AGENDA

Committee on Development and Planning
AGENDA FOR MARCH 9, 2022 AT 3:30 PM

Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor
To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.

Council Member Garza, Chairperson
Council Member Spitzley, Vice Chairperson
Council Member Jackson, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
   A. February 23, 2022
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
   B. RESOLUTION - Appointment; Dianne Hartwell as a Resident member of the North Grand River Corridor Improvement Authority Board of Directors; Term to Expire June 30, 2023
   C. RESOLUTION - Appointment; Steve Bohnet; Business Owner Member of the North Grand River Corridor Improvement Authority Board of Directors; Term to expire June 30, 2024
   D. RESOLUTION - Appointment; Mary Alicia Gonzales as a Business Owner member of the North Grand River Corridor Improvement Authority Board of Directors; Term to Expire June 30, 2025
   E. RESOLUTION - Brownfield Plan #80; Pleasant Grove & Holmes Mixed-Use Development Project at 2130 W. Holmes Rd.
   F. RESOLUTION - Act-1-2022; Real Estate Purchase Agreement, Gryphon Group LLC for 1020 W. Hillsdale Street
6. **Other**
7. **Adjourn**

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

MINUTES
Committee on Development and Planning
Wednesday, February 23, 2022 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER
Council Member Garza called the meeting to order at 3:30 p.m.

PRESENT
Council Member Jeremy Garza, Chair
Council Member Patricia Spitzley, Vice-Chair
Council Member Brian T. Jackson, Member

OTHERS PRESENT
Renee Richmond, Council Staff
Lisa Hagen, OCA
Greg Venker, OCA
John Krohn, Ingham County Land Bank
Susan Stachowiak, EDP
Benjamin Brewer
Kambriana Gates, LEAP

PUBLIC COMMENT
No public comment at this time.

MINUTES
MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE FEBRUARY 9, 2022, MINUTES AS PRESENTED. MOTION CARRIED 3-0.

Discussion/Action
RESOLUTION – Appointment; Benjamin Brewer; Resident Member Saginaw Street Corridor Improvement Authority Board of Directors; Term to Expire June 30, 2024
Councilmember Garza briefly went over Mr. Brewer's application since it was from 2020 and asked why we were just seeing him now. Mr. Brewer stated this was the first he was contacted and has lived in Lansing since 2016 and wanted to get more involved with the city and local government and believes a lot of change is possible. Mr. Brewer continued that he see's opportunity for investment and rehabilitation and thinks he can help. Councilmember Garza asked if he has a vision on the corridor improvement. Mr. Brewer responded that he didn't have anything specific and is looking forward to seeing what ideas are already presented and what the master plan is. Councilmember Spitzley asked if Mr. Brewer was still with Rehmann

Robson and if they work with the City. Mr. Brewer indicated they have in the past on the financial audit side.

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF BENJAMIN BREWER TO THE SAGINAW STREET CORRIDRO IMPROVEMENT AUTHORITY BOARD OF DIRECTORS. MOTION CARRIED 3-0.

RESOLUTION – LS-1-2022; Lot Split Application; Vacant Property located between 3220 and 3330 W Miller Road

Ms. Stachowiak began by indicating both lot splits have requested variances which are approved by City Council, the Ordinance stated the width to depth ratio cannot exceed 1 to 2.5 and both do. Councilmember Spitzley asked if looking at the first one 3220 and 3330 is this usual for the Landbank to ask for it, usually it's from someone that purchases it, and continued to verify that the Landbank is the current owner and looking to sell one or both. John Krohn informed the Committee that the landbank is no longer the owners. Councilmember Spitzley asked OCA that if they are no longer the owners then they do not have standing to ask for the variance, that Mr. Krohn could speak in support though. Ms. Stachowiak then asked Mr. Krohn if the next item for the lot split on Christiansen was sold as well, Mr. Krohn confirmed. Councilmember Spitzley then asked OCA since we don't have the proper information what do we do since we don't have the owners here or proper paperwork. Mr. Venker indicated he was looking as they were discussing and since this is the only business in front of the Committee he would like more time to research properly. Councilmember Garza agreed and stated he would feel more comfortable with an answer from law, Mr. Krohn said they could wait until next month's agenda. Mr. Venker informed the Committee he would follow up with an email.

RESOLUTION – LS-2-2022; Lot Split Application; Vacant Property located between 5000 and 5022 Christiansen Road

Other

No other topics to discuss at this time.

Adjourn

Adjourned at 3:43p.m.
Submitted by Renee Richmond
Recording Secretary, Lansing City Council
Approved by the Committee on

Application for Appointment to Board or Commission

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

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

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

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

(Section Break)

Date	2/19/2020
First Name	Dianne
Middle	L
Last Name	Hartwell
Other name(s) by which you have been known, including maiden names	Lewis
Date of Birth	[redacted]
Address	3025 Cynwood st
City	Lansing
State	Mi
Zip Code	48906
Email	littlebless@comcast.net

Gender	female
Find my ward:	Lansing Neighborhoods Ward Map
Ward	4
Precinct	*Field not completed.*
Best phone number to contact you	5173883367
Last 4 digits of social security number	[redacted]
In what year did you move to Lansing?	1969
Additional information regarding experience and credentials	I lived on the northside of Lansing for over 30 years and presently still reside there. I have three childcare locations in the area and would love to see and participate in building up this area.
Occupational Background	Worked for the Urban League for two years, church youth programs for over 30 years. I became an entrepreneur and established and own three childcare locations on the northside for over 29 years.
Educational Background	I graduated in 1982 high school diploma. CDA (Child Development Assocates) Numberous credits/workshops (child development and human resources) Presently attending school.
Previous Appointments	n/a
Current Appointments	n/a
Please attach a resume if available	*Field not completed.*
First choice for board to serve on	North Grand River Ave. Corridor Improvement Authority
Second choice of a board to serve on	*Field not completed.*
Third choice of a board to serve on	*Field not completed.*

Fourth choice of a board to serve on	*Field not completed.*
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission	I want to continue to pursue the goals that we have established in the past months to improve and make the Northside of Lansing Corridor an inviteng and vibrant area that people would love visit or stay. I admire how Ms. Hannah and Ms. Anum has been so persistant and very knowledgable on bring us together and coming up with a plan to succeed in making our area one of the best corridors. I will do all that I can to hlep build our area up-attending meeting, speaking out on our behalf, any leg work, etc. I helped establish a childcare union years ago, so I realize it will take work and time, something I'am willing to do to help accomplish whatever it takes to succeed.
Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office	n/a
Background Check Authorization	I agree
Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge	Dianne I hartwell
Date & Time	2/19/2020 10:00 PM

Email not displaying correctly? View it in your browser.

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

WHEREAS, the Mayor has made the appointment of Dianne Hartwell as a Resident member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2023; and

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

WHEREAS, the Committee on Development and Planning met on March 9, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Dianne Hartwell as a Resident member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2023.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, February 24, 2020 11:53 AM
To: Plummer, Marilyn <Marilyn.Plummer@lansingmi.gov>; Mayor Intern <Mayor.Intern@lansingmi.gov>; Tim.Hilton@lansingmi.gov
Subject: [EXTERNAL] Online Form Submittal: Application for Appointment to Board or Commission

Application for Appointment to Board or Commission

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

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

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

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

(Section Break)

Date	2/24/2020
First Name	STEVEN
Middle	R.
Last Name	BOHNET
Other name(s) by which	*Field not completed.*

you have been known, including maiden names	
Date of Birth	[redacted]
Address	3524 SNOWGLEN LANE
City	LANSING
State	MI
Zip Code	489174
Email	BOHNETSR@GMAIL.COM
Gender	MALE
Find my ward:	Lansing Neighborhoods Ward Map
Ward	Regional
Precinct	*Field not completed.*
Best phone number to contact you	517-4905375
Last 4 digits of social security number	[redacted]
In what year did you move to Lansing?	0000
Additional information regarding experience and credentials	SERVED ON MANY VOLUNTEER BOARDS AND COMMITTEES
Occupational Background	PRESIDENT, W F BOHNET ELECTRIC CO INC
Educational Background	ASSOCIATES DEGREE, LCC,LANSING. ACCOUNTING/COMMERCIAL ART
Previous Appointments	NONE
Current Appointments	NONE
Please attach a resume if available	*Field not completed.*
First choice for board to serve on	North Grand River Ave. Corridor Improvement Authority

Second choice of a board to serve on	*Field not completed.*
Third choice of a board to serve on	*Field not completed.*
Fourth choice of a board to serve on	*Field not completed.*
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission	Interested in improvement of the North Corridor, as a property owner and retailer. Also vested in growth and improvement of all areas of the City as a life-long resident.
Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office	While I reside in Lansing Township, I own 2 properties within the city limits.
Background Check Authorization	I agree
Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge	Steven Robert Bohnet
Date & Time	2/24/2020 11:45 AM

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

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

WHEREAS, the Mayor has made the appointment of Steve Bohnet as a Business Owner member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2024; and

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

WHEREAS, the Committee on Development and Planning met on March 9, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Steve Bohnet as a Business Owner member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2024.

From:	noreply@civicplus.com
To:	Hetke, Veronica; Mayor Intern
Subject:	[EXTERNAL] Online Form Submittal: Application for Appointment to Board or Commission
Date:	Tuesday, February 23, 2021 3:49:02 PM

Application for Appointment to Board or Commission

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

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

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

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

(Section Break)

Date	2/23/2021
First Name	Mary
Middle	Alicia
Last Name	Gonzales
Other name(s) by which you have been known, including maiden names	Maria Alicia Perez Garza
Date of Birth	[redacted]
Address	4607 W. St Joe Hwy.
City	Lansing
State	MI

Zip Code	48917
Email	alicia.mexfood@sbcglobal.net
Gender	female
Find my ward:	[Lansing Neighborhoods Ward Map]
Ward	Regional
Precinct	*Field not completed.*
Best phone number to contact you	5172907214
Last 4 digits of social security number	[redacted]
In what year did you move to Lansing?	1967
Additional information regarding experience and credentials	I am a single Hispanic woman and mother of 7 children. At the age of 35 I was widowed and raised my children alone. My son Mike also passed away in 2007. I retired in 2007 from Michigan Protection & Advocacy Services. Coming from a background of migrant work, I have now been a Mexican Restaurant business owner for almost 14 years.
Occupational Background	Most of my career,I worked in Human Services. I was employed at Housing Assistance Foundation (a City of Lansing project), Migrant Services, I was an advocate for people with disabilities for Michigan Protection and Advocacy Services for 20 years. I monitored state psychiatric facilities, prisons, nursing homes and DD hospitals.I retired in 2007 and started my business Alicia's Mexican Restaurant. and it is still operating at this time.
Educational Background	*Field not completed.*
Previous Appointments	*Field not completed.*
Current Appointments	*Field not completed.*
Please attach a resume if available	*Field not completed.*
First choice for board to serve on	North Grand River Ave. Corridor Improvement Authority
Second choice of a	*Field not completed.*

board to serve on	
Third choice of a board to serve on	*Field not completed.*
Fourth choice of a board to serve on	*Field not completed.*
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission	I am a business owner in the North Grand River Ave. Corridor. I would like to serve on this board to share my experience in the community ,to bring new ideas for improvement to this area. Business owners need resourses in drawing people to their place of business. This area is in need of ways to make it more attractive to customers and to bring more people to be residents of this community..
Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office	As a Hispanic single woman business owner, I will bring a diverse view point to the council. I have worked in the Lansing community for 40 years.----.
Background Check Authorization	I agree
Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge	Mary Alicia Gonzales
Date & Time	*Field not completed.*

Email not displaying correctly? View it in your browser.

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

WHEREAS, the Mayor has made the appointment of Mary Alicia Gonzales as a Business Owner member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2025; and

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

WHEREAS, the Committee on Development and Planning met March 9, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Mary Alicia Gonzales as a Business Owner member of the North Grand River Corridor Improvement Authority Board of Directors for a term to expire June 30, 2025.

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

Resolution approving Brownfield Plan #80
Pleasant Grove & Holmes Development Project

WHEREAS, the Brownfield Redevelopment Authority (the ‘Authority’) of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the ‘Act’) has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #80 – Pleasant Grove & Holmes Mixed-Use Development Project (the ‘Plan’); and

WHEREAS, a public hearing was held by the Lansing City Council on February 28, 2022 and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on February 28, 2022 reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,

2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,

3. the Project may result in new private investment of approximately $13 million.

4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible actives they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on January 14, 2022, unanimously recommended approval of the Plan, for this Project; and

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

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

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

BE IT FURTHER RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #80 – Pleasant Grove & Holmes Mixed-Use Development Project'.

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 –
1 / 14 /2022

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

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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

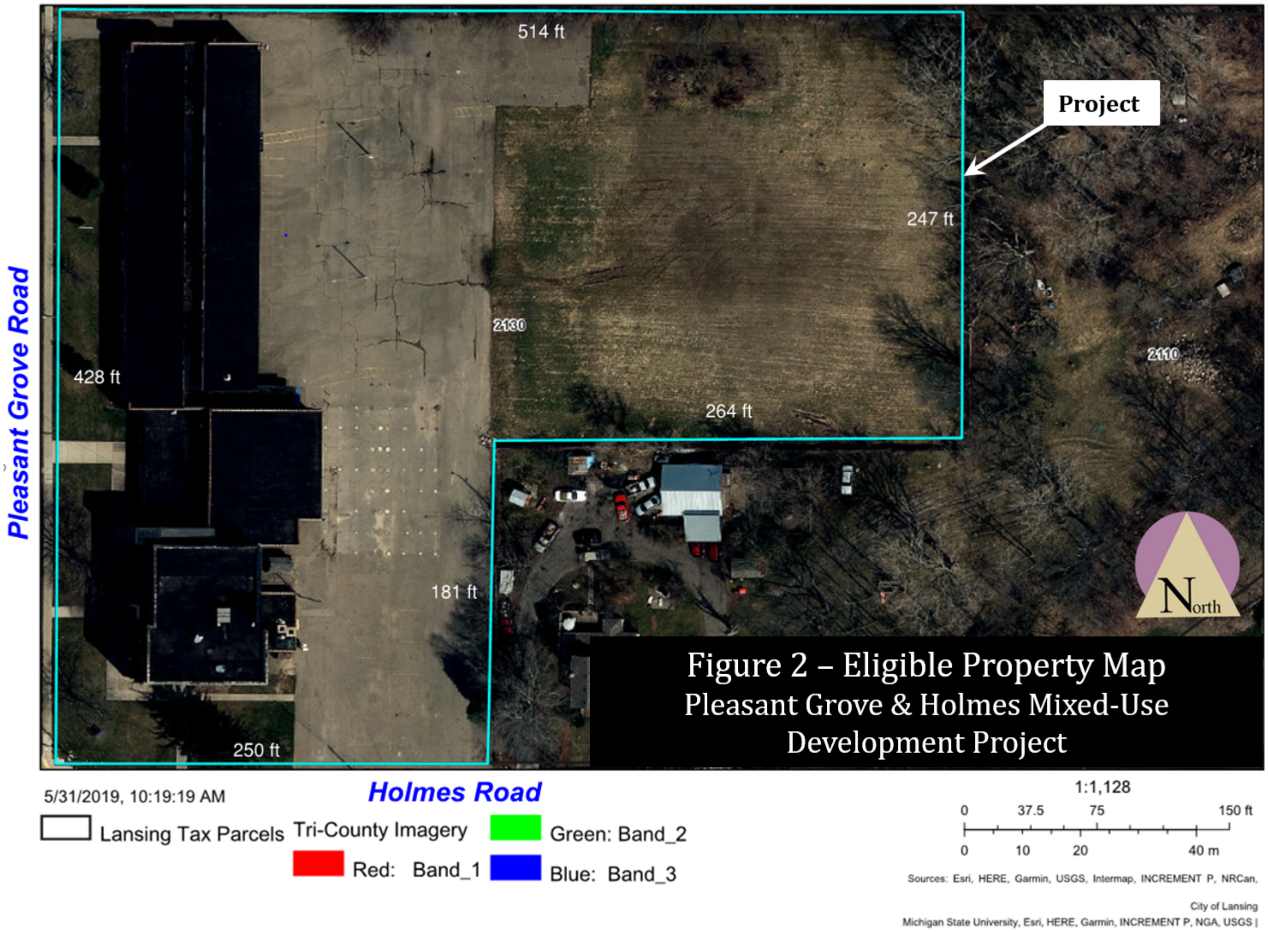


Figure 2 – Eligible Property Map
Pleasant Grove & Holmes Mixed-Use Development Project

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.

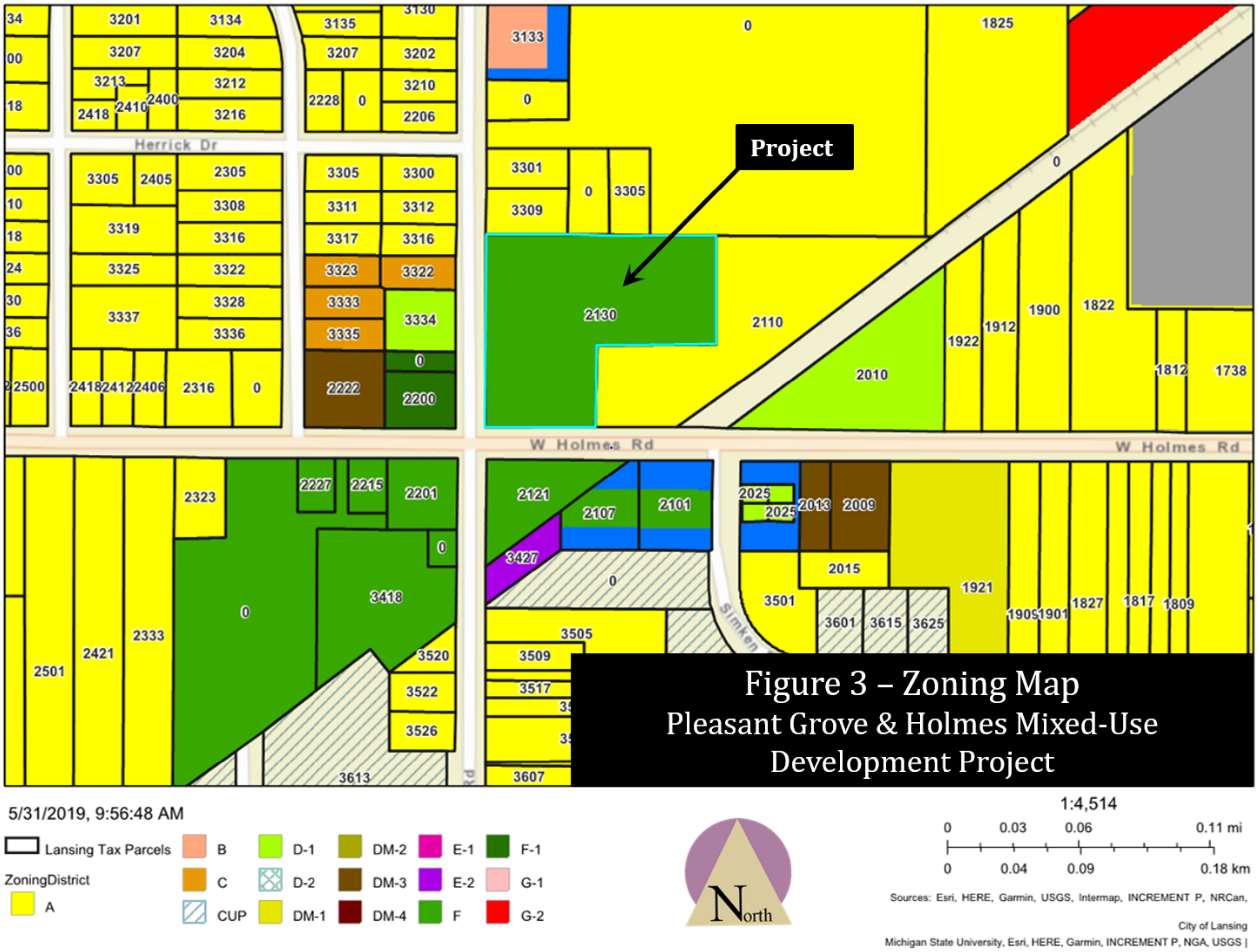


Figure 3 – Zoning Map
Pleasant Grove & Holmes Mixed-Use Development Project

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

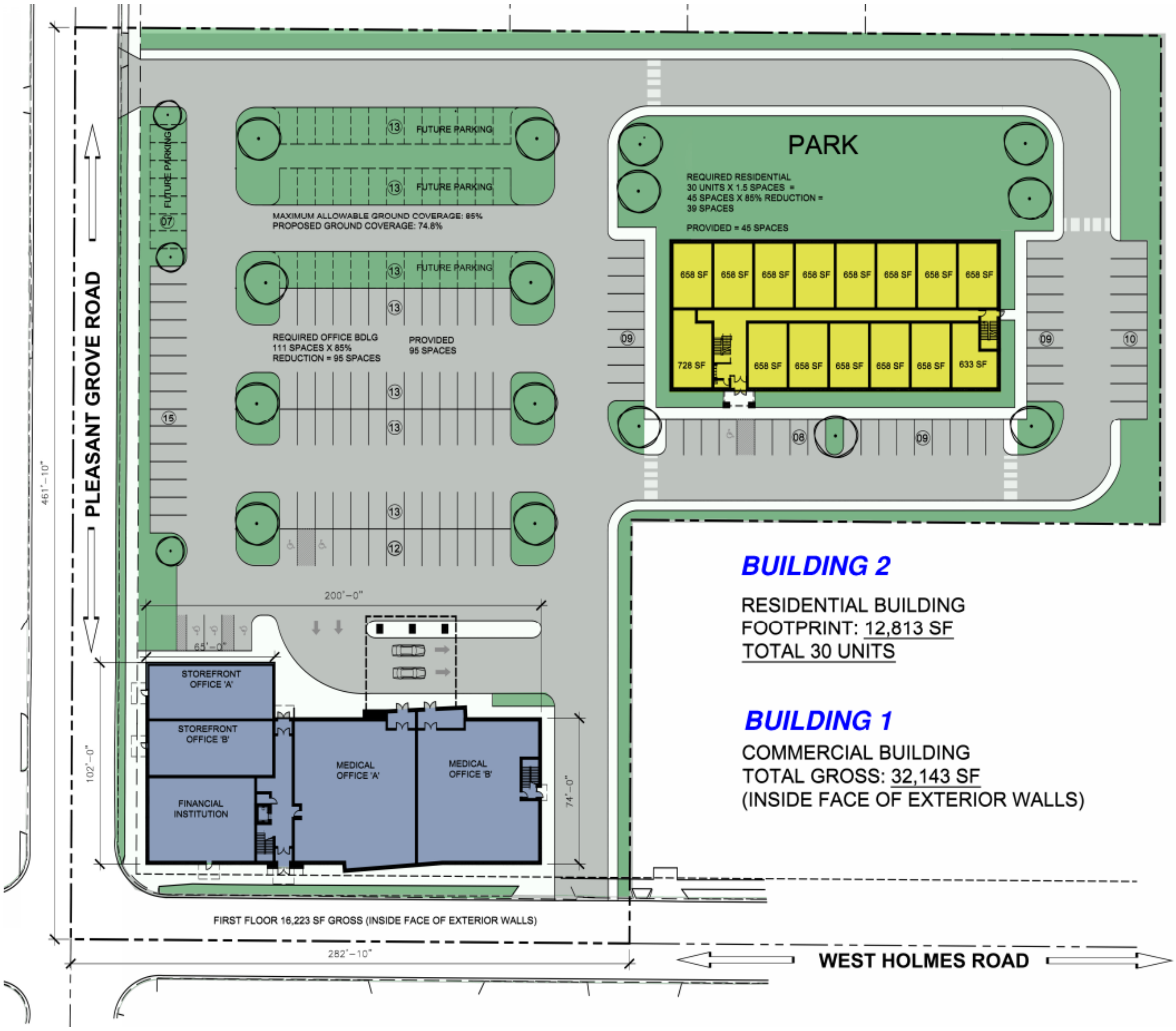
The Project proposes to redevelop an underutilized, abandoned, vacant, functionally obsolete, and contaminated property into a mixed-use redevelopment for the City of Lansing and State of Michigan, both during Project construction and subsequent operations. The redevelopment integrates design elements, 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.

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

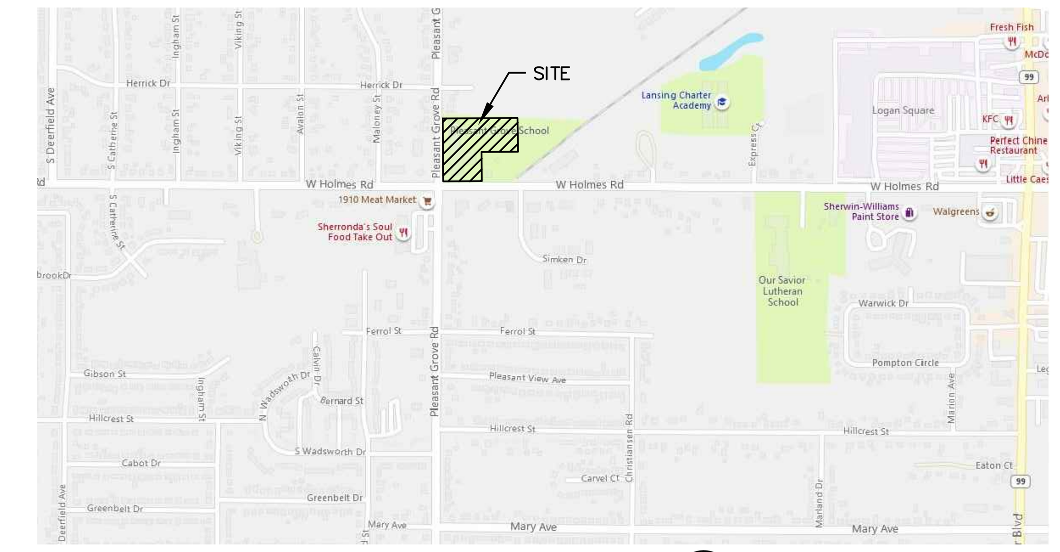
SAN MH B
RIM ELEVATION: 879.21
W 8" – 869.86
N 8" – 869.79

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

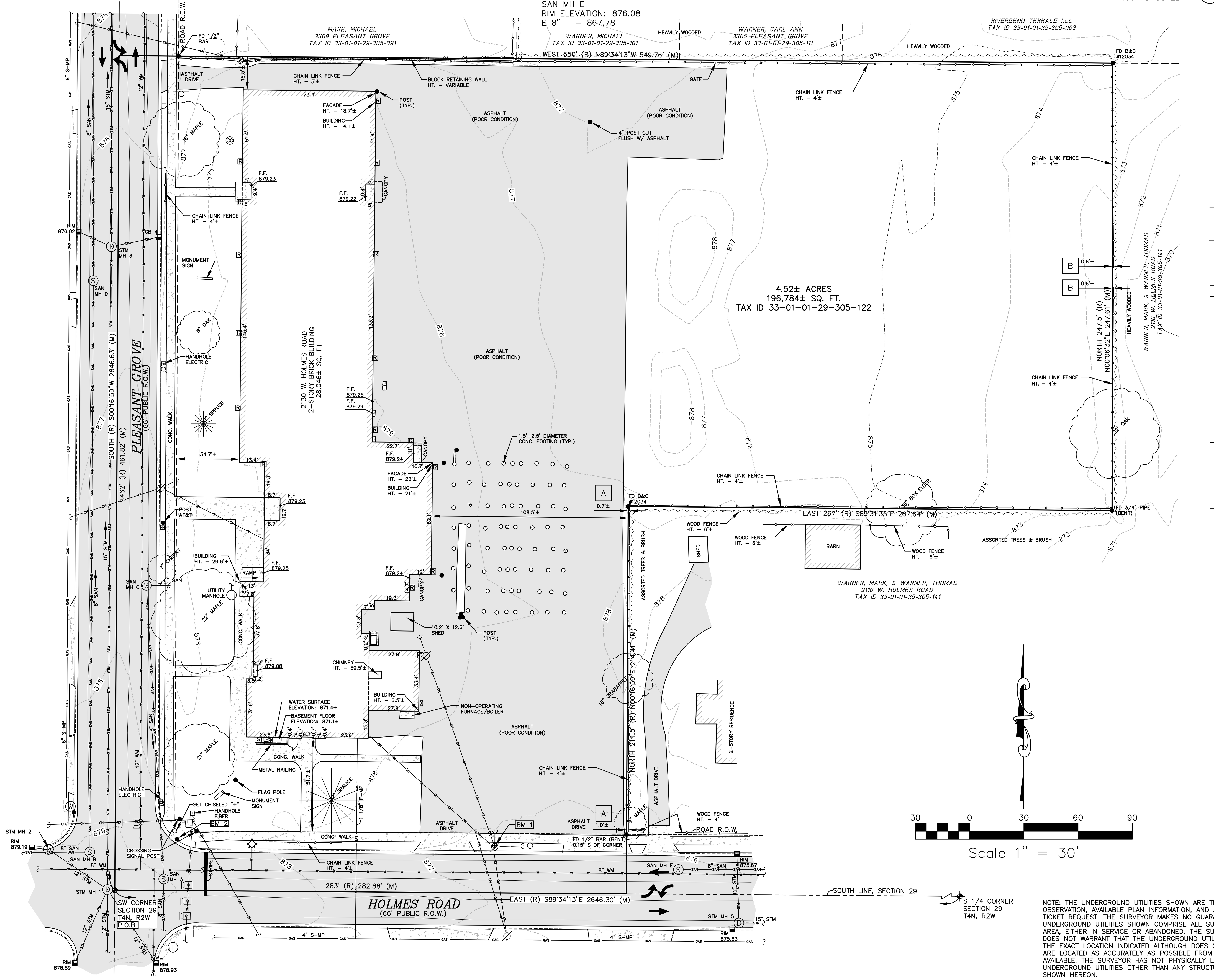
SAN MH D
RIM ELEVATION: 876.56
N 8" CLAY – 867.25
S 8" CLAY – 867.25

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



Scale 1" = 30'
0 30 60 90

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-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
- 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
- POST INDICATOR VALVE
- 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

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

Exhibit B

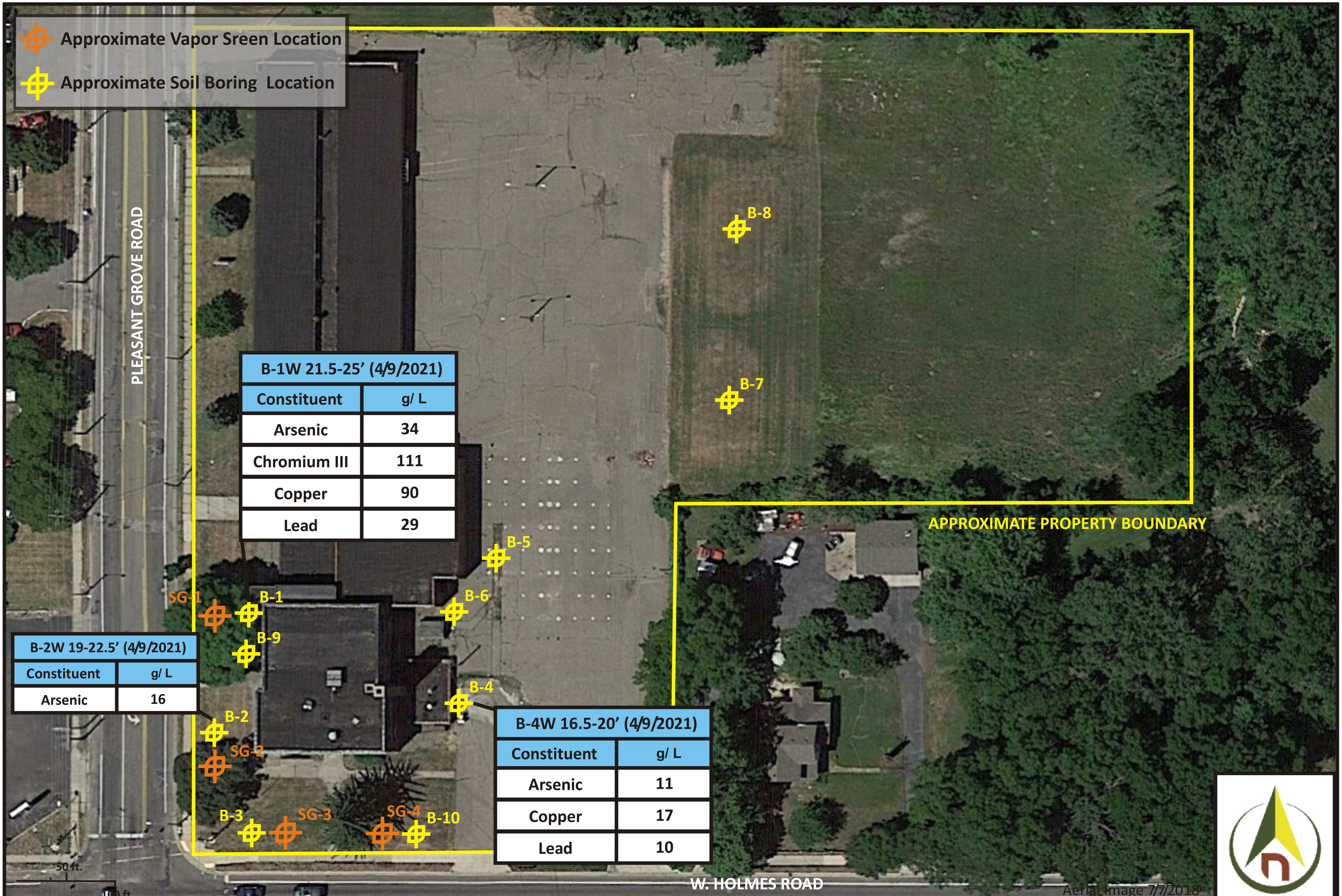
Basis of Eligibility

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 CaCO3 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.

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 CaCO3 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.

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/m³							
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 (µg/m³).
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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www.lansingmi.gov/City-Assessor

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 =			BASE YEAR BP	FIRST YEAR OF BP TAX CAPTURE					
	Calendar/ Tax Year	2021	2022	2023	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

	2021	2022	2023	2024	2025	2026	2027	2028
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	2021	2022	2023	2024	2025	2026	2027	2028
									-	-	-	-	-	-	-	-
Office/ Commercial	*$ 699,300*	*$ 1,398,600*	Based on Income Approach		0%	0%	10%	100%	$ -	$ -	$ 69,930	$ 699,300	711,398	723,705	736,225	748,962
Subtotal	**$ 699,300**	**$ 1,398,600**	-	-	-	-	-	-	***$ -***	***$ -***	***$ 69,930***	***$ 699,300***	***$ 711,398***	***$ 723,705***	***$ 736,225***	***$ 748,962***
Multi-Family Residential Apartments	*$ 641,000*	*$ 1,282,000*	"		0%	0%	10%	100%	$ -	$ -	$ 64,100	$ 641,000	652,089	663,370	674,847	686,522
Subtotal	**$ 641,000**	**$ 1,282,000**	-	-	-	-	-	-	***$ -***	***$ -***	***$ 64,100***	***$ 641,000***	***$ 652,089***	***$ 663,370***	***$ 674,847***	***$ 686,522***
Total	**$ 1,340,300**	**$ 2,680,600**							$ -	$ -	$ 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%	-	-		

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		0	0	1	2	3	4	5	6	7	8
Calendar Year		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Total State Incremental Revenue		$0	$0	$1,571	$15,714	$15,985	$16,262	$16,543	$33,659	$34,241	$34,834
State Brownfield Redevelopment Fund (50% of SET)		$0	$0	$201	$2,010	$2,045	$2,081	$2,117	$4,306	$4,381	$4,457
BRA - Local Brownfield Revolving Fund (LBRF): State Tax Capture		$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*
BRA - Brownfield & Work Plan Implementation: State Tax Capture		$0	$0	$0	$4,883	$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**
Total Local Incremental Revenue		$0	$0	$3,256	$32,558	$33,121	$33,694	$34,277	$69,740	$70,947	$72,174
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
Subtotal		*$0*	*$0*	*$326*	*$3,256*	*$3,312*	*$3,369*	*$3,428*	*$6,974*	*$7,095*	*$7,217*
BRA - Brownfield & Work Plan Implementation: Local Tax Capture		$0	$0	$0	$10,117	$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		**$0**	**$0**	**$2,930**	**$19,185**	**$29,809**	**$30,325**	**$30,849**	**$62,766**	**$63,852**	**$64,957**
Total State & Local TIR Available		**$0**	**$0**	**$4,301**	**$28,005**	**$43,749**	**$44,506**	**$45,276**	**$92,118**	**$93,710**	**$95,330**
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***
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*
State Tax Reimbursement	$1,164,785	$0	$0	$1,370	$8,820	$13,940	$14,181	$14,427	$29,351	$29,858	$30,374
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*
Local Tax Reimbursement	$2,413,392	$0	$0	$2,930	$19,185	$29,809	$30,325	$30,849	$62,766	$63,852	$64,957
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*
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***
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*
State Tax Reimbursement	$27,353	$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	$56,675	$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*	*$862,551*
Local Tax Reimbursement	$862,551	$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		***$0***	***$0***	***$4,301***	***$28,005***	***$43,749***	***$44,506***	***$45,276***	***$92,118***	***$93,710***	***$95,330***
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	9	10	11	12	13	14	15	16	17	18	19
Calendar Year	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Total State Incremental Revenue	$35,436	$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)	$4,534	$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	$0
Subtotal	*$4,534*	*$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	$0
State TIR Available for Reimbursement	**$30,898**	**$31,432**	**$31,975**	**$32,527**	**$33,089**	**$33,661**	**$34,242**	**$34,834**	**$35,435**	**$36,048**	**$36,670**
Total Local Incremental Revenue	$73,423	$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	$7,342	$7,469	$7,598	$7,730	$7,864	$8,000	$8,138	$8,279	$8,422	$8,568	$8,716
Subtotal	*$7,342*	*$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	$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	**$66,080**	**$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	**$96,979**	**$98,656**	**$100,361**	**$102,097**	**$103,862**	**$105,658**	**$107,485**	**$109,344**	**$111,235**	**$113,158**	**$115,115**
DEVELOPER											
DEVELOPER Reimbursement Balance	***$3,980,783***	***$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	*$3,131,181*	*$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	$30,898	$31,432	$31,975	$32,527	$33,089	$33,661	$34,242	$34,834	$35,435	$36,048	$36,670
Reimbursement Balance	*$991,564*	*$960,132*	*$928,157*	*$895,630*	*$862,541*	*$828,881*	*$794,638*	*$759,805*	*$724,370*	*$688,322*	*$651,651*
Local Tax Reimbursement	$66,080	$67,224	$68,386	$69,570	$70,773	$71,997	$73,243	$74,510	$75,799	$77,111	$78,445
Reimbursement Balance	*$2,042,639*	*$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	***$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***	***$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*	*$84,029*
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***
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*
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***
Total Annual Developer Reimbursement	***$96,979***	***$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*	*$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	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***

PURCHASE AGREEMENT

THIS AGREEMENT is made and entered into this ______ day of ____________, 20_21__, between _____City of Lansing_______________________________________ ____ (hereinafter referred to as "Seller"); and __________________Gryphon Group, LLC____________________________ _______________________________ (hereinafter referred to as "Purchaser").

W I T N E S S E T H

1. AGREEMENT OF SALE. Seller hereby agrees to sell and convey, and Purchaser agrees to purchase from Seller, that certain parcel of Land located at _1020 W. Hillsdale Street in ______Lansing, Michigan___________, being more particularly described on attached Exhibit A and made a part hereof (hereinafter referred to as the "Property"), upon the terms, covenants and conditions hereinafter set forth.

2. PURCHASE PRICE. Purchaser agrees to pay to Seller for the Property the total sum of __Two Hundred Thousand and 00/100__ DOLLARS ($200,000.00), to be paid according to the terms set forth herein (hereinafter referred to as the "Purchase Price").

3. EARNEST MONEY DEPOSIT. Purchaser herewith pays to Seller at the time of execution of this Agreement the sum of __Five Thousand and 00/100_______________ DOLLARS ($5,000.00), as earnest money evidencing Purchaser's good faith and in consideration of the party's execution of this Agreement (hereinafter referred to as "Earnest Money"). Said Earnest Money shall apply to the Purchase Price and shall be refundable to Purchaser as outlined in Section 5 of this Agreement hereinbelow. In the event of default by Purchaser for reasons other than identified in Section 5 of this Agreement, said Earnest Money may be forfeited to Seller as liquidated damages but Seller's remedies against Purchaser shall be strictly limited to the forfeiture of said Earnest Money. The Earnest Money will be escrowed with Cinnaire Title Services, LLC, which is located at 1118 S. Washington, Lansing, Michigan 48910.

4. PURCHASER'S INTENDED USE. The parties hereto agree that the intended use of the property shall be for __Multi-family Housing_.

5. CONTINGENCIES. This agreement is contingent upon, and subject to, the following terms and conditions (hereinafter referred to as the "Contingencies"), and in the event any of the said Contingencies are not fulfilled satisfactorily to Purchaser, the Purchaser shall have the right to declare this Agreement terminated and null and void and receive a refund as set forth hereinbelow of all Earnest Monies deposited.

A. Purchaser receives an award of Tax Credits from MSHDA in an adequate amount, as determined by Purchaser, for this project;

B. Purchaser is satisfied that there are no environmental issues on the property including, but not limited to hazardous materials, wetlands, and unstable sub-surface soil conditions.

C. Purchaser secures construction financing, permanent financing, and tax credit investment in adequate amounts, as determined by Purchaser, for this project.

6. PAYMENT OF PURCHASE PRICE. The Purchase Price, as set forth in Section 2, shall be payable by Purchaser to Seller as follows: At closing, Purchaser shall pay to Seller an amount which, when added to the deposit shall equal _Two Hundred Thousand and 00/100________ DOLLARS ($200,000.00).

7. ACCESS TO PROPERTY. Purchaser, or its agents, shall have the right to enter upon the Property for purposes of inspecting, surveying and staking the same, and for purposes of making soil borings, engineering, sewer and water tests or any other necessary site evaluations. Purchaser agrees that Seller shall not be held liable for any injury or accident which occurs on the Property as a result of Purchaser's entry onto same for purposes of such tests or surveys and Purchaser agrees to return the Property to the condition in which it was found at the time of entry. Purchaser further agrees that in the event a mechanic's lien shall be placed on the Property as a result of any work done for or by Purchaser on the Property, Purchaser shall cause the same to be discharged by filing the bond required by law or otherwise.

8. SURVEY. Purchaser may cause a survey of the Property to be made in accordance with its own specifications. Said survey will show (among other things) the exact amount of acreage and the exact courses and distances of the Property and all easements and encroachments of record. Such survey shall be certified by the standards of the State of Michigan and shall be used for all purposes thereafter as the legal description of the Property described in Exhibit A herein.

9. TITLE. Seller shall convey Property to Purchaser by Covenant Deed. Purchaser agrees to accept such title to the Property as a reputable title insurance company will insure at its usual rates on its standard form (ALTA approved form) of Owner's Policy, free and clear of all liens, defects, encumbrances, restrictions, easements agreements, reservations and other matters of record which would unreasonably interfere with the intended use of the Property and which would render title to the Property unmarketable. Said policy shall be in the amount of Purchase Price of the Property. Upon execution of the Purchase Agreement by both parties, the Seller shall provide within fifteen (15) days a commitment for owners fee policy of title insurance, without exceptions, in the amount of Purchase Price from Cinnaire Title Services guaranteeing fee simple unencumbered marketable title subject only to such restrictions and easements of record that would not prevent the construction on and use of said Property for multiple family housing. Seller shall provide an updated title commitment within thirty (30) days of receipt of written notice by Purchaser to Seller that all of the Contingencies, exclusive of those as enumerated in paragraph 5C of this Agreement have been met. If said title commitment discloses either unmarketable title or defective title for the use intended by Purchase,

Seller shall have thirty (30) days from the date of delivery of notice of same to have said exception(s) removed from the commitment, or to correct such exceptions, or the Purchaser may elect, upon notice to Seller, to take such steps or proceedings to have said exceptions removed at the cost and expense of Seller. If such exceptions are not cured or removed prior to the Closing Date as defined in Section 12 of this Agreement, the time for the Closing Date may be extended at the sole election of the Purchaser, without prejudice to any right of the Purchaser, or its nominee, until such exceptions are cured or removed and the Seller is able to tender to Purchaser, or its nominee, a covenant deed conveying good and marketable title to the Property.

If Seller cannot provide marketable title to the Property, then Purchaser shall be entitled to the return of the Earnest Money Deposit.

10. HAZARDOUS SUBSTANCES. The Seller represents and warrants that the activities of the Seller have not resulted in the generation of any "hazardous substance" (as that term has been defined from time to time in any applicable federal or state law, rule or regulation), nor has Seller stored, disposed, or released any such substance on the Property.

11. TAXES AND ASSESSMENTS. Purchaser acknowledges that the Property is currently tax exempt as Seller is a tax-exempt municipal corporation. Purchaser acknowledges and agrees that upon closing the Property will become taxable, subject to the laws of the State of Michigan for any exemptions, incentives, or benefits that Purchaser may attain. In this Agreement, Seller makes no representations or agreements about any such tax exemptions, incentives, or benefits.

12. CLOSING. Closing for this transaction shall occur by the payment of the Purchase Price by the Purchaser, and by the execution and delivery of a good and sufficient covenant deed by the Seller. If this sale is not closed by June 30, 2023, this Agreement shall terminate automatically.
Possession shall be delivered at the time of closing, unless delivered prior to closing by agreement of the parties.

13. ASSIGNMENT. Purchaser shall have the right to assign its interest herein to any of its affiliates, including partnerships in which it is a partner, without approval of Seller and designate the name of the grantee to whom the premises shall by conveyed.

14. CONDEMNATION. Seller represents that it has no knowledge of any pending or threatened condemnation or eminent domain proceeding which affects or may affect the Property or any part thereof. Seller shall reaffirm such representation at closing. In the event that, prior to closing, all or any part of the Property shall be condemned, then Purchaser may terminate this Agreement, in which event Seller shall immediately return to Purchaser the Earnest Money and Additional Deposits, and the parties shall have no further obligation or liability hereunder. Purchaser's election under this section shall be exercised by written notice given to Seller within ten (10) days after receipt of written notice from Seller of such condemnation.

15. COOPERATION OF SELLER. So long as Purchaser is not in default hereunder, Seller shall, upon the request of Purchaser, at Purchaser's sole cost and expense and without liability to Seller, cooperate with Purchaser in the processing of the various applications and site plans required in connection with Purchaser's proposed use and development of the Property. The provisions of this paragraph are not intended to constitute use restrictions enforceable by anyone after this Agreement has been terminated or Purchaser has closed on the purchase of the property pursuant hereto. All such documentation shall be prepared and provided to Seller at Purchaser's sole cost and expense.

16. NOTICES. Any notice required hereunder shall be in writing and be determined to be delivered hereunder, whether actually received or not, (I) when hand delivered; or (II) when deposited in the United States Mail, sent certified mail, return receipt requested, postage prepaid, addressed to the parties hereto at the respective addresses set forth above.

17. BROKERAGE COMMISSION. This section is intentionally left blank.

18. LAW. This Agreement shall be constructed and interpreted under the laws of the State of Michigan.

19. ENTIRE AGREEMENT. This Agreement constitutes the sole and entire Agreement between the parties hereto, and no modification of this Agreement shall be binding unless the same be in writing and attached hereto and signed by all parties to this Agreement with the same formality as this Agreement is executed. No representation, promise or inducement not included in this Agreement shall be binding upon any party hereto.

20. MISCELLANEOUS. As additional compensation for allowing the Purchaser to secure the property for the timeline outlined in Sections 5 and 12, the Purchaser shall furnish to Seller copies of the Phase I environmental, market study, and survey if the Purchaser has said documents completed by a third party organization.

IN WITNESS WHEREOF, the undersigned have executed this Agreement, to be effective as of the day and year first above written.

ATTEST: SELLER:

____
____
____

__________________________________ __________________________________

____

PURCHASER:

___Gryphon Group, LLC_______
___240 S. Bridge St., Suite 100__
___DeWitt, MI 48820_____________

__________________________________ __________________________________
Timothy R. Hovey, Managing Member

____

EXHIBIT A

PROPERTY ADDRESS: 1020 W. Hillsdale Street, Lansing, MI 48915

PARCEL #: 33-01-01-17-478-007

PARCEL SIZE: 2.2 Acres +/-

LEGAL DESCRIPTION: West 20 FT Lot 7, All of Lots 8, 9, 10, 13, 14 and 15, Also Lots 11 and 12 excluding used as Street ROW; Block 8 Bush, Butler and Sparrow Add.

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

Act-1-2022, Sale of City-Owned Property, 1020 W Hillsdale St.

WHEREAS, the City of Lansing proposes to sell 1020 W Hillsdale St., Parcel Identification # 33-01-01-17-478-007, to the Gryphon Group for $200,000.00 (Two Hundred Thousand Dollars); and

WHEREAS, Valbridge Property Advisors, on March 5, 2021, appraised the value of the property at $195,000.000 (One Hundred Ninety-Five Thousand Dollars); and

WHEREAS, the Real Estate Purchase Agreement between the City of Lansing and the Gryphon Group was placed on file with the City Clerk on December 21, 2021, and is presented for approval; and

WHEREAS, on February 1, 2022, the Planning Board conducted an Act 33 Review of the proposed sale of property pursuant to Section 208.08 of the Code of Ordinances; and

WHEREAS, the Planning Board reviewed the location, character, and extent of the Act-1-2022 proposal in accordance with its Act 33 Review procedures, and found that:

- The property was part of the “Seven Block Neighborhood Plan” in 1993;
- The property was acquired by the City utilizing CDBG funding in July 1999 but was never redeveloped;
- The property’s proposed redevelopment for new residential units does meet the intent and goals of the “Seven Block Neighborhood Plan”;
- The property was marketed for development through the Build Lansing Initiative;
- The property was appraised at $195,000;
- The Gryphon Group submitted the only development proposal which centered on affordable housing in the form of attached single-family units and submitted a purchase price of $200,000; and

WHEREAS, at the regular meeting held open to the public on February 1, 2022, the Board voted unanimously (6-0) to recommend approval of Act-1-2022, the sale of 1020 W Hillsdale St. to the Gryphon Group with the condition that the developer properly screen the development from neighboring residential properties with landscaping; and

WHEREAS, the Lansing City Council held a duly noticed public hearing on this matter at its meeting on February 28, 2022; and

WHEREAS, the Committee on Development & Planning has reviewed the report and recommendation of the Planning Board, as well as the Purchase Agreement, and concurs therewith;

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council hereby approves the Real Estate Purchase Agreement for the 1020 W Hillsdale St. property, placed on file by the City Clerk December 20, 2021, With the following condition:

- The Gryphon Group shall properly screen the development from the neighboring residential properties with landscaping.

BE IT FURTHER RESOLVED, that the Lansing City Council finds that ownership of the 1020 W Hillsdale St. Property is not necessary for public purposes.

BE IT FURTHER RESOLVED, that the Lansing City Council hereby authorizes the sale of the 1020 W Hillsdale St. Property, Lansing, Michigan, and legally described as

> West 20 FT Lot 7, All of Lots 8,9,10,13.14, and 15, Also lots 11 and 12 excluding used as Street ROW; Block 8 Bush, Butler and Sparrow Add..
>
> Subject to easements, encumbrances, and restrictions of record.

to the Gryphon Group, for the sum of $200,000.00

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