2

ERICK R. FRIESTROM
 PROFESSIONAL SURVEYOR

DATE
 NO. 53497

ALTA/NSPS LAND TITLE SURVEY

"637 E. MICHIGAN AVENUE"

SURVEYOR'S NOTES:

1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in February 2016.
2. All bearings and distances on the survey are record and measured unless otherwise noted. Measured Bearings are based on Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.
3. All dimensions are in feet and decimals thereof.
4. No building tie dimensions are to be used for establishing the property lines.
5. There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.
6. There is no observable evidence of cemeteries on this site.
7. There is no observable evidence of earth moving work, building construction, or building additions within recent months.
8. There is no observable evidence of site used as a solid waste dump, sump, or sanitary landfill.
9. Parcel has direct access to public E. Michigan Avenue and public Pere Marquette Drive.

ALTA/ACSM LAND TITLE SURVEY – TABLE "A" REQUIREMENTS:

Item 1: Shown on the survey map.

Item 2: Address of the surveyed property: 637 E. Michigan Avenue, Lansing, MI 48912

Item 3: By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the City of Lansing, Ingham County, Michigan, Community Panel No. 20090 0131 D, dated August 16, 2011.

Item 4: 1.51 Acres (65,832 square feet)

Item 7a: Shown on the survey map.

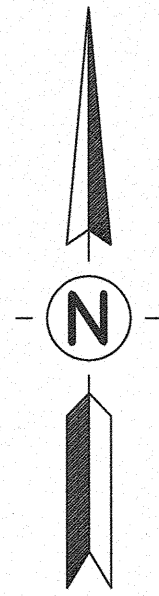
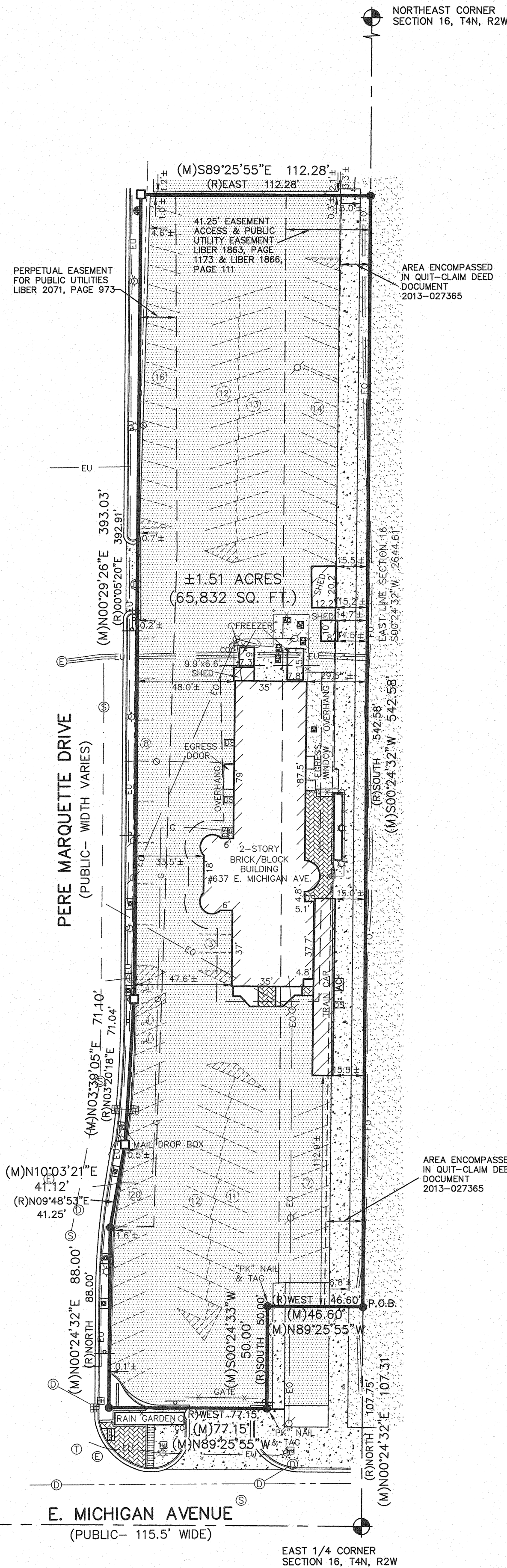
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Total on-site Parking Spaces: 116

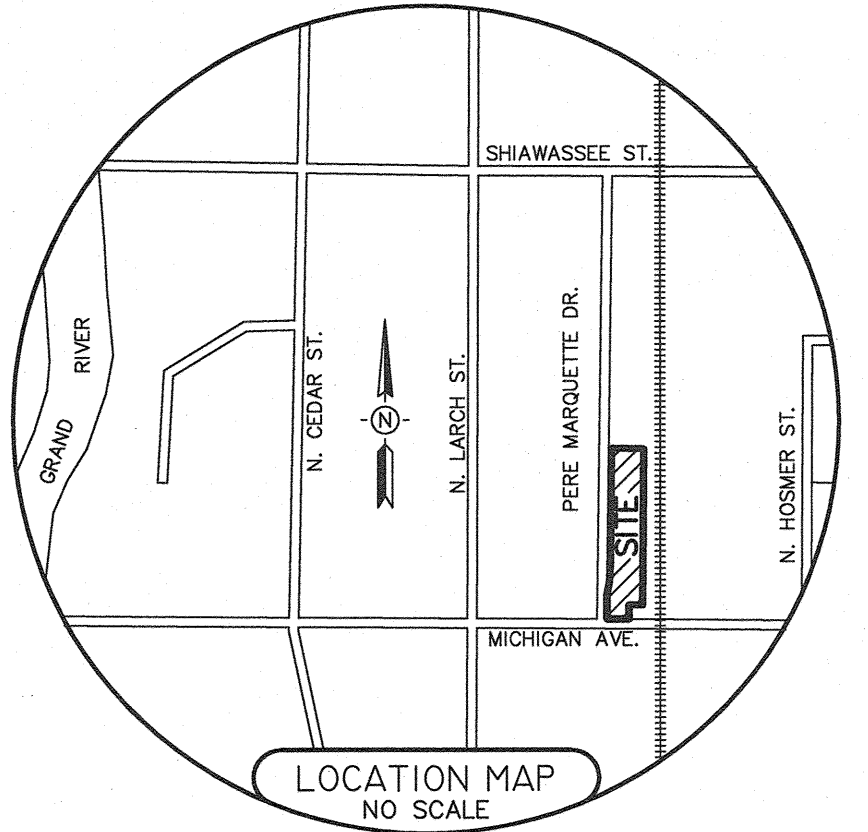
Item 11: Utility information as shown was obtained from available public records and from supporting field observations, where possible, and is subject to verification in the field by the appropriate authorities prior to use for construction. This parcel was marked by MISS DIG Ticket No. A60480054-00A. MISS DIG positive response shows markings were completed by City of Lansing for water, sanitary sewer and storm sewer, Level 3 Communications, Lansing Board of Water & Light, and Consumers Energy Gas Distribution. Utilities found on site that were located by MISS DIG were: gas, water, electric, and fiber optic lines.

LEGEND

●	= SET 1/2" BAR WITH CAP	⊗	= SANITARY MANHOLE
□	= FOUND BAR & CAP #18998	⊙	= DRAINAGE MANHOLE
—	= DEED LINE	⊕	= ELECTRIC MANHOLE
—	= DISTANCE NOT TO SCALE	①	= TELEPHONE MANHOLE
—	= FENCE	⊗	= CATCHBASIN
—	= ASPHALT	⊙	= SANITARY CLEANOUT
—	= CONCRETE	⊕	= FIRE HYDRANT
—	= GRAVEL	⊙	= VALVE
—	= BRICK	⊕	= UTILITY POLE
—	= SANITARY SEWER	☆	= LIGHT POLE
—	= STORM SEWER	⊕	= GUY POLE
—	= WATER LINE	⊕	= GUY WIRE
—	= GAS LINE	⊕	= UTILITY PEDESTAL
—	= UNDERGROUND FIBER OPTIC	⊕	= TRANSFORMER
—	= UNDERGROUND TELEVISION	⊕	= ELECTRIC METER
—	= UNDERGROUND ELECTRIC	⊕	= GAS METER
—	= OVERHEAD WIRES	⊕	= WATER METER
■	= PARKING METER	⊕	= MONITORING WELL
■	= AIR CONDITIONING UNIT	⊕	= SIGN
■	= HAND HOLE	⊕	= POST



SCALE 1" = 40'



LEGAL DESCRIPTION:

(As provided by First American Title Insurance Company, Commitment No. 142176, dated February 4, 2015)
Part of Lot 39, Assessor's Plat No. 36 of Block 243, Original Plat, as recorded in Liber 11, Page 18, Ingham County Records and part of vacated East Street described as: Commencing 107.75 feet North of the East 1/4 corner of Section 16, Town 4 North, Range 2 West, thence West 46.6 feet, thence South 50 feet to the North line of Michigan Avenue, thence West to the East line of Pere Marquette Drive at a point 123.75 feet West of the East line of said Section 16, thence North 88 feet; thence North 09 degrees 48 minutes 53 seconds East 41.25 feet, thence North 03 degrees 20 minutes 18 seconds East 71.04 feet, thence North 00 degrees 05 minutes 20 seconds East 392.91 feet, thence East 112.28 feet to the East line of said Section 16, thence South 542.58 feet to the Point of Beginning.

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by First American Title Insurance Company, Commitment No. 142176, dated February 4, 2015)

Item 15: Right of Way easement as recorded in Liber 4 of Miscellaneous Records, Page 395, does not cross the subject parcel and therefore is not shown hereon.

Item 16: Terms, covenants and conditions as recorded in Liber 1865, Page 432 do not cross the subject parcel and therefore are not shown hereon, Easement as recorded in Liber 1863, Page 1173 and Liber 1866, Page 111 crosses the subject parcel and is shown hereon.

Item 17: Parcel is subject to the general easement as recorded in Liber 2071, Page 973, said easement is plottable and is shown hereon.

Item 18: Parcel may be subject to the terms, provisions and easements as recorded in Liber 1267, Page 455, Liber 1780, Page 331 and Liber 2793, Page 412, the exact routes of said easements are not described and therefore are not plottable.

Item 19: Parcel is subject to the interest of the Pennsylvania Lines, LLC as recorded in Liber 2793, Page 412, and Liber 2700, Page 115, no easement is described and therefore is not shown hereon.

Item 20: Parcel is subject to the Reservation of Easement to the City of Lansing as recorded in Instrument No. 2013-005529, said easement is not described and therefore is not shown hereon.

Item 21: Parcel is subject to the Easement Deed to Sprint Communications as recorded in Instrument No. 2013-005529, the exact route of said easement is not described and therefore is not shown hereon.

CERTIFICATION:

To: 637 E. Michigan LLC; Gillespie Property Management, Inc.; Clara's Inc.; and First American Title Insurance Company.

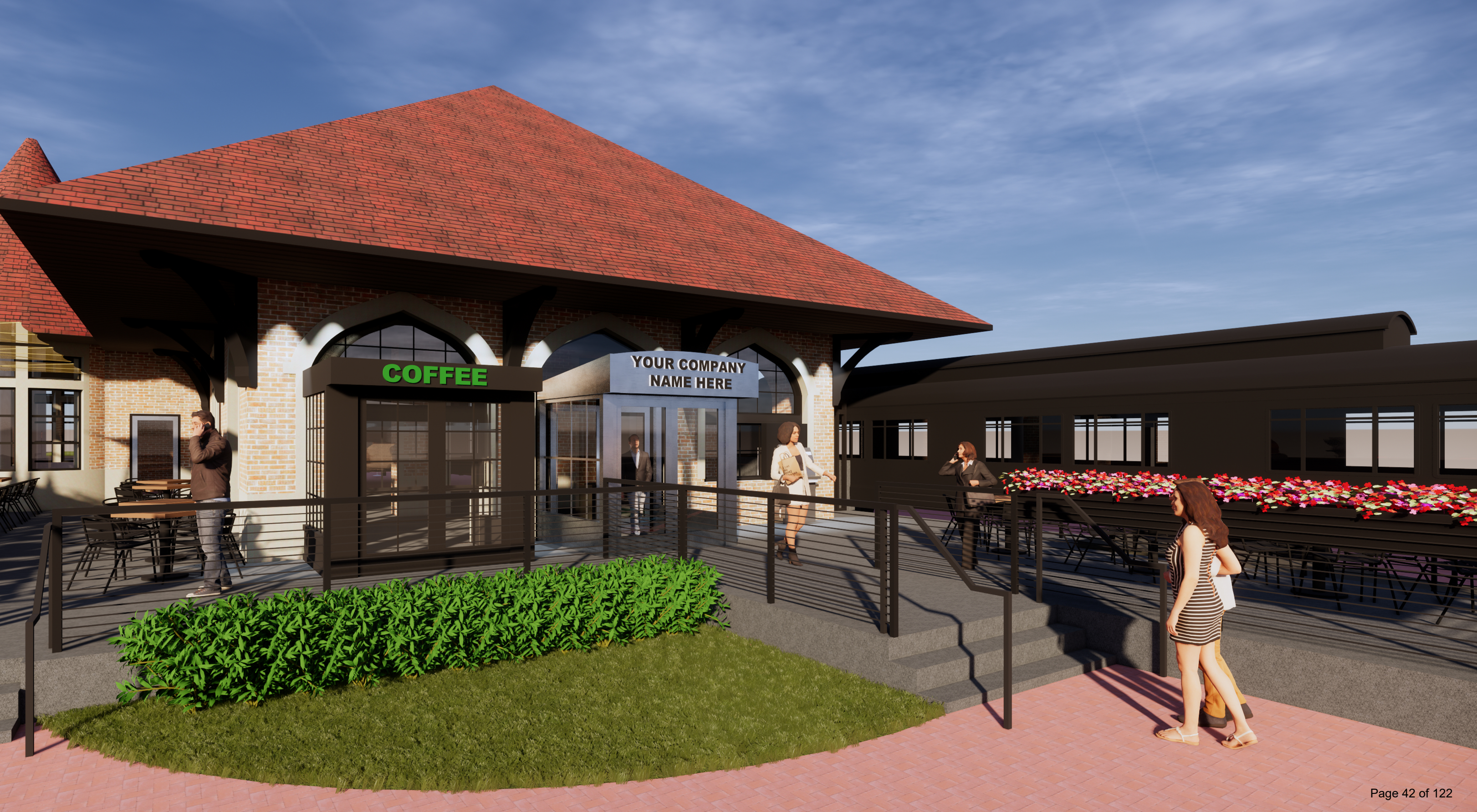
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, 9 and 11 of Table A thereof. The field work was completed on February 23, 2016.



Erick R. Friestrom Date of Plat or Map:
Professional Surveyor No. 53497

REVISIONS	COMMENTS		KEBS, INC. ENGINEERING AND LAND SURVEYING 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800
02/29/16	PRELIMINARY		
06/13/16	SIGNED FINAL		
		DRAWN BY SLH	SECTION 16, T4N, R2W
		FIELD WORK BY RF	JOB NUMBER:
		SHEET 1 OF 1	90233.ALT

Appendix C



E. MICHIGAN AVE.



PERE MARQUETTE DR

PARKLET

PROPERTY OWNED BY
RAILROAD- NEED APPROVAL
BEFORE IMPLEMENTATION.

EXISTING BUILDING

EXISTING TRAIN

2

1

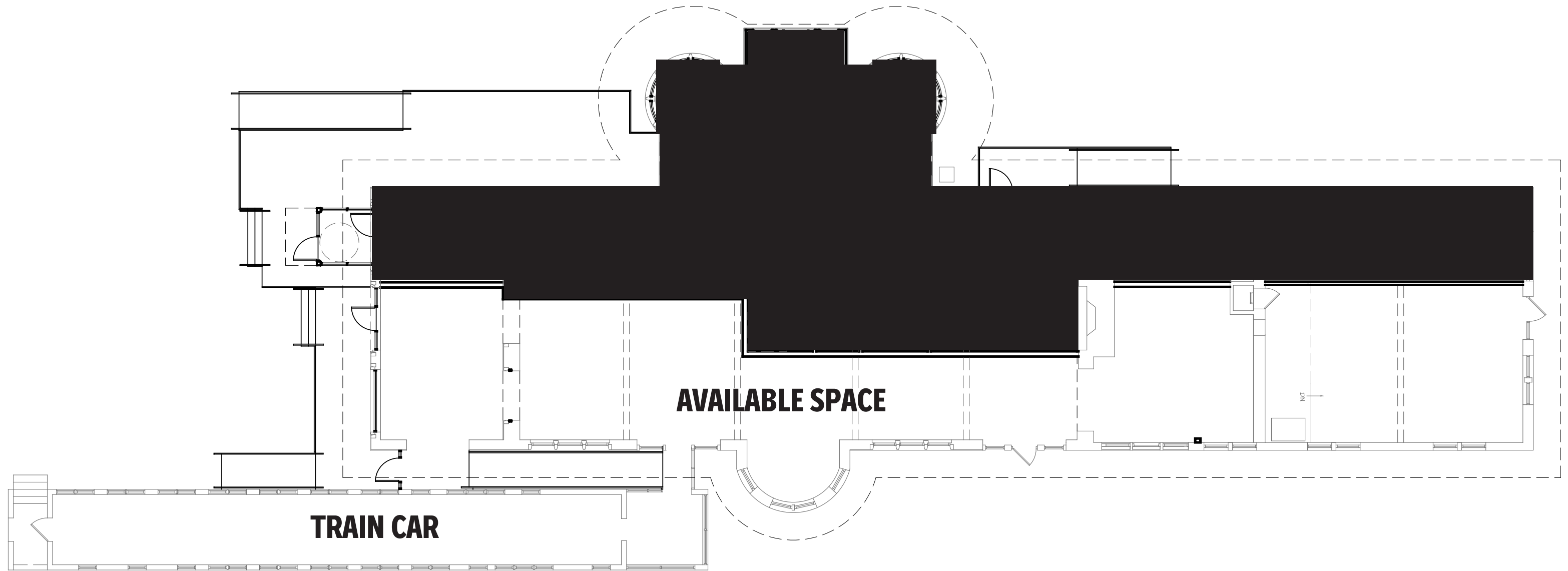
studio
[intrigue]
ARCHITECTS

637 E. MICHIGAN GREEN SPACE PLAN

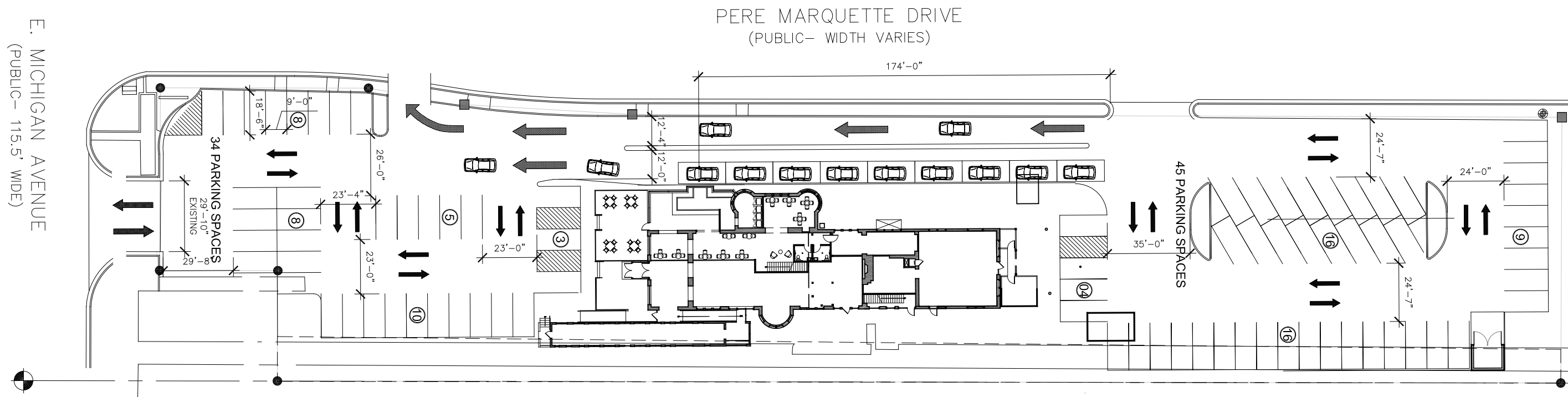
COPYRIGHT STUDIO [INTRIGUE] ARCHITECTS © 2021



GILLESPIE
GROUP
Page 43 of 122



SITE PLAN





PARKLET Example





PARKLET Example



GILLESPIE
GROUP

Page 47 of 122













SPECIFICATIONS

SANITARY SEWERS

1. All sanitary sewer construction shall comply with the Construction Standards of City of Lansing and shall be subject to the inspection and approval of the City.
2. All sanitary sewermain piping shall be PVC SDR 26.
3. All pipe to be laid with the aid of laser equipment.
4. All sanitary sewer manholes shall be in accordance with Construction Standards of the City of Lansing with Neenah R-1763 or E.J.W. 1620 solid self sealing cover.
5. Trench width shall be maintained to a point at least 12" above the top of the pipe to ensure bedding conditions.
6. All sanitary leads shall be 6" PVC SDR 23.5 installed at minimum slope of 1%.
7. A sewer permit shall be obtained from the Public Service Department, 7th floor City Hall, by a drain layer licensed by the city
8. All sewer work shall be performed by a drain layer licensed by the City. Prior to working on sidewalk, curb and gutter, or drive approaches within the right of way the owner or contractor shall obtain a permit from the Public Service Department, 7th floor City Hall.
9. All sanitary sewer leads to be constructed with clean-outs.

STORM SEWER

1. All storm sewer construction shall comply with the requirements of the City of Lansing and shall be subject to their inspection and approval.
2. All storm sewer 10" and smaller shall be PVC SCH 40, PVC SDR 23, 5, or C-700 ES.
3. All storm sewer pipe 12" and larger shall be C-76, Class III reinforced concrete pipe.
4. All storm sewer joints shall be wrapped with Mirafix Geotextile 140N or equal. No joint mastic shall be used. Fabric shall be 18" wide, overlapped by not less than 6" and held in place by duct taping the overlap and/or equal holding material, until backfilled. "O" ring rubbers on PVC pipe shall be removed and wrapped as indicated above.
5. All pipe to be laid with the aid of laser equipment.
6. All storm sewer manholes and catch basins shall be in accordance with the City of Lansing and shall be subject with Neenah R-1784 or E.J.I.W. 1060-B covers for manholes. E.J.I.W. 7045 or Neenah R-3031-A for Standard curb inlets, E.J.I.W. 7065 or Neenah R-3034-B for rolled curb inlets, E.J.I.W. 6508 or Neenah R-4340-A for Beehive Grate or castings as indicated on the plans.
7. All catch basins and yard drains shall have a three foot deep sump.

WATER SYSTEM

1. All water system construction shall comply with the Construction Standards of the Lansing Board of Water and Light.

BENCHMARKS

- BENCHMARK #1 ELEV. = 848.06 (NAVD88)
CHISELED "X" IN SOUTHEAST FLANGE BOLT, UNDER "W" IN "EJ.W", FIRE HYDRANT, SOUTHEAST QUADRANT OF LARCH STREET AND MICHIGAN AVENUE.
- BENCHMARK #2 ELEV. = 844.33 (NAVD88)
CHISELED "X" IN EAST BOLT OF LIGHT POLE, 110' SOUTH OF SOUTH LINE OF #119 S. LARCH STREET AND 27' EAST OF EAST BACK OF CURB OF S. LARCH STREET.
- BENCHMARK #3 ELEV. = 848.13 (NAVD88)
CHISELED "X" IN SOUTHEAST FLANGE BOLT, UNDER "E" IN "EJ.W", FIRE HYDRANT, 27' EAST OF EAST BUILDING LINE OF #628 E. MICHIGAN AVENUE AND 3' SOUTH OF SOUTH CURB LINE OF E. MICHIGAN AVENUE.
- BENCHMARK #4 ELEV. = 850.66 (NAVD88)
NAIL IN WEST SIDE UTILITY POLE, +85' SOUTH OF BUS SHELTER, +350' SOUTH OF THE CENTERLINE OF MICHIGAN AVENUE, AND +465' EAST OF CENTERLINE OF LARCH STREET.

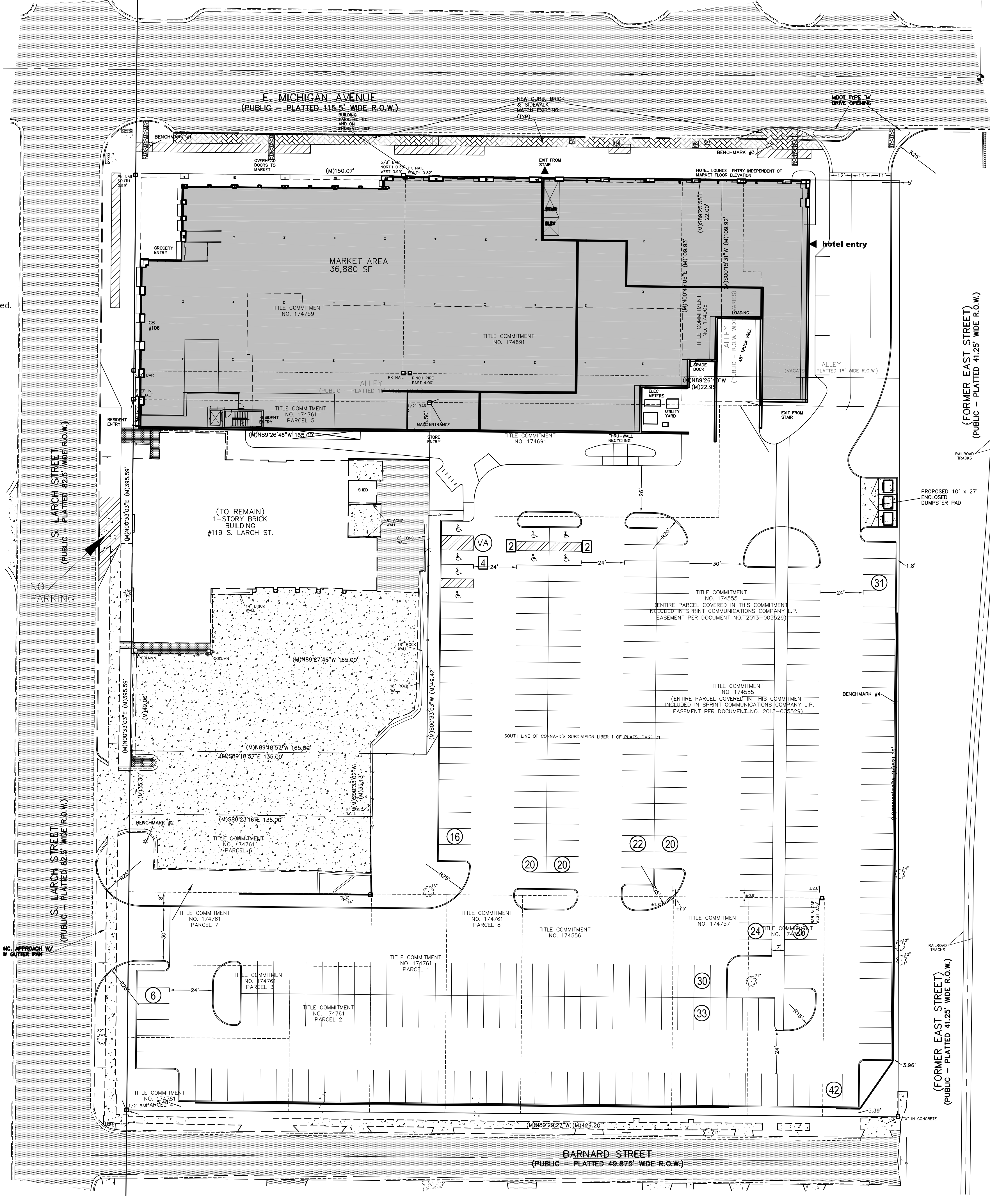


EX. LEGEND

- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = STEEL PLATE
- = ADA PLATE
- = PORCH/DECK/STAIRS
- = BRICK
- = BUILDING OVERHANG
- ☀ = DECIDUOUS TREE
- 🌲 = CONIFEROUS TREE
- ☑ = AIR CONDITIONING UNIT
- ⊞ = PARKING METER
- ⊞ = SIGN
- ⊞ = POST/BOLLARD
- ⊞ = ELECTRIC MANHOLE
- ⊞ = TELEPHONE MANHOLE

LBWL NOTES

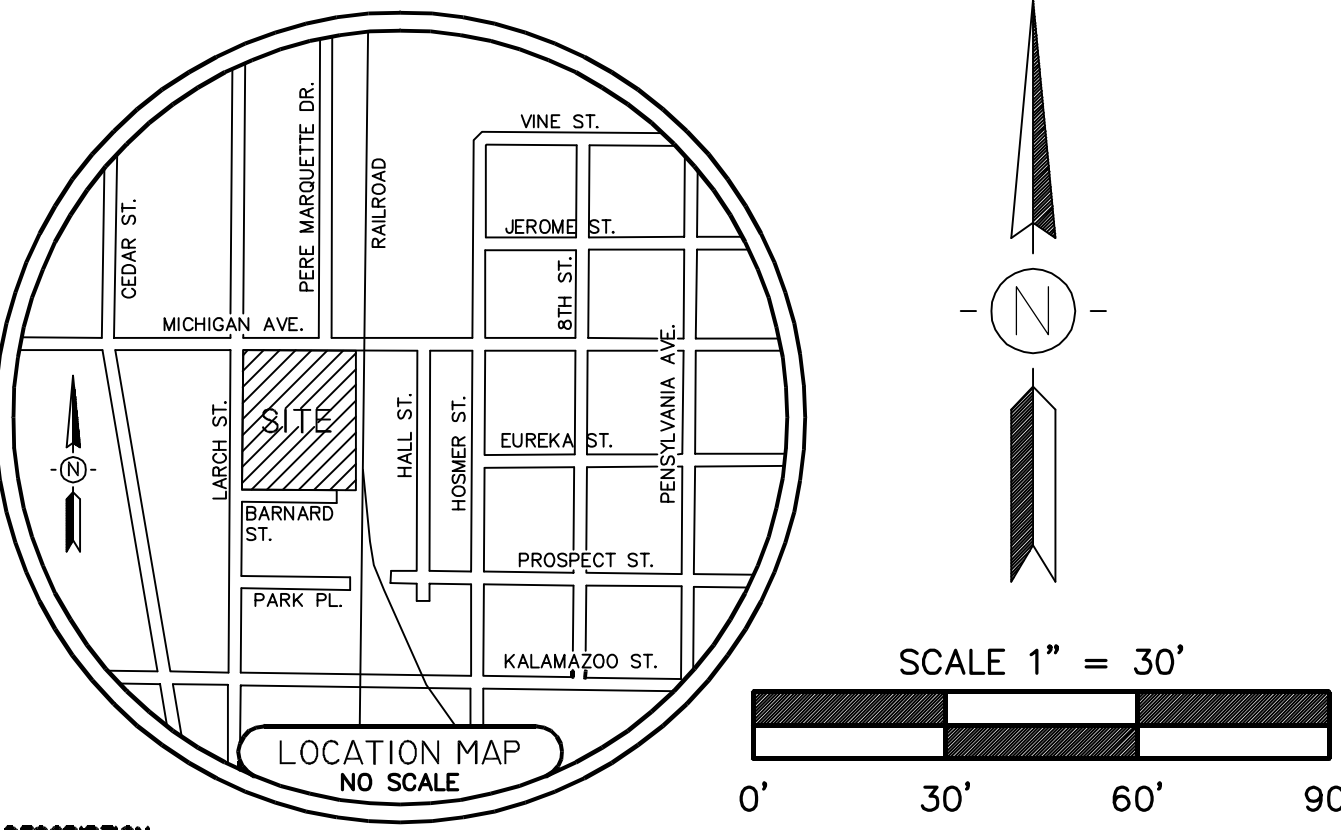
1. MAINTAIN A MINIMUM OF 10 FT HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION BETWEEN WATER AND SEWERS, AND A MINIMUM OF 5 FT HORIZONTAL AND 12 INCHES OF VERTICAL SEPARATION BETWEEN WATER AND OTHER UTILITIES.
2. ALL WATER MAIN AND SERVICES TO BE INSTALLED IN ACCORDANCE TO LBWL STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR TO CONTACT THE LBWL AT LEAST 72 HOURS PRIOR TO SCHEDULED SHUT OFFS TO COORDINATE SHUT DOWN AND TURN ON ACTIVITIES.
4. LBWL IS NOT RESPONSIBLE FOR REPLACEMENT, REPAIR, OR MAINTENANCE OF SIDEWALKS THAT HAVE BEEN DAMAGED OR REMOVED DURING REPAIR, MAINTENANCE, REPLACEMENT OR INSPECTION OF WATERMANS AND RELATED FIXTURES.
5. ALL PUBLIC WATER OUTSIDE OF R.O.W. SHALL BE WITHIN A 20' PUBLIC EASEMENT.
6. ALL DUCTILE IRON WATER MAIN SHALL BE PRESSURE CLASS 350. ALL COPPER PIPE SHALL BE TYPE "K".
7. ALL WORK ON LBWL WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED BY THE LBWL OR BY A LBWL APPROVED CONTRACTOR WITH A LBWL INSPECTOR ON-SITE.
8. A LBWL WATER SERVICE AGREEMENT SHALL BE PUT IN PLACE PRIOR TO CONSTRUCTION OF ANY WATER RELATED ITEMS.



600 E. Michigan Project
CITY OF LANSING, INGHAM COUNTY, MICHIGAN

CLIENT:
GILLESPIE GROUP
330 MARSHALL ST.
LANSING, MI. 48912
PH: (517) 333-4123
FAX: (517) 333-6725

ENGINEER/SURVEYOR:
KEBS, Inc.
2116 HASLETT RD.
HASLETT, MI. 48840
PH: (517) 339-1014
FAX: (517) 339-8047



LEGAL DESCRIPTION:
(As provided by First American Title Insurance Company, Commitment No. 174555, dated October 27, 2017)
Lots 1, 2, 3, 24, and the East 10 feet of the North 51.55 feet of Lot 4, Connard's Subdivision of Lot 1, of Block 242, of the Original Plat of the City of Lansing, according to the recorded plat thereof; ALSO beginning at the Southeast corner of said Lot 1; thence South 16 feet; thence West 77 feet; thence North 16 feet to the point of beginning; ALSO Lot 1 of Block 1 of Barnard's Subdivision, recorded in Liber 1 of Plats, Page 32, Ingham County Records; ALSO the North 1/2 of Lot 2, Block 242, except the West 135 feet thereof and except the East 30 feet of the West 165 feet of the North 8 feet thereof; Original Plat of the City of Lansing. The said property may also be described as: Beginning at the Northeast corner of Lot 1 of Connard's Subdivision of Lot 1 of Block 242 of the Original Plat of the City of Lansing, according to the recorded plat thereof; thence South along the Eastern boundaries of Lot 1, Lot 1 extended, and Lot 24 of Connard's Subdivision, the North 1/2 of Lot 2, Block 242 and Lot 1 of Block 1 of Barnard's Subdivision, a measured distance of 521.30 feet to an "X" cut on concrete marking the Southwest corner of Lot 1 of Block 1 of Barnard's Subdivision; thence West 42 feet to a point being the Southwest corner of said Lot 1, Block 1 of Barnard's Subdivision; thence North 121.5 feet to a point, which point is a measured distance of 41.87 feet West of the Eastern boundary line of lots 1 and 24 aforesaid, being the Northwest corner of said Lot 1, Block 1 of Barnard's Subdivision; thence West 251.21 feet to a point being the Northwest corner of Lot 7, Block 1 of Barnard's Subdivision, thence North 78.62 feet; a point 135 feet East of the East Boundary of Larch Street; thence East 30 feet to a point being 8 feet South of the North line of Lot 2, Block 242; thence North a measured distance of 195.9 feet along the West boundary line of Lot 24 of Connard's subdivision of Block 242 to a point being the Northwest corner of said Lot 24; thence East 183.04 feet along the Northern boundary line of said Lot 24 to a point 16 feet South of the Southwest corner of Lot 3 of Connard's Subdivision; thence Northerly 16 feet to a point being the Southwest corner of Lot 3 of Connard's Subdivision; thence continuing North along the West boundary line of said Lot 3, 59.5 feet to an "X" cut therein; thence West 10 feet to an "X" cut; thence North a measured distance of 51.55 feet to a point in the North Boundary Line of Lot 4 and the South boundary line of Michigan Avenue; thence East along the South boundary of Michigan Avenue and the North boundary lines of Lots 4, 3, 2, and 1 of Connard's Subdivision to the place of beginning.
EXCEPT:
Part of Lot 24, Connard's Subdivision of Lot 1, of Block 242, of the Original Plat of the City of Lansing, according to the recorded plat thereof, as recorded in Liber 1 of Plats, Page 32, Ingham County Records, being further described as commencing at the Northwest corner of Lot 24, of said Plat; thence South 90°00'00" East, 161.04 feet, along the Northerly line of Lot 24; thence South 00°24'20" East, 82.63 feet; thence South 89°49'20" West, 161.32 feet to the Westerly line of Lot 24; thence North 00°02'00" East, 63.12 feet, along said Westerly line to the point of beginning.

GENERAL

1. Any unstable soil (such as peat, muck, marl, soft blue clay, topsoil, etc.) which is encountered beneath proposed utilities, parking lots and structures, and buildings shall be removed down to sound subsoil and backfilled with sand and gravel as needed to reach finished grade. Such fill shall be compacted in 6" layers to 95% of max. density. The decision on material for bedding and backfill shall be made by the Engineer.
2. Information on depth, size, etc., of all other underground utilities shown herein is plan information only, obtained from the utility company involved. Prior to any final designing or construction. It is recommended that all utility companies, agencies, departments, etc., involved be contacted for verification of such locations.
3. The locations, size and elevation of sewers and related structures shown herein, were obtained through a survey completed by KEBS, Inc. KEBS, Inc. is not responsible for information on any other sewers, drains or related structures not found and not shown hereon, that may cross, parallel, lie contiguous to or service this site.
4. For protection of underground utilities, the contractor shall dial 800-482-7171 a minimum of 72 hours prior to excavating in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the contractor of the responsibility of notifying utility owners who may not be a part of the "MISS DIG" alert system.
5. All existing roads, driveways and yards disturbed during construction shall be restored by the contractor to its original condition.
6. All sewer pipe shall be bedded with CL III granular material. Class material shall be used in backfilling all sewer trenches to 1' above the sewer pipe.
7. All compaction of trenches within the roadways shall be to 95% density. Equipment such as small rollers in the trenches and a hoe-pick around the structures will be required, or equipment capable of reaching 95% density.
8. Contractor shall be responsible for obtaining all permits required for construction.
9. Contractor shall be responsible for maintaining As-Built drawings of all lot lead locations and drawings shall be available to the Engineer upon request.

STREETS

1. PER CITY OF LANSING SPECIFICATIONS.

- 1 DENOTES NUMBER OF B/F SPACES
- (VA) DENOTES VAN ACCESS B/F SPACES
- (0) DENOTES PROPOSED NUMBER OF 9' x 18' PARKING SPACES
- SITE ADDRESS: 600 E. MICHIGAN AVE, LANSING, MI. 48912
- SURVEY#92950.BND

REVISIONS		KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
		2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047	
		Marshall Office Ph. 269-781-9800	
		600 E. Michigan Project	
		COVER SHEET	
SCALE: 1"= 30'	DESIGNER: JWK	APPROVED BY: JWK	
DATE: 4-2-18	PROJECT MGR: JWK	SHEET 1 OF 5	
AUTHORIZED BY: GILLESPIE GROUP		JOB # 92950	

Appendix D



Corporate Headquarters
Lansing, Michigan
3340 Ranger Road, Lansing, MI 48906
f: 877.884.6775
t: 517.321.3331

Michigan Locations
Berkley Bay City
Grand Rapids Detroit
Chesterfield Lansing

February 28, 2018

District Supervisor
Michigan Department of Environmental Quality
Lansing Michigan District Office
525 West Allegan Street
Lansing, Michigan 48933

**RE: Baseline Environmental Assessment of the 600 Block Urban Redevelopment Property Located at 600-636 E. Michigan Avenue, 117 S. Larch Street, 145-147 S. Larch Street, and 601-637 Barnard Street, Lansing, Michigan
PM Environmental, Inc. Project No. 01-9216-0-0002**

Dear District Supervisor:

Enclosed is a copy of the Baseline Environmental Assessment prepared for the above referenced subject property in accordance with Section 20126(1)(c) of Part 201, Environmental Remediation, and Section 21323a(1)(b)(i) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended.

If you have any questions regarding this report, please contact us at 800.313.2966.

Sincerely,
PM ENVIRONMENTAL, INC.

J. Adam Patton, CHMM
Manager of Site Investigation Services

Enclosure



Corporate Headquarters
Lansing, Michigan
3340 Ranger Road, Lansing, MI 48906
f: 877.884.6775
t: 517.321.3331

Michigan Locations
Berkley Bay City
Grand Rapids Detroit
Chesterfield Lansing

February 28, 2018

Mr. Patrick Gillespie
600 E. Michigan-Lansing, LLC
330 Marshal Street, Suite 100
Lansing, Michigan 48912

**RE: Baseline Environmental Assessment of the 600 Block Urban Redevelopment Property Located at 600-636 E. Michigan Avenue, 117 S. Larch Street, 145-147 S. Larch Street, and 601-637 Barnard Street, Lansing, Michigan
PM Environmental, Inc. Project No. 01-9216-0-0002**

Dear Mr. Gillespie:

Enclosed is a copy of the Baseline Environmental Assessment prepared for the above referenced subject property in accordance with Section 20126(1)(c) of Part 201, Environmental Remediation, and Section 21323a(1)(b)(i) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended.

THIS BASELINE ENVIRONMENTAL ASSESSMENT WAS PREPARED FOR THE EXCLUSIVE USE OF 600 E. MICHIGAN-LANSING, LLC, THEIR ASSOCIATES AND LENDERS, EACH OF WHOM MAY RELY ON THE REPORT'S CONTENTS.

If you have any questions regarding this report, please contact us at 800.313.2966.

Sincerely,
PM ENVIRONMENTAL, INC.

J. Adam Patton, CHMM
Manager of Site Investigation Services

Enclosure

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FIGURES

Figure 1:	Property Vicinity Map
Figure 2:	Generalized Diagram of the Subject Property and Adjoining Properties
Figure 3A:	Soil Boring/Temporary Monitoring Well/Soil Gas Location Map with Soil Analytical Results (Northwest Area)
Figure 3B:	Soil Boring/Temporary Monitoring Well/Soil Gas Location Map with Soil Analytical Results (North/Central Areas)
Figure 3C:	Soil Boring/Temporary Monitoring Well/Soil Gas Location Map with Soil Analytical Results (West/South Areas)
Figure 4:	Soil Boring/Temporary Monitoring Well/Soil Gas Location Map with Groundwater Analytical Results
Figure 5:	Soil Boring/Temporary Monitoring Well/Soil Gas Location Map with Soil Gas Analytical Results

TABLES

Table 1:	Summary of Soil Analytical Results: VOCs
Table 2:	Summary of Soil Analytical Results: PNAs, PCBs, Metals, and Glycols
Table 3:	Summary of Groundwater Analytical Results: VOCs, PNAs, Dissolved Metals and Glycols
Table 4:	Summary of Soil Gas Analytical Results: VOCs

APPENDICES

Appendix A:	Phase I ESA, PM, February 2, 2018
Appendix B:	Soil Boring/Temporary Monitoring Well/Soil Gas Logs
Appendix C:	Laboratory Analytical Reports
Appendix D:	Assessing Information
Appendix E:	Professional Qualification Statements

1.0 INTRODUCTION AND DISCUSSION

PM completed this Baseline Environmental Assessment (BEA) of the 600 Block Urban Redevelopment Property located in Lansing, Ingham County, Michigan (hereafter referred to as the “subject property”) in accordance with Parts 201 and 213 of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994 (Parts 201 and 213), as amended.

The subject property consist of 18 parcels and an alleyway totaling approximately 4.0 acres and is located on the east side of South Larch Street and on the south side of East Michigan Avenue in Lansing, Michigan. The table below includes a listing of each parcel comprising the subject property:

Address	Parcel ID Number	Current Use
600 East Michigan Avenue	33-01-01-16-428-081	Vacant (Former Ballpark Mobil)
612-614 East Michigan Avenue	33-01-01-16-428-061	Brogan's Tire and Auto Service
622 East Michigan Avenue	33-01-01-16-428-051	Commercial
624 East Michigan Avenue	33-01-01-16-428-041	Commercial
626 East Michigan Avenue	33-01-01-16-428-031	Commercial/Office
628 East Michigan Avenue	33-01-01-16-428-021	Commercial/Office
117 South Larch Street	33-01-01-16-428-100	Storage/Warehouse
636 East Michigan Avenue	33-01-01-16-428-002	Parking
No Current Address	33-01-01-16-428-141	Vacant (formerly 139 South Larch Street)
145 South Larch Street	33-01-01-16-428-151	Residential
147 South Larch Street	33-01-01-16-428-161	Residential
611 Barnard Street	33-01-01-16-428-171	Residential
No Current Address	33-01-01-16-428-181	Vacant (formerly 613 Barnard Street)
619 Barnard Street	33-01-01-16-428-191	Residential
No Current Address	33-01-01-16-428-201	Vacant (formerly 621 Barnard Street)
625 Barnard Street	33-01-01-16-428-211	Residential
629 Barnard Street	33-01-01-16-428-221	Residential
633 Barnard Street	33-01-01-16-428-231	Residential
No Current Address	33-01-01-16-428-901	Vacant Alleyway

The property is developed with a 3,616 square foot automotive service garage building (612-614 East Michigan Avenue; Brogan's Tire and Auto Service) constructed in 1930, four retail buildings (622-628 East Michigan Avenue) containing 8,654 square feet constructed in 1900, a warehouse building (117 South Larch Street) containing 5,520 square feet constructed in 1946, six residential dwellings (145-147 South Larch Street and 611-629 Barnard Street) totaling 9,720 square feet constructed between 1884 and 1916, and a garage building (633 Barnard Street) containing 960 square feet constructed in 1983.

The service garage building is divided into a lobby area, service areas, and storage areas. The retail buildings are divided into various retail and storage areas. The easternmost retail building (628 East Michigan Avenue) contains two second floor apartments which are divided into bedroom areas, a kitchen, living area, and bathrooms. The warehouse building contains various

storage areas. The residential dwellings are generally divided into bedrooms, living areas, kitchens, bathrooms, and basements.

An asphalt paved parking lot is present in the eastern portion of the property. Various paved areas are present throughout the remainder of the property. In the area of the residential dwellings, groomed grass, driveways, and landscaped areas are present.

Standard and other historical sources documented that the northeastern portion of the property (identified as 636 East Michigan Avenue) was occupied lumber storage for Hall Lumber Company from at least 1892 to 1898. By 1906, two office buildings were present. An additional office building was constructed by 1913. These former office buildings were demolished by 1950, when a larger office building, occupied by Lewis Fuel Oil Company was constructed. The Lewis Fuel Oil office building was demolished between 1994 and 1997, and this portion of the property has been occupied by a surface parking lot since that time. Historic occupants of the former buildings consisted of various professional office operations.

The north-central portion of the property is currently occupied by four storefront buildings (identified as 622-628 East Michigan Avenue). The two eastern buildings were constructed prior to 1892. Additions were constructed to the rear of the eastern buildings between 1906 and 1913. The two western storefront buildings were constructed between 1906 and 1913. A majority of the historic occupants have included various retail, medical, and professional office tenants, with the exception of 622 and 624 East Michigan Avenue.

The storefront buildings, identified as 622 East Michigan Avenue and 624 East Michigan Avenue, were occupied by a radiator shop from at least 1935 to 1959 and a glassworks shop from at least 1945 to 1964, respectively.

The north-central portion of the property is occupied by an automotive service building (identified as 612-614 East Michigan Avenue), which was constructed by 1930 as a gasoline service station. Prior to 1930, this portion of the property was occupied by a lumber shed for a lumber company located further west. Gasoline dispensing operations ceased in approximately the mid-1950s and the property has been occupied by an automotive service business since the early 1960s.

The northwestern parcel of the property (formerly identified as 600 East Michigan Avenue) is currently a vacant lot with four underground storage tanks (USTs) that are not currently in use. In at least 1892, a lumber shed was present in the eastern portion of this parcel. The lumber shed was demolished and a small office building was constructed in the eastern portion, along East Michigan Avenue between 1892 and 1898 and was demolished by 1906. By 1906, several buildings associated with the Hall Lumber Company were constructed with lumber storage throughout the parcel. All of the former lumber buildings were demolished between 1938 and 1950. An auto sales and service building was constructed in the south-central portion by 1950 and was demolished by the early 1970. A former convenience store building associated with a retail gasoline station was constructed in the early 1970s, with a car wash building constructed in 1995. All of the former buildings were demolished in 2012 and the property has been vacant since that time. The property was occupied by lumber company with storage and/or milling operations from at least 1892 until 1921; automotive sales and service operations from the early 1920s until the 1950s; various commercial and retail businesses from at least the 1930s until the early 1950s; used auto sales from the 1950s until the 1960s, gasoline dispensing operations from least 1940 to 1943, and from the 1970s until 2006; and has been vacant of occupants since that time.

The central portion of the property (identified as 636 East Michigan Avenue) was occupied by Hall Lumber Company from at least 1892 to 1988 with lumber and coal storage and planning, sash and door manufacturing. By 1906, this portion was occupied by Michigan Implement & Transfer Company. Four buildings were constructed by 1906 which were occupied by agricultural implements and engines and/or threshers. In at least 1913, this portion of the subject property was occupied by Butler-Langevin Lumber Company and the previously identified buildings were identified as agricultural implements and lumber storage. The current building located at 117 South Larch Street was constructed in 1946 and was utilized as storage in at least 1951 and boat storage and repair in at least 1966. All of the former buildings (with the exception of the current building) were demolished by 1950 and the property was occupied by Lewis Fuel Oil Company from at least 1940 until the early 1990s with operations consisting of bulk petroleum and coal distribution. A garage building, with truck service operations was constructed by 1951 and demolished between 1997 and 1998 (identified as former auto service building on Figures). Six coal silos were present on the northeastern portion from 1950 until 1973 and various petroleum ASTs were present on the southern portion from 1950 to 1994. Coal pile storage was present on this portion of the property from at least 1906 until 1955. All of the former buildings were demolished (except the current building) were demolished between 1994 and 1997, and the property has been vacant land and/or a surface parking lot since that time.

The southern portion of the property (identified as 145-147 South Larch Street and 601-637 Barnard Street) is currently and has historically been occupied by various residential dwellings. Several dwellings were demolished between 1951 and the 1990s. A personal garage is present on the eastern portion, which was constructed in 1984.

Current operations at the subject property consist of typical automotive service operations, retail activities, professional office activities, storage activities, and residential activities.

1.1 Owner/Operator Information

600 E. Michigan-Lansing, LLC, 330 Marshall Street, Lansing, Michigan 48912 intends to purchase the subject property, which will be redeveloped for mixed commercial, retail, and residential uses.

1.2 Intended Use of the Subject Property

600 E. Michigan-Lansing, LLC, intends to redevelop the subject property for mixed commercial, retail, and residential uses. As part of the redevelopment, all parcels and the associated alleyway currently comprising the subject property will be consolidated into a single parcel, the identification number of which has not yet been assigned.

1.3 Summary of All Appropriate Inquiry Phase I Environmental Assessment

PM prepared a Phase I ESA dated February 2, 2018, in conformance with the scope and limitations of ASTM Practice E1527-13 (i.e., the 'ASTM Standard'). A copy of PM's February 2018 Phase I ESA, including photographs of the subject property, is included in Appendix A.

- The subject property parcel, identified as 600 East Michigan Avenue, is a closed Leaking Underground Storage Tank (LUST) site and a BEA site. Previous site assessment activities completed for 600 East Michigan Avenue in 2013 document that soil and groundwater contamination exists on-site above the current MDEQ Part 213 Risk Based Screening

Levels (RBSLs). Based on these analytical results and its closed LUST status, the subject property meets the definition of a “property,” in accordance with Part 213 of P.A. 451 of the Michigan Natural Resources Environmental Protection Act (NREPA), as amended.

- The subject property parcel, identified as 636 East Michigan Avenue, is an open LUST site and a BEA site. Previous site assessment activities completed in 1994, 1995, and 2015 document that soil contamination exists on-site above the current MDEQ Part 201 Generic Residential Cleanup Criteria (CRCC) and Part 213 RBSLs. Based on these analytical results and its open LUST status, the subject property meets the definition of a “facility” and a “site,” in accordance with Part 213 of P.A. 451 of the Michigan NREPA, as amended.
- The north-central portion of the property, identified as 612-614 East Michigan Avenue, is currently occupied by an automotive service building, which was constructed by 1930 as a gasoline service station. Gasoline dispensing operations ceased in approximately the mid-1950s and the property has been occupied by an automotive service business since the early 1960s. Current and historical interior waste streams associated with the service garage operations consist of general hazardous substances and/or petroleum products. A significant portion of this time period preceded major environmental regulations and current waste management and disposal procedures. The historical waste management practices associated with the service operations are unknown and may be a source of subsurface contamination.
- The southern portion of the property is currently and has historically been occupied by various residential dwellings. Several dwellings were demolished between 1951 and the 1990s. Several of the former residential dwellings were demolished prior to current disposal regulations. It is unknown how the building demolition debris was disposed of. It was not uncommon for building demolition debris to historically have been used as fill material onsite. The potential exists for construction debris and fill material to be present on these subject property parcels that were historically developed with basements, and to have negatively impacted the subsurface.
- Four current USTs are present at the subject property parcel identified as 600 East Michigan Avenue. The current UST system has been unused since 2012 without any subsurface investigation since 2013. Based on this information, the potential exists for a release to have occurred and impacted the subsurface.
- During the site reconnaissance, PM observed evidence of five in-ground hydraulic hoists within the warehouse building located at 117 South Larch Street and evidence of a former in-ground hoist within the building located at 612-614 East Michigan Avenue. The hydraulic reservoirs associated with the in-ground hoists were located underground. In-ground hoists have an underground reservoir for hydraulic fluids, which can contain polychlorinated biphenyls (PCBs). The potential exists that a release occurred from the current hydraulic hoist system and/or underground reservoir. Additionally, the potential exists for orphaned reservoirs to be present on the subject property.
- During the site reconnaissance, PM observed two vent pipes on the western exterior wall of the automotive service building (612-614 East Michigan Avenue). These vent pipes may be associated with the USTs identified in the 1951-1972 Sanborn maps. No known subsurface investigations have been completed in this area of the subject property and no

USTs are registered to this parcel. Based on this information, the potential exists for orphan USTs to be present and/or for a release to have occurred.

- Review of Fire Department records documented fuel oil as a heat source at various times for 612-614 East Michigan Avenue, 622 East Michigan Avenue, 626 East Michigan Avenue, and 636 East Michigan Avenue. Fuel oil was documented to be stored within 55-gallon drums at 622 East Michigan Avenue and within USTs at 636 East Michigan Avenue (bulk fuel oil storage and consumptive purposes on the parcel). PM was unable to verify if fuel oil was stored within above ground storage tanks (ASTs) or USTs at the remaining addresses. Based on this information, the potential exists for orphan USTs to be present and/or for a release to have occurred with the former use fuel oil.
- The storefront building, identified as 622 East Michigan Avenue, was occupied by a radiator shop from at least 1935 to 1959. Historical interior waste streams associated with the operations would have consisted of general hazardous substances and/or petroleum products. This time period preceded major environmental regulations and current waste management and disposal procedures. The historical waste management practices associated with the former service operations are unknown and may be a source of subsurface contamination.

The following adjoining and/or nearby RECs were identified:

- The west adjoining property, identified as 119 South Larch Street, is occupied by Liskey's Auto Truck Service. Review of historical the property was occupied by a pattern works and/or manufacturing company from at least 1906 until 1921, and sheet metal and machining company from 1924 until the 1950s, an automotive equipment company from 1936 until the 1950s, and has been occupied by automotive service operations since 1965. Based on the long-term operations on this property and the close proximity to the subject property (directly adjoining), the potential exists for a release to have occurred and migrated onto the subject property.
- A north adjoining property, identified as 605 East Michigan Avenue, was occupied by a dry cleaning operation from 1916 until 1959. Dry cleaning operations commonly involve the usage of general hazardous substances and/or petroleum products, which, if improperly managed and/or disposed of, can be a source of contamination. Based on the close proximity to the subject property (approximately 90 feet east) and long-term operations, the potential exists that a release has occurred on this property and migrated onto the subject property.

1.3.1 Phase I ESA Exceptions or Deletions

There were no identified exceptions or deletions from the Federal All Appropriate Inquiry Rule under 40 CFR 312, or the ASTM Standard within PM's February 2018 Phase I ESA.

1.3.2 Phase I ESA Data Gaps

No significant data gaps were identified within PM's February 2018 Phase I ESA.

1.4 Summary of Previous Site Investigations

Multiple site investigations were completed for the subject property between 1990 and 2015. Reports associated with those investigations are summarized in the table below:

Name of Report	Date of Report	Company that Prepared Report
Report of Site Assessment (600 East Michigan Avenue)	March 15, 1990	Environmental Science and Engineering, Inc. (ESE)
Phase II ESA (600 East Michigan Avenue)	February 21, 1991	ESE
Initial Abatement Measures Report (600 East Michigan Avenue)	August 20, 1991	ESE
UST Removal/Site Remediation Report (600 East Michigan Avenue)	November 7, 1991	ESE
60-Day LUST Initial Assessment Report (636 East Michigan Avenue)	3-10-1995	BLDI
Phase I Hydrogeologic Study and Preliminary RBCA Tier 1 Evaluation (636 East Michigan Avenue)	6-30-1995	BLDI
BEA (636 East Michigan Avenue)	7-10-1995	STS Consultants, Ltd.
LUST Closure Report (600 East Michigan Avenue)	January 11, 1996	Enecotech
Soil Characterization Report (636 East Michigan Avenue)	7-12-1996	MacKenzie Environmental Services
Risk-Based Corrective Action (RBCA) Assessment (636 East Michigan Avenue)	4-11-1997	BLDI
Summary of Soil Remediation Activities (636 East Michigan Avenue)	2-5-1999	Snell Environmental Group (SEG)
LUST Closure Report (600 East Michigan Avenue)	February 11, 2000	Timmermans
Phase I ESA (600 East Michigan Avenue)	July 18, 2011	Soil and Materials Engineers, Inc. (SME)
Phase I ESA (600 East Michigan Avenue)	7-31-2013	PM
BEA (600 East Michigan Avenue)	10-4-2013	PM
Documentation of Due Care Compliance (DDCC) (600 East Michigan Avenue)	10-4-2013	PM
Phase II ESA	11-11-2015	WSP Parsons Brinckerhoff (WSP)
BEA (636 East Michigan Avenue)	11-19-2015	WSP

PM reviewed available previous site investigations for 600 and 636 East Michigan Avenue, which are summarized below. Relevant portions of the previous reports, including sample location maps

and analytical summary tables, are also included in Section 10.4 of the February 2018 Phase I ESA (Appendix A).

600 East Michigan Avenue:

This parcel is a closed LUST site with three releases reported in 1990, 1991, and 1999. Various subsurface investigations were completed on this parcel from 1990 to 2000 to assess former gasoline dispensing operations on the property which occurred in at least 1940 and from the 1970s to 2000.

In 1991, three USTs (two 600-gallon and one 1,000-gallon of unknown contents) were removed from the northwestern portion of the parcel. Two releases were confirmed during UST removal activities and approximately 4,200 cubic yards of contaminated soils were removed from the parcel. Verification of soil remediation (VSR) and two additional soil sampling events were completed between 1991 and 1996, in which analytical results supported Type B Closure and were below Tier 1 Residential Soil Leaching to Groundwater Criteria and the releases was granted closure.

A waste oil UST was removed in 1996 with no assessment from the rear of the former service station building. In 1999, field observations noted photo-ionization detector (PID) readings (3.2 to 72 ppm) in the backfill in the area of the waste oil UST. A release was reported based on these observations in 1999. Subsequent sampling identified various volatile organic compound (VOC) and polynuclear aromatic compound (PNA) compounds in the fill above the current Part 213 Drinking Water Protection (DWP) and/or Groundwater Surface Water Interface Protection (GSIP) RBSLs. Delineation sampling did not identify any compounds above the laboratory method detection limits (MDLs) and the release received Type B Closure.

At the time of the 2011 Phase I ESA, the parcel was occupied by a gasoline dispensing station. SME documented similar historical information as included in this Phase I ESA, and identified the following RECs: former operations associated with the former automotive sales and service operations; former gasoline dispensing operations; potential fill materials associated with the former buildings; and adjoining properties to the east, south, and west based on former operations.

At the time of the 2013 Phase I ESA, the parcel was vacant of buildings and occupants. PM documented similar historical information was documented as in the Phase I ESA. The following RECs were identified: the historic use of the parcel for automotive service operations with the potential use of in-ground hoists and the lack of subsurface investigations from 2000 to 2011 when the property was occupied by gasoline dispensing station. Off-site RECs identified include: the historic use of the north adjoining property (605 East Michigan Avenue) as a dry cleaning business from at least 1916 to 1959, the historic use of the east adjoining property (614 East Michigan Avenue (current subject property parcel)) as an automotive service garage and/or gasoline service station since at least the 1960s, and the historic use of the south adjoining property (119 South Larch Street) as an automotive service garage since at least 1965.

During the 2013 subsurface investigation, a ground penetrating radar (GPR) survey was completed to investigate the potential for in-ground hoists. One anomaly consistent with an in-ground hoist was identified during the GPR survey and is located within the footprint of the former building. An exploratory boring was advanced within the center of the anomaly. A metal structure

was encountered directly beneath the concrete and appears to be consistent with the top of an in-ground hoist.

Additionally, 13 soil borings were advanced to between 15.0 and 20.0 feet below ground surface (bgs), four temporary monitoring wells were installed, and three temporary soil gas sampling points were installed. Soil and groundwater samples were analyzed for VOCs, PNAs, polychlorinated biphenyls (PCBs), and metals (cadmium, chromium, and lead). Soil gas samples were analyzed for VOCs. Soil analytical results documented PNAs above Part 213 RBSLs for DWP and Direct Contact (DC) and lead above Part 213 RBSLs in the southwestern portion of the parcel. Groundwater analytical results documented various VOCs and PNAs in the central and western portions of the parcel. Soil gas analytical results identified VOCs above Residential Soil Gas Screening Levels.

Based on the analytical results, a BEA and DDCC were completed for the current owner.

Previous site assessment activities completed in 2013 document that soil and groundwater contamination exists on-site above the current MDEQ Part 213 RBSLs. Based on these analytical results and its closed LUST status, the subject property meets the definition of a "property," in accordance with Michigan Part 213.

Four current USTs remain on the 600 East Main parcel of the subject property.

636 East Michigan Avenue:

This parcel is an open LUST site with three releases reported in 1995. Various subsurface investigations were completed on this parcel from 1995 to 1999 to assess former bulk petroleum distribution and/or coal storage operations on the parcel, which occurred from at least 1940 to the early 1990s.

Multiple subsurface investigations were completed for the parcel in at least 1994 and 1995; however, not all reports were available for PM's review. A majority of the reports were summarized in the 1997 RBCA report. The parcel formerly contained six USTs (i.e. containing fuel oil, used, oil, or gasoline), which were removed in 1995. The parcel also contained ten bulk petroleum ASTs formerly located in the southern portion of the parcel. During UST removal activities, three releases were reported associated with former USTs located in the northeastern, western, central, and eastern portions of the parcel. Analytical results documented various VOCs and PNAs in the locations of the former USTs above the Part 213 RBSLs. Groundwater sampling was not included based on groundwater not encountered until approximately 40.0 feet bgs.

In 1998, approximately 3,200 cubic yards of stock piled contaminated soils were removed from the southern portion of the parcel. The source of the soil piles was not identified; however, the piles were likely associated with the removal of multiple USTs on this portion of the subject property. After removal, VSR sampling (limited to the southern portion of the parcel) was completed. Samples were analyzed for VOCs, PNAs, and lead. Analytical results were below Part 201 Generic Residential Cleanup Criteria (GRCC). Lead was identified above statewide background levels, but below direct contact levels.

Review of the 2015 Phase II ESA, indicates that a Phase I ESA was completed in 2015, which documented RECs associated with the known contamination on the parcel, the former truck repair

operations with a former structure on the west-central portion of the parcel, the historic coal storage operations on the eastern and central portions of the parcel, and the former presence of railroad spurs located on the parcel. A copy of the Phase I ESA was not included for PM's review.

During the subsurface investigation, 21 soil borings were advanced to depths between 2.0 and 8.0 feet bgs. Soil samples were collected and analyzed for VOCs, PNAs, Michigan-10 (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc). Soil analytical results documented various VOC, PNAs, and metals above Part 201 GRCC, Part 213 RBSLs, and/or statewide background levels.

Based on the analytical results, a BEA was completed for the current tenant of the parcel.

Previous site assessment activities completed in 1994, 1995, and 2015 document that soil contamination exists on-site above the current MDEQ Part 201 Generic Residential Cleanup Criteria and Part 213 RBSLs. Based on these analytical results and its open LUST status, the subject property meets the definition of a "facility" and a "site," in accordance with Michigan Parts 201 and 213

1.5 Summary of Current Site Investigation

Prior to the commencement of field activities, MISSDIG, a utility locating service, was contacted to locate utilities on or adjacent to the subject property. Based on the large size of the subject property a joint meet was conducted with PM field staff and utility locators. Utilities were marked by the respective utility companies in the proposed soil boring location areas. The soil borings were also cleared of private subsurface utilities using GPR (Section 1.6).

In December 2017, PM completed a scope of work consisting of a geophysical survey to determine the potential presence of orphan USTs on the 612-614 East Michigan Avenue parcel using GPR; the advancement of 43 soil borings (SB-1 through SB-43); the installation of 18 temporary monitoring wells (TMW-4, TMW-6, TMW-7, TMW-10, TMW-11, TMW-13, TMW-14, TMW-15, TMW-16, TMW-18, TMW-26, TMW-27, TMW-29, TMW-33, TMW-35, TMW-36, TMW-40, and TMW-42); and the installation of 19 soil gas sample points (SSG-1, SG-2 through SG-6, SG-8, SG-10, SG-13, SG-19, SG-23, SG-25, SG-29, SG-31, and SG-33 through SG-37), and the collection of soil, groundwater, and soil gas samples for laboratory analysis of VOCs, PNAs, polychlorinated biphenyls (PCBs), Michigan ten metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc), and glycols, or some combination thereof. Select soil samples were also analyzed for Toxicity Characteristic Leaching Procedure (TCLP) lead. The soil boring/temporary monitoring well/soil gas locations and analytical results are included on Figures 3, 4, and 5 and in Tables 1 through 4. The soil boring/temporary monitoring well/soil gas logs are included as Appendix B.

The table below summarizes PM's December 2017 Phase II ESA activities including total boring depth, objective of the soil borings, and sample justification:

Description of Soil Boring and Temporary Monitoring Well Locations

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/SSG-1 (20.0)	Soil: (6.0-7.0)	Lead and TCLP Pb	Re-asses soil lead concentrations at former (2013) soil boring PSB- 9 location (6.0- 7.0'), and current soil gas concentrations	Soil: A replicate sample was collected at 6.0-7.0-feet bgs. Groundwater: Not Sampled Soil Gas: Sampled
	Soil Gas: (5.0)	VOCs		
PSB/SG-2 (10.0)	Soil Gas : (4.5)	VOCs	Assess current soil gas concentrations at former (2013) PSG-3 location	Soil: Not Collected Groundwater: Not Sampled Soil Gas: Sampled
PSB/SG-3 (10.0)	Soil Gas: (5.0)	VOCs	Assess current soil gas concentrations at former (2013) PSG-2 location	Soil: Not Collected Groundwater: Not Sampled Soil Gas: Sampled
PSB/TMW/SG-4 (20.0)	Soil: (6.5-7.5)	VOCs and PNAs	Assess potential contaminant migration from the south adjoining property	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected above the saturated zone. Groundwater: Not Sampled Soil Gas: Sampled
	GW: (6.0-11.0)	VOCs and PNAs		
	Soil Gas: (7.1)	VOCs		
PSB/SG-5 (20.0)	Soil: (4.0-5.0)	VOCs and PNAs	Assess potential contaminant migration from the south adjoining property	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected above the saturated zone. Groundwater: Not Sampled Soil Gas: Sampled
	Soil Gas: (4.5)	VOCs		

**Baseline Environmental Assessment of the 600 Block Urban Redevelopment Property
Located at 600-636 E. Michigan Avenue, 117 S. Larch Street,
145-147 S. Larch Street, and 601-637 Barnard Street, Lansing, Michigan
PM Environmental, Inc. Project No. 01-9216-0-0002; February 28, 2018**

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/TMW/SG-6 (20.0)	Soil: (9.0-10.0)	VOCs, PNAs, and Pb	Assess former gasoline filling operations and potential contaminant migration from the north adjoining former drycleaners	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected above the saturated zone. Groundwater: Sampled Soil Gas: Sampled
	GW: (8.0-13.0)	VOCs, PNAs, and dissolved Pb		
	Soil Gas: (4.5)	VOCs		
PSB/TMW-7 (20.0)	Soil: (12.0-13.0)	VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess former gasoline filling operations	Soil: A soil sample was collected at the interval with the highest PID reading (218 ppm). Groundwater: Sampled Soil Gas: Not Sampled
	GW: (7.0-12.0)	VOCs, PNAs, and dissolved Pb		
PSB/SG-8 (20.0)	Soil: (11.0-12.0 and 19.0-20.0)	VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess current/former service operations and interior gasoline UST	Soil: A soil sample was collected t the approximate bottom depth of discovered interior orphan UST Groundwater: Not Encountered Soil Gas: Sampled
	Soil Gas: (3.5)	VOCs		
PSB-9 (7.0)	Soil: (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess current/former service operations	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected at a geologic interface. Groundwater: Not Encountered Soil Gas: Not Sampled

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Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/TMW/ SG-10 (20.0)	Soil: (11.0-12.0)	VOCs, PNAs, and Pb	Assess historical gasoline UST	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected at the approximate bottom depth of the historical gasoline UST Groundwater: Sampled Soil Gas: Sampled
	GW: (7.0-12.0)	VOCs, PNAs, and dissolved Pb		
	Soil Gas: (9.5)	VOCs		
PSB/TMW-11 (5.0)	Soil: 2.0-3.0	VOCs, PNAs, Glycols, and Pb	Assess the former radiator shop operations	Soil: A soil sample was collected at the interval with the highest PID reading (5.9 ppm). Groundwater: Sampled Soil Gas: Not Sampled
	GW: (0.0-5.0)	VOCs, PNAs, Glycols, and dissolved Pb		
PSB-12 (5.5)	Soil: (3.0-4.0)	VOCs, PNAs, and Pb	Assess former glassworks operations	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected above the saturated zone. Groundwater: Not Sampled Soil Gas: Not Sampled
PSB/TMW/ SG-13 (5.0)	Soil: (0.0-1.0)	VOCs, PNAs, and Pb	Assess former glassworks operations	Soil: A soil sample was collected at the interval with the highest PID reading (0.8 ppm). Groundwater: Sampled Soil Gas: Sampled
	GW: (0.0-5.0)	VOCs, PNAs, and dissolved Pb		
	Soil Gas: (Sub-slab)	VOCs		
PSB/TMW- 14/14R (20.0)	Soil: (0.5-1.5)	VOCs, PNAs, and PCBs	Assess former hydraulic scale house operations	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected beneath the pavement. Groundwater: Not Sampled Soil Gas: Not Sampled
	GW: (9.0-14.0)	NA (well did not produce)		

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Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/TMW-15 (15.0)	Soil: (1.0-2.0)	VOCs and PNAs	Assess former fuel oil UST basin	Soil: A soil sample was collected at the interval with the highest PID reading (0.8 ppm). Groundwater: Sampled Soil Gas: Not Sampled
	GW: (0.0-5.0)	VOCs and PNAs		
PSB/TMW-16 (15.0)	Soil: (0.5-1.5)	MI-10 Metals	Assess former coal yard and rail operations	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected beneath the pavement. Groundwater: Sampled Soil Gas: Not Sampled
	GW: (0.0-5.0)	Dissolved MI-10 Metals		
PSB-17 (15.0)	Soil: (0.5-1.5)	MI-10 Metals	Assess former coal yard and rail operations	Soil: A soil sample was collected in an interval of sand with coal debris Groundwater: Not Sampled Soil Gas: Not Sampled
PSB/TMW-18 (15.0)	Soil: (0.5-1.5)	MI-10 Metals	Assess former coal yard and rail operations	Soil: A soil sample was collected in an interval of clay with coal debris Groundwater: Sampled Soil Gas: Not Sampled
	GW: (0.0-5.0)	Dissolved MI-10 Metals		
PSB/SG-19 (20.0)	Soil: (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations and in ground hoists	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected at a geologic interface. Groundwater: Not Encountered Soil Gas: Not Sampled
	Soil Gas: (sub-slab)	NA		
PSB-20 (20.0)	Soil: (0.0-1.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations and in ground hoists	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected immediately beneath the floor slab. Groundwater: Not Sampled Soil Gas: Not Sampled

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Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB-21 (15.0)	Soil: (4.5-5.5)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical 1,000 gallon used oil UST basin	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected at a geologic interface above the water table. Groundwater: Not Sampled Soil Gas: Not Sampled
PSB-22 (20.0)	Soil: (1.0-2.0 and 16.0-17.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical used oil and fuel oil UST basin	Soil: A soil sample was collected in a shallow discolored interval (1.0-2.0') and at the interval with the highest PID reading (0.6 ppm; 16.0-17.0'). Groundwater: Not Encountered Soil Gas: Not Sampled
PSB/SG-23 (20.0)	Soil: (0.5-1.5)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations	Soil: A soil sample was collected from a discolored interval beneath the asphalt pavement (suspected coal debris) and at the interval with the highest PID reading (170.1 ppm). Groundwater: Not Encountered Soil Gas: Sampled
	Soil Gas: (11.0)	VOCs		
PSB-24 (15.0)	Soil: (1.0-2.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected immediately beneath the surface pavement Groundwater: Not Encountered Soil Gas: Not Sampled
PSB/SG-25 (20.0)	Soil: (11.0-12.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	Soil: A soil sample was collected at the interval with the highest PID reading (11.1 ppm). Groundwater: Not Encountered Soil Gas: Sampled
	Soil Gas: (8.5)	VOCs		

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Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/TMW-26 (20.0)	Soil: (3.5-4.5)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	Soil: A soil sample was collected at a geologic interface. Groundwater: Sampled Soil Gas: Not Sampled
	GW: (4.0-9.0)	VOCs, PNAs, and dissolved MI-10 Metals		
PSB/TMW-27 (1567.0)	Soil: (2.5-3.5)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	Soil: A soil sample was collected at the interval with the highest PID reading (58 ppm) Groundwater: Sampled Soil Gas: Not Sampled
	GW: (1.0-6.0)	VOCs, PNAs, and dissolved MI-10 Metals		
PSB-28 (20.0)	Soil: (3.0-4.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	Soil: A soil sample was collected at a geologic interface. Groundwater: Not Sampled Soil Gas: Not Sampled
PSB/TMW/SG- 29 (20.0)	Soil: (2.0-3.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: A soil sample was collected at the interval with the highest PID reading (77.0 ppm). Groundwater: Sampled Soil Gas: Sampled
	GW: (12.0-17.0)	VOCs and PNAs		
	Soil Gas: (2.5)	VOCs		
PSB-30 (20.0)	Soil: (0.5-1.5)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: A soil sample was collected at the interval with the highest PID reading (100.0 ppm). Groundwater: Not Encountered Soil Gas: Not Sampled

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Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/SG-31 (20.0)	Soil: (4.0-5.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: A soil sample was collected at the interval with the highest PID reading (87.5 ppm). Groundwater: Not Encountered Soil Gas: Not Sampled
	Soil Gas: (4.5)	VOCs		
PSB-32 (20.0)	Soil: (2.0-3.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs and loading rack	Soil: A soil sample was collected at the interval with the highest PID reading (104.0 ppm). Groundwater: Not Encountered Soil Gas: Not Sampled
PSB/TMW/ SG-33 (20.0)	Soil: (12.0-13.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: A soil sample was collected from an interval of coarse sand with gravel that contrasted with other soils in the boring. Groundwater: Sampled Soil Gas: Sampled
	GW: (14.0-19.0)	VOCs and PNAs		
	Soil Gas: (1.5)	VOCs		
PSB/SG-34 (20.0)	Soil: (1.0-2.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: A soil sample was collected at the interval with the highest PID reading (52.9 ppm). Groundwater: Not Sampled Soil Gas: Sampled
	Soil Gas: (1.5)	VOCs		
PSB/TMW/SG- 35 (20.0)	Soil: (2.0-3.0)	VOCs and PNAs	Assess potential migration from former bulk petroleum operations to the south	Soil: A soil sample was collected at the interval with the highest PID reading (110 ppm). Groundwater: Sampled Soil Gas: Sampled
	GW: (7.0-12.0)	VOCs and PNAs		
	Soil Gas: (1.5)	VOCs		
PSB/TMW/SG- 36 (15.0)	Soil: (3.0-4.0)	VOCs and PNAs	Assess potential migration from former bulk petroleum operations to the south	Soil: A soil sample was collected at the interval with the highest PID reading (68.1 ppm). Groundwater: Sampled Soil Gas: Sampled
	GW: (7.0-12.0)	VOCs and PNAs		
	Soil Gas: (0.5)	VOCs		

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Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB-37 (20.0)	Soil: (8.0-9.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess former residential fill and migration from the north adjoining property	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected above the water table. Groundwater: Not Sampled Soil Gas: Sampled
	Soil Gas: (8.5)	VOCs		
PSB-38 (30.0)	Soil: (2.0-3.0 and 29.0-30.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess former residential fill and migration from the north adjoining parcel	Soil: Due to the lack of field screening evidence of contamination or groundwater, both shallow and deep soil samples were collected. Groundwater: Not Encountered Soil Gas: Not Sampled
PSB-39 (15.0)	Soil: (2.5-3.5)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess former coal yard and rail operations	Soil: A soil sample was collected above a geologic interface. Groundwater: Not Sampled Soil Gas: Not Sampled
PSB/TMW-40 (15.0)	Soil: (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations and in ground hoists	Soil: sampled from an area of black discolored sand that contrasted with other soils in the boring Groundwater: Sampled Soil Gas: Not Sampled
	GW: (2.0-7.0)	VOCs, PNAs, and dissolved Cd, Cr and Pb		
PSB-41 (3.5)	Soil: (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess interior used oil AST area	Soil: A soil sample was collected at a geologic interface. Groundwater: Not Encountered Soil Gas: Not Sampled

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/TMW-42 (20.0)	Soil: (9.0-10.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess exterior orphan USTs	Soil: A soil sample was collected at the interval with the highest PID reading (318.7 ppm). Groundwater: Sampled Soil Gas: Not Sampled
	GW: (11.0-16.0)	VOCs, PNAs, and dissolved Cd, Cr and Pb		
PSB-43 (20.0)	Soil: (15.0-16.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess exterior orphan USTs	Soil: A soil sample was collected at a geologic interface. Groundwater: Not Encountered Soil Gas: Not Sampled

bgs = below ground surface
Pb = Lead

PID = photoionization detector
Cd = Cadmium

ppm = parts per million
Cr = Chromium

1.6 Summary of Geophysical Investigation Activities

On December 18, 2017, PM completed a GPR survey at the subject property (Figure 2) to investigate the potential for orphan USTs and to clear the soil borings of subsurface utilities. At the time of the survey, weather conditions were approximately 40° F and light rain.

The GPR survey was completed using a GSSI® SIR-3000 radar control unit equipped with a 400 megahertz (MHz) antenna. The survey was completed utilizing 2-dimensional scanning methods in a 2 foot surface grid pattern (i.e., in north-south and east-west directions), to a maximum depth of 4.5 feet bgs.

PM encountered the following project specific conditions that limited its ability to assess the subject property:

- Parked vehicles located near the western perimeter of the subject property;
- Interior storage located within the building;
- Operations located within the building;

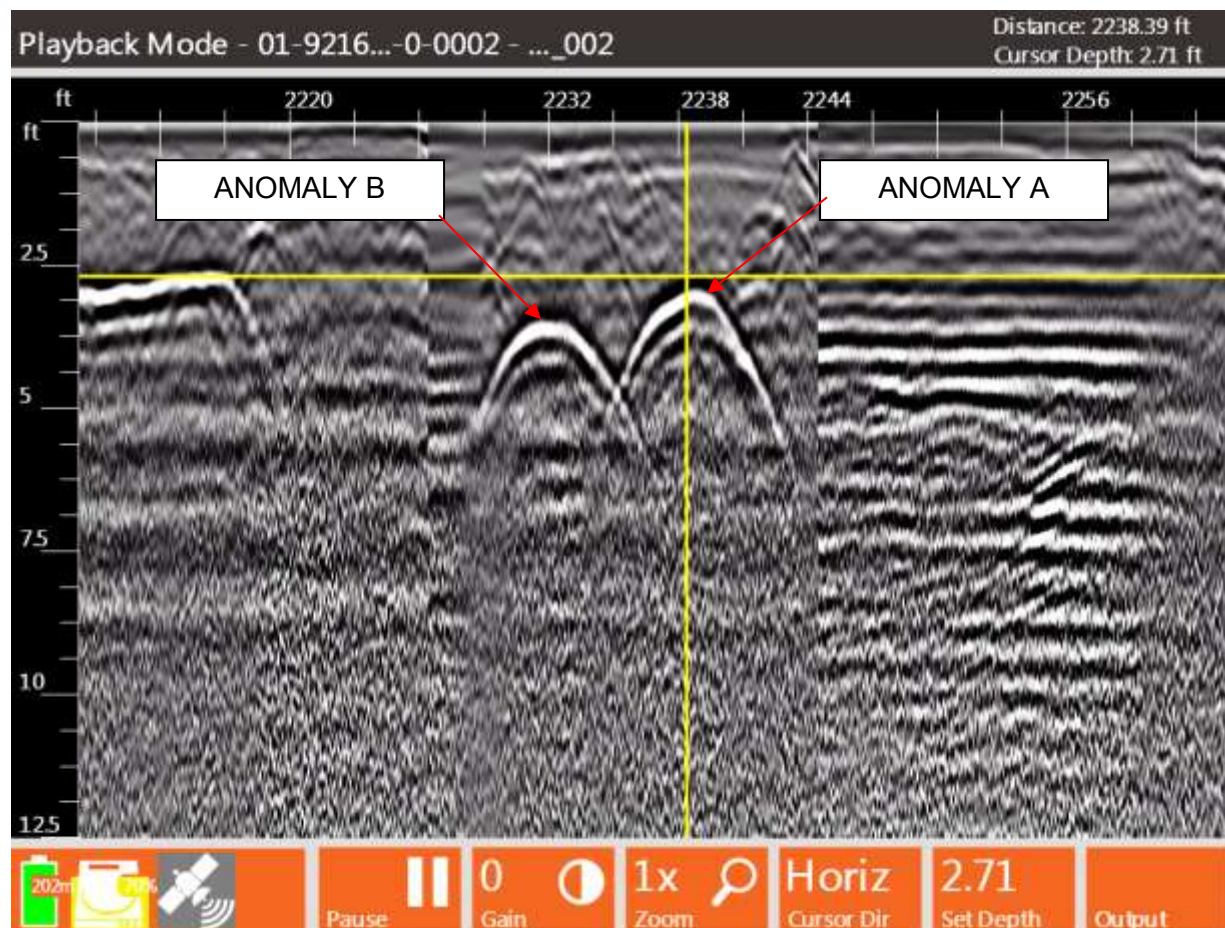
Three anomalies consistent with an orphan USTs were identified during the GPR survey.

Anomaly A is located west of the subject building. Anomaly A is approximately 15.0 feet in length, 7.0 feet in width, and located approximately 2.5 feet bgs. One shallow hand auger soil boring was advanced to 2.5 feet near the center of the anomaly. Refusal was encountered and a commercial metal detector (schoonstedt) was used to verify that the anomaly was metallic in nature.

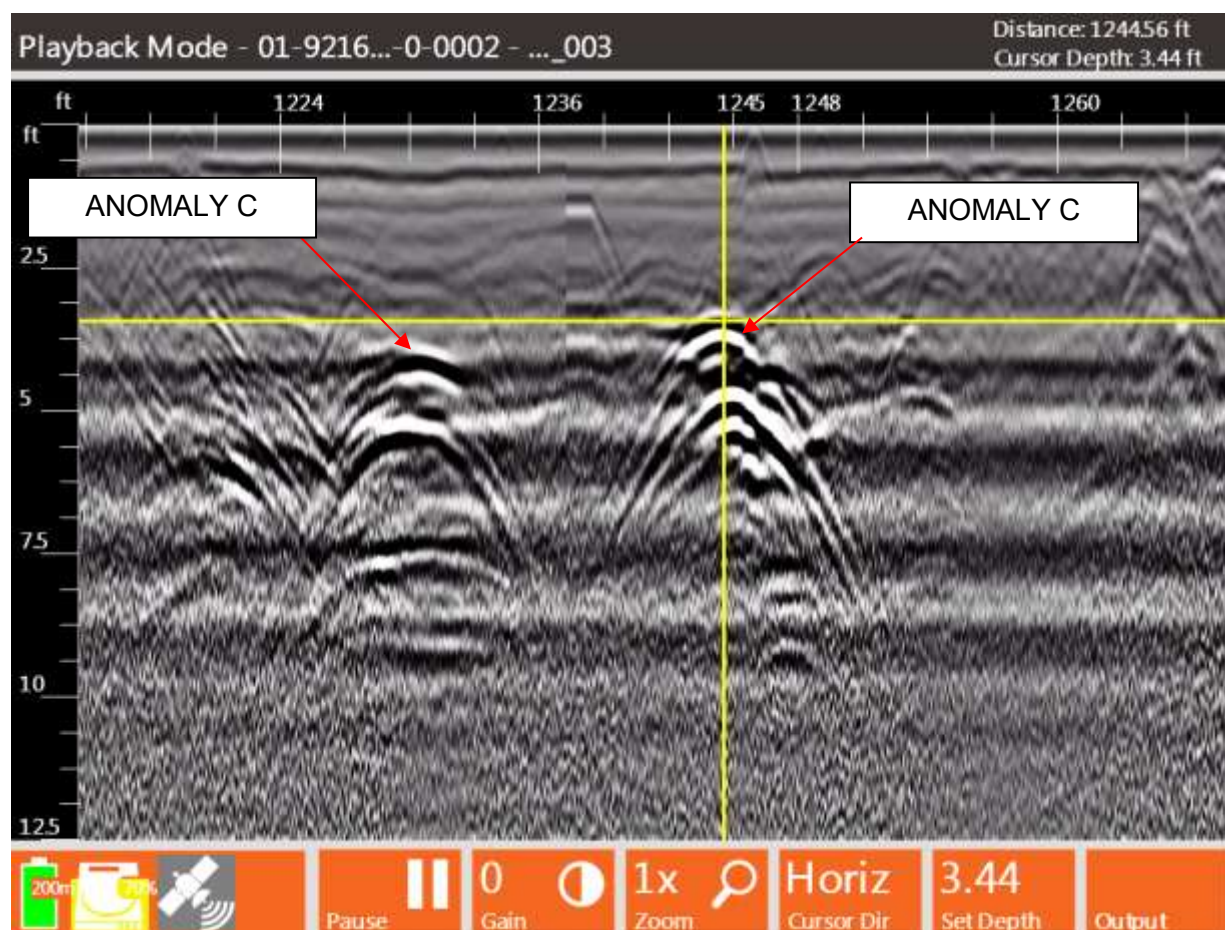
Anomaly B is located west of the subject building. Anomaly B is approximately 15.0 feet in length, 7.0 feet in width, and located approximately 2.75 feet bgs. One shallow hand auger soil boring was advanced to 2.75 feet near the center of the anomaly. Refusal was encountered and a schonstedt was used to verify that the anomaly was metallic in nature.

Anomaly C is located inside of the subject building. Anomaly C is at least 9.0 feet in length, 5.0 feet in width, and located approximately 3.0 feet bgs. One shallow hand auger soil boring was advanced to 2.5 feet near the center of the anomaly. Refusal was encountered and a schonstedt was used to verify that the anomaly was metallic in nature.

The following is an example data set collected from the subject property depicting the anomalies:



Anomaly A and Anomaly B.



Anomaly C at two different angles.

Other anomalies not consistent with USTs (i.e., those consistent with subsurface utilities, rebar, etc.) may have been observed; however, are not included within this report.

As indicated above, the metallic nature of the anomalies was confirmed using a stainless steel hand auger and a schonstedt metal detector. Anomalies A and B also correlate with two vent pipes identified along the western wall of the 612-614 East Michigan Avenue building, as summarized in the February 2018 Phase I ESA. Therefore, each anomaly (i.e., A through C) is believed to be a previously unknown, orphan UST with approximate capacities ranging from 1,000 gallons to 1,500 gallons.

Subsequent to identification of the orphan USTs, soil borings PSB-8, PSB-42, and PSB-43 were advanced adjacent to each on December 20, 2018 (Section 1.5 and Appendix B) and based on the identification of field screening evidence of a LUST release, the orphan USTs were registered with the Department of Licensing and Regulatory Affairs, Bureau of Fire Services, Storage Tank Division, and a confirmed release reported on December 21, 2018, which is within 24-hours of discovery. UST registration and release reporting was completed under Brogan's Tire and Auto Service, Inc., the current owner of the 612-614 East Michigan Avenue parcel.

The open LUST status of the 612-614 East Michigan Avenue parcel of the subject property indicates that it is a "site," in accordance with Part 213.

1.7 Subsurface Investigations Techniques and QA/QC Procedures

The soil borings were advanced to the desired depth using a direct push model 6712DT Geoprobe® drill rig and/or a stainless steel hand auger. Soil sampling was performed for soil classification, verification of subsurface geologic conditions, and for investigating the potential and/or extent of soil and groundwater contamination at the subject property. Soil samples were generally collected on a continuous basis using a 5-foot macro-core sampler.

Soils collected from discrete sample intervals were screened using a PID to determine if VOCs were present. Soil from specific depths was placed in plastic bags, sealed, and allowed to volatilize. The headspace within each bag was then monitored with the PID. The PID is able to detect trace levels of organic compounds in the air space within the plastic bag. The PID utilizes a 10.6 electron volts (eV) lamp. Soil samples were collected from the soil borings based upon the highest PID reading, visual/olfactory evidence of impact, a change in geology, former/current site feature depths, and/or surficial soil.

Soil samples for VOC analysis were preserved with methanol in accordance with United States Environmental Protection Agency (USEPA) Method 5035 modified.

Temporary monitoring wells were installed for groundwater sample collection in selected soil boring locations. Each consisted of a 5-foot one inch diameter, 0.010-inch slot, schedule 40, PVC screen and a one inch diameter PVC casing, which was lowered into the borehole to intersect the water table. After the screen for the well was set to the desired depth, an artificial sand pack or natural sands were allowed to collapse around the well screen. The groundwater samples for laboratory analyses were transferred directly from the low-flow pump discharge line into appropriately labeled sample containers with Teflon lined lids. Purge water was maintained separate and returned to the well.

The soil and groundwater samples were placed in appropriately labeled containers with Teflon® lined lids and/or sanitized glass jars, then placed in an ice-packed cooler and transported under chain of custody procedures for laboratory analysis within applicable holding times.

The soil vapor sampling was completed in general accordance with the guidelines established in the May 2013 MDEQ Guidance Document for the Vapor Intrusion Pathway, which included the quality assurance/quality control (QA/QC) procedures outlined below.

The soil gas sample were collected utilizing a polyethylene implant that is approximately two inches in length that is affixed to appropriate length tubing for sample collection and inserted into the annulus of the borehole. Upon completion of the borehole, a sampling interval is established by filling the hole with bentonite to the desired lower depth, as needed, inserting the sample implant and tubing, creating a sand pack of no more than one foot with the sampling implant in the center, and filling the remainder of the bore hole with bentonite.

Prior to the collection of each soil gas sample, the sampling apparatus was determined to be leak free utilizing an isolation chamber that encompassed tubing and associated connections as well as the sampling point. The chamber was charged with helium prior to purging the sampling point of a maximum of three volumes. A helium detector was then applied to the sampling line to ensure

no leaks had occurred. The soil gas samples were collected using 1-liter canisters regulated with a flow rate of 200 ml/minute and transported under chain of custody procedures for laboratory analysis within applicable holding times.

The soil, groundwater, and soil gas samples were submitted to Merit Laboratories, Inc. (Merit) in East Lansing, Michigan, for laboratory analysis.

Upon completion of the investigation, temporary monitoring well and soil gas sample materials were removed from the borehole. The soil boring/temporary monitoring well/soil gas sample locations were abandoned by placing the soil cuttings back into the borehole, filling the void with bentonite chips, hydrating the chips, resurfacing and returning the area to its pre-drilling condition.

1.8 Geology and Hydrogeology

Based on review of the current and previous boring logs from PM's December 2017 site investigation, the soil stratigraphy generally consists of up to 10.0 feet of sand underlain by clay with interbedded layers of sand and/or gravelly sand to a depth of at least 30.0 feet bgs, the maximum depth explored. Exceptions include soil boring PSB-2 where only pea gravel was encountered to 10.0 feet bgs; PSB-4 where sand soils were encountered to the maximum explored depth of 20.0 feet bgs; and soil boring PSB-10, PSB-35, and PSB-38, where sand soils were encountered at depths greater than 10.0, 20.0, and 14.0 feet bgs, respectively.

Perched and discontinuous groundwater was encountered at depths between 0.95 and 10.87 feet bgs during the December 2018 site investigation, with a thin lamina of water present immediately under pavement at soil borings PSB-15 and PSB-18, likely as a result of rainy conditions during the time period of the investigation.

2.0 LOCATION OF CONTAMINATED MEDIA ON THE SUBJECT PROPERTY

The analytical results from PM's 2017 investigation were compared with the MDEQ Generic Cleanup Criteria and Screening Levels as presented in Part 201 Rules 299.1 through 299.50, dated December 30, 2013 entitled "Cleanup Criteria Requirements for Response Activity", in accordance with Section 20120a(1) using the Residential and Nonresidential Cleanup Criteria. The analytical results for the groundwater and soil gas samples collected by PM were also compared with the MDEQ Media-Specific Volatilization to Indoor Air Interim Action Screening Levels, which are also known as Recommended Interim Action Screening Levels (RIASLs). A copy of the laboratory analytical reports for PM's December 2017 site investigation are included in Appendix C.

Relevant portions of the previous reports, including sample location maps and analytical summary tables, are also included in Section 10.4 of the February 2018 Phase I ESA (Appendix A).

2.1 Summary of Analytical Results (December 2017)

The sample analytical results and locations for PM's December 2017 site investigation are summarized on PM's Figures 3, 4, and 5 and in Tables 1 through 4.

Summary of Soil, Groundwater, and Soil Gas Analytical Results

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/SSG-1 (20.0)	Soil: (6.0-7.0)	Lead and TCLP Pb	Re-asses soil lead concentrations at former (2013) soil boring PSB- 9 location (6.0- 7.0')	Soil: None
	Soil Gas: (5.0)	VOCs		Soil Gas: None
PSB/SG-2 (10.0)	Soil Gas : (4.5)	VOCs	Assess current soil gas concentrations at former (2013) PSG-3 location	Soil Gas: None
PSB/SG-3 (10.0)	Soil Gas: (5.0)	VOCs	Assess current soil gas concentrations at former (2013) PSG-2 location	Soil Gas: None
PSB/TMW/SG-4 (20.0)	Soil: (6.5-7.5)	VOCs and PNAs	Assess potential contaminant migration from the south adjoining property	Soil: None
	GW: (6.0-11.0)	VOCs and PNAs		Groundwater: None
	Soil Gas: (7.1)	VOCs		Soil Gas: None
PSB/SG-5 (20.0)	Soil: (4.0-5.0)	VOCs and PNAs	Assess potential contaminant migration from the south adjoining property	Soil: None
	Soil Gas: (4.5)	VOCs		Soil Gas: None
PSB/TMW/SG-6 (20.0)	Soil: (9.0-10.0)	VOCs, PNAs, and Pb	Assess former gasoline filling operations and potential contaminant migration from the north adjoining former drycleaners	Soil: None
	GW: (8.0-13.0)	VOCs, PNAs, and dissolved Pb		Groundwater: None
	Soil Gas: (4.5)	VOCs		Soil Gas: None

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Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/TMW-7 (20.0)	Soil: (12.0-13.0)	VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess former gasoline filling operations	Soil: VOCs – Residential and Nonresidential RIASLs
	GW: (7.0-12.0)	VOCs, PNAs, and dissolved Pb		Groundwater: None
PSB/SG-8 (20.0)	Soil: (11.0-12.0 and 19.0-20.0)	VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess current/former service operations and interior gasoline UST	Soil: VOCs – Residential and Nonresidential DWP, GSIP, and RIASLs
	Soil Gas: (3.5)	VOCs		Soil Gas: None
PSB-9 (7.0)	Soil: (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess current/former service operations	Soil: PNAs - GSIP
PSB/TMW/ SG-10 (20.0)	Soil: (11.0-12.0)	VOCs, PNAs, and Pb	Assess historical gasoline UST	Soil: None
	GW: (7.0-12.0)	VOCs, PNAs, and dissolved Pb		Groundwater: None
	Soil Gas: (9.5)	VOCs		Soil Gas: None
PSB/TMW-11 (5.0)	Soil: 2.0-3.0	VOCs, PNAs, Glycols, and Pb	Assess the former radiator shop operations	Soil: None
	GW: (0.0-5.0)	VOCs, PNAs, Glycols, and dissolved Pb		Groundwater: None
PSB-12 (5.5)	Soil: (3.0-4.0)	VOCs, PNAs, and Pb	Assess former glassworks operations	Soil: None

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Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/TMW/ SG-13 (5.0)	Soil: (0.0-1.0)	VOCs, PNAs, and Pb	Assess former glassworks operations	Soil: None
	GW: (0.0-5.0)	VOCs, PNAs, and dissolved Pb		Groundwater: None
	Soil Gas: (Sub-slab)	VOCs		Soil Gas: None
PSB/TMW- 14/14R (20.0)	Soil: (0.5-1.5)	VOCs, PNAs, and PCBs	Assess former hydraulic scale house operations	Soil: PNAs – Residential and Nonresidential DC
	GW: (9.0-14.0)	NA (well did not produce)		Groundwater: None
PSB/TMW-15 (15.0)	Soil: (1.0-2.0)	VOCs and PNAs	Assess former fuel oil UST basin	Soil: None
	GW: (0.0-5.0)	VOCs and PNAs		Groundwater: None
PSB/TMW-16 (15.0)	Soil: (0.5-1.5)	MI-10 Metals	Assess former coal yard and rail operations	Soil: None
	GW: (0.0-5.0)	Dissolved MI-10 Metals		Groundwater: None
PSB-17 (15.0)	Soil: (0.5-1.5)	MI-10 Metals	Assess former coal yard and rail operations	Soil: Chromium - Residential and Nonresidential DWP and GSIP
PSB/TMW-18 (15.0)	Soil: (0.5-1.5)	MI-10 Metals	Assess former coal yard and rail operations	Soil: Mercury - GSIP
	GW: (0.0-5.0)	Dissolved MI-10 Metals		Groundwater: Arsenic – Residential and Nonresidential DW and GSI

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Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/SG-19 (20.0)	Soil: (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations and in ground hoists	Soil: VOCs and PNAs - Residential and Nonresidential DWP, GSIP and RIASLs; Residential DC
	Soil Gas: (sub-slab)	NA		Soil Gas: None
PSB-20 (20.0)	Soil: (0.0-1.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations and in ground hoists	Soil: VOCs and PNAs - Residential and Nonresidential DWP and GSIP; Residential DC
PSB-21 (15.0)	Soil: (4.5-5.5)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical 1,000 gallon used oil UST basin	Soil: None
PSB-22 (20.0)	Soil: (1.0-2.0 and 16.0-17.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical used oil and fuel oil UST basin	Soil: PNAs - Residential and Nonresidential GSIP and DC
PSB/SG-23 (20.0)	Soil: (0.5-1.5)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations	Soil: VOCs and PNAs – Residential and Nonresidential DWP, GSIP, and RIASLs
	Soil Gas: (11.0)	VOCs		Soil Gas: None
PSB-24 (15.0)	Soil: (1.0-2.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations	Soil: None
PSB/SG-25 (20.0)	Soil: (11.0-12.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	Soil: Mercury – GSIP
	Soil Gas: (8.5)	VOCs		Soil Gas: None

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Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/TMW-26 (20.0)	Soil: (3.5-4.5)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	Soil: None
	GW: (4.0-9.0)	VOCs, PNAs, and dissolved MI-10 Metals		Groundwater: VOCs, PNAs and Arsenic - Residential and Nonresidential DW and GSI
PSB/TMW-27 (1567.0)	Soil: (2.5-3.5)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	Soil: VOCs, PNAs, Mercury, and Selenium – Residential and Nonresidential DWP, GSIP, and RIASLs; Residential DC
	GW: (1.0-6.0)	VOCs, PNAs, and dissolved MI-10 Metals		Groundwater: VOCs, PNAs and Arsenic - Residential and Nonresidential DW and GSI, and Residential RIASLs
PSB-28 (20.0)	Soil: (3.0-4.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	Soil: VOCs - Residential and Nonresidential GSIP and RIASLs
PSB/TMW/SG- 29 (20.0)	Soil: (2.0-3.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: VOCs, PNAs – GSIP
	GW: (12.0-17.0)	VOCs and PNAs		Groundwater: None
	Soil Gas: (2.5)	VOCs		Soil Gas: None
PSB-30 (20.0)	Soil: (0.5-1.5)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: VOCs and PNAs – Residential and Nonresidential DWP and GSIP
PSB/SG-31 (20.0)	Soil: (4.0-5.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: VOCs and PNAs – GSIP
	Soil Gas: (4.5)	VOCs		Soil Gas: None
PSB-32 (20.0)	Soil: (2.0-3.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs and loading rack	Soil: VOCs and PNAs – GSIP

**Baseline Environmental Assessment of the 600 Block Urban Redevelopment Property
Located at 600-636 E. Michigan Avenue, 117 S. Larch Street,
145-147 S. Larch Street, and 601-637 Barnard Street, Lansing, Michigan
PM Environmental, Inc. Project No. 01-9216-0-0002; February 28, 2018**

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/TMW/ SG-33 (20.0)	Soil: (12.0-13.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: None
	GW: (14.0-19.0)	VOCs and PNAs		Groundwater: None
	Soil Gas: (1.5)	VOCs		Soil Gas: None
PSB/SG-34 (20.0)	Soil: (1.0-2.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: VOCs – Residential and Nonresidential RIASLs
	Soil Gas: (1.5)	VOCs		Soil Gas: None
PSB/TMW/SG- 35 (20.0)	Soil: (2.0-3.0)	VOCs and PNAs	Assess potential migration from former bulk petroleum operations to the south	Soil: VOCs – GSIP
	GW: (7.0-12.0)	VOCs and PNAs		Groundwater: VOCs - GSI and Residential RIASLs
	Soil Gas: (1.5)	VOCs		Soil Gas: None
PSB/TMW/SG- 36 (15.0)	Soil: (3.0-4.0)	VOCs and PNAs	Assess potential migration from former bulk petroleum operations to the south	Soil: VOCs – Residential and Nonresidential RIASLs; Residential DWP
	GW: (7.0-12.0)	VOCs and PNAs		Groundwater: None
	Soil Gas: (0.5)	VOCs		Soil Gas: None
PSB-37 (20.0)	Soil: (8.0-9.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess former residential fill and migration from the north adjoining property	Soil: None
	Soil Gas: (8.5)	VOCs		Soil Gas: None
PSB-38 (30.0)	Soil: (2.0-3.0 and 29.0-30.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess former residential fill and migration from the north adjoining parcel	Soil: None
PSB-39 (15.0)	Soil: (2.5-3.5)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess former coal yard and rail operations	Soil: None

Baseline Environmental Assessment of the 600 Block Urban Redevelopment Property
Located at 600-636 E. Michigan Avenue, 117 S. Larch Street,
145-147 S. Larch Street, and 601-637 Barnard Street, Lansing, Michigan
PM Environmental, Inc. Project No. 01-9216-0-0002; February 28, 2018

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/TMW-40 (15.0)	Soil: (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations and in ground hoists	Soil: None
	GW: (2.0-7.0)	VOCs, PNAs, and dissolved Cd, Cr and Pb		Groundwater: None
PSB-41 (3.5)	Soil: (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess interior used oil AST area	Soil: None
PSB/TMW-42 (20.0)	Soil: (9.0-10.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess exterior orphan USTs	Soil: VOCs - Residential DWP
	GW: (11.0-16.0)	VOCs, PNAs, and dissolved Cd, Cr and Pb		Groundwater: VOCs and PNAs - Residential and Nonresidential DW and GSI, and RIASLs
PSB-43 (20.0)	Soil: (15.0-16.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess exterior orphan USTs	Soil: None

DWP – Drinking Water Protection

GSIP – Groundwater Surface Water Interface Protection

DC: Soil Direct Contact

RIASL: Recommended Interim Action Screening Level for Vapor Intrusion

DW: Drinking Water

GSI: Groundwater Surface Water Interface

As summarized above, concentrations of various VOCs and PNAs, and the metals specie chromium, mercury, and selenium were identified in soil above the Part 201/213 Residential and Nonresidential DWP, GSIP, and/or DC criteria/RBSLs, and/or the MDEQ Residential and Nonresidential RIASLs.

Concentrations of various VOCs and PNAs, and the metals species arsenic were identified in groundwater above the Part 201/213 Residential; and Nonresidential DW and/or GSI criteria/RBSLs, and/or the MDEQ Residential and Nonresidential RIASLs.

No concentrations of PCBs were identified in any of the soil samples collected from the subject property above the laboratory MDLs. Similarly no concentrations of glycols were identified in soil or groundwater above laboratory MDLs.

No concentrations of VOCs were identified in any of the soil gas samples above MDEQ Residential and Nonresidential RIASLs and/or the USEPA Office of Solid Waste and Emergency

Response (OSWER) Residential screening levels for compounds where MDEQ RIASLs were not available.

2.2 Subject Property Facility/Site/Property Status

A location where a hazardous substance is present in excess of the concentrations, which satisfy the requirements of subsection 20120a(1)(a) or (17), is a facility pursuant to Part 201. Section 20120a(1)(a) requirements are the cleanup criteria for unrestricted residential usage.

As indicated in Sections 1.4 and 2.1, based upon documented exceedances of the Part 201 Residential and Nonresidential GCC and Part 213 Residential and Nonresidential RBSLs, and its status as an open LUST site, the subject property is a facility as defined under Part 201, and a property and a site as defined under Part 213.

3.0 PROPERTY INFORMATION

3.1 Legal Description of Subject Property

A copy of assessing information with the legal descriptions for the parcels comprising the subject property is included in Appendix D.

3.2 Survey Map of Subject Property

A map of the subject property that depicts the property boundaries is included as Figure 2.

3.3 Subject Location and Analytical Summary Maps

Figures 3, 4, and 5 provide scaled maps of the subject property with site structures and soil boring/temporary monitoring well/soil gas sample locations, along with a summary of the soil, groundwater, and soil gas analytical results from PM's December 2017 site investigation activities. The sample locations from previous site investigations are summarized in the contents of Section 10.4 of the February 2018 Phase I ESA (Appendix A).

3.4 Subject Property Location Map

Figure 1 provides a scaled area map depicting the subject property location in relation to the surrounding area. Figure 2 provides a scaled map of the subject property with site features.

3.5 Subject Property Address

As indicated in Section 1.0, The subject property consist of 18 parcels and alleyway totaling approximately 4.0 acres and is located on the east side of South Larch Street and on the south side of East Michigan Avenue in Lansing, Michigan (Figures 1 and 2). Please refer to the summary table included in Section 1.0 for a listing of the subject property's parcel address and identification numbers.

3.6 Subject Spatial Data

The subject property is located in the Township four North (T. 4N), Range two West (R. 2W), Section 16, Lansing, Ingham County, Michigan.

According to the MDEQ GeoWebFace Website, the center of the subject property is located at latitude 42.733198 north and a longitude of -84.544285 west.

4.0 FACILITY STATUS OF SUBJECT PROPERTY

As indicated in Section 2.2 based upon documented exceedances of the Part 201 Residential and Nonresidential GCC and Part 213 Residential and Nonresidential RBSLs, and its status as an open LUST site, the subject property is a facility as defined under Part 201, and a property and a site as defined under Part 213.

4.1 Summary Data Tables

The soil, groundwater, and soil gas analytical results for the soil, groundwater, and soil gas samples collected during PM's December 2017 site investigation are summarized on Tables 1 through 4. The soil and groundwater analytical results from previous site investigations are summarized in Section 1.4 of this BEA and included in Section 10.4 of PM's February 2018 Phase I ESA.

4.2 Laboratory Reports and Chain of Custody Documentation

The laboratory analytical reports and associated laboratory chain of custody documentation for the samples collected during PM's December 2017 site investigation are included in Appendix C. The soil, groundwater, and soil gas samples were submitted to Merit Laboratories, Inc. in East Lansing, Michigan. The laboratory analytical reports associated with previous site investigations are on file with the MDEQ.

5.0 IDENTIFICATION OF BEA AUTHOR

This BEA was conducted on February 28, 2017 by Mr. J. Adam Patton, Manager of Site Investigation Services, PM Environmental, Inc., which is prior to or within 45 days of initial operation. Qualification statements are provided as Appendix E.

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



J. Adam Patton, CHMM
Manager of Site Investigation Services

6.0 AAI REPORT OR ASTM PHASE I ESA

As indicated in Section 1.3, PM performed a Phase I ESA of the subject property dated February 2, 2018, in conformance with the scope and limitations of ASTM Practice E 1527-13 for the subject property. The scope of the Phase I ESA included consideration of hazardous substances as defined in Section 20101(1)(x) of P.A 451 of 1994, as amended, and constituted the performance of an All Appropriate Inquiry in conformance with the standards and practices set forth in 40 CFR Part 312.

A copy of PM's February 2018 Phase I ESA is included in Appendix A.

7.0 REFERENCES

- Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM, ASTM Designation E 1527-13, Published November 2013;
- "Part 201 Cleanup Criteria and Part 213 Risk-Based Screening Levels," Revised December 2013 and in accordance with Section 20120a(1);
- MDEQ Operational Memorandum No. 2 "Sampling and Analysis," October 22, 2004, Revised July 5, 2007;
- MDEQ Guidance Document For The Vapor Intrusion Pathway, Policy and Procedure Number: 09-017, Appendix D Vapor Intrusion Screening Values, May 2013 (with the exception of the rescinded portions (June 2017) Appendix B.3 and Appendix D;
- MDEQ Media-Specific Volatilization to Indoor Air Interim Action Screening Levels, dated August 2017;
- MDEQ Baseline Environmental Assessment Submittal Form (EQP 4025), dated July 2017;
- Phase I ESA, PM, February 2, 2018.

Tables

Table 1: Amendment #2 Eligible Activities Cost Estimates

Item/Activity	Capital City Market - Approved Eligible Activities	Capital City Market - Estimated Total Incurred Eligible Activities	Clara's - 637 Michigan Estimated Eligible Activities	Amended Estimated Total Eligible Activities	Amended Total Local Only Eligible Activities	Amended Total MSF Eligible Activities	Amended Total EGLE Eligible Activities
Pre-Approved Activities							
Phase I ESA	\$ 6,000	\$ 7,750	\$ 3,700	\$ 11,450	\$ 3,700		\$ 7,750
Phase II ESA/BEA/DDCC	\$ 46,685	\$ 65,385		\$ 65,385			\$ 65,385
Hazardous Materials Survey	\$ 21,680	\$ 28,905	\$ 3,400	\$ 32,305	\$ 3,400		\$ 28,905
Pre-Approved Activities Sub-Total	\$ 74,365	\$ 102,040	\$ 7,100	\$ 109,140	\$ 7,100	\$ -	\$ 102,040
Department Specific Activities							
Contaminated Soil Transport and Disposal	\$ 479,100	\$ 200,000		\$ 200,000			\$ 200,000
Utility Migration Barriers	\$ 22,500	\$ 10,000		\$ 10,000			\$ 10,000
Utility Gasketing	\$ 25,000	\$ 5,000		\$ 5,000			\$ 5,000
Hazardous Materials Removal and Disposal	\$ 25,000	\$ 25,000		\$ 25,000	\$ 25,000		\$ -
Oversight, Sampling and Reporting by Environmental Professional	\$ 135,150	\$ 40,000		\$ 40,000			\$ 40,000
Department Specific Activities Sub-Total	\$ 686,750	\$ 280,000	\$ -	\$ 280,000	\$ 25,000	\$ -	\$ 255,000
Demolition							
Building Demolition			\$ 39,327	\$ 39,327	\$ 39,327		
Stabilization Demolition			\$ 26,673	\$ 26,673	\$ 26,673		
Demolition Project Management			\$ 3,300	\$ 3,300	\$ 3,300		
Site Demolition		\$ 15,000		\$ 15,000		\$ 15,000	
Removal of Underground Storage Tanks	\$ 50,000			\$ -			
Removal of Hoists	\$ 10,500	\$ 1,000		\$ 1,000			\$ 1,000
Demolition Sub-Total	\$ 60,500	\$ 16,000	\$ 69,300	\$ 85,300	\$ 69,300	\$ 15,000	\$ 1,000
Asbestos and Lead Activities							
Asbestos Abatement, Oversight, Air Monitoring and Reporting	\$ 100,000	\$ 1,000	\$ 35,000	\$ 36,000	\$ 35,000		\$ 1,000
Stabilization Abatement			\$ 3,876	\$ 3,876	\$ 3,876		
Asbestos Abatement Project Management (5%)			\$ 1,944	\$ 1,944	\$ 1,944		
Asbestos and Lead Activities Sub-Total	\$ 100,000	\$ 1,000	\$ 40,820	\$ 41,820	\$ 40,820	\$ -	\$ 1,000
Infrastructure Improvements							
Urban Storm Water Management System	\$ 255,784	\$ 310,000		\$ 310,000		\$ 310,000	
Bioswales	\$ 136,838	\$ 120,000		\$ 120,000		\$ 120,000	
Green Roof	\$ 72,250						
Gas Main	\$ 109,470	\$ 50,000		\$ 50,000		\$ 50,000	
Curbs and Gutters	\$ 87,029	\$ 150,000	\$ 76,632	\$ 226,632	\$ 76,632	\$ 150,000	
Side Walk Improvements	\$ 114,944						
Public Lighting	\$ 68,966	\$ 70,000		\$ 70,000		\$ 70,000	
Public Parklet			\$ 20,000	\$ 20,000	\$ 20,000		
Landscaping in ROW	\$ 132,459	\$ 135,000	\$ 22,500	\$ 157,500	\$ 22,500	\$ 135,000	
Associated GC General Conditions and Reimbursables, Project Management (5%), and Professional Fees Related to Geotechnical, Engineering & Design Work Directly Related to Infrastructure Activities	\$ 50,000	\$ 105,000	\$ 16,696	\$ 121,696	\$ 16,696	\$ 105,000	
Infrastructure Improvements Sub-Total	\$ 1,027,739	\$ 940,000	\$ 135,828	\$ 1,075,828	\$ 135,828	\$ 940,000	\$ -
Site Preparation							
Temporary Construction Access	\$ 3,831	\$ 3,500		\$ 3,500		\$ 3,500	
Temporary Traffic Control	\$ 8,210	\$ 8,210		\$ 8,210		\$ 8,210	
Temporary Erosion Control	\$ 8,210	\$ 8,210		\$ 8,210		\$ 8,210	
Temporary Site Control (fencing, gates, signage and/or lighting)	\$ 49,262	\$ 49,262	\$ 29,000	\$ 78,262	\$ 29,000	\$ 49,262	
Temporary Facility	\$ 17,242	\$ 17,242		\$ 17,242		\$ 17,242	
Grading/Land Balancing & Cut/Fill Operations	\$ 482,763	\$ 550,000	\$ 24,640	\$ 574,640	\$ 24,640	\$ 550,000	
Relocation and/or Replacement of Active Utilities - Water, Sanitary, Storm	\$ 58,019	\$ 180,000	\$ 50,568	\$ 230,568	\$ 50,568	\$ 180,000	
Relocation of Active Utility - Electric	\$ 180,626	\$ 90,000		\$ 90,000		\$ 90,000	
Staking	\$ 49,262	\$ 45,000	\$ 150	\$ 45,150	\$ 150	\$ 45,000	
Geotechnical Survey	\$ 10,947	\$ 10,947		\$ 10,947		\$ 10,947	
Foundation Work to Address Special Soil Concerns	\$ 232,624	\$ 435,000		\$ 435,000		\$ 435,000	
Retaining Walls	\$ 618,506	\$ 200,000		\$ 200,000		\$ 200,000	
Associated GC General Conditions and Reimbursables (inc. temp facility, and controls), Project Management (5%), and Professional Fees Related to Geotechnical, Engineering & Design Work Directly Related to Site Preparation Activities	\$ 50,000	\$ 151,271	\$ 15,957	\$ 167,228	\$ 15,957	\$ 151,271	
Site Preparation Sub-Total	\$ 1,769,500	\$ 1,748,642	\$ 120,315	\$ 1,868,957	\$ 120,315	\$ 1,748,642	\$ -
Brownfield Plan and Act 381 Workplan							
Brownfield Plan and Act 381 Work Plan Preparation	\$ 30,000	\$ 110,000	\$ 30,000	\$ 140,000	\$ 110,000	\$ 15,000	\$ 15,000
Brownfield Pan and Act 381 Work Plan Implementation	\$ 30,000	\$ 30,000	\$ 10,000	\$ 40,000	\$ 10,000	\$ 15,000	\$ 15,000
Brownfield Plan and Act 381 Workplan Sub-Total	\$ 60,000	\$ 140,000	\$ 40,000	\$ 180,000	\$ 120,000	\$ 30,000.00	\$ 30,000.00
Eligible Activities Sub-Total	\$ 3,778,854	\$ 3,227,682	\$ 413,363	\$ 3,641,045	\$ 518,363	\$ 2,733,642	\$ 389,040
15% Contingency*	\$ 546,673	\$ 447,846	\$ 54,939	\$ 502,786	\$ 58,689	\$ 405,546	\$ 38,550
Developer Eligible Reimbursement Sub-Total	\$ 4,325,527	\$ 3,675,528	\$ 468,302	\$ 4,143,830	\$ 577,052	\$ 3,139,188	\$ 427,590
Interest**		\$ 1,438,788	\$ 275,996	\$ 1,714,784	\$ 275,996	\$ 1,302,084	\$ 136,703
Construction Period Interest on Eligible Activities	\$ 5,575,446	\$ 79,776	\$ 8,000	\$ 87,776	\$ 87,776		
EGLE Grant Bridge Debt Interest		\$ 1,824		\$ 1,824	\$ 1,824		
Interest Sub-Total	\$ 5,575,446	\$ 1,520,387	\$ 283,996	\$ 1,804,384	\$ 365,596	\$ 1,302,084	\$ 136,703
Developer Eligible Reimbursement Total	\$ 9,900,973	\$ 5,195,915	\$ 752,299	\$ 5,948,214	\$ 942,648	\$ 4,441,272	\$ 564,293
LBRA Administrative Fee and Local Brownfield Revolving Fund (LBRF)	\$ 543,925			\$ 543,925			
State Brownfield Fund	\$ 299,323			\$ 299,323			
Total	\$ 10,744,220			\$ 6,791,461			

*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities

** 5% Simple Interest based on MSF and EGLE Interest Calculator

Table 2: Tax Increment Revenue Capture Estimates
Capital City Market Amendment #2

Estimated Taxable Value (TV) Increase Rate: 1% per year															
Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	
Calendar Year	2018	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Base Taxable Value - 600 E Michigan	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	
Base Taxable Value - 637 E Michigan		\$ 237,500	\$ 237,500	\$ 237,500	\$ 237,500	\$ 237,500	\$ 237,500	\$ 237,500	\$ 237,500	\$ 237,500	\$ 237,500	\$ 237,500	\$ 237,500	\$ 237,500	
Estimated New Taxable Value - 600 E Michigan		\$ 5,685,236	\$ 5,742,088	\$ 5,799,509	\$ 5,857,504	\$ 5,916,079	\$ 5,975,240	\$ 6,034,993	\$ 6,095,343	\$ 6,156,296	\$ 6,217,859	\$ 6,280,037	\$ 6,342,838	\$ 6,406,266	
Estimated New Taxable Value - 637 E Michigan		\$ -	\$ -	\$ 392,800	\$ 396,728	\$ 400,695	\$ 404,702	\$ 408,749	\$ 412,837	\$ 416,965	\$ 421,135	\$ 425,346	\$ 429,600	\$ 433,896	
Estimated Total New TV		\$ 5,685,236	\$ 5,742,088	\$ 6,192,309	\$ 6,254,232	\$ 6,316,775	\$ 6,379,942	\$ 6,443,742	\$ 6,508,179	\$ 6,573,261	\$ 6,638,994	\$ 6,705,384	\$ 6,772,437	\$ 6,840,162	
Incremental Difference (New TV - Base TV)		\$ 4,930,298	\$ 4,987,150	\$ 5,437,371	\$ 5,499,294	\$ 5,561,837	\$ 5,625,004	\$ 5,688,804	\$ 5,753,241	\$ 5,818,323	\$ 5,884,056	\$ 5,950,446	\$ 6,017,499	\$ 6,085,224	
School Capture	Millage Rate														
State Education Tax (SET)	6.0000	\$ 3,105	\$ 29,582	\$ 29,923	\$ 32,624	\$ 32,996	\$ 33,371	\$ 33,750	\$ 34,133	\$ 34,519	\$ 34,910	\$ 35,304	\$ 35,703	\$ 36,105	
School Operating Tax	18.0000	\$ 9,314	\$ 88,745	\$ 89,769	\$ 97,873	\$ 98,987	\$ 100,113	\$ 101,250	\$ 102,398	\$ 103,558	\$ 104,730	\$ 105,913	\$ 107,108	\$ 108,315	
School Total	24.0000	\$ 12,419	\$ 118,327	\$ 119,692	\$ 130,497	\$ 131,983	\$ 133,484	\$ 135,000	\$ 136,531	\$ 138,078	\$ 139,640	\$ 141,217	\$ 142,811	\$ 144,420	
Local Capture	Millage Rate														
Lansing Oper	19.4400	\$ 10,059	\$ 95,845	\$ 96,950	\$ 105,702	\$ 106,906	\$ 108,122	\$ 109,350	\$ 110,590	\$ 111,843	\$ 113,108	\$ 114,386	\$ 115,677	\$ 116,980	
Lans Com College	3.8072	\$ 1,970	\$ 18,771	\$ 18,987	\$ 20,701	\$ 20,937	\$ 21,175	\$ 21,416	\$ 21,658	\$ 21,904	\$ 22,152	\$ 22,402	\$ 22,655	\$ 22,910	
Ingham Intermed	4.7062	\$ 2,435	\$ 23,203	\$ 23,471	\$ 25,589	\$ 25,881	\$ 26,175	\$ 26,472	\$ 26,773	\$ 27,076	\$ 27,382	\$ 27,692	\$ 28,004	\$ 28,320	
Ingham Cnty Sum	6.8000	\$ 3,519	\$ 33,526	\$ 33,913	\$ 36,974	\$ 37,395	\$ 37,820	\$ 38,250	\$ 38,684	\$ 39,122	\$ 39,565	\$ 40,012	\$ 40,463	\$ 40,919	
Ingham County	3.2800	\$ 1,697	\$ 16,171	\$ 16,358	\$ 17,835	\$ 18,038	\$ 18,243	\$ 18,450	\$ 18,659	\$ 18,871	\$ 19,084	\$ 19,300	\$ 19,517	\$ 19,737	
Airport Auth	0.6990	\$ 362	\$ 3,446	\$ 3,486	\$ 3,801	\$ 3,844	\$ 3,888	\$ 3,932	\$ 3,976	\$ 4,022	\$ 4,067	\$ 4,113	\$ 4,159	\$ 4,206	
CATA	3.0070	\$ 1,556	\$ 14,825	\$ 14,996	\$ 16,350	\$ 16,536	\$ 16,724	\$ 16,914	\$ 17,106	\$ 17,300	\$ 17,496	\$ 17,693	\$ 17,893	\$ 18,095	
CADL-Library	1.5600	\$ 807	\$ 7,691	\$ 7,780	\$ 8,482	\$ 8,579	\$ 8,676	\$ 8,775	\$ 8,875	\$ 8,975	\$ 9,077	\$ 9,179	\$ 9,283	\$ 9,387	
Zoo Millage	0.4100	\$ 212	\$ 2,021	\$ 2,045	\$ 2,229	\$ 2,255	\$ 2,280	\$ 2,306	\$ 2,332	\$ 2,359	\$ 2,386	\$ 2,412	\$ 2,440	\$ 2,467	
Local Total	43.7094	\$ 22,617	\$ 215,500	\$ 217,985	\$ 237,664	\$ 240,371	\$ 243,105	\$ 245,866	\$ 248,654	\$ 251,471	\$ 254,315	\$ 257,189	\$ 260,090	\$ 263,021	
Non-Capturable Millages	Millage Rate														
Lansing Debt	0.2600	\$ 135	\$ 1,282	\$ 1,297	\$ 1,414	\$ 1,430	\$ 1,446	\$ 1,463	\$ 1,479	\$ 1,496	\$ 1,513	\$ 1,530	\$ 1,547	\$ 1,565	
Lansing Sch Debt	4.6000	\$ 2,380	\$ 22,679	\$ 22,941	\$ 25,012	\$ 25,297	\$ 25,584	\$ 25,875	\$ 26,168	\$ 26,465	\$ 26,764	\$ 27,067	\$ 27,372	\$ 27,680	
Total Non-Capturable Taxes	4.8600	\$ 2,515	\$ 23,961	\$ 24,238	\$ 26,426	\$ 26,727	\$ 27,031	\$ 27,338	\$ 27,648	\$ 27,961	\$ 28,277	\$ 28,597	\$ 28,919	\$ 29,245	
Total Capturable Millages	67.7094														
Total Tax Increment Revenue (TIR) Available for Capture		\$ 333,828	\$ 337,677	\$ 368,161	\$ 372,354	\$ 376,589	\$ 380,866	\$ 385,185	\$ 389,549	\$ 393,955	\$ 398,406	\$ 402,901	\$ 407,441	\$ 412,027	

Table 2: Tax Increment Revenue Capture Estimates
Capital City Market Amendment #2

Estimated Taxable Value (TV) Increase Rate:											
	Plan Year	14	15	16	17	18	19	20	21	TOTAL	
	Calendar Year	2034	2035	2036	2037	2038	2039	2040	2041		
	Base Taxable Value - 600 E Michigan	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	
	Base Taxable Value - 637 E Michigan	\$ 237,500	\$ 237,500	\$ 237,500	\$ 237,500	\$ 237,500	\$ 237,500	\$ 237,500	\$ 237,500	\$ 237,500	
	Estimated New Taxable Value - 600 E Michigan	\$ 6,470,329	\$ 6,535,032	\$ 6,600,382	\$ 6,666,386	\$ 6,733,050	\$ 6,800,381	\$ 6,868,384	\$ 6,937,068		
	Estimated New Taxable Value - 637 E Michigan	\$ 438,235	\$ 442,617	\$ 447,043	\$ 451,513	\$ 456,029	\$ 460,589	\$ 465,195	\$ 469,847		
	Estimated Total New TV	\$ 6,908,563	\$ 6,977,649	\$ 7,047,426	\$ 7,117,900	\$ 7,189,079	\$ 7,260,970	\$ 7,333,579	\$ 7,406,915		
	Incremental Difference (New TV - Base TV)	\$ 6,153,625	\$ 6,222,711	\$ 6,292,488	\$ 6,362,962	\$ 6,434,141	\$ 6,506,032	\$ 6,578,641	\$ 6,651,977		
School Capture	Millage Rate										
State Education Tax (SET)	6.0000	\$ 36,922	\$ 37,336	\$ 37,755	\$ 38,178	\$ 38,605	\$ 39,036	\$ 39,472	\$ 39,912	\$ 717,065	
School Operating Tax	18.0000	\$ 110,765	\$ 112,009	\$ 113,265	\$ 114,533	\$ 115,815	\$ 117,109	\$ 118,416	\$ 119,736	\$ 2,151,195	
School Total	24.0000	\$ 147,687	\$ 149,345	\$ 151,020	\$ 152,711	\$ 154,419	\$ 156,145	\$ 157,887	\$ 159,647	\$ 2,868,260	
Local Capture	Millage Rate										
Lansing Oper	19.4400	\$ 119,626	\$ 120,970	\$ 122,326	\$ 123,696	\$ 125,080	\$ 126,477	\$ 127,889	\$ 129,314	\$ 2,323,290	
Lans Com College	3.8072	\$ 23,428	\$ 23,691	\$ 23,957	\$ 24,225	\$ 24,496	\$ 24,770	\$ 25,046	\$ 25,325	\$ 455,002	
Ingham Intermed	4.7062	\$ 28,960	\$ 29,285	\$ 29,614	\$ 29,945	\$ 30,280	\$ 30,619	\$ 30,960	\$ 31,306	\$ 562,442	
Ingham Cnty Sum	6.8000	\$ 41,845	\$ 42,314	\$ 42,789	\$ 43,268	\$ 43,752	\$ 44,241	\$ 44,735	\$ 45,233	\$ 812,674	
Ingham County	3.2800	\$ 20,184	\$ 20,410	\$ 20,639	\$ 20,871	\$ 21,104	\$ 21,340	\$ 21,578	\$ 21,818	\$ 391,996	
Airport Auth	0.6990	\$ 4,301	\$ 4,350	\$ 4,398	\$ 4,448	\$ 4,497	\$ 4,548	\$ 4,598	\$ 4,650	\$ 83,538	
CATA	3.0070	\$ 18,504	\$ 18,712	\$ 18,922	\$ 19,133	\$ 19,347	\$ 19,564	\$ 19,782	\$ 20,002	\$ 359,369	
CADL-Library	1.5600	\$ 9,600	\$ 9,707	\$ 9,816	\$ 9,926	\$ 10,037	\$ 10,149	\$ 10,263	\$ 10,377	\$ 186,437	
Zoo Millage	0.4100	\$ 2,523	\$ 2,551	\$ 2,580	\$ 2,609	\$ 2,638	\$ 2,667	\$ 2,697	\$ 2,727	\$ 48,999	
Local Total	43.7094	\$ 268,971	\$ 271,991	\$ 275,041	\$ 278,121	\$ 281,232	\$ 284,375	\$ 287,548	\$ 290,754	\$ 5,223,747	
											\$ -
Non-Capturable Millages	Millage Rate										
Lansing Debt	0.2600	\$ 1,600	\$ 1,618	\$ 1,636	\$ 1,654	\$ 1,673	\$ 1,692	\$ 1,710	\$ 1,730	\$ 31,073	
Lansing Sch Debt	4.6000	\$ 28,307	\$ 28,624	\$ 28,945	\$ 29,270	\$ 29,597	\$ 29,928	\$ 30,262	\$ 30,599	\$ 549,750	
Total Non-Capturable Taxes	4.8600	\$ 29,907	\$ 30,242	\$ 30,581	\$ 30,924	\$ 31,270	\$ 31,619	\$ 31,972	\$ 32,329	\$ 580,823	
Total Capturable Millages	67.7094										
Total Tax Increment Revenue (TIR) Available for Capture	\$	416,658	\$ 421,336	\$ 426,061	\$ 430,832	\$ 435,652	\$ 440,519	\$ 445,436	\$ 450,401		

Table 3: Tax Increment Revenue Reimbursement Estimates
Capital City Market Amendment #2

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	35.45%	\$ 1,774,252	\$ -	\$ 1,774,252
Local	64.55%	\$ 3,231,313	\$ 942,648	\$ 4,173,961
TOTAL	100.00%	\$ 5,005,565	\$ 942,648	\$ 5,948,214
EGLE	11.27%	\$ 564,293		\$ 564,293
MSF	88.73%	\$ 4,441,272		\$ 4,441,272
TOTAL	100.00%	\$ 5,005,565		\$ 5,005,565

Estimated Total Years of Plan:	21
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	1	2	3	4	5	6	7	8	9	10
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Total State Incremental Revenue	\$ 118,327	\$ 119,692	\$ 130,497	\$ 131,983	\$ 133,484	\$ 135,000	\$ 136,531	\$ 138,078	\$ 139,640	\$ 141,217
State Brownfield Revolving Fund (3 mills of SET)	\$ 14,961	\$ 16,312	\$ 16,498	\$ 16,686	\$ 16,875	\$ 17,066	\$ 17,260	\$ 17,455	\$ 17,652	\$ 17,851
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ 11,833	\$ 11,969	\$ 13,050	\$ 13,198	\$ 13,348	\$ 13,500	\$ 13,653	\$ 13,808	\$ 13,964	\$ 14,122
State TIR Available for Reimbursement	\$ 91,533	\$ 91,410	\$ 100,949	\$ 102,099	\$ 103,261	\$ 104,434	\$ 105,618	\$ 106,815	\$ 108,024	\$ 109,244
Total Local Incremental Revenue	\$ 215,500	\$ 217,985	\$ 237,664	\$ 240,371	\$ 243,105	\$ 245,866	\$ 248,654	\$ 251,471	\$ 254,315	\$ 257,189
LBRF and Admin Fee Capture (10%)	\$ 21,550	\$ 21,799	\$ 23,766	\$ 24,037	\$ 24,310	\$ 24,587	\$ 24,865	\$ 25,147	\$ 25,432	\$ 25,719
Local Tax Increment to Taxing Unit (10%) ("Pass Through")	\$ 21,550	\$ 21,799	\$ 23,766	\$ 24,037	\$ 24,310	\$ 24,587	\$ 24,865	\$ 25,147	\$ 25,432	\$ 25,719
Local TIR Available for Reimbursement	\$ 172,400	\$ 174,388	\$ 190,131	\$ 192,297	\$ 194,484	\$ 196,692	\$ 198,923	\$ 201,177	\$ 203,452	\$ 205,751
Total State & Local TIR Available	\$ 263,933	\$ 265,799	\$ 291,081	\$ 294,396	\$ 297,744	\$ 301,126	\$ 304,542	\$ 307,992	\$ 311,476	\$ 314,995

DEVELOPER	Beginning Balance											
DEVELOPER Reimbursement Balance	\$ 5,948,214	\$ 5,684,280	\$ 5,418,482	\$ 5,127,401	\$ 4,833,005	\$ 4,535,261	\$ 4,234,135	\$ 3,929,593	\$ 3,621,601	\$ 3,310,125	\$ 2,995,130	

MSF Non-Environmental Costs	\$ 4,441,272											
Eligible Activities Reimbursement	\$ 3,139,188											
State Tax Reimbursement		\$ 81,214	\$ 81,105	\$ 89,569	\$ 90,589	\$ 91,620	\$ 92,661	\$ 93,712	\$ 94,773	\$ 95,846	\$ 96,929	
Local Tax Reimbursement		\$ 152,965	\$ 154,729	\$ 168,697	\$ 170,618	\$ 172,559	\$ 174,519	\$ 176,498	\$ 178,497	\$ 180,516	\$ 182,556	
Eligible Activities Reimbursement Balance		\$ 2,905,009	\$ 2,669,174	\$ 2,410,908	\$ 2,149,700	\$ 1,885,522	\$ 1,618,342	\$ 1,348,133	\$ 1,074,862	\$ 798,500	\$ 519,015	
Interest Reimbursement	\$ 1,302,084											
State Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Interest Reimbursement Balance		\$ 1,302,084	\$ 1,302,084	\$ 1,302,084	\$ 1,302,084	\$ 1,302,084	\$ 1,302,084	\$ 1,302,084	\$ 1,302,084	\$ 1,302,084	\$ 1,302,084	

EGLE Environmental Costs	\$ 564,293											
Eligible Activities Reimbursement	\$ 427,590											
State Tax Reimbursement		\$ 10,319	\$ 10,305	\$ 11,380	\$ 11,510	\$ 11,641	\$ 11,773	\$ 11,907	\$ 12,042	\$ 12,178	\$ 12,315	
Local Tax Reimbursement		\$ 19,435	\$ 19,659	\$ 21,434	\$ 21,678	\$ 21,925	\$ 22,174	\$ 22,425	\$ 22,679	\$ 22,936	\$ 23,195	
Eligible Activities Reimbursement Balance		\$ 397,836	\$ 367,872	\$ 335,057	\$ 301,869	\$ 268,303	\$ 234,356	\$ 200,024	\$ 165,304	\$ 130,190	\$ 94,679	
Interest Reimbursement	\$ 136,703											
State Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Interest Reimbursement Balance		\$ 136,703	\$ 136,703	\$ 136,703	\$ 136,703	\$ 136,703	\$ 136,703	\$ 136,703	\$ 136,703	\$ 136,703	\$ 136,703	

Local Only Costs	\$ 942,648											
Local Tax Reimbursement	\$ 942,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Local Only Reimbursement Balance		\$ 942,648	\$ 942,648	\$ 942,648	\$ 942,648	\$ 942,648	\$ 942,648	\$ 942,648	\$ 942,648	\$ 942,648	\$ 942,648	

Total Annual Developer Reimbursement		\$ 263,933	\$ 265,799	\$ 291,081	\$ 294,396	\$ 297,744	\$ 301,126	\$ 304,542	\$ 307,992	\$ 311,476	\$ 314,995	
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Table 3: Tax Increment Revenue Reimbursement Estimates
Capital City Market Amendment #2

Estimated Capture		
Administrative and LBRF	\$	543,925
State Revolving Fund	\$	299,323

	11	12	13	14	15	16	17	18	19	20	21	
	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
Total State Incremental Revenue	\$ 142,811	\$ 144,420	\$ 146,045	\$ 147,687	\$ 149,345	\$ 151,020	\$ 152,711					\$ 2,358,488
State Brownfield Revolving Fund (3 mills of SET)	\$ 18,052	\$ 18,256	\$ 18,461	\$ 18,668	\$ 18,877	\$ 19,089	\$ 19,302					\$ 299,323
State Tax Increment to Taxing Unit (10%) ("Pass	\$ 14,281	\$ 14,442	\$ 14,605	\$ 14,769	\$ 14,935	\$ 15,102	\$ 15,271					\$ 235,849
State TIR Available for Reimbursement	\$ 110,477	\$ 111,722	\$ 112,980	\$ 114,250	\$ 115,533	\$ 116,829	\$ 118,138					\$ 1,823,317
Total Local Incremental Revenue	\$ 260,090	\$ 263,021	\$ 265,981	\$ 268,971	\$ 271,991	\$ 275,041	\$ 278,121	\$ 281,232	\$ 284,375	\$ 287,548	\$ 290,754	\$ 5,439,247
LBRF and Admin Fee Capture (10%)	\$ 26,009	\$ 26,302	\$ 26,598	\$ 26,897	\$ 27,199	\$ 27,504	\$ 27,812	\$ 28,123	\$ 28,437	\$ 28,755	\$ 29,075	\$ 543,925
Local Tax Increment to Taxing Unit (10%) ("Pass	\$ 26,009	\$ 26,302	\$ 26,598	\$ 26,897	\$ 27,199	\$ 27,504	\$ 27,812	\$ 28,123	\$ 28,437	\$ 28,755	\$ 29,075	\$ 543,925
Local TIR Available for Reimbursement	\$ 208,072	\$ 210,417	\$ 212,785	\$ 215,177	\$ 217,593	\$ 220,033	\$ 222,497	\$ 224,986	\$ 227,500	\$ 230,039	\$ 232,603	\$ 4,351,397
Total State & Local TIR Available	\$ 318,549	\$ 322,139	\$ 325,765	\$ 329,427	\$ 333,126	\$ 336,862	\$ 340,635	\$ 224,986	\$ 227,500	\$ 230,039	\$ 232,603	\$ 6,174,714
DEVELOPER												
DEVELOPER Reimbursement Balance	\$ 2,676,581	\$ 2,354,441	\$ 2,028,676	\$ 1,699,249	\$ 1,366,123	\$ 1,030,512	\$ 737,691	\$ 512,705	\$ 285,206	\$ 55,167	\$ (0)	

MSF Non-Environmental Costs												
Eligible Activities Reimbursement												
State Tax Reimbursement	\$ 98,023	\$ 99,128	\$ 7,536									\$ 1,112,704
Local Tax Reimbursement	\$ 184,616	\$ 129,713										\$ 2,026,484
Eligible Activities Reimbursement Balance	\$ 236,377	\$ 7,536	\$ -									
Interest Reimbursement												
State Tax Reimbursement	\$ -	\$ -	\$ 83,670	\$ 101,370	\$ 102,509	\$ 103,658	\$ 70,324					\$ 461,531
Local Tax Reimbursement	\$ -	\$ 40,524	\$ 188,797	\$ 190,919	\$ 193,063	\$ 195,228	\$ 32,021					\$ 840,553
Interest Reimbursement Balance	\$ 1,302,084	\$ 1,261,560	\$ 989,092	\$ 696,802	\$ 401,231	\$ 102,345	\$ -					

EGLE Environmental Costs												
Eligible Activities Reimbursement												
State Tax Reimbursement	\$ 12,454	\$ 12,595	\$ 11,143									\$ 151,562
Local Tax Reimbursement	\$ 23,457	\$ 35,031										\$ 276,028
Eligible Activities Reimbursement Balance	\$ 58,768	\$ 11,143	\$ -									
Interest Reimbursement												
State Tax Reimbursement	\$ -	\$ -	\$ 10,631	\$ 12,880	\$ 13,024	\$ 11,920						\$ 48,455
Local Tax Reimbursement	\$ -	\$ 5,149	\$ 23,988	\$ 24,258	\$ 24,530	\$ 10,324						\$ 88,248
Interest Reimbursement Balance	\$ 136,703	\$ 131,555	\$ 96,936	\$ 59,798	\$ 22,244	\$ -						

Local Only Costs												
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,481	\$ 190,476	\$ 224,986	\$ 227,500	\$ 230,039	\$ 55,167	\$ 942,648
Total Local Only Reimbursement Balance	\$ 942,648	\$ 942,648	\$ 942,648	\$ 942,648	\$ 942,648	\$ 928,167	\$ 737,691	\$ 512,705	\$ 285,206	\$ 55,167	\$ -	
Total Annual Developer Reimbursement	\$ 318,549	\$ 322,139	\$ 325,765	\$ 329,427	\$ 333,126	\$ 335,611	\$ 292,821	\$ 224,986	\$ 227,500	\$ 230,039	\$ 55,167	\$ 5,948,214

637 E. MICHIGAN AVENUE

Reviving a Historic Lansing Landmark



**GILLESPIE
GROUP**

637 E. MICHIGAN AVENUE

Reviving a Historic Lansing Landmark



Photo: circa 1910 (courtesy of Capital Area District Library, Forest Parke Library and Archives)

PROPERTY SUMMARY

Revitalizing an iconic, Lansing structure

International Coffee Chain

- 2,450 SF
- Drive-thru created on the west side of building
- Outdoor seating area
- Neighborhood gathering place

Class A Commercial Space

- 3,520 SF of commercial space, bringing new workforce to Lansing's urban core

Publicly Available Green Space



GILLESPIE
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Page 100 of 122

PROJECT LOCATION

- 637 E. Michigan Avenue
- Along the Michigan Ave. corridor
- In Lansing's urban core
- Adjacent to the impactful BLOCK600 Development including Capital City Market by Meijer and Courtyard by Marriott hotel
- Close proximity to the State's Capitol building, Lansing Center, Sparrow Hospital, and the River Trail
- Location promotes walkability and connectivity
- 2.5 Miles from Michigan State University



LOCATED IN THE MIDDLE OF IT ALL!

Site is located directly across from the highly anticipated
**CAPITAL CITY MARKET BY MEIJER &
COURTYARD BY MARRIOTT HOTEL (NOW OPEN!!)**





COFFEE

**YOUR COMPANY
NAME HERE**



637 E. MICHIGAN

Respecting & Preserving the history while activating for the future

The History of 637 E Michigan – [Video Recap](#) Coffee House

- 2,788 SF coffeehouse
- Drive-thru created on the west side of building
- Outdoor seating area
- Neighborhood gathering place

Commercial/Retail

- 2,977 SF of space, bringing new workforce to Lansing's urban core

Activation of Site through Green Space Plan

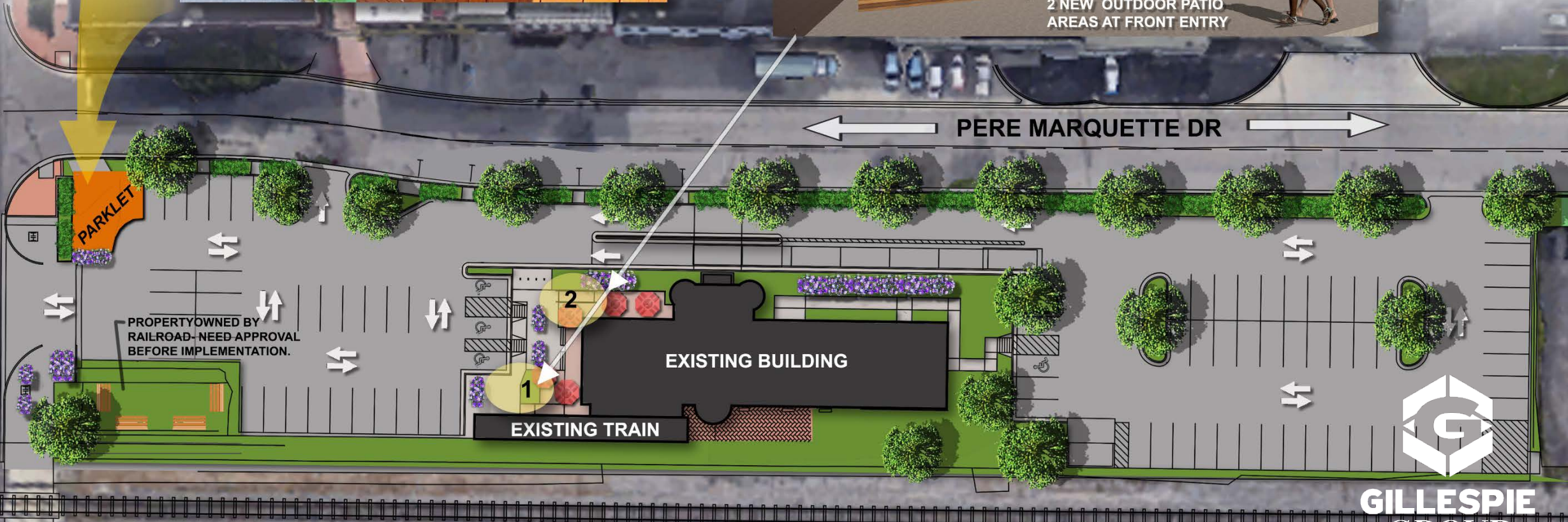


**GILLESPIE
GROUP**

E. MICHIGAN AVE.



2 NEW OUTDOOR PATIO
AREAS AT FRONT ENTRY



GILLESPIE
GROUP

PROJECT HIGHLIGHTS & BENEFITS

Continuing to Activate and Energize the Michigan Avenue Corridor

- Located within a **Core Community**, a traditional downtown and commercial corridor
- Rehabilitation of a **historic and iconic building** in Lansing
- Will continue to **activate Michigan Avenue** towards the east; improve walkability, add greenspace, including a publicly available pocket park
- Increase daytime and nighttime foot traffic with users operating throughout the day **bringing vibrancy** to the community and benefitting existing retailers
- Will **add synergy** to the district, further enhancing the **Lansing Lugnuts' long-term commitment to Lansing**
- **Job creation** and **added payroll tax revenue for the city**
- Building renovations will be **energy efficient** with **sustainable features**



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PROJECTED SOURCES & USES

Sources

Projected Bank Financing	<u>\$1,720,000</u>
Total Projected Sources	\$1,720,000

Uses

Acquisition	\$1,000,000
Projected Renovation Costs	<u>2,100,000</u>
Total Projected Uses	\$3,100,000

PROJECTED GAP	\$1,380,000
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PROJECT CHALLENGES

- Projected gap in financing
- Significant expense associated with replacement of structural components to preserve the building's character
 - Including both failures in the structure and to reposition the property for more modern uses
- Deferred maintenance and antiquated building components will require replacement
 - Roof, mechanicals, electrical, plumbing



Postcard titled, "Pere Marquette and Michigan Central Depot, Lansing, Mich." Date unknown



BROWNFIELD TIF REQUEST

To utilize the Brownfield TIF, the Developer requests amending 600 E. Michigan, LLC’s Brownfield Plan, which is projected to be underutilized.

<u>Approved</u> Eligible Activities (Including Interest & Contingency)	\$9,900,973
<u>Estimated</u> Actual Activities (Developer’s best estimates at this time)	<u>\$5,195,915</u>
<u>Projected</u> Surplus in 600 E. Michigan’s Brownfield Plan	\$4,705,058
Projected Eligible Activities for 637 E. Michigan (Including Interest & Contingency)	<u>\$752,299</u>

BROWNFIELD TIF REQUEST

Proposed Amendment to 600 E. Michigan's Brownfield Plan:

Local Only Eligible Activities: \$942,648

- Consists of limited items originally approved under Capital City Market and Eligible Activities associated with 637 East Michigan

MSF State and Local Eligible Activities: \$4,441,272

EGL State and Local Eligible Activities: \$564,293

Total Estimated Eligible Activities: \$5,948,214 (Includes Interest and Contingency)

Total Estimated Eligible Activities BELOW Original Approval \$3,952,759

Estimated 21-year reimbursement period, remaining within the 30 years originally approved



**GILLESPIE
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MAXIMIZING

Benefits of Amending 600's Brownfield Plan

"A Mixing of Uses"

- Reduced administration, paperwork and time spent for both city officials and the developer
- Maximizing the excess dollars of an existing Brownfield Plan to revitalize two projects instead of one
 - Block 600: Meijer, 40 Apartments, Courtyard Marriott
 - 637 E. Michigan: International coffee shop and prospective commercial user
- Estimated overall faster reimbursement period with both projects working together as one; bringing new taxes to the TIFA and Taxing Jurisdictions sooner



THANK YOU!



Please note this information is confidential. Renderings are inspirational and for discussion purposes only. Financial analysis is projected



**GILLESPIE
GROUP**

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T R A C T O N

May 5, 2021

Dear Lansing City Council:

Eighteen years ago, I purchased an old storefront along a quiet Michigan Ave, and I added one more in 2010. Between trying to grow my business, lots of weekends and multi-day trips to the hardware store and learning the ins and outs of becoming a landlord, this substantial investment became a labor of love. Today, my thriving creative agency, four loft apartments and other retail clients proudly make up a portion of one of the best blocks in downtown Lansing.

I've seen a lot from my office windows over the years—the good, the bad and the ugly. But, over the past few years, there has been more good than anything else! Watching two new food spots join the block and getting to see the completion of the new hotel, grocery store and apartments across the street have been life-altering! What's even more exciting is that there's still more room for growth in our area.

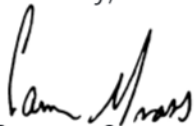
I have been informed that the old Clara's train station has an opportunity to be redeveloped into something very special. I am hopeful that this is the case for several reasons.

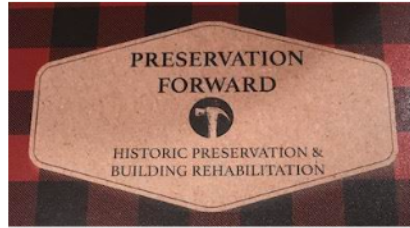
1. This would be one more step in the right direction to strengthening the Michigan Avenue Corridor.
2. Revitalizing the historic 1903 Union Depot into an establishment would make our City's predecessors proud.
3. Our residents deserve to see this building breath new life—and be able to enjoy its beauty and history again!

The path to our state Capitol's front door should be one of our city and state's proudest drives.

As a business owner of over 25 years, century old building re-developer, landlord and neighbor, I support Gillespie Group's redevelopment plans for 637 E. Michigan Ave., as well as the investment of any local or state incentives that may be needed in order to support such an important development in our capital city. I welcome any further discussion you wish to have regarding the matter.

Sincerely,


Camron Gnass



Mr. Peter Spadafore
Chairperson, Lansing City Council
Tony Benavides Lansing City Council Chambers
Lansing City Hall
124 W. Michigan Avenue
10th Floor
Lansing, MI 48933

May 4, 2021

RE: 637 E. Michigan Avenue (Union Depot) Redevelopment Project, Lansing, MI 48912 (Ingham)

Dear Mr. Spadafore,

My letter is to ask for your consideration and support in passing an amendment to the 600 Brownfield Plan #75 to include 637 E. Michigan Avenue for the redevelopment and historic rehabilitation of Lansing's iconic Union Depot.

The Union Depot is a notable landmark to the Greater Lansing community because it has been a part of Lansing's story since 1901. When we consider the future of Lansing and what the Michigan Avenue Corridor will look like for this generation and future generations to come, it's sometimes helpful to look to the past. The Union Depot, known more recently as Clara's, was built to serve as the Lansing passenger station for the Michigan Central and Pere Marquette railroads and served as a railroad passenger station from its opening in 1902 until railroad passenger service to Lansing was discontinued in 1971.

The Union Depot is a fine example of the turn-of-the-century, Tudor Revival style designed by the Detroit firm of Spier and Rohns, which designed a great number of Michigan depots for the Michigan Central, Grand Trunk, and other railroads across Michigan. The Union Depot served travelers on the Michigan Central's north-south and Pere Marquette's east-west routes for several decades. In the post World War II years, however, automobile travel and, by the early 1960s, the development of the interstate highway system greatly reduced passenger traffic on Michigan's and the nation's railroads. In 1970, Congress passed the Rail Passenger Service Act, creating the national passenger railroad corporation known as Amtrak. Amtrak, which took over the nation's rail passenger service, opted to end passenger service at the Union Depot in 1971. With the fate of the Union Depot uncertain, proposals to convert the Union Depot into a restaurant, an art museum, and a community space surfaced during the 1970s, but nothing came

of them. In 1978, new owners purchased the Union Depot and after considerable renovation, the building opened in January, 1979, as Clara's Restaurant. The Union Depot again served the Greater Lansing community for thirty-seven years through 2016. The Gillespie Group purchased the building in 2016.

Throughout its one-hundred and twenty year history, the Union Depot has undergone several alterations and changes to the original footprint and plan of the depot. In its original form, the depot contained an open entry porch which fronted the building's south end. This has since been removed. This porch once served as the depot's main public access point and led into a general waiting room that occupied the bulk of the depot's southern end. An opening along the room's west side led into a ladies' room or parlor with semi-round projections at the west corners. The ticket office, containing a semi-round window, once occupied the center of the depot's east side, projecting into the waiting room. To the north of the main waiting room was a men's smoking room, entered only from the outside. The north end of the depot once housed a baggage room. When the building ceased functioning as a depot in 1971 and in 1979 opened as a restaurant, the former waiting room served as the primary dining room, with the former ticket office space folded into the dining room with a balcony added at the north end. This is a significant change that was undertaken. The women's parlor was transitioned into a bar area. The part of the depot which formerly housed the baggage room and men's smoking room was then transitioned into the restaurant's kitchens. The depot originally had a clay tile roof which was pierced by several low, hip-roof dormers. The dormers were removed. Black asphalt shingling replaced the original roofing. In 1993, the current red asphalt shingling was installed. The waiting room space has been altered by adding a four-step high raised dining area with booths along the room's east side extending back as far as the former ticket area and adding a tiered balcony at the north end of the room to accommodate additional diners. When first constructed, the south-end porch was open, with Tudor-arch entrances on its east and west sides and in the center bay on the south side. In the process of converting the building to a restaurant, the openings were closed in to provide an all-weather lobby. Every window in the dining room was fitted with stained glass at the time of the restaurant conversion. Spatial relationships and floor plans were adapted to accommodate the new use for the building. Though the depot was adapted over time for a new use and to conform to current building codes, it continued to retain its original form, unique massing, decorative features, and historic fabric. The Union Depot was listed in the National Register of Historic Places in 1995.

My letter to you is to encourage your support for the redevelopment of and historic rehabilitation of the Union Depot. The Gillespie Group is the new steward of the Union Depot and is eager to breathe new life into this historic depot again. The Gillespie Group would be spearheading the third adaptation of the depot. Their approach to the project is to follow the gentlest means possible when rehabilitating a historic building. The changes that may occur as a result of the project will have minimal impact to the distinctive materials, features, finishes, spaces, and spatial relationships to the building. The historic character of the

building will be retained and preserved. Changes, such as the installation of a drive-thru window and installation of temporary wall systems within the interior will be reversible. Any changes that take place on or within the historic building will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired. The new changes will be differentiated from the old and will be compatible with the historic materials, finishes, features, size, scale and proportion, and massing to protect the integrity of the building and its environment.

I felt it necessary to write you this letter of support as a passionate advocate for historic preservation in Michigan. I speak from a place of experience and understanding with historic building rehabilitation and historic building materials. I'm a trained building pathologist and a 36 CFR 61 certified architectural historian. I'm also a voice for preservation in the Greater Lansing community as a board member of the Michigan Historic Preservation Network. I've meticulously reviewed the plans, renderings, and specifications for this project. I'm pleased with the Gillespie Group's approach and I support their intent on breathing new life into a functionally-obsolete, historic building. It's my understanding that the Gillespie Group is pursuing a variety of financial assistance at both the state and local levels to make this project viable-- which includes their own significant contribution. The Gillespie Group has received support from the State of Michigan and small-business owners who are enthusiastic about the project. My biggest concern is that with each passing day is another day that deterioration advances, blight increases, and non-occupancy leaves a black mark on the Michigan Avenue Corridor that's in the midst of a revitalization.

The Gillespie Group has in their care a part of Lansing's history and architectural legacy. It's their mission to care for the future of this historic building. Historic buildings, like the depot, tell a story of generations long ago. I believe the Gillespie Group is helping to continue the story of the Union Depot for generations to enjoy. I encourage you to consider the future of the Union Depot and ask for your support in passing an amendment to the 600 Brownfield Plan #75 to include 637 E. Michigan Avenue.

If I can be of additional assistance or should you have any questions, please don't hesitate to contact me via email at Jessica@preservationforward.com or on my cell phone at 517/220-5144. Thank you again for your consideration.

Sincerely,



Jessica Flores
Owner and Principal, PRESERVATION FORWARD
PO Box 4490
East Lansing, MI 48823
Jessica@preservationforward.com
517/220-5144

May 5, 2021

Lansing City Council
124 W. Michigan Ave.
10th Floor, City Hall
Lansing, MI 48933

Lansing City Council members,

The Lansing Regional Chamber is pleased to offer its strong support for amending the Brownfield Plan #75 to include 637 E. Michigan Ave.

The Chamber's regional leadership role includes supporting economic growth and investment throughout the city and region. Revitalizing the iconic and historic Clara's Train Depot is a vital piece of continuing the activation of our urban core along the Michigan Ave. Corridor. This project would join the new Capital City Market, Courtyard by Marriot Hotel, new investments in health care and many other small businesses and neighborhood development.

This project aligns closely with the business community and Chamber's policy priority regarding economic development. We encourage Lansing City Council to approve this brownfield amendment and capitalize on the opportunity to revitalize the former Clara's Train Depot property.

If you have any questions, please feel free to contact me at any time.

Sincerely,



Tim Daman
President & CEO



Lansing City Council,

I am writing you on behalf of the Lansing Lugnuts and Jackson Field to voice our full support of the Brownfield Plan #75 to redevelop the former Clara's Train Depot.

Pat Gillespie and his team have done amazing work in Downtown Lansing, and they continue to look at creative ways to spur economic growth. Their investment in this area has been nothing short of amazing and revitalizing the property on 637 E. Michigan Avenue will turn another dormant space into a beneficial asset.

As a whole in Downtown Lansing, we are only as strong as our neighbors and the businesses around us. Each and every one of us is connected as we draw people downtown and show them all the great things Lansing has to offer. And coming off a global pandemic that challenged so many businesses, we need to look at every possible way to support growth and development of our urban core.

We urge you to support this amendment for a stronger and more vibrant Downtown Lansing.

A handwritten signature in black ink, appearing to read "TP", followed by a long, horizontal, wavy line.

Tyler Parsons
General Manager
Lansing Lugnuts



May 4, 2021

Members of the Lansing City Council:

I would like to express the strong support of the Greater Lansing Convention & Visitors Bureau to amend the Brownfield Plan #75 to include 637 East Michigan Avenue to revitalize and restore this historic property in the heart of Lansing.

Over 5.3 million visitors typically travel to the Greater Lansing region each year and they spend an estimated \$682 million within our community. Our destination needs our attractions, festivals and events and restaurants to continue to develop and evolve to provide activities that make our region a desirable place to visit.

The vitality of the Stadium District provides engaging and unique opportunities for visitors and the revitalization of the historic train station will only add to attracting new visitors looking to explore our community in new ways. Additionally, the location sits directly across from our first new hotel property in downtown Lansing in over thirty years. The view from many of the guestrooms in the hotel look onto the property and a vacant and unwelcoming view is not the first impression we want to provide visitors to our downtown corridor.

As the tourism industry begins recovery from the pandemic, community enhancements will continue to play an elevated role in fulfilling the needs of travelers into the future. We urge City Council to pass this brownfield amendment and look forward to collaborating on the project.

Sincerely,

A handwritten signature in black ink that reads "Julie Pingston". The signature is fluid and cursive, with a long, sweeping underline.

Julie Pingston, CDME, CMP, CTA
President & CEO



Improving the health of the people in our communities by
providing quality, compassionate care to everyone, every time

May 5, 2021

Attn: Peter Spadafore, Chair
Lansing City Council
124 W. Michigan Avenue, 10th Floor, City Hall
Lansing, MI 48933

Dear Mr. Spadafore and Council Members,

I am pleased to add my endorsement to the efforts of Gillespie Group to revitalize the former Clara's Train Depot, a site in dire need of development that we've all watched with great anticipation.

In addition to the great work that Gillespie Group does throughout our region and beyond, I can speak to the depth and breadth of Pat Gillespie's dedication to the health of our community through his role as an active member of the Sparrow Foundation Board. Pat, Rachel Michaud and the entire Gillespie Group team should be celebrated for the dynamic impact that their work has had, and continues to have, on our region.

My understanding is that their vision for the Depot property needs your approval to amend an existing brownfield plan (#75), to include 637 E. Michigan Avenue, allowing for their responsible and creative use of previously allocated funds, and energizing our region in remarkable ways. Building on their past success, one can only imagine the opportunities that exist when we all step beyond the limitations of the current state to move the avenue and our city forward.

Sparrow has cared for the people of this community for 125 years and counting; we are blessed by dedicated partners who share our mission and vision for a healthy region. Gillespie Group is indeed one of those committed partners and we are proud to stand by their side in advocating for and contributing to a strong Michigan Avenue corridor.

Please pass this brownfield amendment and show your support for positive action. There's so much good we can do, together. If I can be a resource to you in any way, please do not hesitate to contact me directly at 517.364.3533 or michelle.reynaert@sparrow.org.

Sincerely,

A handwritten signature in black ink that reads "Michelle Reynaert".

Michelle Reynaert
Vice President
Sparrow Foundation, Health & Wellness, Volunteer Services

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING BROWNFIELD PLAN #75 AMENDMENT #2 – CAPITAL
CITY MARKET AND 637 E. MICHIGAN AVE. BROWNFIELD REDEVELOPMENT
PROJECT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, Brownfield Plan #75 Amendment #2 – Capital City Market and 637 E. Michigan Ave. Brownfield Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on May 10, 2021 and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on May 10, 2021 reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in total new private investment of approximately \$44,600,000,
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on April 9, 2021, unanimously recommended approval of the Plan, for this Project, as amended;

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

- The Plan constitutes a public purpose under the Act;

- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable.

IT IS FINALLY RESOLVED that the Lansing City Council hereby approves Brownfield Plan #75 Amendment #2 – Capital City Market and 637 E. Michigan Ave. Brownfield Redevelopment Project.