Board of Directors Meeting
Friday, January 14, 2022 – 8:30 AM
LEAP Office
1000 S. Washington Ave. Ste. 201
Lansing, MI 48910

Mask Requirement:
Face coverings are required by all Board Members, staff, and members of the public at this meeting.

AGENDA

1. Call to Order
2. Approval of LBRA Board Meeting Minutes – Friday, December 3, 2021
3. Pleasant Grove & Holmes Development Brownfield Plan #80 (ACTION)
4. Collins Road Project Final Design Presentation
5. Open Forum for LBRA Board Members
6. Other Business
7. Public Comment
8. Adjournment

Board of Directors Meeting
Friday, December 3, 2021 – 8:30 AM
LEAP Office
1000 S. Washington Ave. Ste. 201
Lansing, MI 48910

Mask Requirement:
Face coverings are required by all Board Members, staff, and members of the public at this meeting.

MINUTES

Members Present:	Calvin Jones, Michael McKissic, Andrea Binoniemi, Shelley Davis-Boyd, Tom Donaldson, Blake Johnson
Members Absent:	Kim Coleman (excused), Brian McGrain (excused), Dr. Alane Laws-Barker (excused)
Staff Present:	Karl Dorshimer, Kris Klein, Kambriana Gates, Torrell Christian, Tony Willis
Guests:	Jake Brower (City of Lansing) , Brian Lefler, Eric Helzer, Christopher Stralkowski, Dave Bueche

Call to Order / Roll Call – 8:32AM

Chair Jones called the LBRA Board of Directors meeting to order at 8:32 AM and Klein took rollcall for public records.

Approval of LBRA Board Meeting Minutes – Friday, November 5, 2021

MOTION: Binoniemi moved to approve the LBRA meeting minutes from the Friday, November 5, 2021, LBRA Board of Director's meeting, as presented. Motion seconded by Davis-Boyd.

YEAS: Unanimous. Motion Carried.

Update on Financials
Brower gave a brief update on the LBRA balance sheets. Revenues and expenditure were also walked through on this.

Red Cedar Development Plan #72 Bond Resolution Series 2021 (ACTION)
Dorshimer explained the background of the Red Cedar development for the EDC board and gave an overview of a resolution being presented to the board that authorizes the third and final series of bonds worth 11 million dollars. Dorshimer explained how the funds raised by the sale of the bonds were used to reimburse the Developer for approved brownfield Eligible Activities. He also stated that the bonds were to be paid back over time with new taxes generated by the Red Cedar development that would be capture by the LBRA. Board member Davis-Boyd asked if the supplemental process was done, and it was answered by Dorshimer and guest that it is complete.

MOTION: Binoniemi moved to approve resolution approving bond issuance as presented and seconded by Davis-Boyd, as presented. Motion seconded by Davis-Boyd.

YEAS: Unanimous. Motion Carried

Introduction of Plan #80 Pleasant Grove & Holmes Development (PRESENTATION)
Klein shared the project of Plan #80 which is currently owned by the Land Bank with the vision to build two new two-story buildings on the property. The community has been involved throughout the project. The developer is requesting exemptions to the previous policy that was created in 2019.

Helzer and Stralkowski attended to present the project. Helzer began to share the background of the project and the current state it is in as well as what the project is doing moving forward. Photo renderings were showed during the meeting as Helzer explained the project and the need for the exemption with the board as most of their cost is in removal of asbestos. Stralkowski has continued to work on this project for a couple of years and shared that the area is blighted and the importance of investing in this part of south Lansing. They reached out to the Land Bank prior to the pandemic to purchase the property. From the start of the project the developers have continued to look at the needs of the neighborhood to implement recourses to meet those needs in this project. The residential space has been refocused to veterans and health care. There will also be creative opportunities identified for the community from a survey by the Lansing Public School District to see determine needs. Dr. Nubani from MSU is assisting on design for this project. They are collaborating with Joan Nelson (Allen Neighborhood Center) as this area is a “food desert” and figuring out ways in which they can improve in this space. This is a community-based project and is not driven by profit as explained by Eric and added that the health care piece will continue to be worked on. They will focus right now on the housing portion for the multifamily piece. Eric lastly gave a breakdown of the ultimate cost and the need for upfront cash to demo the building due to the asbestos; they will come back in January to request an Adjustable Accelerated Reimbursement Loan that could be partly or wholly forgivable.

a. Exemption 1: 10% pass through reduced from 10% to 5%.
b. Exemption 2: There is currently a higher then normal proportion of local taxes proposed to be captured as showed by the documents in the packet
c. Exemption 3: If any of the items are denied it will be shifted from state to local.

Board member McKissic shared he grew up on the south side as well as Dorshimer. Dorshimer shared this is located in a "high need" area. Today is just a conversation with permission to proceed with the continuing with working prior with the January meeting. Board member Davis-Boyd suggested working with a credit union which Helzer explained they are. Binoniemi will provide contact information to assist them with proforma adjustments and also shared to connect with LCC on this project. Chair Jones asked the importance for having a credit union as opposed to a bank which Stralkowski explained. Board member Davis-Boyd shared that they should connect with MSFCU which member Donaldson agreed as this is a local based credit union. Donaldson asked if there can be a tribute to Malcolm X; Stralkowski added that they planned to incorporate that into the project. Board members also suggested the Historic should be consulted with. Chair Jones shared the importance for provided resources for veterans and involving people from the community as well as paying tribute to Malcolm X. Board member Johnson shared that this is a risky financial project for the City. Christopher shared the focus is on the need and the blighted area.

Site Committee Focus on Logan Square and S. MLK CIA

Dorshimer gave a brief update on recent discussions regarding Logan Square by the LEDC site committee. The Logan Square property manager was present, Dave Bueche and the board recognized that there needs to be a connection with the owners. Bueche shared some history of the building and the current owner as well as the vacancies that have occurred here. Board member Binoniemi asked Dorshimer what would make this attractive which he in turn shared that one suggestion could be a proactive Brownfield Plan. Christian shared where we are currently with the S.MLK CIA as Chair Jones added the importance of having those continued conversations. Binoniemi asked if the development area was already established and could other resources currently accepted, Klein added that it is possible to have things such as liquor licenses. Dorshimer added that the next steps are to continue to get the CIA running and have continued conversations on what could be possible here.

Open Forum for LBRA Board Members

None.

Other Business

None.

Public Comment

None

Adjournment

Chair Jones called the LBRA Board of Directors meeting adjourned at 9:39AM

THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA)

Resolution Recommending Approval of Plan #80
Pleasant Grove & Holmes Mixed-Use Development Project

At a meeting of the Board of Directors of the Lansing Brownfield Redevelopment Authority (LBRA) City of Lansing, Michigan, held on Friday, January 14, 2022 at 8:30 a.m., pursuant to notice duly given:

PRESENT: Members:

ABSENT: Members:

The following preamble and resolution was offered by;

Member: , and seconded by:

Member:

WHEREAS, The LBRA (Authority) staff has worked closely with representatives of Holmes/Pleasant Grove, LLC (Developer) to draft Brownfield Plan #80 – Pleasant Grove & Holmes Mixed-Use Development Project (Plan); and

WHEREAS, The LBRA staff has duly reviewed such Plan and has found it to be in compliance with the provisions of Act 381 of Michigan Public Acts of 1996, as amended (Act), and meets the following determinations and findings:

1. The Plan constitutes a public purpose under the Act;
2. The Plan meets all of the requirements for a brownfield plan set forth in Section 13 of the Act;
3. The proposed method of financing the cost of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
4. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
5. The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, The LBRA staff recommends approval of Brownfield Plan #80 – Pleasant Grove & Holmes Mixed-Use Development Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY, AS FOLLOWS:

1. The Brownfield Plan described as Brownfield Plan #80 – Pleasant Grove & Holmes Mixed-Use Development Project in the form filed herewith is hereby approved by the Lansing Brownfield Redevelopment Authority and recommended for consideration by the City Council of the City of Lansing pursuant to Act 381 of Michigan Public Acts of 1996, as amended.

2. The LBRA Board hereby requests that the Lansing City Council, after required notification as specified by the Act, hold a public hearing in consideration of this matter, and subsequently approve the Plan.

YEAS: ( )

NAYS: ( )

ABSTENTIONS: ( )

ABSENT: ( )

STATE OF MICHIGAN)
) SS.
COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a meeting of the Brownfield Redevelopment Authority held on the 14th day of January 2022, and said resolution is on file in the office of the Lansing Brownfield Redevelopment Authority and is available to the public. Public notice of the said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan 1976, including in the case of a special or re-scheduled meeting, notice by publication or posting of at least eighteen (18) hours prior to the time set for the meeting. In addition, said meeting was held in full compliance with the Board's By-Laws.

IN WITNESS WHEREOF, I have hereunto affixed my official signature.

____

Chair

CITY OF LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA)
1000 S. WASHINGTON AVE. STE. 201
LANSING, MI 48910

LBRA BROWNFIELD PLAN SUBMITTAL COVER SHEET

For consideration of a Brownfield Plan by the City of Lansing Brownfield Redevelopment Authority (LBRA), the Applicant must complete this form in full, provide all additional application forms, and pay applicable administration fees with the submission of a Brownfield Plan. The submitted Brownfield Plan must adhere to Michigan Public Act 381 of 1996, as amended.

APPLICANT INFORMATION

Project Name:	Pleasant Grove & Holmes Mixed-Use Development Project
Project Address:	2130 W. Holmes Road, Lansing MI
Applicant Name:	Holmes/Pleasant Grove, LLC
Contact Name:	Christopher Stralkowski
Contact Phone:	517-371-2515
Contact Email:	cstralkowski@outlook.com
Submittal Date:	12-16-2021

PLAN INFORMATION

Developer Reimbursement (Maximum) ***(See Table 1a, page 21)***	$ 4,524,756
Duration of Plan (Maximum)	30 years
Duration of Capture (Maximum)	30 years
Total Local Capture during Plan ***(See Table 1a, page 21)***	$ 3,572,264
Total State Capture during Plan ***(See Table 1a, page 21)***	$ 1,197,021
Total New Taxes to Taxing Units during Plan ***(See Table, page 7)***	$ 182,149

ADHERENCE TO LBRA BROWNFIELD PLAN POLICY

As part of the LBRA's review of the Applicant's submission, adherence to Plan Requirements and responses to the Plan Evaluation criteria will be considered. Applicant must complete each section in full in order for the LBRA to review the submission.

Plan Requirements

Applicant's submission must meet or exceed the following Brownfield Plan requirements of the LBRA's Brownfield Plan Policy.

Instructions: Applicant must initial each "Request" column of the table below attesting to the Plan's adherence to each criterion.

> * Exemptions to any Criterion: If the Plan does not meet one or more of the following criterion, an exemption must be requested by the Applicant. To request an exemption to a criterion, applicant must explain their request in the "Request" column. A request for exemption must be presented to the LBRA Board of Directors for their consideration at least one month prior to the final approval of the Brownfield Plan by the LBRA Board.

LBRA Plan Policy Criteria	Request
1) A minimum of 10% of yearly new incremental taxes flowing through to all taxing units.	***EXEMPTION REQUEST 1** – ELIMINATE THE 10% YEARLLY NEW INCREMENTAL TAXES TO ALL TAXING JURISDICTIONS*: Based upon Plan estimates of projected Taxable Value, there is an estimated Project eligible activity deficiency/shortfall in the amount of $2,064,305 without this exemption. If this exemption is approved the deficiency/shortfall reduces to $1,476,538. The exemption is needed because the Project has a lower projected Taxable Value as reviewed and concurred with by the City Assessor due to—(1) recent appraisals for the downtown Lansing market on Office and Multifamily Residential; (2) adjusted Vacancy, Collection Loss and CAP Rates based upon discussions with Martin Commercial for this area, and; (3) This projects area of development having market challenges.
2) A minimum of 10% of captured yearly local taxes going to LBRA Brownfield Administration and/or the LBRA Local Brownfield Revolving Fund.	
3) A maximum of 3% simple interest on Developer Eligible Activities.	
4) The Developer is not asking the City of Lansing or State of Michigan for the abatement or exemption of personal or real property taxes for	

the same project (ex: OPRA, Act 198, Act 328, etc.).	
5) A stated not to exceed amount (life of plan cap) for the reimbursement of Developer Eligible Activities with local taxes.	
6) A stated not to exceed amount (life of plan cap) for the reimbursement of Developer Eligible Activities with state taxes (if state taxes are captured).	
7) A ratio of total state (if captured) to total local captured taxes requested to reimburse the Developer that is at least equal to the ratio of all annual captured state to local taxes. For example, if the annual brownfield capture is 20 mils state taxes and 30 mils local taxes, the ratio is 20/30 = .66 Thus in the brownfield plan for every dollar of local capture used to reimburse the Developer there should be at least 66 cents of state capture used to reimburse that Developer for Eligible Activities.	***EXEMPTION REQUEST 2*** *– ADJUST THE PROPORTIONALITY RATIO OF STATE TO LOCAL TAX CAPTURE AS PER THE BROWNFIELD PLAN*: Based upon Brownfield Plan estimates and a weak Proforma due to the market constraints identified in Item 1 above, more use of Local Tax Capture is needed to help reimburse Brownfield eligible activity costs. State tax capture use is limited for private infrastructure activities and thus additional Local-only tax capture is needed. See Table 1a for the requested Local-only tax capture amounts.
8) Language in the plan stating that if the state approves a 381 Workplan with less state tax capture than what was in the plan approved by the City, the not to exceed amount of local capture in the plan will automatically be adjusted by the LBRA to maintain the current state to local capture ratio.	***EXEMPTION REQUEST 3*** – IN THE EVENT THAT THE STATE DENIES ANY ELIGIBLE ACTIVITY COSTS IN A WORK PLAN REQUEST, THOSE DENIED COSTS SHALL BE ADJUSTED TO LOCAL-ONLY REIMBURSEMENT: In the event that the state does not approve of certain state tax funded eligible activity costs for the use of State tax capture, those costs then become eligible for reimbursement with the use of Local-only tax increment revenues not to exceed $265,500.

Plan Evaluation

Instructions: Please mark the section applicable to the Project under each criteria in the "Response" column. The Applicant may provide additional information or answer under "Applicant Comments".

Criteria		Response	Applicant Comments
Amount of private investment pledged	>/= $100,000,000		It is estimated that $13,800,000 in private Total Capital Investments including projected costs of developer eligible activities hard costs at $3,114,391 but not including acquisition and cost of financing for this
	$50,000,000 to $99,999,999		
	$25,000,000 to $49,999,999		
	< $25,000,000	X	

			Project or its eligible activities.
Ratio of private investment pledged to requested public investment	>/= 10:1		Ratio out of $10,685,609 (Private investment) to requested $3,114,391 (Public eligible activity investment), not including acquisition and cost of financing for this Project or its eligible activities, is 3.43:1.
	5:1 to 9:1		
	1:1 to 4:1	X	
	< 1:1		
Number of pledged jobs created that are <u>new to the City</u>	>/= 500		Building 1 – approximately 74 FTE jobs upon building stabilization. Building 2 – approximately 5 FTE jobs upon building stabilization TOTAL = 79 FTE
	100 to 499		
	50 to 99	X	
	< 50		
	0		
Average wage rate of new pledged jobs created that are <u>new to the City</u>	>/= $75,000/yr	TBD	TBD
	$50,000 to $74,999	TBD	
	$30,000 to $49,999	TBD	
	< $30,000	TBD	
	N/A (no new Jobs)	TBD	
Percent of total pledged private project investment going to public improvements	>/= 20%		$305,325 (inc. 15% contingency) out of $13,800,000 is 2.21%
	10% to %19.9		
	5% to 9.9%		
	< 5%	X	
	0%		
Height of Building	>/= 20 stories Downtown		2. The proposed Buildings 1 and 2 height is surrounded by similar commercial, professional office, business and residential operations as are proposed by the Developer. The Property is zoned "F" Commercial District and this zoning district allows for the proposed Project development.
	10 to 19 stories Downtown		
	5 to 9 stories Downtown		
	5 to 9 stories Not Downtown		
	3 to 4 stories Not Downtown		
	Other (please explain)	X	
Length of Brownfield Plan *(Must be a stated cap in the Brownfield Plan)*	</= 10 years		30 Years required to service eligible activity costs while still providing the 10% LBRA capture for Administration and LBRF. Additionally, there is reduced tax capture in the first 5 years of the Plan because the property is owned by the Ingham
	11 to 15 years		
	16 to 20 years		
	Other (please explain)	X	

			County Land Bank and as such the Ingham County Land Bank has the right to capture 50% of the new property taxes for 5 years starting in year 1.
Project reuses a Historic Building	Project Nat. Registered Property		No
	Project Meets Fed Standards		
	Project in Local Historic District		
	Project reuses Historic Building		
Project Provides a High Priority and Quality Product	Downtown Housing Units	X	Downtown housing in S. Lansing. Project is of high-quality exterior & interior materials with great architecture.
	Downtown Hotel		
	LEED Certified Building		
	Owner Occupied Housing		
	High Quality Exterior Materials/Exceptional Architecture	X	
	Other (please explain)		
Other Factors that demonstrate the need or impact of the Project or the applicant would like to highlight (please list).	The objective of the Project is to revitalize a crucial and historically underserved neighborhood within Lansing. Collaborating with residents, business owners, and other grassroots stakeholders has helped us identify socio-economic and health services desired most by the community, creating a central hub for local programming to reach those who need it most. We carry the legacy and vision of social equality inspired by Malcolm X, who formerly attended the Pleasant Grove Elementary School at the Project site. Health Screening Services – The Project will create access to medical care to expand access to health screening services, including an emphasis on mental health and mother and child healthcare. Financial Empowerment – The Project will partner with financial institutions such as Huntington Bank, Capital National Bank, MSU Federal Credit Union, and CASE Credit Union that have a long history of uplifting communities to provide financial guidance services. Educational Opportunities – The Project will development partnerships with Lansing School District and Lansing Community College will assist students in bridging the gap between high school and trade schools.		

	Legal Services – The Project will, through the law offices of A. Abood and Jaime White, grant access to professionals to help residents protect their rights. Affordable Housing – The Project will provide assistance in the navigation of the affordable housing market.

Other Project Assistance

Please list all other incentives or assistance the Applicant is seeking or has received for the Project from the City of Lansing, Lansing Brownfield Redevelopment Authority, Lansing Economic Development Corporation, Michigan Economic Development Corporation, Michigan Department of Environment, Great Lakes & Energy, or other Local, State, or Federal agencies:

None. However, as we will present to the LBRA, we will be requesting an Accelerated Reimbursement Loan (ARL) in an amount not to exceed $1,000,000 that may be forgiven in part or whole to assist with Brownfield Plan Eligible Activity Costs to reduce the significant shortfall of $1,476,538 to reimburse the Developer's Project eligible activity costs over the maximum 30-year capture period. This ARL along with eliminating the 10% pass-through to all taxing jurisdictions per the Exemption Request 1 above, addresses most of the shortfall.

REQUIRED WITH APPLICATION

Applicant must submit the following items at the time the Brownfield Plan is submitted to the LBRA:

- Complete Brownfield Plan per Michigan Public Act 381 of 1996, as amended
- Litigation Affidavit for each person that has a 20% or greater ownership interest in the Applicant
- City of Lansing Treasury Information Form for each person that has a 20% or greater ownership interest in the Applicant
- Review and Application Fee

APPLICANT SIGNATURE

By signing below, the undersigned represents and warrants their authority to submit the Brownfield Plan on behalf of the Applicant and certifies all information provided by this Brownfield Plan Cover Sheet is true and correct. Furthermore, by signing below, the undersigned affirms that the Applicant's submittal follows the LBRA's Brownfield Plan Policy, as amended, and adheres to Michigan Public Act 381 of 1996, as amended.

Applicant Name: Holmes/Pleasant Grove, LLC

By: ______________________

Print Name: Christopher Stralkowski

Its: Senior Executive Project Manager

Date: 12-16-2021

Lansing Brownfield
Redevelopment Authority

Pleasant Grove & Holmes Mixed-Use Development Project

2130 W. Holmes Road, Lansing MI
Tax Parcel No.
33-01-01-29-305-122

Brownfield Plan #80

Revised December 11, 2021

Prepared with assistance from:
Advanced Redevelopment Solutions
PO Box 204
Eagle, Michigan 48822
Contact: Eric P. Helzer, EDFP
Phone: (517) 648-2434

Reviewed by:
Lansing Brownfield Redevelopment Authority (LBRA)
1000 S. Washington Avenue, Suite 201
Lansing, Michigan 48910
Contact: Karl Dorshimer
Phone: (517) 483-4153

Approved by the LBRA –
____/____/2022

Approved by the Lansing City Council –
____/____/2022

Table of Contents

Tables

Figures

Exhibits

A. Eligible Property –
   - Exhibit A-1: Legal Description
   - Exhibit A-2: Eligible Property Boundary Map (Topographic & ALTA/NSPS Land Title Survey dated 12-11-2020)

B. Basis of Eligibility –
   - Exhibit B-1: Environmental Analytical Results Detected Exceedances Above EGLE Criteria
   - Exhibit B-2: Functional Obsolescence Determination letter dated September 16, 2021

C. Table 4 – Tax Increment Financing Estimates

PROJECT SUMMARY SHEET: BROWNFIELD PLAN #80 – Pleasant Grove & Holmes Mixed-Use Development Project

The purpose of this Brownfield Plan (the "Plan") is to identify eligible activities and cost estimates for redevelopment of the property located at 2130 W. Holmes Road, Lansing, Michigan. Brownfield tax increment financing is necessary to support redevelopment of these properties.

Project Name: Pleasant Grove & Holmes Mixed-Use Development Project

Applicant/Developer:

Entity Name:	Holmes/Pleasant Grove, LLC (referred to as "Owner(s)" or "Developer(s)")
Contact:	Christopher Stralkowski
Mailing Address:	1223 Turner Street Lansing, Michigan 48906
Phone:	(517) 371-2515
Email:	cstralkowski@outlook.com

Eligible Property Location: The Eligible Property ("Property") consists of one parcel located at:

- 2130 W. Holmes Road, Lansing MI

Parcel Information: Tax Parcel Nos.:

- 33-01-01-29-305-122

Property Size: Approximately 3.979-acres

Type of Eligible Property: Facility (Contaminated) and Functionally Obsolete

Project Description: Holmes/Pleasant Grove, LLC is a single-purpose company formed to develop, construct, finance, and own the Pleasant Grove & Holmes Mixed-Use Development Project, a mixed-use multi-building redevelopment, including office, commercial business spaces, and multifamily residential apartments (the "Project").

The proposed new construction project will redevelop the vacant, contaminated and functionally obsolete parcel into a mixed-use redevelopment project bringing new residents and employment into the City of Lansing. The proposed Project is as follows:

- Building 1 – Newly constructed two-story commercial building at the corner of Pleasant Grove Road and West Holmes Road with an estimated 27,445 rentable square feet of finished office/financial/institutional/medical space. Start of construction beginning with asbestos abatement and demolition of the existing school building is anticipated to begin by Summer 2022 with completion of the newly constructed building by the Summer of 2024.

- Building 2 – Newly constructed two-story multifamily building in the northeast corner of the site with an estimated 19,830 rentable square feet consisting of 30 residential apartments. Start of construction beginning with site demolition is anticipated to begin by Summer 2022 with completion of the newly constructed building by the Summer of 2024.

Project Objective:

The objective of the Project is to revitalize a crucial and historically underserved neighborhood within Lansing. Collaborating with residents, business owners, and other grassroots stakeholders has helped us identify socio-economic and health services desired most by the community, creating a central hub for local programming to reach those who need it most. We carry the legacy and vision of social equality inspired by Malcolm X, who formerly attended the Pleasant Grove Elementary School at the Project site.

Health Screening Services – The Project will create access to medical care to expand access to health screening services, including an emphasis on mental health and mother and child healthcare.

Financial Empowerment – The Project will partner with financial institutions such as Huntington Bank, Capital National Bank, MSU Federal Credit Union, and CASE Credit Union that have a long history of uplifting communities to provide financial guidance services.

Educational Opportunities – The Project will development partnerships with Lansing School District and Lansing Community College will assist students in bridging the gap between high school and trade schools.

Legal Services – The Project will, through the law offices of A. Abood and Jaime White, grant access to professionals to help residents protect their rights.

Affordable Housing – The Project will provide assistance in the navigation of the affordable housing market.

Total Capital Investment and Deployment/Completion Dates:

This Brownfield Plan (the "Plan") anticipates approximately $13.8 million in Total Capital Investments including projected costs of developer eligible activities hard costs at $3,114,391 but not including acquisition and cost of financing for this Project or its eligible activities.

Estimated Job Creation and Employed-by Dates:

During the term of construction, the Project will create hundreds of direct and indirect spin-off jobs over an estimated 24-month construction period.

Upon Project completion and stabilization, a total of approximately 79 local full-time equivalent (FTE) jobs are projected to be created as are identified by each building below:

- Building 1 – approximately 74 FTE jobs upon building stabilization. All jobs are anticipated to be filled by Summer 2025 to allow for stabilization.

- Building 2 – approximately 5 FTE jobs upon building stabilization. All jobs are anticipated to be filled by Summer 2025 to allow for stabilization.

Estimated Duration of Plan Capture: 30 years (2023-2052), total estimated Plan capture duration for reimbursement of Eligible Activities, Brownfield Plan & Act 381 Work Plan (including amendments) Preparation costs, Brownfield Plan & Act 381 Work Plan Implementation Fees, Application Fees, Brownfield Redevelopment Authority (BRA) Capture (Administration and Local Brownfield Revolving Fund (LBRF)), and State of Michigan Brownfield Redevelopment Fund (MBRF) capture.

Estimated Duration of Plan: 30 years (2023-2052) estimated.

Base Year of Plan: 2022

First Year of Plan Capture: 2023

Estimated Gain in Taxes:
(after Project completion)

	Estimated Base Year Taxable Value	Future Taxable Value (Estimate)	Increased/ Taxable Value (Increment)
	2022	Starting in 2024 (when 100% completed)	Starting in 2024 (when 100% completed)
	$0	$1,340,300	$ 1,340,300
Annual Taxes Paid	$ -	$102,790	$ 102,790

Table 4b identifies the year to year assumptions made on the Future Taxable Value Estimates which include both Real and Personal property assumptions. For the Year 2024 Future Taxable Value Estimate (when 100% completed) of $1,340,300 is for Real property only and Personal property is while capturable is not known at this time. After excluding the Base Year/Initial Taxable Value of $0 due to the property ownership by the Ingham County Land Bank, the Total Capturable Taxable Value in Year 2024 is estimated at $1,340,300.

Distribution of Total New Taxes Paid Estimate:
(Total Plan Duration)

Total New Taxes Received by Taxing Units	**$ 182,149**
Total New Taxes Captured	**$ 4,879,607**
Total New Taxes	**$ 5,061,756**

Table 1a identifies the total amount required for the Project's eligible activities and if sufficient revenues become available for capture the impact to each individual taxing jurisdiction could become as much as their proportionate share of $4,879,607.

Total New (Incremental) Taxes Captured
Breakdown Estimate:
(Total Plan Duration)

Total Taxes Captured During Brownfield Plan Tax Capture Period	Total/ Cumulative
Reimbursement of Administration Expenses & Local Brownfield Revolving Fund (LBRF) Capture (10.0%)	$ 229,529
BRA Brownfield Plan & Work Plan Implementation (to BRA)	$ 15,000
BRA Local Brownfield Revolving Fund (LBRF)	$ -
State of Michigan Brownfield Redevelopment Fund (MBRF) (Maximum of 25-Year period for tax capture)	$ 110,322
Local Taxes to Developer * (to Reimburse Eligible Activities)	$ 3,332,618
State School Taxes To Developer * (to Reimburse Eligible Activities)	$ 1,192,138
Total New Tax Capture (See Table 1a)	**$ 4,879,607**

* To meet Developer Reimbursement Obligations. Developer Reimbursement Obligations may not be fully reimbursed based upon current estimates of projected Taxable Value and Tax Capture. The identified eligible costs for the Developer totaling $4,524,756 may not be fully reimbursed if Taxable Value assumptions don't increase over the balance of the 30-year capture period, because the Plan estimates a shortfall in potential Tax Capture.

Total New (Incremental) Taxes Received (Gain/Not Captured) by Taxing Units Breakdown Estimate:
(Total Plan Duration)

Total Estimated New/Incremental Tax Revenue Received by each Taxing Unit/ Entity (taxes not captured by the Brownfield Plan)	Percentage of Pass-Through/ Sharing to Taxing Unit or Not Allowed for Tax Capture by LBRA	Estimated Tax Capture Period in Number of Years =	30
		New Tax Revenue Received	
		Total/ Cumulative	Annual Average
CITY OF LANSING			
City Operating - Lansing	0%	$ -	$ -
Montgomery Drain	0%	$ -	$ -
Subtotal of Above	-	***$ -***	***$ -***
INGHAM COUNTY			
Ingham County	0%	$ -	$ -
Potter Park Zoo	0%	$ -	$ -
Public Transportation	0%	$ -	$ -
Animal Control	0%	$ -	$ -
Juvenile Justice	0%	$ -	$ -
Elder Care	0%	$ -	$ -
Health Services	0%	$ -	$ -
Parks/Trails	0%	$ -	$ -
Farmland Preservation	0%	$ -	$ -
911 System	0%	$ -	$ -
Jail/Justice	0%	$ -	$ -
Subtotal of Above	-	***$ -***	***$ -***
Capital Region Airport Authority - CRAA	0%	$ -	$ -
Capital Area Transportation Authority - CATA	0%	$ -	$ -
LIBRARY			
Capital Area District Libraries - CADL	0%	$ -	$ -
INTERMEDIATE SCHOOL DISTRICTS (ISD)			
ISD Operating & Special Education	0%	$ -	$ -
COMMUNITY COLLEGE			
Lansing Community College - LCC	0%	$ -	$ -
Subtotal of Above	-	***$ -***	***$ -***
LOCAL SCHOOL MILLAGES: excludes State School millages			
Lansing School District Debt (District #33020)	100%	$ 182,149	$ 6,072
Lansing School District Sinking Fund	0%	$ -	$ -
Subtotal of Above	-	***$ 182,149***	***$ 6,072***
Subtotal of All of the Above	-	***$ 182,149***	***$ -***
STATE SCHOOL MILLAGES: excludes Local School millages			
State Education Tax - SET	0%	$ -	$ -
Local School Operating - LSO	0%	$ -	$ -
Subtotal to Above	-	***$ -***	***$ -***
GRAND TOTAL OF NEW TAX REVENUE	-	**$ 182,149**	**-**

Eligible Activities and Eligible Costs:

Eligible activities are estimated at approximately $4,879,607 (inclusive of fees associated with BRA Administration, BRA Brownfield Plan & Work Plan Implementation, Local Brownfield Revolving Fund (LBRF) and State of Michigan Brownfield Redevelopment Fund (MBRF)) of which the projected costs of developer eligible activities are $4,524,756. By way of adoption of this Plan, the Brownfield Plan will cap developer eligible activity costs at $4,524,756 so long as there are available revenues. Developer Brownfield costs in this Plan are extraordinary and as a result, even with the maximum number of years of tax capture allowed, the Project may not be fully reimbursed. The resultant deficiency/shortfall to the Project is estimated at $1,476,538.

Eligible Activities	Eligible Costs
EGLE Eligible Activities	
Department-Specific Activities	
Exempt Activities - Assessments	$ 30,000
Exempt Activities - Due Care Planning	$ 20,000
Due Care Activities	$ 105,000
Contingency (Due Care Activities Only): EGLE Environmental (15%)	$ 15,750
Interest: EGLE Environmental (Simple Interest at 3%)	$ 82,240
MSF Eligible Activities	
Demolition Activities	$ 815,783
Lead and Asbestos Abatement Activities	$ 622,996
Infrastructure Improvements Activities (Private)	$ 396,346
Infrastructure Improvements Activities (Public) - In Public ROW/Easements	$ 265,500
Site Preparation Activities	$ 402,542
Contingency (15%)	$ 375,475
Interest: MSF Non-Environmental (Simple Interest at 3%)	$ 1,328,125
Subtotal	*$ 4,459,756*
Brownfield Plan & Work Plan Preparation	$ 45,000
Brownfield Plan & Work Plan Implementation (to Developer)	$ 15,000
Local Application Fees	$ 5,000
Subtotal: To Developer *	***$ 4,524,756***
Lansing/ Local Brownfield Redevelopment Authority (LBRA): Reimbursement of Administration Expenses & Local Brownfield Revolving Fund (LBRF) Capture (10.0%)	$ 229,529
BRA Brownfield Plan & Work Plan Implementation (to BRA)	$ 15,000
State of Michigan Brownfield Redevelopment Fund (MBRF)	$ 110,322
Subtotal: To BRA & State	***$ 354,850***
GRAND TOTAL	**$ 4,879,607**

* Developer Reimbursement Obligations may not be fully reimbursed based upon current estimates of projected Taxable Value and Tax Capture. The identified eligible costs for the Developer totaling $4,524,756 may not be fully reimbursed if Taxable Value assumptions don't increase over the balance of the 30-year capture period, because the Plan estimates a shortfall in potential Tax Capture.

INTRODUCTION

The City of Lansing, Michigan (the "City"), established the Lansing Brownfield Redevelopment Authority (the "Authority") on October 1, 1997, pursuant to Michigan Public Act 381 of 1996, as amended ("Act 381"). The primary purpose of Act 381 is to encourage the redevelopment of Eligible Property by providing economic incentives through tax increment financing for certain eligible activities.

The purpose of this Brownfield Plan (the "Plan") is to promote the redevelopment of and investment in certain "Brownfield" properties within the City. Inclusion of Property within this Plan will facilitate financing of eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as "Brownfields" that are either environmentally contaminated (a "facility"), blighted property, historic resource or deemed functionally obsolete property. By facilitating redevelopment of Brownfield properties, 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 City of Lansing has determined that this Plan is necessary to reduce unemployment, promote economic growth, and increase capital investment thus creating new taxable value for the City and the State of Michigan.

The identification or designation of a developer that is the subject of 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, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues. With the approval of the Authority, any change in the proposed developer of the eligible property shall not necessitate an amendment to the Plan, affect the application of the Plan to the eligible property, or impair the rights available to the Authority under this Plan.

The Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, 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(2) of Act 381.

1. DESCRIPTION OF THE ELIGIBLE PROPERTY (SECTION 13(2)(H))

The Eligible Property ("Property") consists of one parcel and is located at 2130 W. Holmes Road, Lansing Michigan. The Property is situated on a corner to the north of W. Holmes Road and east of Pleasant Grove Road as depicted on Figure 1 – Scaled Property Location Map. The Property contains approximately 3.979-acres in the City of Lansing ("City") on one parcel as depicted on Figure 2 – Eligible Property Map.

Figure 1 – Scaled Property Location Map
Pleasant Grove & Holmes Mixed-Use
Development Project

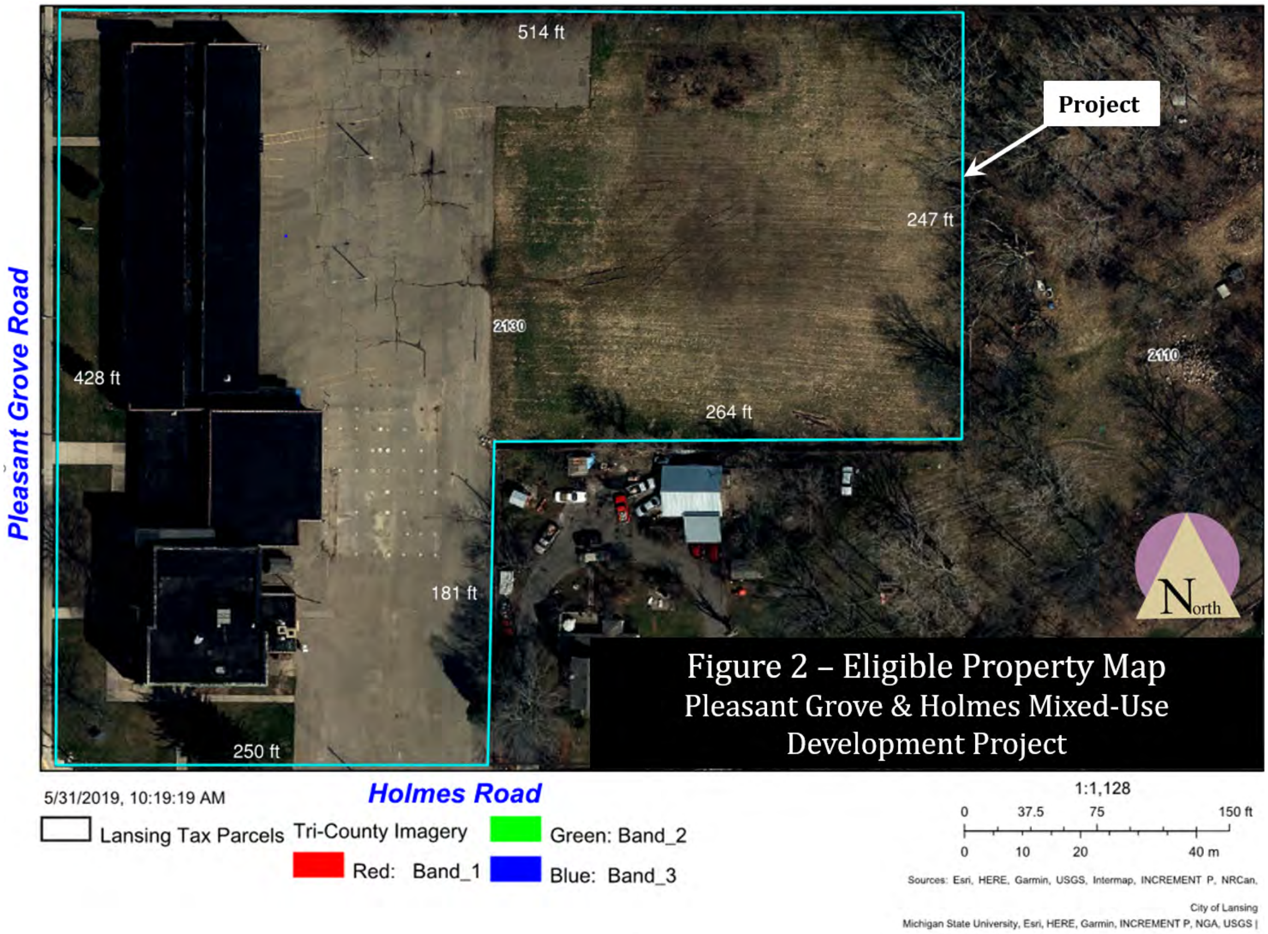


Figure 2 – Eligible Property Map
Pleasant Grove & Holmes Mixed-Use Development Project

The Eligible Property parcel is summarized in the below table. See Exhibit A, Eligible Property – Legal Description and Eligible Property – Boundary Map.

Eligible Property		
Address	**Tax ID**	**Basis of Eligibility**
2130 W. Holmes Road	33-01-01-29-305-122	Facility and Functionally Obsolete

The Property is surrounded by similar commercial, professional office, business and residential operations as are proposed by the Developer. The Property is zoned "F" Commercial District and this zoning district allows for the proposed Project development. See below Figure 3 – Zoning Map with zoning classifications for the Property and surrounding parcels.

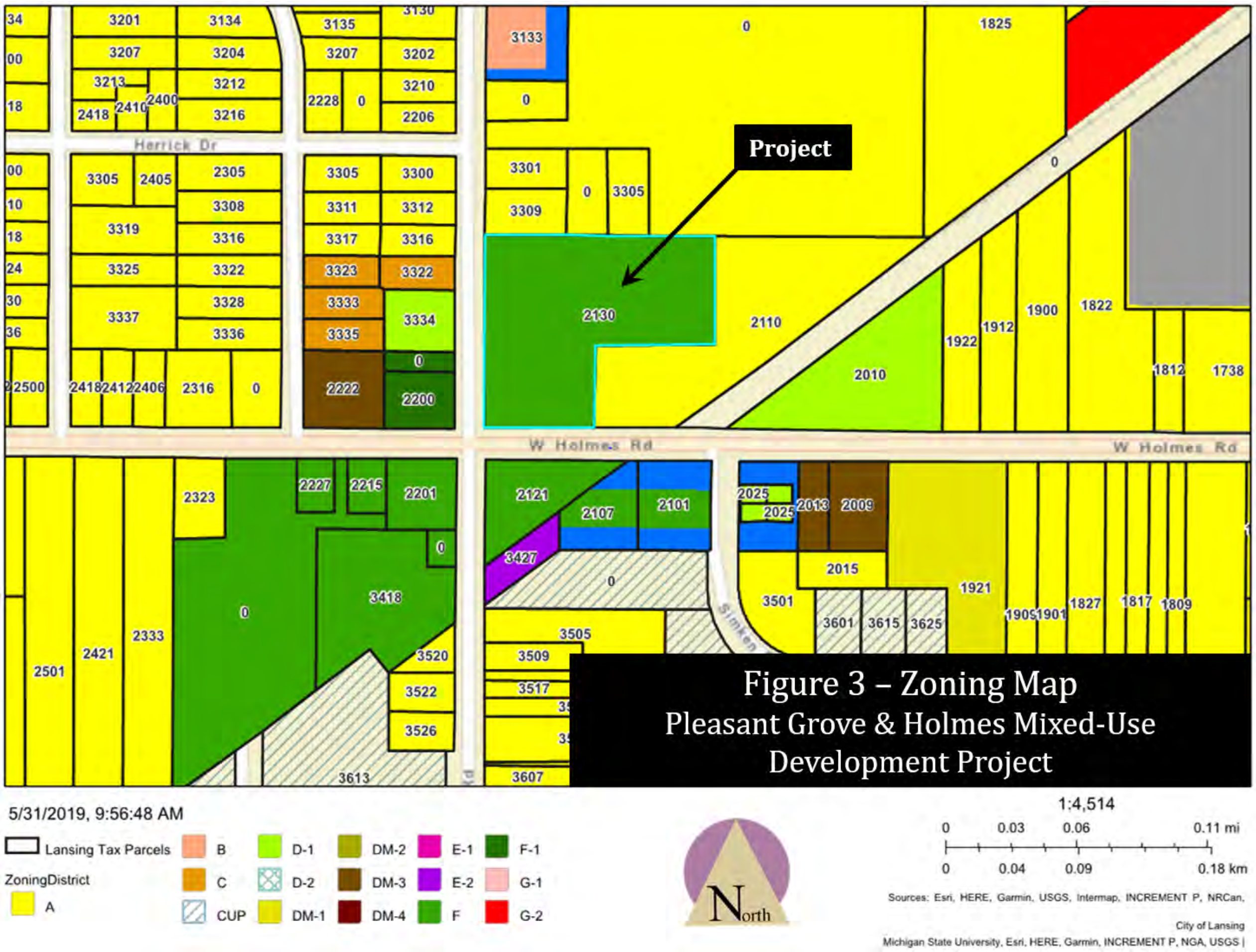


Figure 3 – Zoning Map
Pleasant Grove & Holmes Mixed-Use Development Project

The Property is abutted by surface roadways, municipal water, sanitary and storm sewer services, and electrical and gas utilities.

The 2130 W. Holmes Road parcel and building is currently vacant.

The Property is in an area close to amenities which are both walkable and bikeable. The Property's Walkscore scores average for walkability and well for bikability, earning a score of 52 and 61 out of 100 respectively. A Walkscore shows how walkable any given location is, similarly, a bike score indicates the ease of bike commuting in a particular area. Necessities and amenities such as markets, transit stops, and entertainment venues are all considered when calculating these scores. These scores are good indicators of how desirable the Property will be to the target market demographic.

The Eligible Property has been deemed "functionally obsolete" and is also a "facility" forming the parcel's basis of eligibility in accordance with Act 381. The parcel is located within the boundaries of the City of Lansing, Michigan.

CURRENT PROPERTY CONDITIONS

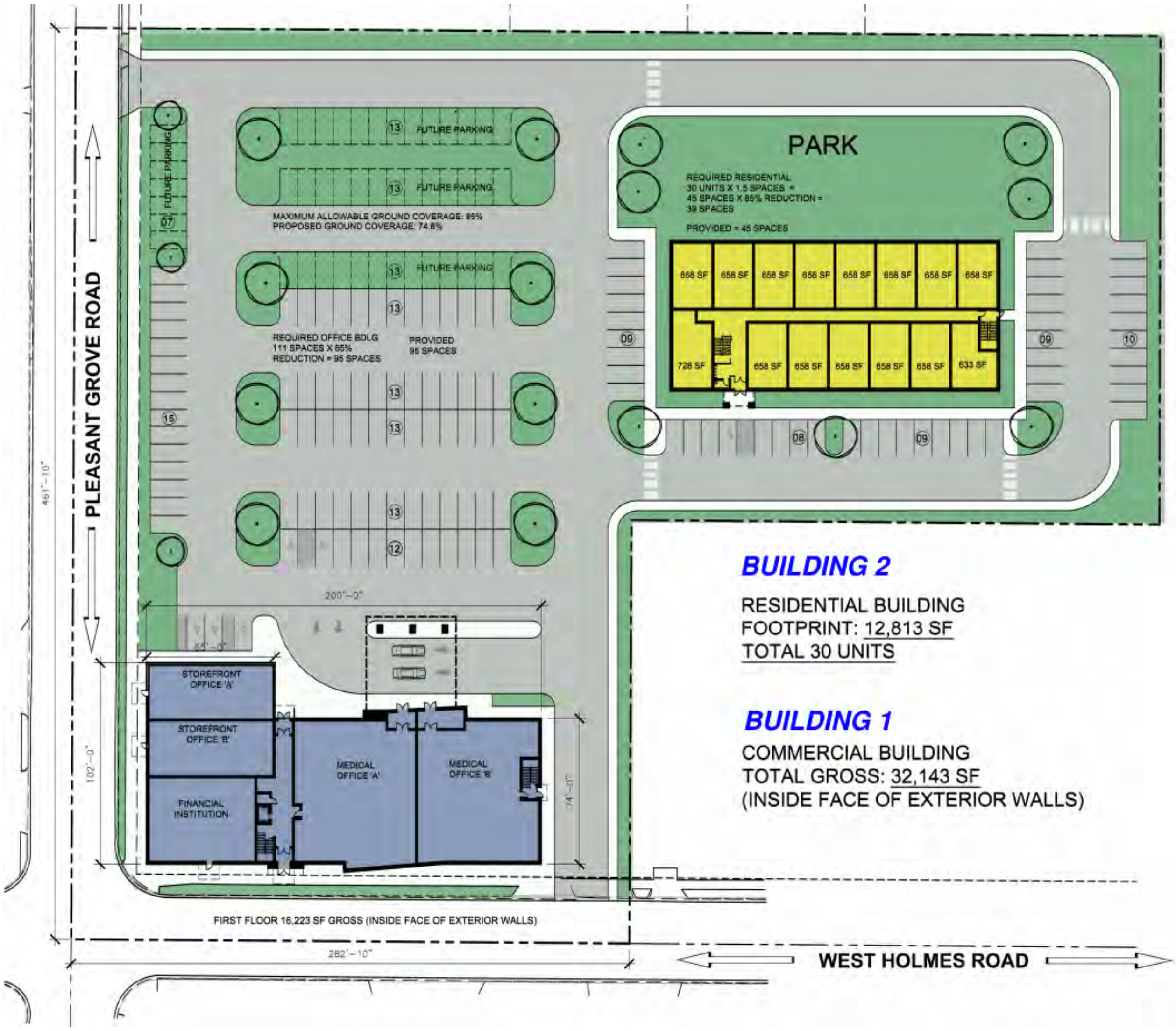
The Project proposes to redevelop an underutilized, abandoned, vacant, functionally obsolete, and contaminated property into a mixed-use redevelopment for the City of Lansing and State of Michigan, both during Project construction and subsequent operations. The redevelopment integrates design elements, environmental activities, and economic development to further goals of the City, the Michigan Department of Environment, Great Lakes, and Energy ("EGLE") {formerly called the Michigan Department of Environmental Quality ("MDEQ")} and the Michigan Economic Development Corporation ("MEDC"). It will result in: (1) the community and municipal benefits of increased property taxes on the Property; (2) due care activities that will address the contamination on the Property, reducing the threat to human health and the environment; (3) asbestos abatement, building and site demolition of the existing structure that will address the functional obsolescence on the Property; and (4) a substantial improvement to the appearance and aesthetics of the Property which will assist in increasing the property values of the neighboring community. The overall redevelopment of this site will include lead, cadmium and asbestos abatement, demolition of buildings and site, environmental due care activities, site preparation, infrastructure improvements and redevelopment into an mixed-use development project. The applicant has a strong desire to put this Property back to productive use and drastically improve the aesthetics of the area.

The parcel and all tangible real and personal property located thereon will comprise the Eligible Property and is referred to herein as the "Property." Incremental tax revenues resulting from new personal property will be captured. Any such funds will be used to reimburse the Authority and Developer for eligible activities, to the extent authorized by this Plan, and an executed Reimbursement Agreement ("Agreement") between the Developer and the Authority.

The Project proposes a mixed-use multi-building redevelopment, including office, commercial business spaces containing retail/service providers, and multifamily residential apartments.

CURRENT SITE PLAN

PROPOSED SITE PLAN



PROJECT RENDERINGS – BUILDINGS 1 & 2

Building 1 - Elevation View Looking Northeast

Building 1 - Elevation View Looking Southeast

Building 2 – Elevation View Looking Northeast

Building 2 – Elevation View Looking Southeast

2. BASIS OF ELIGIBILITY (SECTION 13(2)(H), SECTION 2(P)), SECTION 2(R)

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 commercial purpose; (b) the Property has been determined to be a "facility"; (c) the Property has been determined to be functionally obsolete; and, (d) the Property is located within the City of Lansing, a qualified local governmental unit, or "Core Community" under Act 381.

Eligible Property		
Address	**Tax ID**	**Basis of Eligibility**
2130 W. Holmes Road	33-01-01-29-305-122	Facility and Functionally Obsolete

Exhibit B includes the formal determination of functional obsolescence as made by the City of Lansing Assessor on September 16, 2021 for the Property as it is related to its basis of eligibility and inclusion in the Plan.

The Developer has completed Phase I and II Environmental Site Assessments ("ESAs") and a Baseline Environmental Assessment Report is forthcoming. The Phase I ESA includes a history of the Property, and the Phase II ESA includes an overview of the environmental conditions on the Property as it is related to its basis of eligibility and inclusion in the Plan. Exhibit B includes an excerpt from the Phase II ESA identifying the environmental analytical results detected exceedances above the Michigan Department of Environment, Great Lakes and Energy ("EGLE") criteria.

As Eligible Property, the Property is eligible for Brownfield redevelopment incentives from the Authority.

3. SUMMARY OF ELIGIBLE ACTIVITIES AND DESCRIPTION OF COSTS (SECTION 13 (2)(A),(B))

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include assessments, due care planning, due care activities, lead and asbestos abatement, demolition, infrastructure improvements, site preparation, preparation of a Brownfield Plan/Act 381 Work Plan, Brownfield Plan implementation, interest, and application fees.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the following tables (Tables 1a and 1b).

The Eligible Activities projected in this Plan may switch categories if onsite, offsite or Property conditions change. If conditions change, an eligible activity may fall under a different category so long as the Plan adjustments stay within the Environmental activity category and the Non-Environmental activity category because this Plan contemplates capture of state revenues.

For Environmental Activities, the line item costs for any eligible activity may be adjusted with the approval of the Authority after the date the Plan is approved by the Authority and/or

Governing Body, so long as the costs do not exceed the total combined costs of said activities plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of any approved documents, such as a Reimbursement Agreement or Work Plan (if applicable), or Public Act 381 of 1996, as amended.

For Non-Environmental Activities, the line item costs for any eligible activity may be adjusted with the approval of the Authority after the date the Plan is approved by the Authority and/or Governing Body, so long as the costs do not exceed the total Non-Environmental costs plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of any approved documents, such as a Reimbursement Agreement or Work Plan (if applicable), or Public Act 381 of 1996, as amended.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed. Amendments to Act 381 that were signed into law on December 28, 2012 to allow local units of government to approve reimbursement of eligible activities with tax increment revenues attributable to local taxes on any eligible activities conducted on eligible property or prospective eligible properties prior to approval of the Plan, if those costs and the eligible property are subsequently included in an approved Plan. If eligible activities are performed prior to Plan approval, approved eligible activity costs will be reimbursable in accordance with Act 381. Furthermore, costs in this Plan are subject to approval by the Michigan Strategic Fund ("MSF") Board (through the MEDC) for the use of state tax increment revenues. The MSF/MEDC may adjust specific eligible activities amongst environmental and non-environmental eligible activities in accordance with state policy and guidance. Changes made between environmental and non-environmental eligible activities will be reflected in the Act 381 Work Plan. These adjustments made by the state agencies are allowed and do not change the validity of this Plan, so long as the Grand Total of eligible activity costs identified are not exceed. Any costs not authorized by the MSF/MEDC will become reimbursable costs with captured local-only tax increment revenues from locally levied millages, if available, not to exceed $265,500. The $265,500 would then be in addition to the local tax capture only costs shown in Table 1a.

In accordance with this Plan and the associated Reimbursement Agreement (the "Agreement") with the Authority, the amount advanced by the Developer will be repaid by the Authority solely from the tax increment revenues realized from the Eligible Property.

Tax increment revenues will first be used to pay or reimburse State Brownfield Revolving Fund costs, Authority costs (10% for use on Administration and Authority Local Brownfield Revolving Fund from local-only tax revenues, see Table 1a page 22) as described in the tables. Local and state school tax capture was assumed to reimburse eligible activity costs in this Plan. Further use of tax increment revenues generated by this Project will be governed by the Agreement.

The costs listed in the tables are estimated costs and may increase or decrease depending on the nature and extent of the actual conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the Authority from the Property shall be governed by the terms of the Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Agreement.

Eligible activities are estimated at approximately $5,109,358 (inclusive of fees associated with BRA Administration, BRA Brownfield Plan & Work Plan Implementation, Local Brownfield Revolving Fund (LBRF) and State of Michigan Brownfield Redevelopment Fund (MBRF)) of which the projected costs of developer eligible activities are $4,524,756. By way of adoption of this Plan, the Brownfield Plan will cap developer eligible activity costs at $4,524,756 so long as there are available revenues. However, based upon current estimates of Projected Taxable Value and resultant tax capture, the identified Eligible Activities to the Developer in Table 1a may not be fully reimbursed if Taxable Value assumptions don't increase over the 30-year capture period, because the Plan only estimates $3,048,218 in potential tax capture for the Project. If the actual costs of eligible activities are lower than the estimates identified in this Plan capture to Developer may be lower or if the Taxable Value is higher than estimated Developer reimbursement may be fully reimbursed.

The Project is planned to be completed by Summer 2024. Therefore, the Authority shall not be obligated to reimburse Developer Eligible Activities completed after August 31, 2025.

Table 1a - Itemized Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan	Local Tax Capture 67.45%	State School Tax Capture 32.55%	Local Tax Capture Only 100.00%	State Tax Capture Only 100.00%
EGLE Eligible Activities					
Department-Specific Activities					
Exempt Activities - Assessments	$ 30,000	$ 20,234	$ 9,766	$ -	$ -
Exempt Activities - Due Care Planning	$ 20,000	$ 13,490	$ 6,510	$ -	$ -
Due Care Activities	$ 105,000	$ -	$ -	$ 105,000	$ -
EGLE Environmental Eligible Activities Total	**$ 155,000**	**$ 33,724**	**$ 16,276**	**$ 105,000**	**$ -**
MSF Eligible Activities					
Demolition Activities	$ 815,783	$ 550,226	$ 265,557	$ -	$ -
Lead and Asbestos Abatement Activities	$ 622,996	$ 420,195	$ 202,801	$ -	$ -
Infrastructure Improvements Activities (Private)	$ 396,346	$ -	$ -	$ 396,346	$ -
Infrastructure Improvements Activities (Public) - In Public ROW/Easements	$ 265,500	$ 179,073	$ 86,427	$ -	$ -
Site Preparation Activities	$ 402,542	$ 271,505	$ 131,037	$ -	$ -
MSF Non-Environmental Eligible Activities Total	**$ 2,503,167**	**$ 1,420,999**	**$ 685,822**	**$ 396,346**	**$ -**
Contingency (Due Care Activities Only): EGLE Environmental (15%)	$ 15,750	$ -	$ -	$ 15,750	$ -
Contingency: MSF Non-Environmental (15%)	$ 375,475	$ 213,150	$ 102,873	$ 59,452	$ -
Sub Total: Contingencies	$ 391,225	$ 213,150	$ 102,873	$ 75,202	$ -
Interest: EGLE Environmental (Simple Interest at 3%)	$ 82,240	$ 17,893	$ 8,636	$ 55,711	$ -
Interest: MSF Non-Environmental (Simple Interest at 3%)	$ 1,328,125	$ 753,950	$ 363,882	$ 210,292	$ -
Sub Total: Interest	$ 1,410,364	$ 771,844	$ 372,518	$ 266,003	$ -
Sub Total: EAs + Contingencies + Interest	***$ 4,459,756***	***$ 2,439,716***	***$ 1,177,489***	***$ 842,551***	***$ -***
Brownfield Plan & Work Plan Preparation	$ 45,000	$ 20,234	$ 9,766	$ 15,000	$ -
Brownfield Plan & Work Plan Implementation (to Developer)	$ 15,000	$ 10,117	$ 4,883	$ -	$ -
Local Application Fees	$ 5,000	-	-	$ 5,000	$ -
Total Developer Administration: Brownfield Plan & Work Plan Preparation + Brownfield Plan & Work Plan Implementation (to Developer) + Application Fees	**$ 65,000**	**$ 30,351**	**$ 14,649**	**$ 20,000**	**$ -**
Sub Total: EAs + Contingencies + Interest + Developer Administration	***$ 4,524,756***	***$ 2,470,067***	***$ 1,192,138***	***$ 862,551***	***$ -***
Lansing/ Local Brownfield Redevelopment Authority (LBRA): Reimbursement of Administration Expenses & Local Brownfield Revolving Fund (LBRF) Capture (10.0%)	$ 229,529	$ -	$ -	$ 229,529	$ -
BRA Brownfield Plan & Work Plan Implementation (to BRA)	$ 15,000	$ 10,117	$ 4,883	$ -	$ -
Total BRA : BRA Administration + BRA Brownfield Plan & Work Plan Implementation + LBRF	**$ 244,529**	**$ 10,117**	**$ 4,883**	**$ 229,529**	**$ -**
Sub Total: EAs + Contingencies + Interest + Developer Administration + Total BRA	***$ 4,769,285***	***$ 2,480,184***	***$ 1,197,021***	***$ 1,092,080***	***$ -***
State of Michigan Brownfield Redevelopment Fund (MBRF)	$ 110,322	$ -	$ -	$ -	$ 110,322
GRAND TOTAL: EAs + Contingencies + Interest + Developer Administration + Total BRA + MBRF	**$ 4,879,607**	**$ 2,480,184**	**$ 1,197,021**	**$ 1,092,080**	**$ 110,322**

Note: Developer Reimbursement Obligations may not be fully reimbursed based upon current estimates of projected Taxable Value and Tax Capture. The identified eligible costs for the Developer totaling $4,524,756 may not be fully reimbursed if Taxable Value assumptions don't increase over the balance of the 30-year capture period, because the Plan estimates a shortfall in potential Tax Capture.

Table 1b - Summary of Eligible Activities		Eligible Activity Amount Supported in Brownfield Plan
Total Local Taxes to Developer for Eligible Activities, Contingency and Interest	$	3,332,618
Total Local Tax Capture for Eligible Activities, Contingency and Interest	**$**	**3,332,618**
Total Local Taxes to Lansing/ Local Brownfield Redevelopment Authority (LBRA): Reimbursement of Administration Expenses & Local Brownfield Revolving Fund (LBRF) Capture (10.0%)	$	229,529
Total Local Taxes to BRA Brownfield Plan & Work Plan Implementation	$	10,117
Total Local Tax Capture to BRA	**$**	**239,646**
Total School Taxes to Developer for Eligible Activities, Contingency and Interest	$	1,192,138
Total School Tax Capture for Eligible Activities, Contingency and Interest	**$**	**1,192,138**
Total School Taxes to BRA Administration	$	-
Total School Taxes to BRA Brownfield Plan & Work Plan Implementation	$	4,883
Total School Taxes to BRA Local Brownfield Revolving Fund (LBRF)	$	-
Total School Tax Capture to BRA	**$**	**4,883**
Total School Taxes to State of Michigan Brownfield Redevelopment Fund (MBRF)	$	110,322
Total School Tax Capture to BRA & MBRF	**$**	**115,205**
Total Capture by Brownfield Redevelopment Authority (BRA)	**$**	**244,529**
Total Capture by State of Michigan Brownfield Redevelopment Fund (MBRF)	**$**	**110,322**
Total Capture for Developer	**$**	**4,524,756**
GRAND TOTAL	**$**	**4,879,607**

4. CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (SECTION 13(2)(C),(F))

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. The initial taxable value of the Property shall be determined by the use of tax year 2022 tax values. Tax increment revenue is required to be captured starting in the first year after the sale of the Property, because of the Property's current ownership by the Ingham County Land Bank Fast Track Authority (ICLB). The Property sale from the ICLB to the Developer is expected to occur by the end of the 2022 calendar year and tax increment revenue is expected to be available for capture by the redevelopment on the Property starting in 2023. Estimates project that the Authority is expected to capture the tax increment revenues from 2023 through 2052 which will be generated by the increase in taxable value.

However, this Plan's capture of tax increment revenues shall not exceed 30 years (2023-2052), unless amended. The following table provides a summary of the captured incremental taxable values and tax increment revenues captured which it will provide after completion of the redevelopment Project. In addition, detailed tables of estimated tax increment revenues to be captured is attached to this Plan as Exhibit C, Table 4 - Tax Increment Financing Estimates. Prior to commencement of reimbursement to the Developer and any payments to State Brownfield Revolving Fund, Authority Administration or Authority Local Brownfield Revolving Fund, the ICLB will receive 50% of all available tax revenue from millages starting in the tax year after the sale of the property for a total of 5 years (2023-2027). After the ICLB receives its revenues in years 2023-2027 and for years 2028-2052, prior to commencement of reimbursement to the Developer, payments to State Brownfield Revolving Fund, Authority Administration and Authority Local Brownfield Revolving Fund will occur.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the Property set through the property assessment process by the local unit of government and equalized by the County(s). The actual increased taxable value of the land and all future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue available under this Plan will be based on the actual millage levied annually by each taxing jurisdiction on the increase in tax value resulting from the redevelopment project that is eligible and approved for capture. Developer costs in this Plan are estimated at $4,524,756 so long as there are available revenues. However, based upon current estimates of Projected Taxable Value and resultant tax capture, the identified Eligible Activities to the Developer in Table 1a may not be fully reimbursed if Taxable Value assumptions don't increase over the 30-year capture period, because the Plan only estimates $3,048,218 in potential tax capture for the Project. If the actual costs of eligible activities are lower than the estimates identified in this Plan capture to Developer may be lower or if the Taxable Value is higher than estimated Developer reimbursement may be fully reimbursed.

Additional Revenues Captured if Taxable Values Increase	
Estimated Project Eligible Activity Costs	$4,524,756
Estimated Potential Tax Capture	$3,048,218
Estimated Project Deficiency/Shortfall*	$1,476,538

*Based upon Plan estimates of projected Taxable Value. Project eligible activity deficiency/shortfall amount shown will be reimbursed in accordance with Table 1a if Taxable Values increase over the 30-year capture period. The amount of tax increment revenue capture available under this Plan will be based on the actual millage levied annually by each taxing jurisdiction on the increase in tax value resulting from the redevelopment Project that is eligible and approved for capture.

Table 2 - Estimated Captured Incremental Taxable Values & Tax Increment Revenues Captured		
Tax Year	**Captured Incremental Taxable Values**	**Tax Increment Revenues Captured**
2021	$ -	$ -
2022 - Base Year	$ -	$ -
2023 - Start of Tax Capture	$ 134,030	$ 4,827
2024	$ 1,340,300	$ 48,271
2025	$ 1,363,487	$ 49,107
2026	$ 1,387,076	$ 49,956
2027	$ 1,411,072	$ 50,820
2028	$ 1,435,483	$ 103,399
2029	$ 1,460,317	$ 105,188
2030	$ 1,485,581	$ 107,008
2031	$ 1,511,281	$ 108,859
2032	$ 1,537,427	$ 110,742
2033	$ 1,564,024	$ 112,658
2034	$ 1,591,082	$ 114,607
2035	$ 1,618,607	$ 116,590
2036	$ 1,646,609	$ 118,607
2037	$ 1,675,096	$ 120,658
2038	$ 1,704,075	$ 122,746
2039	$ 1,733,555	$ 124,869
2040	$ 1,763,546	$ 127,030
2041	$ 1,794,055	$ 129,227
2042	$ 1,825,092	$ 131,463
2043	$ 1,856,666	$ 133,737
2044	$ 1,888,787	$ 136,051
2045	$ 1,921,463	$ 138,404
2046	$ 1,954,704	$ 140,799
2047	$ 1,988,520	$ 143,235
2048	$ 2,022,922	$ 145,713
2049	$ 2,057,918	$ 148,234
2050	$ 2,093,520	$ 150,798
2051	$ 2,129,738	$ 153,407
2052	$ 2,166,583	$ 156,061
Total	**-**	**$ 3,403,069**
Total of "Surplus Revenue/Surplus Incremental Taxes Paid" to be returned to the applicable Taxing Jurisdictions on a pro-rata basis		*$ -*
Total Estimated Tax Increment Revenues Captured		**$ 3,403,069**

5. METHOD OF BROWNFIELD PLAN FINANCING (SECTION 13(2)(D))

Eligible activities in this Plan are to be financed by the Owner. The Owner will obtain conventional bank financing for a construction loan equal to approximately 75% loan to cost. The owner will fulfill the obligation for the remaining 25% balance of funds needed through a combination of cash, land equity, and other funding sources. The construction lender will require a personal guarantee from the loan sponsor and will likely require that the Owner's fund their 25% of the capital stack prior to drawing on the construction loan. As the Owner is still finalizing the Project costs, they have not yet selected a lender.

The Developer will be reimbursed for eligible costs as listed in Tables 1a and 1b above. The current estimated amount of required capture used to reimburse the Developer for costs in this Plan is $4,524,756 so long as there are available revenues.

All reimbursements authorized under this Plan shall be governed by the Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the Authority to fund such reimbursements from tax increment revenues generated by this Project and does not obligate the Authority or City to fund any reimbursement or to enter into the Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Agreement contemplated by this Plan.

Under this Plan, so long as there are available revenues, the Authority anticipates collecting:

- $110,322 for State Brownfield Revolving Fund (State of Michigan Brownfield Redevelopment Fund {MBRF}),
- $15,000 for Brownfield Redevelopment Authority use on Brownfield Plan & Work Plan Implementation, and;
- $229,529 (10% from local-only tax revenues, see Table 1a page 22) for Brownfield Redevelopment Authority use on Administration and capture into their Local Brownfield Revolving Fund (LBRF).

MBRF, Authority Brownfield Plan & Work Plan Implementation, Authority Administration and LBRF capture is reflective of the redevelopment project being completed.

6. AMOUNT OF NOTE OR BONDED INDEBTEDNESS INCURRED (SECTION 13(2)(E))

The Authority will not incur a note or bonded indebtedness for this Brownfield Project under this Plan.

7. DURATION OF THE BROWNFIELD PLAN AND EFFECTIVE DATE (SECTION 13(2)(F))

Subject to Section 13b(16) of Act 381, the date of tax capture shall commence no earlier than 2023 or the immediate following year of the sale of the Property from ICLB to the Developer, but the beginning date of tax increment revenues capture shall not exceed five years beyond the date of the governing body resolution approving the Plan. In no event shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan. Total estimated Plan capture duration for reimbursement of Eligible Activities, Brownfield Plan & Act 381 Work Plan (including amendments) Preparation costs, Brownfield Plan & Act 381 Work Plan Implementation Fees, BRA Administration & Application Fees, and LBRF & MBRF capture is estimated at 30 years (2023-2052). This Plan's capture of tax increment revenues shall not exceed 30 years, unless amended.

Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 or as governed by the Reimbursement Agreement.

8. ESTIMATED IMPACT ON TAXING JURISDICTIONS (SECTION 13(2)(G))

The following table presents a summary of the impact to taxing jurisdictions (if the redevelopment Project is completed) under the Brownfield Plan, not including any tax revenues over the first 5 years that are remitted to the ICLB as required (estimated over years 2023-2027). The Brownfield Plan impact to each individual taxing jurisdiction may be as much as their proportionate share of $3,606,050. Table 1a identifies the total amount required for the Project's eligible activities so long as there are sufficient revenues available to capture. Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented Exhibit C, Table 4.

Table 3 - Estimated Impact to Taxing Jurisdictions			
Taxing Unit	**Incremental Taxes Paid**	**Taxes Returned to Taxing Unit due to Tax Sharing/ Tax Pass-through (%) or because Tax Capture is not Allowed**	**Impact to Taxing Jurisdiction Due to Lansing Brownfield Re-development Authority (LBRA) Tax Capture**
CITY OF LANSING	-	-	
City Operating - Lansing	$ 973,217	$ -	$ 973,217
Montgomery Drain	$ 13,016	$ -	$ 13,016
INGHAM COUNTY	-	-	-
Ingham County	$ 339,460	$ -	$ 339,460
Potter Park Zoo	$ 24,961	$ -	$ 24,961
Public Transportation	$ 29,977	$ -	$ 29,977
Animal Control	$ 11,980	$ -	$ 11,980
Juvenile Justice	$ 29,952	$ -	$ 29,952
Elder Care	$ 14,989	$ -	$ 14,989
Health Services	$ 31,444	$ -	$ 31,444
Parks/Trails	$ 24,961	$ -	$ 24,961
Farmland Preservation	$ 6,984	$ -	$ 6,984
911 System	$ 42,468	$ -	$ 42,468
Jail/Justice	$ 42,433	$ -	$ 42,433
Capital Region Airport Authority - CRAA	$ 34,994	$ -	$ 34,994
Capital Area Transportation Authority - CATA	$ 149,662	$ -	$ 149,662
LIBRARY	-	-	-
Capital Area District Libraries - CADL	$ 77,737	$ -	$ 77,737
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	
ISD Operating & Special Education	$ 247,199	$ -	$ 247,199
COMMUNITY COLLEGE	-	-	
Lansing Community College - LCC	$ 188,696	$ -	$ 188,696
LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	
Lansing School District Debt (District #33020)	$ 205,257	$ 182,149	$ -
Lansing School District Sinking Fund	$ 148,060	$ -	$ 148,060
STATE SCHOOL MILLAGES: excludes Local School millages	-	-	
State Education Tax - SET	$ 300,376	$ -	$ 300,376
Local School Operating - LSO	$ 873,483	$ -	$ 873,483
Totals	**$ 3,811,307**	**$ 182,149**	**$ 3,606,050**

9. DISPLACEMENT OF PERSONS (SECTION 13(2)(I-L))

The Property is vacant. There are no persons residing on the Property and no tenant businesses residing on the Property. Additionally, there are no residences or businesses that will be acquired to be cleared; therefore, there will be no adverse displacement or adverse relocation of persons or businesses under this Plan.

10. LOCAL BROWNFIELD REVOLVING FUND (SECTION 8)

The Authority has established a Local Brownfield Revolving Fund (LBRF). The Authority will capture incremental tax revenues during the tax capture period of this Plan and deposit those revenues into the LBRF to fund other projects within the City of Lansing. All funds deposited in the LBRF shall be in accordance with Section 8 of Act 381.

11. STATE BROWNFIELD REDEVELOPMENT FUND (SECTION 8A)

The Authority shall pay to the Department of Treasury at least once annually an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the Authority pays an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13B(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381. State of Michigan Brownfield Redevelopment Fund (MBRF) capture is estimated at $110,322.

12. OTHER INFORMATION (SECTION 13(2)(M))

The Authority and the City, in accordance with the Act, may amend this Plan in the future.

EXHIBITS

Exhibit A

Exhibit A-1:
Eligible Property – Legal Description

And

Exhibit A-2:
Eligible Property – Boundary Map
(Topographic & ALTA/NSPS Land Title Survey dated 12-11-2020)

Exhibit A-1:

Eligible Property – Legal Description

LEGAL DESCRIPTION:

The land referred to is situated in the County of Ingham, State of Michigan, is described as follows:

Commencing at the Southwest corner of Section 29, thence East 283 feet, North 214.5 feet, East 267 feet, North 247.5 feet, West 550 feet to the West section line, South 462 feet to beginning, Section 26, Town 4 North, Range 2 West.

Exhibit A-2:

Eligible Property – Boundary Map

(Topographic & ALTA/NSPS Land Title Survey dated 12-11-2020)

LEGAL DESCRIPTION:

The land referred to is situated in the County of Ingham, State of Michigan, is described as follows:

Commencing at the Southwest corner of Section 29, thence East 283 feet, North 214.5 feet, East 267 feet, North 247.5 feet, West 550 feet to the West section line, South 462 feet to beginning, Section 26, Town 4 North, Range 2 West.

Assurance Note: The above legal description describes the same property as in Schedule A of Title Commitment No. 704020 of Cinnaire Title Services, LLC bearing an effective date of November 24, 2020 at 8:00 A.M.

NOTES CORRESPONDING TO SCHEDULE B:

Schedule B – Section II Exceptions of Cinnaire Title Services, LLC, Commitment No.: 704020, dated: November 24, 2020 does not contain any plottable easements or restrictions.

GENERAL NOTES:

1) Bearings were established from the Michigan State Plane Coordinate System, South Zone.

2) By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 26065C0129D, which bears an effective date of 8/16/2011 and is not in a Special Flood Hazard Area.

3) There was no observable evidence of cemeteries / burial grounds on the subject property.

4) There was no evidence of current earth moving work, building construction or building additions observed in the process of conducting the field work.

5) No proposed changes in street right of way lines were made available to the surveyor. There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the field work.

6) Pursuant to Table A Item 18, no wetland delineation was observed in the process of conducting the field work.

7) Pursuant to Table A Item 19, there were no offsite easements noted in Schedule A of the title commitment.

8) There were no parking spaces observed during the process conducting the field work.

BENCHMARK:

BM 1 – Set MAG nail in the North face of power pole, on the North curb line of Holmes Road 73' West of Southeast corner of the subject property.
Elevation: 878.25 (NAVD 88)

BM 2 – Found PK Nail & Tag #4001047942 GDI in top of curb.
Elevation: 879.12 (NAVD 88)

SIGNIFICANT OBSERVATIONS:

A Fence extends over the East line of subject property by a maximum of 1.0'±, see drawing for detail.

B Fence extends over the East line of subject property by 0.6'±, see drawing for detail.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATE:

To: Holmes/Pleasant Grove LLC; Cinnaire Title Services, LLC; and Old Republic National 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, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on December 11, 2020.

Wendy S. Fuller
Professional Surveyor No. 47969
email: fuller@lsg-es.com
Date: December 17, 2020
Date of Last Revision:

STATE OF MICHIGAN WENDY S. FULLER PROFESSIONAL SURVEYOR NO. 47969 LICENSED PROFESSIONAL SURVEYOR

NOTE: This survey is for the exclusive use and benefit of the parties indicated and is not intended for future transactions.

FILE: L:\2570 (FERGUSON, PLEASANT GROVE, LANSING)\S\2570.DWG – PLOT DATE: 12/17/2020 10:33 AM BY: Joseph Levi SCALE: 1:1

STRUCTURE INVENTORY:

STORM SEWER
STM MH 1
RIM ELEVATION: 879.52
S 12" – 873.03
N 15" – 872.79
NW 12" – 874.54
SW 12" – 873.93
SE 12" – 874.14

STM MH 2
RIM ELEVATION: 879.24
SE 12" – 874.54
W 10" – 876.08

STM MH 3
RIM ELEVATION: 876.65
N 18" CONC. – 870.92
S 15" CONC. – 871.35
ENE 12" CONC. – 872.59
WNW (PER PLAN)
(PIPE NOT VISIBLE)

CB 4
RIM ELEVATION: 876.30
WSW 12" CONC. – 872.80
(PLATE COVERING PIPE)

STM MH 5
RIM ELEVATION: 876.01
E 15" – 870.33
SW 12" – 871.55
N 12" – 871.00

SANITARY SEWER
SAN MH A
RIM ELEVATION: 879.01
S 8" – 870.42
N 8" – 870.57

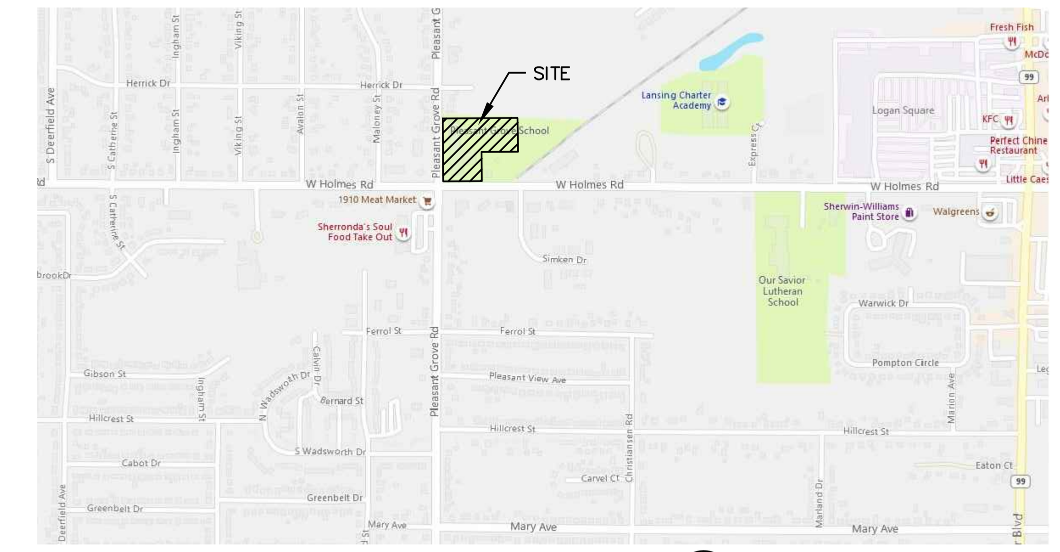
SAN MH B
RIM ELEVATION: 879.21
W 8" – 869.86
N 8" – 869.79

SAN MH C
RIM ELEVATION: 877.44
E 6" – 872.57
S 8" – 872.50

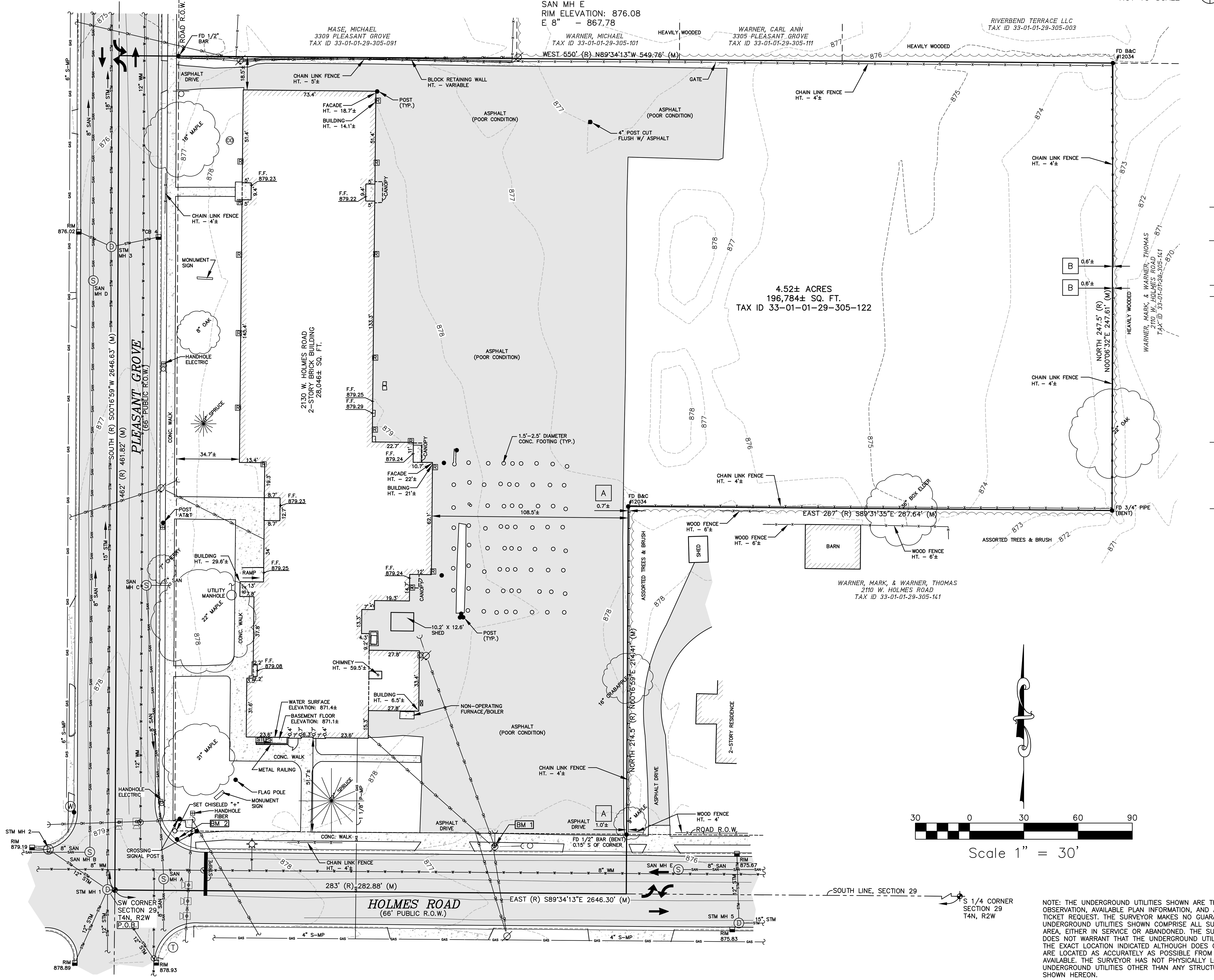
SAN MH D
RIM ELEVATION: 876.56
N 8" CLAY – 867.25
S 8" CLAY – 867.25

SAN MH E
RIM ELEVATION: 876.08
E 8" – 867.78

UTILITY MANHOLE
UTILITY MH
RIM ELEVATION: 878.21
N 2" PVC
SUMP – 875.21



SITE LOCATION MAP
NOT TO SCALE



LEGEND:

Ⓓ	= STORM MANHOLE
	= CATCHBASIN
—STM—	= STORM LINE
Ⓢ	= SANITARY MANHOLE
	= SANITARY CLEANOUT
—SAN—	= SANITARY LINE
Ⓔ	= ELECTRIC MANHOLE
	= UTILITY POLE
	= GUY WIRE
—OH—	= OVERHEAD UTILITY LINE
—UG—	= UNDERGROUND UTILITY LINE
	= TRANSFORMER
AC	= AC-UNIT
Ⓣ	= TELEPHONE MANHOLE
	= ROOF DRAIN
	= TELEPHONE PEDESTAL
	= ELECTRIC PEDESTAL
	= ELECTRIC METER
	= LIGHT POLE
	= SIGN
	= MONUMENT SIGN
Ⓦ	= WATER MANHOLE
Ⓦ	= WELL
—W—	= WATER LINE
Ⓥ	= WATER VALVE
	= FIRE HYDRANT
Ⓜ	= MONITORING WELL
	= GAS METER
GV	= GAS VALVE
—GAS—	= GAS LINE
	= FENCE LINE
	= DECIDUOUS TREE
	= CONIFEROUS TREE
	= CURB AND GUTTER
	= TREE LINE
○	= SET IRON & CAP #47969
●	= FOUND IRON AS NOTED
	= SECTION CORNER
	= DISTANCE NOT TO SCALE
	= YARDBASIN
P	= POST INDICATOR VALVE
W	= WALL HYDRANT
	= MAIL BOX
	= ASPHALT
	= CONCRETE
(R)	= RECORDED
(M)	= MEASURED

NOTE: THE UNDERGROUND UTILITIES SHOWN ARE THE RESULT OF FIELD OBSERVATION, AVAILABLE PLAN INFORMATION, AND AN 811 DESIGN TICKET REQUEST. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN ANY STRUCTURE INVENTORY SHOWN HEREON.

MISS DIG 811
Know what's below. Call before you dig.

DATE	DESCRIPTION
	REVISIONS

LSG Engineers & Surveyors
3135 PINE TREE ROAD
SUITE D
LANSING, MI 48911
PH. (517) 393-2902
FAX (517) 393-2608
www.lsg-es.com

PREPARED FOR:
FERGUSON DEVELOPMENT
1223 TURNER STREET
LANSING, MICHIGAN 48910

TOPOGRAPHIC & ALTA/NSPS LAND TITLE SURVEY
FOR
PROPOSED MIXED USE DEVELOPMENT
2130 W. HOLMES ROAD
LANSING, MICHIGAN 48910

FILE	2570.dwg
FIELD WORK	JZ
DRAWN BY	JML
CHECKED BY	DKR
DATE OF SURVEY	12/11/2020
SCALE	
HOR.	1" = 30'
VERT.	N/A
PROJECT NO.	2570
SHEET NO.	1 OF 1

Exhibit B

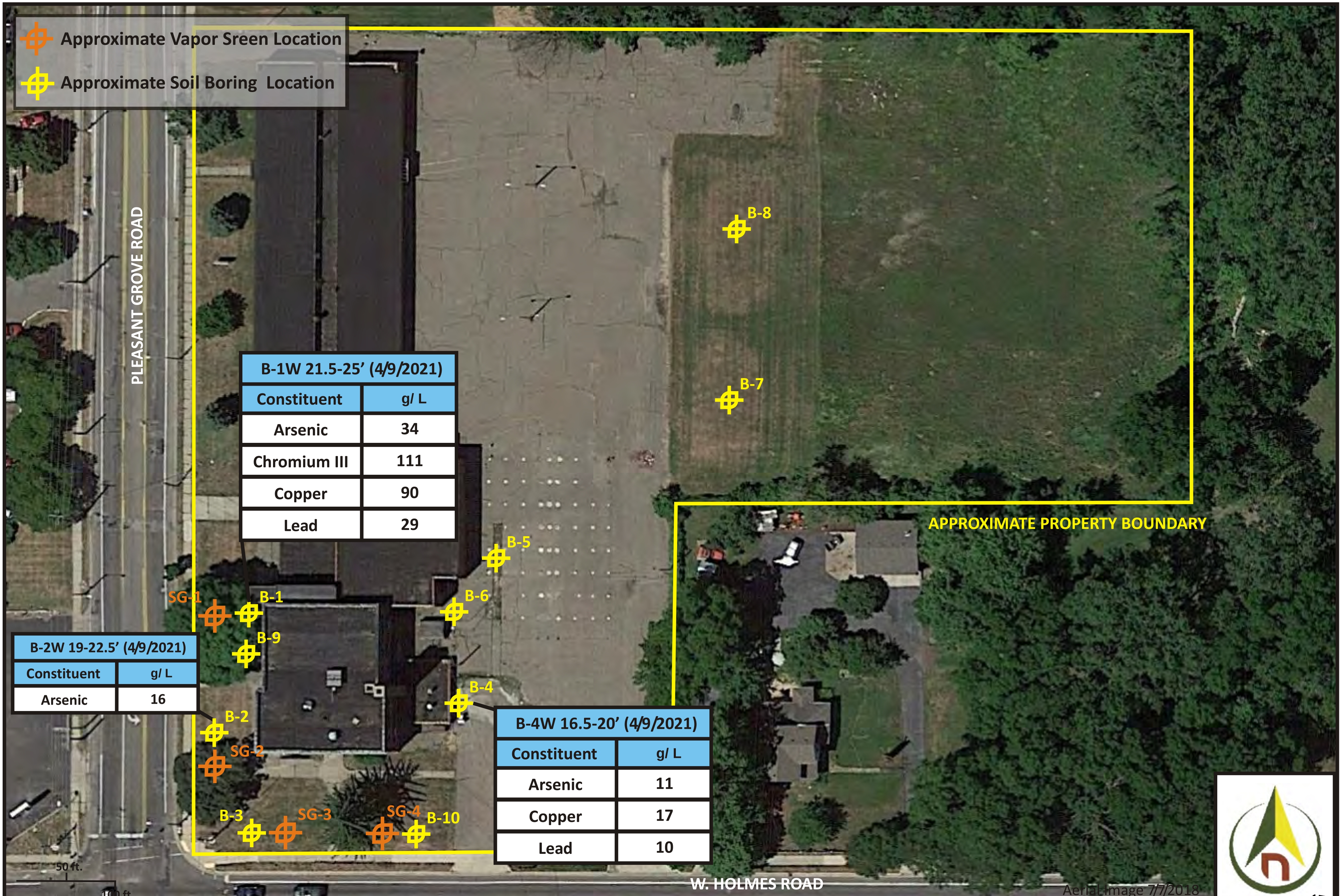
Basis of Eligibility

Exhibit B-1:
Environmental Analytical Results Detected Exceedances Above EGLE Criteria

Exhibit B-2:
Functional Obsolescence Determination letter dated September 16, 2021

Exhibit B-1:

Environmental Analytical Results Detected Exceedances Above EGLE Criteria



B-1W 21.5-25' (4/9/2021)	
Constituent	g/ L
Arsenic	34
Chromium III	111
Copper	90
Lead	29

B-2W 19-22.5' (4/9/2021)	
Constituent	g/ L
Arsenic	16

B-4W 16.5-20' (4/9/2021)	
Constituent	g/ L
Arsenic	11
Copper	17
Lead	10

TRI TERRA

FIGURE 3

APPROXIMATE BORING LOCATIONS

PROJECT NUMBER: 20-2340-15

2130 W. HOLMES ROAD
LANSING, MICHIGAN 48910

DIAGRAM CREATED BY: AB

DATE: 5/3/2021

TRITERRA

TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS
2130 W. Holmes Road
Lansing, Michigan 48910
Triterra Project No. 20-2340-15

Analyzed Constituents (Refer to laboratory report for method reference data)	Chemical Abstract Service Number	Statewide Default Background Levels	EGLE Part 201 Residential Generic Cleanup Criteria and Screening Levels				Volitilization to Indoor Air Pathway (VIAP) Screening Levels		Sample ID and Collection Date					
			Drinking Water Protection Criteria	Groundwater Surface Water Interface Protection Criteria	Particulate Soil Inhalation Criteria	Direct Contact Criteria	Residential	Nonresidential	B-1 3-4' 4/9/2021	B-2 19-19.5' 4/9/2021	B-3 19-20' 4/9/2021	B-4 12-13' 4/9/2021	B-5 2-3' 4/9/2021	B-6 0.5-1.5' 4/9/2021
Volatiles, VOCs ug/Kg														
Various other VOCs	Varies	NA	Vw/C	Vw/C	Vw/C	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	-	<RL	<RL
Semivolatiles, PAHs ug/Kg														
Various other PAHs	Varies	NA	Vw/C	Vw/C	Vw/C	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	-	<RL	<RL
Inorganics, Metals ug/Kg														
Arsenic	7440382	5,800	4,600	4,600	720,000	7,600	NA	NA	-	-	**3,460**	-	**1,510**	**4,240**
Barium*	7440393	75,000	1,300,000	440,000	330,000,000	37,000,000	NA	NA	-	-	**37,800**	-	**57,900**	**12,800**
Cadmium*	7440439	1,200	6,000	3,600	1,700,000	550,000	NA	NA	**430**	<200	<200	-	<200	**<200**
Chromium III* (H)	16065831	18,000 (total)	1,000,000,000	2,900,000,000	330,000,000	790,000,000	NA	NA	**9,200**	**1,120**	**14,600**	-	**12,000**	**4,230**
Chromium VI	18540299	NA	30,000	3,300	260,000	2,500,000	NA	NA	<440	<470	**690**	-	<490	<430
Copper*	7440508	32,000	5,800,000	75,000	130,000,000	20,000,000	NA	NA	-	-	**13,700**	-	**5,360**	**6,850**
Lead, Total*	7439921	21,000	700,000	2,500,000	100,000,000	400,000	NA	NA	**102,000**	**1,410**	**6,140**	-	**7,040**	**4,580**
Mercury, Total	7439976	130	1,700	50 (M)	20,000,000	160,000	22 (M)	390	-	-	<50	-	<50	<50
Selenium	7782492	410	4,000	400	130,000,000	2,600,000	NA	NA	-	-	<400	-	<400	<400
Silver	7440224	1,000	4,500	100 (M)	6,700,000	2,500,000	NA	NA	-	-	<200	-	<200	<200
Zinc*	7440666	47,000	2,400,000	170,000	ID	170,000,000	NA	NA	-	-	**35,400**	-	**21,900**	**19,800**
Oganics, PCBs ug/Kg														
PCBs	1336363	NA	NLL	NLL	5,200,000	4,000	NA	NA	<330	-	-	<330	<330	-

NOTES:
1. Analytical results compared to EGLE (formerly MDEQ) criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
2. Concentrations reported in ppb (parts per billion or ug/kg).
3. Detected results shown in **BOLD.** Exceedances are highlighted.
4. * = GSI Protection was calculated for the indicated metals using the EGLE spreadsheet for calculating GSI. A default water hardness value of 150 mg/kg as $CaCO_3$ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
5. <RL = Result was less than the laboratory reporting limits, - = Constituent was not analyzed, NA = Not applicable, NLL = Not likely to leach under most soil conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with constituent.
7. M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.

TRITERRA

TABLE 2
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
2130 W. Holmes Road
Lansing, Michigan 48910
Triterra Project No. 20-2340-15

Analyzed Constituents (Refer to laboratory report for method reference data)	Chemical Abstract Service Number	EGLE Part 201 Residential Generic Cleanup Criteria and Screening Levels					Volitilization to Indoor Air Pathway (VIAP) Screening Levels		Sample ID and Collection Date			
		Residential Drinking Water Criteria	Groundwater Surface Water Interface Criteria	Residential Groundwater Volatilization to Indoor Air Inhalation Criteria	Water Solubility	Flammability and Explosivity Screening Level	Residential	Nonresidential	B-1W 21.5-25' 4/9/2021	B-2W 19-22.5' 4/9/2021	B-3W 20-23.5' 4/9/2021	B-4W 16.5-20' 4/9/2021
Volatiles, VOCs ug/L												
Benzene	71432	5.0	200 (X)	5,600	1,750,000	68,000	28	66	<1	<1	<1	**1**
Various other VOCs	Varies	Vw/C	Vw/C	Vw/C	Vw/C	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL
Semivolatiles, PAHs ug/L												
Various PAHS	Varies	Vw/C	Vw/C	Vw/C	Vw/C	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL
Inorganics, Metals ug/L												
Arsenic	7440382	10	10	NLV	NA	ID	NA	NA	**34**	**16**	**9**	**11**
Barium*	7440393	2,000	670	NLV	NA	ID	NA	NA	**245**	**145**	**74**	**201**
Cadmium*	7440439	5.0	3.0	NLV	NA	ID	NA	NA	**0.7**	<0.5	<0.5	<0.5
Chromium III*	16065831	100	100	NLV	NA	ID	NA	NA	**111**	<5	**5**	**19**
Chromium IV	18540299	100	11	NLV	NA	ID	NA	NA	<10	<10	<10	<10
Copper*	7440508	1,000	13	NLV	NA	ID	NA	NA	**90**	<5	<5	**17**
Lead*	7439921	4.0	14	NLV	NA	ID	NA	NA	**29**	<3	<3	**10**
Mercury, Total	7439976	2.0	0.0013	56	56	ID	2.5	3.70	<0.2	<0.2	<0.2	<0.2
Selenium	7782492	50	5.0	NLV	NA	ID	NA	NA	<5	<5	<5	<5
Silver	7440224	34	0.2	NLV	NA	ID	NA	NA	<0.5	<0.5	<0.5	<0.5
Zinc	7440666	2,400	170	NLV	NA	ID	NA	NA	**117**	**<5**	**10**	**47**

NOTES:

1. Analytical results compared to EGLE (formerly MDEQ) criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
2. Concentrations reported in ppb (parts per billion or ug/L).
3. Detected results shown in **BOLD**. Exceedances are highlighted.
4. * = GSI Protection was calculated for the indicated metals using the EGLE spreadsheet for calculating GSI. A default water hardness value of 150 mg/kg as $CaCO_3$ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
5. <RL = Result was less than the laboratory reporting limits, NA = Not applicable, NLV = Not likely to volatilize under most conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with constituent.

TRITERRA

TABLE 3
SUMMARY OF SOIL GAS ANALYTICAL RESULTS
2130 W. Holmes Road
Lansing, Michigan 48910
Triterra Project No. 20-2340-15

Analyzed Constituents *Refer to detailed laboratory report for method reference data*	**Chemical Abstract Service Number**	**Volatilization to Indoor Air Pathway (VIAP) Screening Levels**		**Sample ID and Collection Date**			
		Residential	**Nonresidential**	**SG-1 4/13/2021**	**SG-2 4/12/2021**	**SG-3 4/12/2021**	**SG-4 4/12/2021**
Volatiles, VOCs µg/m^3							
Acetone	67641	1,000,000	1,000,000	**71**	<48	<48	<48
Ethanol	64175	630,000	630,000	<47	<47	<47	**100**
Heptane	142825	120,000	180,000	<8.2	<8.2	**12**	<8.2
Hexane	110543	24,000	36,000	<7.0	<7.0	**28**	<7.0
Isopropyl Alcohol	67630	7,000	10,000	<49	**74**	**74**	<49
2-Butanone (MEK)	78933	170,000	170,000	**150**	<59	<59	<59
Napthalene	91203	25	59	<10	<10	<10	**16**
Tetrahydrofuran	109999	70,000	100,000	**74**	**18**	**18**	**8.8**
Toluene	108883	170,000	250,000	<7.5	**7.5**	**19**	**7.5**
Various other VOCs	Varies	Vw/C	Vw/C	<RL	<RL	<RL	<RL

NOTES:
1. Results reported in microgram per cubic meter ($\mu g/m^3$).
2. Exceedances are highlighted.
3. Vw/C = Varies with constituent, NA = Not Available

Exhibit B-2:

Functional Obsolescence Determination letter dated September 16, 2021

CITY ASSESSORS OFFICE

Andy Schor, Mayor

Sharon Frischman, MMAO
City Assessor
3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-7624
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September 16, 2021

Kris Klein
L.E.A.P.

Re: 2130 W Holmes Rd. Functional Obsolescence Determination

A site visit was conducted by this office on September 3, 2021. This building was originally constructed in 1930 followed by an addition in 1950. It is a multi- story brick frame building that was originally constructed as a neighborhood elementary school. The building contains known contaminants that were acceptable building materials at the time but are now obsolete.

Aside from the significant deferred maintenance, the building does not have market demand of the original use as a neighborhood school building. The original use is obsolete. Conversion of the existing building to a use that does have market demand is not financially feasible given the floor plan, contaminants and deferred maintenance.

The building is determined to be functionally obsolete.

Sharon Frischman, MMAO
City Assessor

Exhibit C

Table 4 - Tax Increment Financing Estimates

Table 4a1 - Base Year/Initial Taxable Value (ITV) Information

PLEASANT GROVE & HOLMES MIXED-USE DEVELOPMENT PROJECT, 2130 W. HOLMES RD., LANSING, MICHIGAN

BROWNFIELD PLAN NO. 80

Table 4a1 - Base Year/ Initial Taxable Value (ITV) Information

Notes	**Property Identification**		**Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the Brownfield Plan by Property Classification**						**Total Taxes Paid on Base Year/ ITV**		**Notes**
	Address	Tax Parcel Number	Land	Land Improve-ments	Building	**Real Property Subtotal**	Personal Property	**Total**	Real Property	Personal Property	**BASE YEAR = 2022**
Vacant/ Unoccupied former School Building (Pleasant Grove School); 33,683 Square Feet	2130 W. Holmes Road	33-01-01-29-305-122	$0	$0	$0	**$0**	$0	**$0**	$0	$0	Estimated Values for 2022 (based on Actual Values from 2021 - as of 12/31/2020)
		Totals	$0	$0	$0	**$0**	$0	**$0**	**$0**	**$0**	**-**
									Real & Personal Property Combined =	**$0**	

Table 4a2 – Total Estimated Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/ Initial Taxable Value (ITV)

PLEASANT GROVE & HOLMES MIXED-USE DEVELOPMENT PROJECT, 2130 W. HOLMES RD., LANSING, MICHIGAN

BROWNFIELD PLAN NO. 80

Table 4a2 - Total Estimated Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/ Initial Taxable Value (ITV)

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS	Millage Rate Paid on Real Property	Millage Rate Paid on Commercial Personal Property	Base Year	2022
				BP Year Number	0
-	***CITY OF LANSING***	-	-	-	-
-	City Operating - Lansing	19.4400	19.4400		$ 0
-	Montgomery Drain	0.2600	0.2600		$ 0
-	*Subtotal of Local Government Unit (LGU): Annual*	*19.7000*	*19.7000*		*$ 0*
-	***INGHAM COUNTY***	-	-	-	-
-	Ingham County	6.7807	6.7807		$ 0
-	Potter Park Zoo	0.4986	0.4986		$ 0
-	Public Transportation	0.5988	0.5988		$ 0
-	Animal Control	0.2393	0.2393		$ 0
-	Juvenile Justice	0.5983	0.5983		$ 0
-	Elder Care	0.2994	0.2994		$ 0
-	Health Services	0.6281	0.6281		$ 0
-	Parks/Trails	0.4986	0.4986		$ 0
-	Farmland Preservation	0.1395	0.1395		$ 0
-	911 System	0.8483	0.8483		$ 0
-	Jail/Justice	0.8476	0.8476		$ 0
-	**Capital Region Airport Authority - CRAA**	0.6990	0.6990		$ 0
-	**Capital Area Transportation Authority - CATA**	2.9895	2.9895		$ 0
-	***LIBRARY***	-	-	-	-
-	Capital Area District Libraries - CADL	1.5528	1.5528		$ 0
-	***INTERMEDIATE SCHOOL DISTRICTS (ISD)***	-	-	-	-
-	ISD Operating & Special Education	4.9378	4.9378		$ 0
-	***COMMUNITY COLLEGE***	-	-	-	-
-	Lansing Community College - LCC	3.7692	3.7692		$ 0
-	***LOCAL SCHOOL MILLAGES: excludes State School millages***	-	-	-	-
-	Lansing School District Debt (District #33020)	4.1000	4.1000		$ 0
-	Lansing School District Sinking Fund	2.9575	2.9575		$ 0
-	*Subtotal of Non-Local Government Unit (LGU) Local: Annual*	*32.9830*	*32.9830*		*$ 0*
-	**Total Local: Annual**	**52.6830**	**52.6830**		**$ 0**
-	***STATE SCHOOL MILLAGES: excludes Local School millages***	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000		$ 0
-	Local School Operating - LSO	17.4478	5.4478		$ 0
-	**Total State & Local School: Annual**	**23.4478**	**11.4478**		**$ 0**
-	**TOTAL LOCAL AND STATE & LOCAL SCHOOL: ANNUAL**	**76.1308**	**64.1308**		**$ 0**

Table 4b - Estimated Future Taxable Value (FTV) Information

PLEASANT GROVE & HOLMES MIXED-USE DEVELOPMENT PROJECT, 2130 W. HOLMES RD., LANSING, MICHIGAN

BROWNFIELD PLAN NO. 80

Table 4b - Estimated Future Taxable Value (FTV) Information

Tax Year = Calendar/ Tax Year	2021	2022 (BASE YEAR BP)	2023 (FIRST YEAR OF BP TAX CAPTURE)	2024	2025	2026	2027	2028
FYE	2022	2023	2024	2025	2026	2027	2028	2029
BP Year Number	0	0	1	2	3	4	5	6
Estimated Percentage (%) Change In Future Taxable Values (TV) of Building(s), Land Improvements & Land shown below (excluding Personal Property) - after 100% Completion	0.00%	0.00%	0.00%	0.00%	1.73%	1.73%	1.73%	1.73%
Estimated Percentage (%) Change In Future Taxable Values (TV) of Land shown below	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Future Taxable Value (FTV) of Building(s), Land Improvements & Land Upon Completion [1, 2]	Estimated FTV Upon Completion	Estimated True Cash Value (TCV) Upon Completion	FTV Assumptions	Notes	Tax Year 2021: % Completed by 12/31/20	2022: % Completed by 12/31/21	2023: % Completed by 12/31/22	2024: % Completed by 12/31/23
Office/ Commercial	*$ 699,300*	*$ 1,398,600*	Based on Income Approach		0%	0%	10%	100%
Subtotal	**$ 699,300**	**$ 1,398,600**	-	-	-	-	-	-
Multi-Family Residential Apartments	*$ 641,000*	*$ 1,282,000*	"		0%	0%	10%	100%
Subtotal	**$ 641,000**	**$ 1,282,000**	-	-	-	-	-	-
Total	**$ 1,340,300**	**$ 2,680,600**						

	2021	2022	2023	2024	2025	2026	2027	2028
Future Taxable Value (FTV) of Building(s), Land Improvements & Land Upon Completion [1, 2]	-	-	-	-	-	-	-	-
Office/ Commercial	$ -	$ -	$ 69,930	$ 699,300	711,398	723,705	736,225	748,962
Subtotal	***$ -***	***$ -***	***$ 69,930***	***$ 699,300***	***$ 711,398***	***$ 723,705***	***$ 736,225***	***$ 748,962***
Multi-Family Residential Apartments	$ -	$ -	$ 64,100	$ 641,000	652,089	663,370	674,847	686,522
Subtotal	***$ -***	***$ -***	***$ 64,100***	***$ 641,000***	***$ 652,089***	***$ 663,370***	***$ 674,847***	***$ 686,522***
Total	$ -	$ -	$ 134,030	$ 1,340,300	$ 1,363,487	$ 1,387,076	$ 1,411,072	$ 1,435,483
- **Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Land & Personal Property [1, 2]**	**$ -**	**$ -**	**$ 134,030**	**$ 1,340,300**	**$ 1,363,487**	**$ 1,387,076**	**$ 1,411,072**	**$ 1,435,483**
- **Total Captured Taxable Value (= to Total FTV of Building(s) and Land Improvements, Land & Personal Property minus Base Year/ ITV)**	**$ -**	**$ -**	**$ 134,030**	**$ 1,340,300**	**$ 1,363,487**	**$ 1,387,076**	**$ 1,411,072**	**$ 1,435,483**

Notes:

1 All Future Taxable Values (FTV)/Future Assessed Values (FAV) are estimates only; the actual FTV/FAV may be higher or lower than estimated, and must be determined upon project completion by the governing body's Assessing personnel. FTV/FAV per square foot and/or per room/unit for both new construction and renovations may vary widely depending on the quality, quantity, type of improvements, and the property's location. Additionally, for any renovations (if applicable), the FTV/FAV depends on whether improvements are assessed as "new improvements" or just "replacement/repair," as determined by Assessing personnel. Until improvements are completed and assessed, it is only possible to estimate the FTV/FAV based on various assumptions.

2 The Brownfield Plan will also capture all Personal Property taxes allowed for tax capture. The estimates of the Future Assessed Value (FAV) of Personal Property, if any are provided, and any associated Tax Increment Revenues, are estimates only, and the actual values of Personal Property and any associated property taxes generated are difficult to estimate due to the following: (a) uncertainty regarding the amount, value and type of Personal Property to be included in the project; (b) different depreciation rates applying to the various categories of Personal Property, such as Furniture and Fixtures, Office and Electronic Equipment, Machinery and Equipment, and Computer Equipment; and (c) Personal Property being exempt from taxes if its True Cash Value (after depreciation) is less than $80,000 and the proper forms are submitted to the local unit of government (pursuant to Michigan Public Act 153 of 2013, as amended). The estimated Assessed/Taxable Value of any existing Personal Property is included in the Plan's Base Year/Initial Taxable Value.

2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
1.73%	1.73%	1.73%	1.73%	1.73%	1.73%	1.73%	1.73%	1.73%	1.73%	1.73%	1.73%	1.73%	1.73%	1.73%	1.73%	1.73%	1.73%
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
761,919	775,100	788,509	802,151	816,028	830,145	844,507	859,117	873,979	889,099	904,480	920,128	936,046	952,240	968,714	985,472	1,002,521	1,019,865
$ 761,919	***$ 775,100***	***$ 788,509***	***$ 802,151***	***$ 816,028***	***$ 830,145***	***$ 844,507***	***$ 859,117***	***$ 873,979***	***$ 889,099***	***$ 904,480***	***$ 920,128***	***$ 936,046***	***$ 952,240***	***$ 968,714***	***$ 985,472***	***$ 1,002,521***	***$ 1,019,865***
698,398	710,481	722,772	735,276	747,996	760,937	774,101	787,493	801,116	814,976	829,075	843,418	858,009	872,852	887,953	903,314	918,942	934,839
$ 698,398	***$ 710,481***	***$ 722,772***	***$ 735,276***	***$ 747,996***	***$ 760,937***	***$ 774,101***	***$ 787,493***	***$ 801,116***	***$ 814,976***	***$ 829,075***	***$ 843,418***	***$ 858,009***	***$ 872,852***	***$ 887,953***	***$ 903,314***	***$ 918,942***	***$ 934,839***
$ 1,460,317	$ 1,485,581	$ 1,511,281	$ 1,537,427	$ 1,564,024	$ 1,591,082	$ 1,618,607	$ 1,646,609	$ 1,675,096	$ 1,704,075	$ 1,733,555	$ 1,763,546	$ 1,794,055	$ 1,825,092	$ 1,856,666	$ 1,888,787	$ 1,921,463	$ 1,954,704
$ 1,460,317	**$ 1,485,581**	**$ 1,511,281**	**$ 1,537,427**	**$ 1,564,024**	**$ 1,591,082**	**$ 1,618,607**	**$ 1,646,609**	**$ 1,675,096**	**$ 1,704,075**	**$ 1,733,555**	**$ 1,763,546**	**$ 1,794,055**	**$ 1,825,092**	**$ 1,856,666**	**$ 1,888,787**	**$ 1,921,463**	**$ 1,954,704**
$ 1,460,317	**$ 1,485,581**	**$ 1,511,281**	**$ 1,537,427**	**$ 1,564,024**	**$ 1,591,082**	**$ 1,618,607**	**$ 1,646,609**	**$ 1,675,096**	**$ 1,704,075**	**$ 1,733,555**	**$ 1,763,546**	**$ 1,794,055**	**$ 1,825,092**	**$ 1,856,666**	**$ 1,888,787**	**$ 1,921,463**	**$ 1,954,704**

2047	2048	2049	2050	2051	2052
2048	**2049**	**2050**	**2051**	**2052**	**2053**
25	**26**	**27**	**28**	**29**	**30**
1.73%	1.73%	1.73%	1.73%	1.73%	1.73%
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
-	-	-	-	-	-
1,037,508	1,055,457	1,073,717	1,092,292	1,111,188	1,130,412
$ 1,037,508	***$ 1,055,457***	***$ 1,073,717***	***$ 1,092,292***	***$ 1,111,188***	***$ 1,130,412***
951,012	967,465	984,202	1,001,228	1,018,550	1,036,171
$ 951,012	***$ 967,465***	***$ 984,202***	***$ 1,001,228***	***$ 1,018,550***	***$ 1,036,171***
$ 1,988,520	$ 2,022,922	$ 2,057,918	$ 2,093,520	$ 2,129,738	$ 2,166,583
$ 1,988,520	**$ 2,022,922**	**$ 2,057,918**	**$ 2,093,520**	**$ 2,129,738**	**$ 2,166,583**
$ 1,988,520	**$ 2,022,922**	**$ 2,057,918**	**$ 2,093,520**	**$ 2,129,738**	**$ 2,166,583**

Table 4c - Estimated Impact of Brownfield Plan Tax Capture on Taxing Jurisdictions

PLEASANT GROVE & HOLMES MIXED-USE DEVELOPMENT PROJECT, 2130 W. HOLMES RD., LANSING, MICHIGAN

BROWNFIELD PLAN NO. 80

Table 4c - Estimated Impact of Brownfield Plan Tax Capture on Taxing Jurisdictions

(1) Ingham County's "Land Bank Fast Track Authority (LBFTA)" collects 50% of all Taxes Paid for 5-Year Period first; (2) then Lansing Brownfield Redevelopment Authority (LBRA) receives 50% of Taxes Captured; No Tax Captures are "Passed-through" to Taxing Jurisdictions (TJs) subject to Tax Capture.

(1) Lansing Brownfield Redevelopment Authority (LBRA) Receives 100% of Taxes Captured Until Tax Capture Ends; (2) No Tax Captures are "Passed-through" to Taxing Jurisdictions (TJs) subject to Tax Capture; and (3) Ingham County's "Land Bank Fast Track Authority (LBFTA)" collects 0% of any Taxes Paid.

AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS [1]	Real Property: Commercial, Office & Multi-Family Residential — Buildings, Improvements to Land & Land: Millage Rate Paid	Millages Not Allowed for Tax Capture	Millage Rate Captured	% of Local/ Regional Millages Captured	% of All Millages Captured	Commercial Personal Property — Furniture & Fixtures, Machinery & Equipment; Other: Millage Rate Paid	Millages Not Allowed for Tax Capture	Millage Rate Captured	% of Local/ Regional Millages Captured	% of All Millages Captured	Percent (%) of Millage Rate Captured	Percent (%) of Millage Rate Captured
			BP Years 1-End					BP Years 1-End			BP Years: 1-5	BP Years: 6-End
CITY OF LANSING	-	-	-	-	-	-	-	-	-	-	-	-
City Operating - Lansing	19.4400	0.0000	19.4400	40.01%	26.99%	19.4400	0.0000	19.4400	40.01%	32.38%	50.00%	100.00%
Montgomery Drain	0.2600	0.0000	0.2600	0.54%	0.36%	0.2600	0.0000	0.2600	0.54%	0.43%	50.00%	100.00%
Subtotal of Local Government Unit (LGU): Annual	*19.7000*	***0.0000***	***19.7000***	***40.55%***	***27.35%***	*19.7000*	***0.0000***	***19.7000***	***40.55%***	***32.82%***		
Local Government Unit (LGU): Cumulative												
INGHAM COUNTY	-	-	-	-	-	-	-	-	-	-	-	-
Ingham County	6.7807	0.0000	6.7807	13.96%	9.41%	6.7807	0.0000	6.7807	13.96%	11.30%	50.00%	100.00%
Potter Park Zoo	0.4986	0.0000	0.4986	1.03%	0.69%	0.4986	0.0000	0.4986	1.03%	0.83%	50.00%	100.00%
Public Transportation	0.5988	0.0000	0.5988	1.23%	0.83%	0.5988	0.0000	0.5988	1.23%	1.00%	50.00%	100.00%
Animal Control	0.2393	0.0000	0.2393	0.49%	0.33%	0.2393	0.0000	0.2393	0.49%	0.40%	50.00%	100.00%
Juvenile Justice	0.5983	0.0000	0.5983	1.23%	0.83%	0.5983	0.0000	0.5983	1.23%	1.00%	50.00%	100.00%
Elder Care	0.2994	0.0000	0.2994	0.62%	0.42%	0.2994	0.0000	0.2994	0.62%	0.50%	50.00%	100.00%
Health Services	0.6281	0.0000	0.6281	1.29%	0.87%	0.6281	0.0000	0.6281	1.29%	1.05%	50.00%	100.00%
Parks/Trails	0.4986	0.0000	0.4986	1.03%	0.69%	0.4986	0.0000	0.4986	1.03%	0.83%	50.00%	100.00%
Farmland Preservation	0.1395	0.0000	0.1395	0.29%	0.19%	0.1395	0.0000	0.1395	0.29%	0.23%	50.00%	100.00%
911 System	0.8483	0.0000	0.8483	1.75%	1.18%	0.8483	0.0000	0.8483	1.75%	1.41%	50.00%	100.00%
Jail/Justice	0.8476	0.0000	0.8476	1.74%	1.18%	0.8476	0.0000	0.8476	1.74%	1.41%	50.00%	100.00%
Capital Region Airport Authority - CRAA	0.6990	0.0000	0.6990	1.44%	0.97%	0.6990	0.0000	0.6990	1.44%	1.16%	50.00%	100.00%
Capital Area Transportation Authority - CATA	2.9895	0.0000	2.9895	6.15%	4.15%	2.9895	0.0000	2.9895	6.15%	4.98%	50.00%	100.00%
LIBRARY	-	-	-	-	-	-	-	-	-	-	-	-
Capital Area District Libraries - CADL	1.5528	0.0000	1.5528	3.20%	2.16%	1.5528	0.0000	1.5528	3.20%	2.59%	50.00%	100.00%
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-	-	-	-	-	-	-	-	-	-
ISD Operating & Special Education	4.9378	0.0000	4.9378	10.16%	6.86%	4.9378	0.0000	4.9378	10.16%	8.23%	50.00%	100.00%
COMMUNITY COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-
Lansing Community College - LCC	3.7692	0.0000	3.7692	7.76%	5.23%	3.7692	0.0000	3.7692	7.76%	6.28%	50.00%	100.00%
LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-	-	-	-	-	-	-	-	-
Lansing School District Debt (District #33020)	4.1000	**4.1000**	0.0000	0.00%	0.00%	4.1000	**4.1000**	0.0000	0.00%	0.00%	**0.00%**	**0.00%**
Lansing School District Sinking Fund	2.9575	0.0000	2.9575	6.09%	4.11%	2.9575	0.0000	2.9575	6.09%	4.93%	50.00%	100.00%
Subtotal of Non-LGU Local: Annual	*32.9830*	***4.1000***	***28.8830***	***59.45%***	***40.10%***	*32.9830*	***4.1000***	***28.8830***	***59.45%***	***48.11%***		
Non-LGU Local: Cumulative												
Total Local Tax Capture: Annual	**52.6830**	**4.1000**	**48.5830**	**100.00%**	**67.45%**	**52.6830**	**4.1000**	**48.5830**	**100.00%**	**80.93%**		
Total Local Tax Capture: Cumulative												
STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	% of State School Millages Captured	% of All Millages Captured	-	-	-	% of State School Millages Captured	% of All Millages Captured	-	-
State Education Tax - SET	6.0000	0.0000	6.0000	25.59%	8.33%	6.0000	0.0000	6.0000	52.41%	9.99%	50.00%	100.00%
Local School Operating - LSO	17.4478	0.0000	17.4478	74.41%	24.22%	5.4478	0.0000	5.4478	47.59%	9.08%	50.00%	100.00%
Total State & Local School: Annual	**23.4478**	**0.0000**	**23.4478**	**100.00%**	**32.55%**	**11.4478**	**0.0000**	**11.4478**	**100.00%**	**19.07%**		
Total State & Local School: Cumulative												
TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL	**76.1308**	**4.1000**	**72.0308**	**-**	**100.00%**	**64.1308**	**4.1000**	**60.0308**	**-**	**100.00%**		
TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: CUMULATIVE												
Percentage of Local Millages/ Taxes Available & Captured	69.20%	-	67.45%	-	-	82.15%	-	80.93%	-	-		
Percentage of State & Local School Millages/ Taxes Available & Captured	30.80%	-	32.55%	-	-	17.85%	-	19.07%	-	-		

AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS [1]	Calendar/ Tax Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Year Number			1	2	3	4	5											
	BP Year Number	0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
CITY OF LANSING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City Operating - Lansing		$ 0	$ 0	$ 1,303	$ 13,028	$ 13,253	$ 13,482	$ 13,716	$ 27,906	$ 28,389	$ 28,880	$ 29,379	$ 29,888	$ 30,405	$ 30,931	$ 31,466	$ 32,010	$ 32,564	$ 33,127
Montgomery Drain		$ 0	$ 0	$ 17	$ 174	$ 177	$ 180	$ 183	$ 373	$ 380	$ 386	$ 393	$ 400	$ 407	$ 414	$ 421	$ 428	$ 436	$ 443
Subtotal of Local Government Unit (LGU): Annual		*$ 0*	*$ 0*	*$ 1,320*	*$ 13,202*	*$ 13,430*	*$ 13,663*	*$ 13,899*	*$ 28,279*	*$ 28,768*	*$ 29,266*	*$ 29,772*	*$ 30,287*	*$ 30,811*	*$ 31,344*	*$ 31,887*	*$ 32,438*	*$ 32,999*	*$ 33,570*
Local Government Unit (LGU): Cumulative		*$ 0*	*$ 0*	*$ 1,320*	*$ 14,522*	*$ 27,952*	*$ 41,615*	*$ 55,514*	*$ 83,793*	*$ 112,562*	*$ 141,827*	*$ 171,600*	*$ 201,887*	*$ 232,698*	*$ 264,043*	*$ 295,929*	*$ 328,367*	*$ 361,367*	*$ 394,937*
INGHAM COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ingham County		$ 0	$ 0	$ 454	$ 4,544	$ 4,623	$ 4,703	$ 4,784	$ 9,734	$ 9,902	$ 10,073	$ 10,248	$ 10,425	$ 10,605	$ 10,789	$ 10,975	$ 11,165	$ 11,358	$ 11,555
Potter Park Zoo		$ 0	$ 0	$ 33	$ 334	$ 340	$ 346	$ 352	$ 716	$ 728	$ 741	$ 754	$ 767	$ 780	$ 793	$ 807	$ 821	$ 835	$ 850
Public Transportation		$ 0	$ 0	$ 40	$ 401	$ 408	$ 415	$ 422	$ 860	$ 874	$ 890	$ 905	$ 921	$ 937	$ 953	$ 969	$ 986	$ 1,003	$ 1,020
Animal Control		$ 0	$ 0	$ 16	$ 160	$ 163	$ 166	$ 169	$ 344	$ 349	$ 355	$ 362	$ 368	$ 374	$ 381	$ 387	$ 394	$ 401	$ 408
Juvenile Justice		$ 0	$ 0	$ 40	$ 401	$ 408	$ 415	$ 422	$ 859	$ 874	$ 889	$ 904	$ 920	$ 936	$ 952	$ 968	$ 985	$ 1,002	$ 1,020
Elder Care		$ 0	$ 0	$ 20	$ 201	$ 204	$ 208	$ 211	$ 430	$ 437	$ 445	$ 452	$ 460	$ 468	$ 476	$ 485	$ 493	$ 502	$ 510
Health Services		$ 0	$ 0	$ 42	$ 421	$ 428	$ 436	$ 443	$ 902	$ 917	$ 933	$ 949	$ 966	$ 982	$ 999	$ 1,017	$ 1,034	$ 1,052	$ 1,070
Parks/Trails		$ 0	$ 0	$ 33	$ 334	$ 340	$ 346	$ 352	$ 716	$ 728	$ 741	$ 754	$ 767	$ 780	$ 793	$ 807	$ 821	$ 835	$ 850
Farmland Preservation		$ 0	$ 0	$ 9	$ 93	$ 95	$ 97	$ 98	$ 200	$ 204	$ 207	$ 211	$ 214	$ 218	$ 222	$ 226	$ 230	$ 234	$ 238
911 System		$ 0	$ 0	$ 57	$ 568	$ 578	$ 588	$ 599	$ 1,218	$ 1,239	$ 1,260	$ 1,282	$ 1,304	$ 1,327	$ 1,350	$ 1,373	$ 1,397	$ 1,421	$ 1,446
Jail/Justice		$ 0	$ 0	$ 57	$ 568	$ 578	$ 588	$ 598	$ 1,217	$ 1,238	$ 1,259	$ 1,281	$ 1,303	$ 1,326	$ 1,349	$ 1,372	$ 1,396	$ 1,420	$ 1,444
Capital Region Airport Authority - CRAA		$ 0	$ 0	$ 47	$ 468	$ 477	$ 485	$ 493	$ 1,003	$ 1,021	$ 1,038	$ 1,056	$ 1,075	$ 1,093	$ 1,112	$ 1,131	$ 1,151	$ 1,171	$ 1,191
Capital Area Transportation Authority - CATA		$ 0	$ 0	$ 200	$ 2,003	$ 2,038	$ 2,073	$ 2,109	$ 4,291	$ 4,366	$ 4,441	$ 4,518	$ 4,596	$ 4,676	$ 4,757	$ 4,839	$ 4,923	$ 5,008	$ 5,094
LIBRARY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Area District Libraries - CADL		$ 0	$ 0	$ 104	$ 1,041	$ 1,059	$ 1,077	$ 1,096	$ 2,229	$ 2,268	$ 2,307	$ 2,347	$ 2,387	$ 2,429	$ 2,471	$ 2,513	$ 2,557	$ 2,601	$ 2,646
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ISD Operating & Special Education		$ 0	$ 0	$ 331	$ 3,309	$ 3,366	$ 3,425	$ 3,484	$ 7,088	$ 7,211	$ 7,336	$ 7,462	$ 7,592	$ 7,723	$ 7,856	$ 7,992	$ 8,131	$ 8,271	$ 8,414
COMMUNITY COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lansing Community College - LCC		$ 0	$ 0	$ 253	$ 2,526	$ 2,570	$ 2,614	$ 2,659	$ 5,411	$ 5,504	$ 5,599	$ 5,696	$ 5,795	$ 5,895	$ 5,997	$ 6,101	$ 6,206	$ 6,314	$ 6,423
LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lansing School District Debt (District #33020)		$ 0	$ 0	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**0**
Lansing School District Sinking Fund		$ 0	$ 0	$ 198	$ 1,982	$ 2,016	$ 2,051	$ 2,087	$ 4,245	$ 4,319	$ 4,394	$ 4,470	$ 4,547	$ 4,626	$ 4,706	$ 4,787	$ 4,870	$ 4,954	$ 5,040
Subtotal of Non-LGU Local: Annual		*$ 0*	*$ 0*	*$ 1,936*	*$ 19,356*	*$ 19,691*	*$ 20,031*	*$ 20,378*	*$ 41,461*	*$ 42,178*	*$ 42,908*	*$ 43,650*	*$ 44,405*	*$ 45,174*	*$ 45,955*	*$ 46,750*	*$ 47,559*	*$ 48,382*	*$ 49,219*
Non-LGU Local: Cumulative		*$ 0*	*$ 0*	*$ 1,936*	*$ 21,292*	*$ 40,982*	*$ 61,014*	*$ 81,392*	*$ 122,853*	*$ 165,031*	*$ 207,939*	*$ 251,590*	*$ 295,995*	*$ 341,169*	*$ 387,124*	*$ 433,874*	*$ 481,433*	*$ 529,815*	*$ 579,034*
Total Local Tax Capture: Annual		**$ 0**	**$ 0**	**$ 3,256**	**$ 32,558**	**$ 33,121**	**$ 33,694**	**$ 34,277**	**$ 69,740**	**$ 70,947**	**$ 72,174**	**$ 73,423**	**$ 74,693**	**$ 75,985**	**$ 77,300**	**$ 78,637**	**$ 79,997**	**$ 81,381**	**$ 82,789**
Total Local Tax Capture: Cumulative		***$ 0***	***$ 0***	***$ 3,256***	***$ 35,814***	***$ 68,935***	***$ 102,629***	***$ 136,906***	***$ 206,646***	***$ 277,593***	***$ 349,767***	***$ 423,189***	***$ 497,882***	***$ 573,867***	***$ 651,167***	***$ 729,803***	***$ 809,801***	***$ 891,182***	***$ 973,971***
STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
State Education Tax - SET		$ 0	$ 0	$ 402	$ 4,021	$ 4,090	$ 4,161	$ 4,233	$ 8,613	$ 8,762	$ 8,913	$ 9,068	$ 9,225	$ 9,384	$ 9,546	$ 9,712	$ 9,880	$ 10,051	$ 10,224
Local School Operating - LSO		$ 0	$ 0	$ 1,169	$ 11,693	$ 11,895	$ 12,101	$ 12,310	$ 25,046	$ 25,479	$ 25,920	$ 26,369	$ 26,825	$ 27,289	$ 27,761	$ 28,241	$ 28,730	$ 29,227	$ 29,732
Total State & Local School: Annual		**$ 0**	**$ 0**	**$ 1,571**	**$ 15,714**	**$ 15,985**	**$ 16,262**	**$ 16,543**	**$ 33,659**	**$ 34,241**	**$ 34,834**	**$ 35,436**	**$ 36,049**	**$ 36,673**	**$ 37,307**	**$ 37,953**	**$ 38,609**	**$ 39,277**	**$ 39,957**
Total State & Local School: Cumulative		***$ 0***	***$ 0***	***$ 1,571***	***$ 17,285***	***$ 33,270***	***$ 49,532***	***$ 66,075***	***$ 99,734***	***$ 133,976***	***$ 168,809***	***$ 204,245***	***$ 240,295***	***$ 276,968***	***$ 314,275***	***$ 352,228***	***$ 390,837***	***$ 430,114***	***$ 470,071***
TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL		**$ 0**	**$ 0**	**$ 4,827**	**$ 48,271**	**$ 49,107**	**$ 49,956**	**$ 50,820**	**$ 103,399**	**$ 105,188**	**$ 107,008**	**$ 108,859**	**$ 110,742**	**$ 112,658**	**$ 114,607**	**$ 116,590**	**$ 118,607**	**$ 120,658**	**$ 122,746**
TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: CUMULATIVE		***$ 0***	***$ 0***	***$ 4,827***	***$ 53,099***	***$ 102,205***	***$ 152,161***	***$ 202,982***	***$ 306,381***	***$ 411,568***	***$ 518,576***	***$ 627,435***	***$ 738,177***	***$ 850,835***	***$ 965,442***	***$ 1,082,031***	***$ 1,200,638***	***$ 1,321,296***	***$ 1,444,042***

Notes:

1 The millage rates utilized are from 2021, and all rates are assumed to continue for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

(1) Lansing Brownfield Redevelopment Authority (LBRA) Receives 100% of Taxes Captured Until Tax Capture Ends; (2) No Tax Captures are "Passed-through" to Taxing Jurisdictions (TJs) subject to Tax Capture; and (3) Ingham County's "Land Bank Fast Track Authority (LBFTA)" collects 0% of any Taxes Paid.

2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	Total Brownfield Authority Tax Capture During Brownfield Plan Tax Capture Period
17	18	19	20	21	22	23	24	25	26	27	28	29	30	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
33,700	34,283	34,876	35,480	36,094	36,718	37,353	37,999	38,657	39,326	40,006	40,698	41,402	42,118	918,436
451	459	466	475	483	491	500	508	517	526	535	544	554	563	12,284
34,151	*34,742*	*35,343*	*35,954*	*36,576*	*37,209*	*37,853*	*38,508*	*39,174*	*39,852*	*40,541*	*41,242*	*41,956*	*42,682*	**930,719**
429,088	*463,830*	*499,173*	*535,127*	*571,703*	*608,913*	*646,765*	*685,273*	*724,447*	*764,298*	*804,839*	*846,082*	*888,038*	*930,719*	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11,755	11,958	12,165	12,375	12,589	12,807	13,029	13,254	13,484	13,717	13,954	14,196	14,441	14,691	**320,352**
864	879	895	910	926	942	958	975	991	1,009	1,026	1,044	1,062	1,080	**23,556**
1,038	1,056	1,074	1,093	1,112	1,131	1,151	1,170	1,191	1,211	1,232	1,254	1,275	1,297	**28,290**
415	422	429	437	444	452	460	468	476	484	492	501	510	518	**11,306**
1,037	1,055	1,073	1,092	1,111	1,130	1,150	1,169	1,190	1,210	1,231	1,253	1,274	1,296	**28,266**
519	528	537	546	556	566	575	585	595	606	616	627	638	649	**14,145**
1,089	1,108	1,127	1,146	1,166	1,186	1,207	1,228	1,249	1,271	1,293	1,315	1,338	1,361	**29,674**
864	879	895	910	926	942	958	975	991	1,009	1,026	1,044	1,062	1,080	**23,556**
242	246	250	255	259	263	268	273	277	282	287	292	297	302	**6,591**
1,471	1,496	1,522	1,548	1,575	1,602	1,630	1,658	1,687	1,716	1,746	1,776	1,807	1,838	**40,078**
1,469	1,495	1,521	1,547	1,574	1,601	1,629	1,657	1,685	1,715	1,744	1,774	1,805	1,836	**40,045**
1,212	1,233	1,254	1,276	1,298	1,320	1,343	1,366	1,390	1,414	1,438	1,463	1,489	1,514	**33,024**
5,182	5,272	5,363	5,456	5,551	5,647	5,744	5,844	5,945	6,048	6,152	6,259	6,367	6,477	**141,238**
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2,692	2,738	2,786	2,834	2,883	2,933	2,984	3,035	3,088	3,141	3,196	3,251	3,307	3,364	**73,361**
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8,560	8,708	8,859	9,012	9,168	9,326	9,488	9,652	9,819	9,989	10,162	10,337	10,516	10,698	**233,285**
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6,534	6,647	6,762	6,879	6,998	7,119	7,242	7,368	7,495	7,625	7,757	7,891	8,027	8,166	**178,074**
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5,127	5,216	5,306	5,398	5,491	5,586	5,683	5,781	5,881	5,983	6,086	6,192	6,299	6,408	**139,726**
50,070	*50,936*	*51,818*	*52,714*	*53,626*	*54,554*	*55,498*	*56,458*	*57,434*	*58,428*	*59,439*	*60,467*	*61,513*	*62,577*	**1,364,567**
629,104	*680,041*	*731,858*	*784,572*	*838,198*	*892,752*	*948,250*	*1,004,708*	*1,062,142*	*1,120,570*	*1,180,009*	*1,240,476*	*1,301,989*	*1,364,567*	-
84,221	**85,678**	**87,161**	**88,668**	**90,202**	**91,763**	**93,350**	**94,965**	**96,608**	**98,280**	**99,980**	**101,709**	**103,469**	**105,259**	**2,295,286**
1,058,192	***1,143,870***	***1,231,031***	***1,319,700***	***1,409,902***	***1,501,665***	***1,595,015***	***1,689,981***	***1,786,589***	***1,884,869***	***1,984,848***	***2,086,558***	***2,190,027***	***2,295,286***	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10,401	10,581	10,764	10,951	11,140	11,333	11,529	11,728	11,931	12,138	12,348	12,561	12,778	12,999	**283,468**
30,247	30,770	31,302	31,844	32,395	32,955	33,525	34,105	34,695	35,296	35,906	36,527	37,159	37,802	**824,315**
40,648	**41,351**	**42,067**	**42,794**	**43,535**	**44,288**	**45,054**	**45,834**	**46,626**	**47,433**	**48,254**	**49,088**	**49,938**	**50,802**	**1,107,783**
510,719	***552,071***	***594,137***	***636,932***	***680,466***	***724,754***	***769,808***	***815,642***	***862,268***	***909,701***	***957,955***	***1,007,043***	***1,056,981***	***1,107,783***	-
124,869	**127,030**	**129,227**	**131,463**	**133,737**	**136,051**	**138,404**	**140,799**	**143,235**	**145,713**	**148,234**	**150,798**	**153,407**	**156,061**	**3,403,069**
1,568,911	***1,695,941***	***1,825,168***	***1,956,631***	***2,090,368***	***2,226,419***	***2,364,824***	***2,505,623***	***2,648,857***	***2,794,570***	***2,942,803***	***3,093,601***	***3,247,008***	***3,403,069***	-

Table 4d - Tax Increment Revenue Reimbursement Allocation Table

Table 4d - Tax Increment Revenue Reimbursement Allocation Table
BROWNFIELD PLAN NO. 80
Pleasant Grove & Holmes Mixed-use Development Project, 2130 W. Holmes Rd.,
Lansing, Michigan
12-11-2021

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	32.55%	$1,192,138	$0	$1,192,138
Local	67.45%	$2,470,067	$862,551	$3,332,618
TOTAL	100.00%	$3,662,205	$862,551	$4,524,756
EGLE Activities	2.29%	$84,029		
MSF Activities	97.71%	$3,578,177		
	100.00%	$3,662,205		

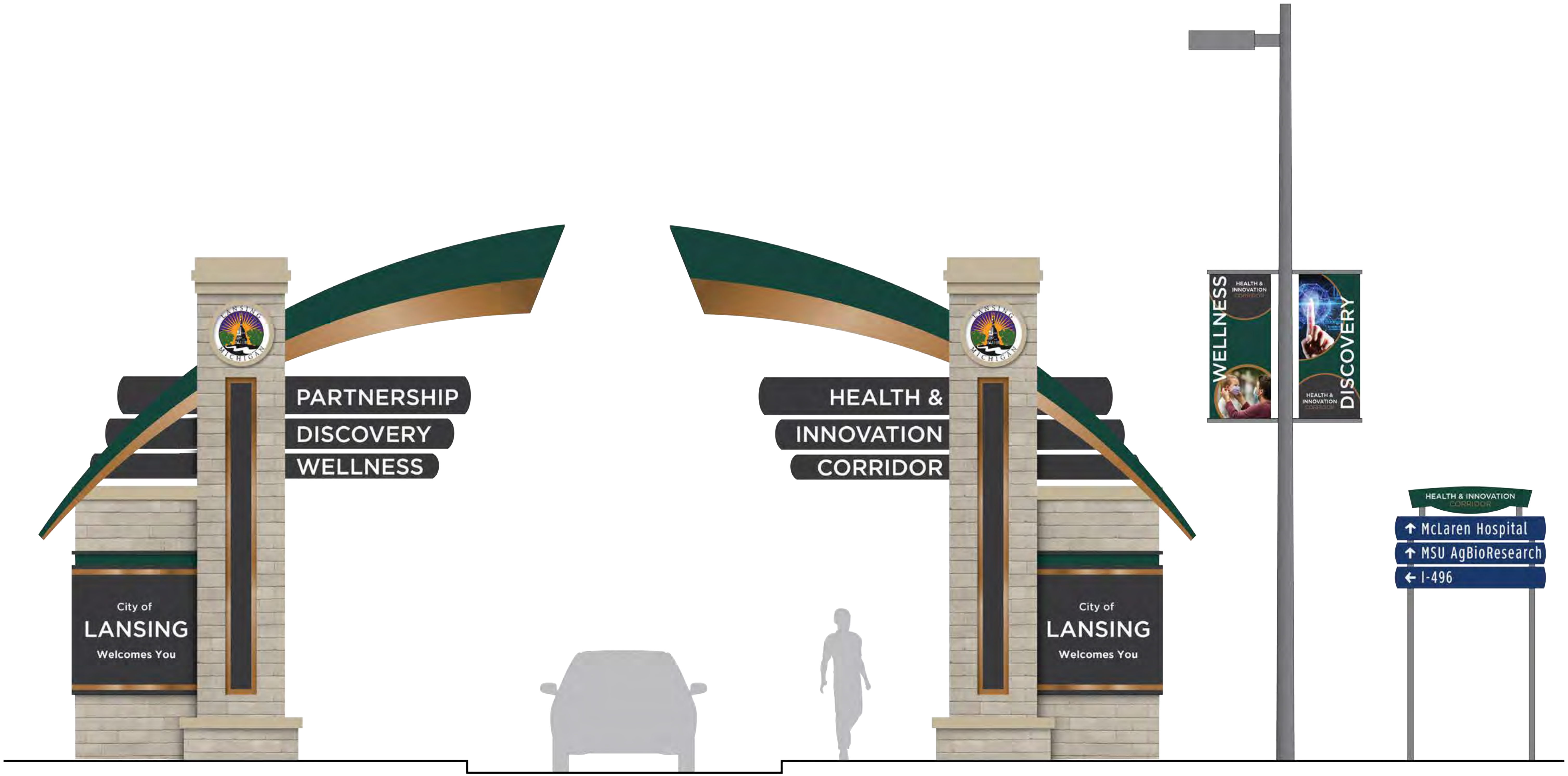
Estimated Total Years of Plan:	30

Estimated Capture	
Lansing Brownfield Redevelopment Authority (LBRA): Reimbursement of Administration Expenses & Local Brownfield Revolving Fund (LBRF) Capture (10.0%)	$229,529
BRA - Brownfield & Work Plan Implementation	$15,000
State Brownfield Redevelopment Fund (3 mills)	$110,322
Subtotal: Non-Developer Reimbursement	*$354,850*
Developer Reimbursement	$4,524,756
Total	**$4,879,607**

Brownfield Plan Year	Beginning Balance	0	0	1	2	3	4	5	6	7	8	9
Calendar Year		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Total State Incremental Revenue		$0	$0	$1,571	$15,714	$15,985	$16,262	$16,543	$33,659	$34,241	$34,834	$35,436
State Brownfield Redevelopment Fund (50% of SET)		$0	$0	$201	$2,010	$2,045	$2,081	$2,117	$4,306	$4,381	$4,457	$4,534
BRA - Local Brownfield Revolving Fund (LBRF): State Tax Capture		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal		$0	$0	$201	$2,010	$2,045	$2,081	$2,117	$4,306	$4,381	$4,457	$4,534
BRA - Brownfield & Work Plan Implementation: State Tax Capture		$0	$0	$0	$4,883	$0	$0	$0	$0	$0	$0	$0
State TIR Available for Reimbursement		**$0**	**$0**	**$1,370**	**$8,820**	**$13,940**	**$14,181**	**$14,427**	**$29,351**	**$29,858**	**$30,374**	**$30,898**
Total Local Incremental Revenue		$0	$0	$3,256	$32,558	$33,121	$33,694	$34,277	$69,740	$70,947	$72,174	$73,423
BRA Administrative Fee & Local Brownfield Revolving Fund (LBRF): Local Tax Capture		$0	$0	$326	$3,256	$3,312	$3,369	$3,428	$6,974	$7,095	$7,217	$7,342
Subtotal		$0	$0	$326	$3,256	$3,312	$3,369	$3,428	$6,974	$7,095	$7,217	$7,342
BRA - Brownfield & Work Plan Implementation: Local Tax Capture		$0	$0	$0	$10,117	$0	$0	$0	$0	$0	$0	$0
BRA - Brownfield & Work Plan Implementation: Local Only Tax Capture		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Local TIR Available for Reimbursement		**$0**	**$0**	**$2,930**	**$19,185**	**$29,809**	**$30,325**	**$30,849**	**$62,766**	**$63,852**	**$64,957**	**$66,080**
Total State & Local TIR Available		**$0**	**$0**	**$4,301**	**$28,005**	**$43,749**	**$44,506**	**$45,276**	**$92,118**	**$93,710**	**$95,330**	**$96,979**
DEVELOPER	**Beginning Balance**											
DEVELOPER Reimbursement Balance	***$4,524,756***	***$4,524,756***	***$4,524,756***	***$4,520,456***	***$4,492,451***	***$4,448,701***	***$4,404,195***	***$4,358,919***	***$4,266,802***	***$4,173,092***	***$4,077,761***	***$3,980,783***
MSF Non-Environmental Costs	*$3,578,177*	*$3,578,177*	*$3,578,177*	*$3,578,177*	*$3,573,876*	*$3,545,871*	*$3,502,122*	*$3,457,616*	*$3,412,340*	*$3,320,222*	*$3,226,512*	*$3,131,181*
State Tax Reimbursement	$1,164,785	$0	$0	$1,370	$8,820	$13,940	$14,181	$14,427	$29,351	$29,858	$30,374	$30,898
Reimbursement Balance		*$1,164,785*	*$1,164,785*	*$1,163,414*	*$1,154,594*	*$1,140,654*	*$1,126,473*	*$1,112,046*	*$1,082,694*	*$1,052,836*	*$1,022,462*	*$991,564*
Local Tax Reimbursement	$2,413,392	$0	$0	$2,930	$19,185	$29,809	$30,325	$30,849	$62,766	$63,852	$64,957	$66,080
Reimbursement Balance		*$2,413,392*	*$2,413,392*	*$2,410,462*	*$2,391,277*	*$2,361,468*	*$2,331,143*	*$2,300,294*	*$2,237,528*	*$2,173,676*	*$2,108,719*	*$2,042,639*
Total MSF Reimbursement Balance		***$3,578,177***	***$3,578,177***	***$3,573,876***	***$3,545,871***	***$3,502,122***	***$3,457,616***	***$3,412,340***	***$3,320,222***	***$3,226,512***	***$3,131,181***	***$3,034,203***
EGLE Environmental Costs	*$84,029*	*$84,029*	*$84,029*	*$84,029*	*$84,029*	*$84,029*	*$84,029*	*$84,029*	*$84,029*	*$84,029*	*$84,029*	*$84,029*
State Tax Reimbursement	$27,353	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Reimbursement Balance		*$27,353*	*$27,353*	*$27,353*	*$27,353*	*$27,353*	*$27,353*	*$27,353*	*$27,353*	*$27,353*	*$27,353*	*$27,353*
Local Tax Reimbursement	$56,675	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Reimbursement Balance		*$56,675*	*$56,675*	*$56,675*	*$56,675*	*$56,675*	*$56,675*	*$56,675*	*$56,675*	*$56,675*	*$56,675*	*$56,675*
Total EGLE Reimbursement Balance		***$84,029***	***$84,029***	***$84,029***	***$84,029***	***$84,029***	***$84,029***	***$84,029***	***$84,029***	***$84,029***	***$84,029***	***$84,029***
Local Only Costs	*$862,551*	*$862,551*	*$862,551*	*$862,551*	*$862,551*	*$862,551*	*$862,551*	*$862,551*	*$862,551*	*$862,551*	*$862,551*	*$862,551*
Local Tax Reimbursement	$862,551	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Local Only Reimbursement Balance		***$862,551***	***$862,551***	***$862,551***	***$862,551***	***$862,551***	***$862,551***	***$862,551***	***$862,551***	***$862,551***	***$862,551***	***$862,551***
Total Annual Developer Reimbursement		***$0***	***$0***	***$4,301***	***$28,005***	***$43,749***	***$44,506***	***$45,276***	***$92,118***	***$93,710***	***$95,330***	***$96,979***
LOCAL BROWNFIELD REVOLVING FUND (LBRF)												
LBRF Deposits												
State Tax Capture		*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*
Local Tax Capture		*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*
Total LBRF Capture		***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***

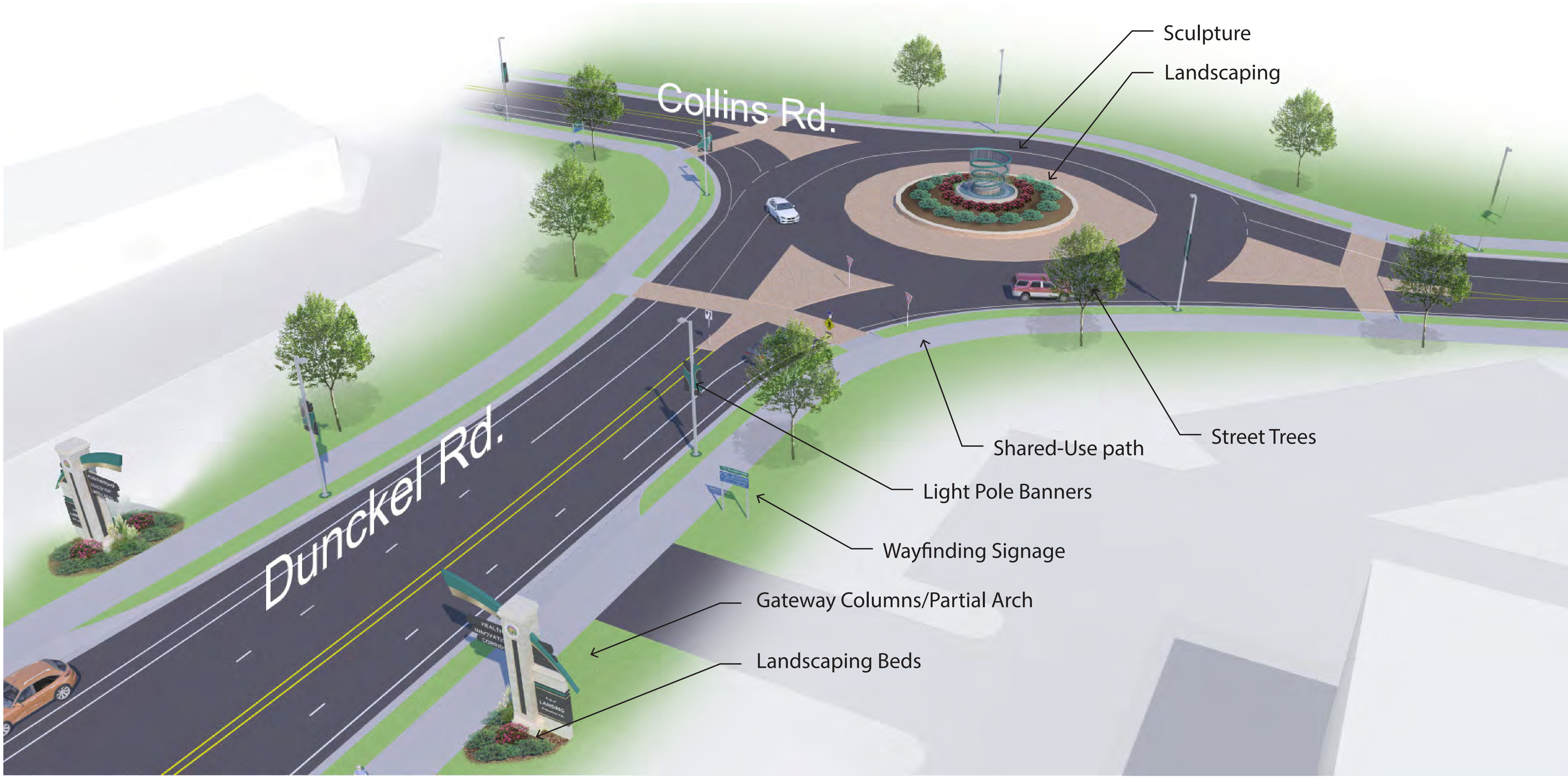
Brownfield Plan Year	10	11	12	13	14	15	16	17	18	19
Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Total State Incremental Revenue	$36,049	$36,673	$37,307	$37,953	$38,609	$39,277	$39,957	$40,648	$41,351	$42,067
State Brownfield Redevelopment Fund (50% of SET)	$4,612	$4,692	$4,773	$4,856	$4,940	$5,025	$5,112	$5,201	$5,291	$5,382
BRA - Local Brownfield Revolving Fund (LBRF): State Tax Capture	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal	$4,612	$4,692	$4,773	$4,856	$4,940	$5,025	$5,112	$5,201	$5,291	$5,382
BRA - Brownfield & Work Plan Implementation: State Tax Capture	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
State TIR Available for Reimbursement	**$31,432**	**$31,975**	**$32,527**	**$33,089**	**$33,661**	**$34,242**	**$34,834**	**$35,435**	**$36,048**	**$36,670**
Total Local Incremental Revenue	$74,693	$75,985	$77,300	$78,637	$79,997	$81,381	$82,789	$84,221	$85,678	$87,161
BRA Administrative Fee & Local Brownfield Revolving Fund (LBRF): Local Tax Capture	$7,469	$7,598	$7,730	$7,864	$8,000	$8,138	$8,279	$8,422	$8,568	$8,716
Subtotal	$7,469	$7,598	$7,730	$7,864	$8,000	$8,138	$8,279	$8,422	$8,568	$8,716
BRA - Brownfield & Work Plan Implementation: Local Tax Capture	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
BRA - Brownfield & Work Plan Implementation: Local Only Tax Capture	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Local TIR Available for Reimbursement	**$67,224**	**$68,386**	**$69,570**	**$70,773**	**$71,997**	**$73,243**	**$74,510**	**$75,799**	**$77,111**	**$78,445**
Total State & Local TIR Available	**$98,656**	**$100,361**	**$102,097**	**$103,862**	**$105,658**	**$107,485**	**$109,344**	**$111,235**	**$113,158**	**$115,115**
DEVELOPER										
DEVELOPER Reimbursement Balance	***$3,882,127***	***$3,781,766***	***$3,679,669***	***$3,575,807***	***$3,470,149***	***$3,362,664***	***$3,253,320***	***$3,142,085***	***$3,028,927***	***$2,913,812***
MSF Non-Environmental Costs	*$3,034,203*	*$2,935,547*	*$2,835,186*	*$2,733,089*	*$2,629,227*	*$2,523,569*	*$2,416,084*	*$2,306,740*	*$2,195,506*	*$2,082,348*
State Tax Reimbursement	$31,432	$31,975	$32,527	$33,089	$33,661	$34,242	$34,834	$35,435	$36,048	$36,670
Reimbursement Balance	*$960,132*	*$928,157*	*$895,630*	*$862,541*	*$828,881*	*$794,638*	*$759,805*	*$724,370*	*$688,322*	*$651,651*
Local Tax Reimbursement	$67,224	$68,386	$69,570	$70,773	$71,997	$73,243	$74,510	$75,799	$77,111	$78,445
Reimbursement Balance	*$1,975,415*	*$1,907,029*	*$1,837,459*	*$1,766,686*	*$1,694,689*	*$1,621,445*	*$1,546,935*	*$1,471,136*	*$1,394,026*	*$1,315,581*
Total MSF Reimbursement Balance	***$2,935,547***	***$2,835,186***	***$2,733,089***	***$2,629,227***	***$2,523,569***	***$2,416,084***	***$2,306,740***	***$2,195,506***	***$2,082,348***	***$1,967,233***
EGLE Environmental Costs	*$84,029*	*$84,029*	*$84,029*	*$84,029*	*$84,029*	*$84,029*	*$84,029*	*$84,029*	*$84,029*	*$84,029*
State Tax Reimbursement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Reimbursement Balance	*$27,353*	*$27,353*	*$27,353*	*$27,353*	*$27,353*	*$27,353*	*$27,353*	*$27,353*	*$27,353*	*$27,353*
Local Tax Reimbursement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Reimbursement Balance	*$56,675*	*$56,675*	*$56,675*	*$56,675*	*$56,675*	*$56,675*	*$56,675*	*$56,675*	*$56,675*	*$56,675*
Total EGLE Reimbursement Balance	***$84,029***	***$84,029***	***$84,029***	***$84,029***	***$84,029***	***$84,029***	***$84,029***	***$84,029***	***$84,029***	***$84,029***
Local Only Costs	*$862,551*	*$862,551*	*$862,551*	*$862,551*	*$862,551*	*$862,551*	*$862,551*	*$862,551*	*$862,551*	*$862,551*
Local Tax Reimbursement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Local Only Reimbursement Balance	***$862,551***	***$862,551***	***$862,551***	***$862,551***	***$862,551***	***$862,551***	***$862,551***	***$862,551***	***$862,551***	***$862,551***
Total Annual Developer Reimbursement	***$98,656***	***$100,361***	***$102,097***	***$103,862***	***$105,658***	***$107,485***	***$109,344***	***$111,235***	***$113,158***	***$115,115***
LOCAL BROWNFIELD REVOLVING FUND (LBRF)										
LBRF Deposits										
State Tax Capture	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*
Local Tax Capture	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*
Total LBRF Capture	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***

Brownfield Plan Year	20	21	22	23	24	25	26	27	28	29	30	TOTAL
Calendar Year	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	
Total State Incremental Revenue	$42,794	$43,535	$44,288	$45,054	$45,834	$46,626	$47,433	$48,254	$49,088	$49,938	$50,802	$1,107,783
State Brownfield Redevelopment Fund (50% of SET)	$5,475	$5,570	$5,666	$5,764	$5,864	$5,966	$0	$0	$0	$0	$0	$110,322
BRA - Local Brownfield Revolving Fund (LBRF): State Tax Capture	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal	$5,475	$5,570	$5,666	$5,764	$5,864	$5,966	$0	$0	$0	$0	$0	$110,322
BRA - Brownfield & Work Plan Implementation: State Tax Capture	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,883
State TIR Available for Reimbursement	**$37,304**	**$37,949**	**$38,605**	**$39,272**	**$39,950**	**$40,641**	**$47,412**	**$48,232**	**$49,065**	**$49,914**	**$50,777**	**$992,253**
Total Local Incremental Revenue	$88,668	$90,202	$91,763	$93,350	$94,965	$96,608	$98,280	$99,980	$101,709	$103,469	$105,259	$2,295,286
BRA Administrative Fee & Local Brownfield Revolving Fund (LBRF): Local Tax Capture	$8,867	$9,020	$9,176	$9,335	$9,497	$9,661	$9,828	$9,998	$10,171	$10,347	$10,526	$229,529
Subtotal	$8,867	$9,020	$9,176	$9,335	$9,497	$9,661	$9,828	$9,998	$10,171	$10,347	$10,526	$229,529
BRA - Brownfield & Work Plan Implementation: Local Tax Capture	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,117
BRA - Brownfield & Work Plan Implementation: Local Only Tax Capture	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Local TIR Available for Reimbursement	**$79,802**	**$81,182**	**$82,587**	**$84,015**	**$85,469**	**$86,947**	**$88,452**	**$89,982**	**$91,539**	**$93,122**	**$94,733**	**$2,055,640**
Total State & Local TIR Available	**$117,106**	**$119,131**	**$121,191**	**$123,287**	**$125,419**	**$127,588**	**$135,864**	**$138,214**	**$140,604**	**$143,036**	**$145,510**	**$3,047,893**
DEVELOPER												
DEVELOPER Reimbursement Balance	***$2,796,707***	***$2,677,576***	***$2,556,385***	***$2,433,097***	***$2,307,678***	***$2,180,090***	***$2,044,226***	***$1,906,013***	***$1,765,409***	***$1,622,373***	***$1,476,863***	***$1,476,863***
MSF Non-Environmental Costs	*$1,967,233*	*$1,850,127*	*$1,730,996*	*$1,609,805*	*$1,486,518*	*$1,361,098*	*$1,233,510*	*$1,097,646*	*$959,433*	*$818,829*	*$675,793*	*$0*
State Tax Reimbursement	$37,304	$37,949	$38,605	$39,272	$39,950	$40,641	$47,412	$48,232	$49,065	$49,914	$50,777	
Reimbursement Balance	*$614,347*	*$576,399*	*$537,794*	*$498,522*	*$458,572*	*$417,931*	*$370,519*	*$322,287*	*$273,222*	*$223,308*	*$172,532*	
Local Tax Reimbursement	$79,802	$81,182	$82,587	$84,015	$85,469	$86,947	$88,452	$89,982	$91,539	$93,122	$94,733	
Reimbursement Balance	*$1,235,780*	*$1,154,597*	*$1,072,011*	*$987,995*	*$902,526*	*$815,579*	*$727,127*	*$637,146*	*$545,607*	*$452,485*	*$357,752*	
Total MSF Reimbursement Balance	***$1,850,127***	***$1,730,996***	***$1,609,805***	***$1,486,518***	***$1,361,098***	***$1,233,510***	***$1,097,646***	***$959,433***	***$818,829***	***$675,793***	***$530,283***	***$530,283***
EGLE Environmental Costs	*$84,029*	*$84,029*	*$84,029*	*$84,029*	*$84,029*	*$84,029*	*$84,029*	*$84,029*	*$84,029*	*$84,029*	*$84,029*	*$0*
State Tax Reimbursement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Reimbursement Balance	*$27,353*	*$27,353*	*$27,353*	*$27,353*	*$27,353*	*$27,353*	*$27,353*	*$27,353*	*$27,353*	*$27,353*	*$27,353*	
Local Tax Reimbursement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Reimbursement Balance	*$56,675*	*$56,675*	*$56,675*	*$56,675*	*$56,675*	*$56,675*	*$56,675*	*$56,675*	*$56,675*	*$56,675*	*$56,675*	
Total EGLE Reimbursement Balance	***$84,029***	***$84,029***	***$84,029***	***$84,029***	***$84,029***	***$84,029***	***$84,029***	***$84,029***	***$84,029***	***$84,029***	***$84,029***	***$84,029***
Local Only Costs	*$862,551*	*$862,551*	*$862,551*	*$862,551*	*$862,551*	*$862,551*	*$862,551*	*$862,551*	*$862,551*	*$862,551*	*$862,551*	*$0*
Local Tax Reimbursement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Total Local Only Reimbursement Balance	***$862,551***	***$862,551***	***$862,551***	***$862,551***	***$862,551***	***$862,551***	***$862,551***	***$862,551***	***$862,551***	***$862,551***	***$862,551***	***$862,551***
Total Annual Developer Reimbursement	***$117,106***	***$119,131***	***$121,191***	***$123,287***	***$125,419***	***$127,588***	***$135,864***	***$138,214***	***$140,604***	***$143,036***	***$145,510***	***$3,047,893***
LOCAL BROWNFIELD REVOLVING FUND (LBRF)												
LBRF Deposits												
State Tax Capture	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*
Local Tax Capture	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*	*$0*
Total LBRF Capture	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***



CONCEPTUAL RENDERING

Signage Design Concept



CONCEPTUAL RENDERING

Looking Northeast from Above

CONCEPTUAL RENDERING

Looking Northeast from Above (Night)

LEAP stronger together

LAP + CREATIVE Landscape Architects and Planners.

CONCEPTUAL RENDERING

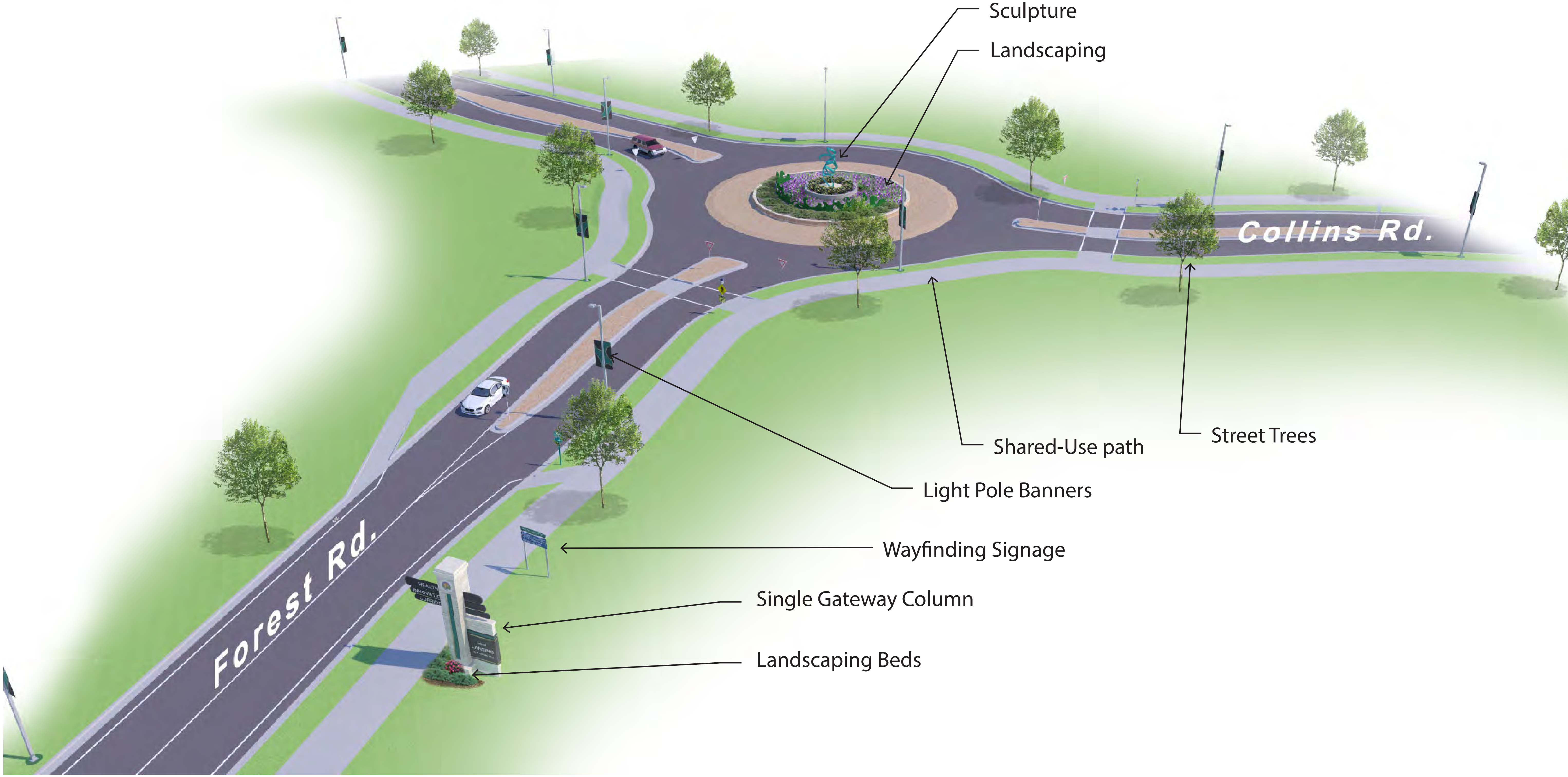
Looking East on Dunckel Rd.

CONCEPTUAL RENDERING

Looking East on Dunckel Rd. (Night)

LEAP stronger together

LAP + CREATIVE Landscape Architects and Planners.

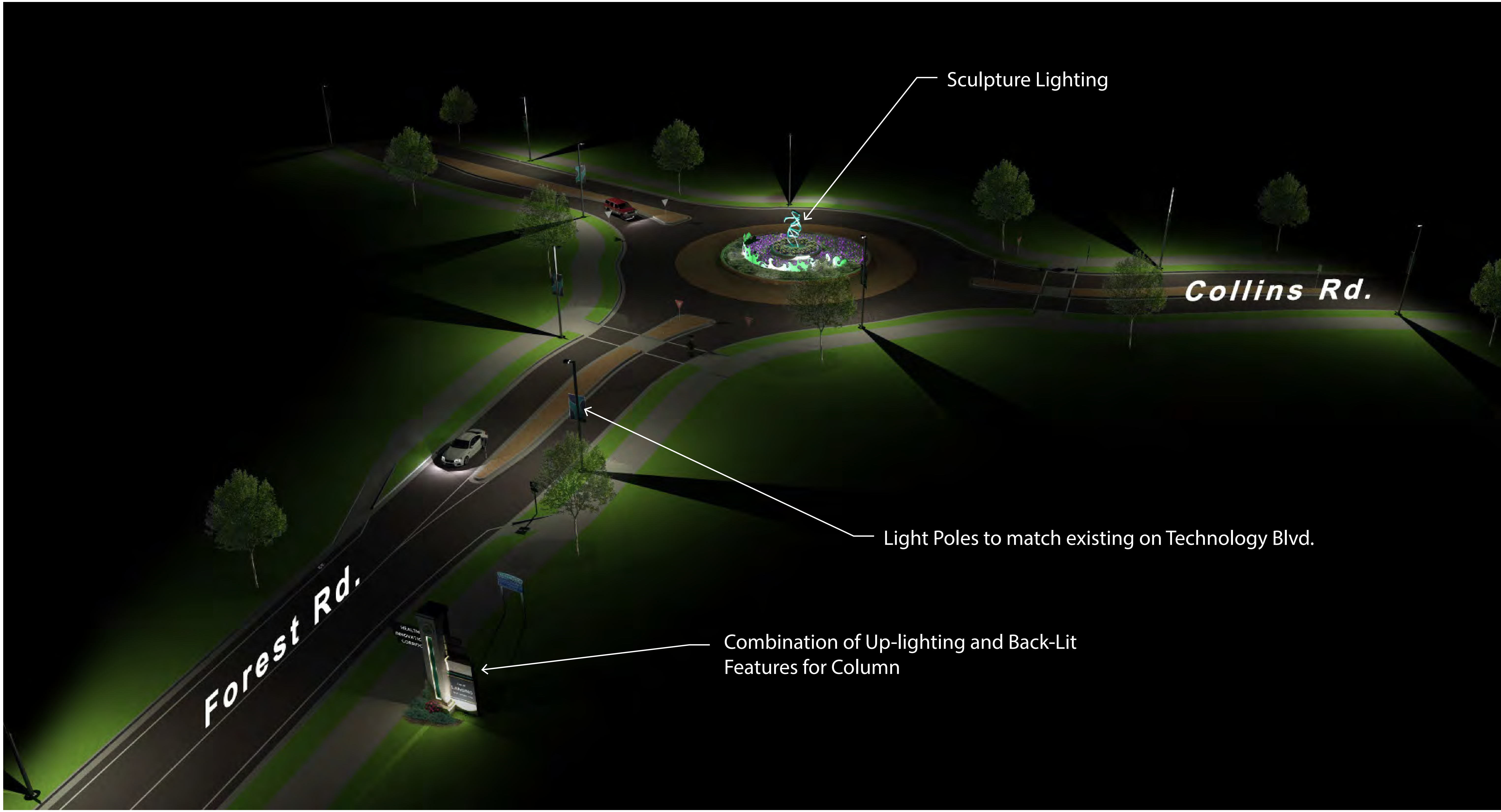


CONCEPTUAL RENDERING

Looking East from Above

LEAP stronger together

LAP + CREATIVE Landscape Architects and Planners.



CONCEPTUAL RENDERING

Looking East from Above (Night)

LEAP stronger together

LAP + CREATIVE Landscape Architects and Planners.

CONCEPTUAL RENDERING

Looking East on Forest Rd.

LEAP stronger together

LAP + CREATIVE Landscape Architects and Planners.

CONCEPTUAL RENDERING

Looking East on Forest Rd. (Night)

LEAP stronger together

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