

AGENDA

Committee on Development and Planning AGENDA FOR JUNE 22, 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. May 11, 2022
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Reappointment; Emily Jefferson; At-Large member of the Board of Zoning Appeals; Term to Expire June 30, 2024
 - C. RESOLUTION - Appointment; Kris Klein; City of Lansing member; Local Development Finance Authority Board; Term to expire June 30, 2026
 - D. RESOLUTION - Adopt Amended and Restated Agreement Regarding the Operation of the Local Development Finance Authority
 - E. RESOLUTION - Local Development Finance Authority Tax Increment Financing and Development Plan Amendment for the Lansing Regional SmartZone
 - F. RESOLUTION - Setting a Public Hearing; Brownfield Plan #81; NEOGEN Expansion, 720 East Shiawassee 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, May 11, 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

Sherrie Boak, Council Office Manager
Joseph Abood, OCA
Lisa Hagen, OCA
Catherine Rathbun
Lucas LaLonde
Council Member Brown

MINUTES

MOTION BY COUNCIL MEMBER JACKSON TO APPROVE THE APRIL 27, 2022 MINUTES AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

No public comment at this time

Discussion/Action

RESOLUTION – Appointment of Catherine Rathbun; At Large Member Lansing Economic Development Corporation; Term to Expire 2/28/2028

Council Member Garza referenced her application and what her goals would be for this board. Ms. Rathbun spoke briefly on the family business at Michigan and Larch, and the love for the downtown vibrant community. She highlighted her interest in having people come, stay and raise their families, along with ideas to move forward and seek out to address the needs for everyone. Council Member Garza asked if she would be willing to attend Ward and constituent meetings to provide updates and Ms. Rathbun confirmed she would be interested to participate.

Council Member Garza invited her to the next Council meeting on May 16, 2022.

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF CATHERINE RATHBUN TO THE LEDC BOARD; TERM TO EXPIRE 2/28/2028. MOTION CARRIED 3-0.

RESOLUTION – Reappointment; Shelley Boyd; At Large Member – Lansing Economic Development Corporation; Term to Expire 2/28/2028

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE RESOLUTION FOR THE REAPPOINTMENT OF SHELLEY BOYD TO THE LEDC BOARD; TERM TO EXPIRE 2/28/2028. MOTION CARRIED 3-0.

RESOLUTION – Appointment; Lucas LaLonde; At Large Member – Arts and Culture Commission; Term to Expire June 30, 2024

Council Member Garza referenced the application and resume, asking for his vision for the Commission. Mr. LaLonde spoke on his interest in arts and culture community and the new Ovation Center. Council Member Jackson asked about potential people attending events. Mr. LaLonde acknowledged his interest in bringing people for all events, no matter their preference. Council Member Garza asked for his interest in attending constituents meetings, and Mr. LaLonde confirmed his interest.

MOTION BY COUNCIL MEMBER SPITZLEY TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF LUCAS LALONDE TO THE ARTS AND CULTURE COMMISSION. MOTION CARRIED 3-0.

Other

No other discussions at this time.

Adjourn

Adjourned at 3:45 p.m.

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Approved by the Committee on

Application for Appointment to Board or Commission

03/04/2022 3:36 PM (EST)

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."

Date	03/04/2022
First Name	Emily
Last Name	Jefferson
Date of Birth	
Address	1408 W Hillsdale St
City	Lansing
State	MI
Zip Code	48915
Email	eajefferson50@gmail.com

If you don't know which ward you live in, visit the [Lansing Neighborhoods Ward Map](#) and type in your address to find out!

Ward	Ward 4
Precinct	36
Best Phone Number to Contact You	7033507848

In what year did you move to Lansing?	2016
Additional Information Regarding Experience and Credentials	Please see resume.
Occupational Background	Please see resume.
Educational Background	Please see resume.
Previous Appointments	None
Current Appointments	BZA
Please attach a resume if available.	<i>File(s) attached:</i>  EAJ Resume Feb 2022 .pdf
First Choice for Board to Serve on	Zoning Appeals
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.	As current BZA board member, I have actively participated and assisted with BZA meetings for the past three years.
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
This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.	
Agreement to 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.	Emily Jefferson
Date & Time	03/04/2022 4:00 PM (EST)

Receive an email copy of this form.	Yes
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Emily A. Jefferson

Attorney & Counselor

(703) 350-7848 mobile

eajefferson50@gmail.com

<https://www.linkedin.com/in/emilyajefferson/>

EXPERIENCE

Michigan Department of Attorney General, Lansing, MI - *Assistant Attorney General*

JULY 2018 - PRESENT

- Consistently obtains favorable outcomes for the Bureau of Professional Licensing and other bureaus within the Department of Licensing and Regulatory Affairs in civil and administrative actions via settlement negotiation, hearings, and appeals.
- Works effectively independently, as well as with support staff and colleagues.
- Provides advice and drafts legal memoranda as requested.
- Served as staff counsel to the Michigan Public Service Commission from July 2018-March 2019.

Ingham County Circuit Court, Lansing, MI - *Law Clerk/Court Officer*

JULY 2017 - JULY 2018

- Efficiently managed appeals docket according to SCAO standards, including drafting all opinions and orders of the Court.
- Provided written and verbal legal analysis and recommendations for hearings and trials.
- Supervised up to 20 judicial interns at a time, which entailed providing feedback on legal research and writing assignments as to substantive legal arguments as well as writing style and quality.
- Coordinated with media personnel, courthouse administration, and various law enforcement departments to ensure efficiency, security, and equal access to the Court.

Murphy & Spagnuolo, P.C., Okemos, MI - *Associate Attorney*

OCTOBER 2016 - JULY 2017

- Researched complex legal issues, synthesized claims history, medical records, and other data, and evaluated the procedural and substantive strengths and weaknesses of a client's position.
- Primary areas of practice included insurance defense and municipal and governmental law.
- Represented individuals, businesses, and municipal corporations in all stages of litigation, including pre-lawsuit investigation, discovery, motion practice, and trial.

EDUCATION

Michigan State University College of Law, East Lansing, MI - *Juris Doctor, May 2016*

- Executive Editor, Journal of Animal & Natural Resources Law, 2015 - 2016
- Student Liaison, Diversity Consortium, Office of Diversity Services, 2015 - 2016

George Mason University, Fairfax, VA - *Bachelor of Science, May 2010, with honors*

APPOINTMENTS & LEADERSHIP ROLES

- Chair (FY2022), State Bar of Michigan Administrative & Regulatory Law Section
 - Chair-Elect (FY2021); Executive Council Member (FY2020)
- Board of Directors, Ingham County Bar Association - July 2019 to present
- State Bar of Michigan, Professional Ethics Committee - August 2019 to present
- State Bar of Michigan, District E Character and Fitness Committee - January 2020 to present
- Board member, City of Lansing Board of Zoning Appeals - April 2019 to present
- President's Award, Davis-Dunnings Bar Association, 2019

Resolution #2022-###

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

WHEREAS, the Mayor has made the reappointment of Emily Jefferson as an At-Large member of the Board of Zoning Appeals 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 June 22, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Emily Jefferson as an At-Large member of the Board of Zoning Appeals for a term to expire June 30, 2024.

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."

Date	05/24/2022
First Name	Kristopher
Middle	David
Last Name	Klein
Other name(s) by which you have been known, including maiden names	Kris Klein
Date of Birth	
Address	1404 Woodbine Ave.
City	Lansing
State	Michigan
Zip Code	48910
Email	kdklein11@gmail.com
Gender	Male

If you don't know which ward you live in, visit the [Lansing Neighborhoods Ward Map](#) and type in your address to find out!

Ward	Ward 4
Precinct	32
Best Phone Number to Contact You	(517)599-1136
In what year did you move to Lansing?	2011
Additional Information Regarding Experience and Credentials	Please see attached resume.
Occupational Background	2016-present: Lansing Economic Area Partnership (LEAP), Director of Economic Development Providing economic development services to the City of Lansing including project management, project-based incentives (e.g. Brownfield TIF, tax abatement programs, façade improvement, etc.), placemaking initiatives, small business assistance, real estate development, and loan program management. 2011-2016: South Lansing Community Development Association, Outreach and Operations Coordinator Focused on community-driven initiatives including food security and health, community outreach and facilitation, event management, internship programming, placemaking projects, and providing assistance to other community organizations.
Educational Background	Bachelor's Degree, Saginaw Valley State University, Political Science-Public Administration Economic Development Finance Professional (EDFP) Certification from the National Development Council (NDC)
Previous Appointments	none
Current Appointments	none
Please attach a resume if available.	File(s) attached:  K Klein - Resume 2022.pdf
First Choice for Board to Serve on	Local Development Finance Authority
Second Choice of a Board to Serve on	Downtown Lansing, Inc.
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 hope to contribute my 10+ years of experience in community and economic development by being a strong advocate for the City of Lansing and collaborating with state and regional partners to grow Lansing's technology economy. The upcoming extension and changes to the LDFA Finance and Development Plan provide renewed opportunities and funding to create, incubate, and attract new businesses and jobs in the medical, IT, and advanced manufacturing sectors in Lansing.

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.

To the best of my knowledge, I meet all qualifications and eligibility requirements listed.

This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.

Agreement to 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. Kris Klein

Date & Time 05/24/2022 9:45 PM (EDT)

Receive an email copy of this form. Yes

Kristopher D. Klein

1404 Woodbine Ave., Lansing, MI 48910
(517) 599-1136 • kdklein11@gmail.com

SKILLS:

10+ years of Community and Economic Development Experience, Project Management, Grant and Loan Program Administration, Financing and Incentive Tools, Business and Real Estate Development, Community Relations, Public Engagement, Strong Communicator, Leader, and Creative Problem Solver

WORK EXPERIENCE:

Director of Economic Development / Economic Development Specialist

Lansing Economic Area Partnership, Lansing, MI (2016 – Present)

- Engage with local and state partners in business attraction and retention efforts
- Negotiate business and real estate incentive requests, review and process applications for Tax Increment Financing and tax abatement tools (e.g. Brownfield TIF/PA 381, Obsolete Properties Rehabilitation Act/PA 146, and Industrial Facilities Exemption/PA 198), and facilitate approvals through public boards and city council
- Review business and development proformas, develop contracts and track compliance on projects utilizing incentives and financing tools
- Manage a citywide small business loan fund and facilitate application process, approvals, loan closings, and repayment
- Administer federal-funded Community Development Block Grant loan program to assist businesses recovering from impacts of the COVID-19 pandemic
- Provide administrative and staff support to the Lansing Brownfield Redevelopment Authority and Lansing Economic Development Corporation including preparation of annual budgets, drafting resolutions, coordination of press announcements and events, annual report preparation, and oversee adherence to the Open Meetings Act
- Research and analyze economic trends and demographic data to assist management and local partners in developing economic strategy

Outreach and Operations Coordinator

South Lansing Community Development Association, Lansing, MI (2011 – 2016)

- Developed communications and managed outreach activities including maintenance of the organizational website and promotional materials
- Cultivated funding resources and managed grant-funded programs, capital campaign, sponsorships, foundation grants, and local government contracts
- Recruited/supervised interns and coordinated volunteer groups
- Organized and facilitated community meetings on topics including economic development, food access, and municipal budgeting
- Provided organizational outreach and technical support to neighborhood groups, community members, and partners
- Assisted in the planning and execution of community-wide events

EDUCATION AND CERTIFICATIONS:

- Saginaw Valley State University, Saginaw, MI - B.A. Public Administration
- Economic Development and Finance Professional (EDFP)
- Certified Tourism Ambassador (CTA)

COMMUNITY INVOLVEMENT:

- Michigan Economic Developers Association: Member
- Colonial Village Neighborhood Association: Vice-President/President (2017 – 2020)

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 Kris Klein as a City of Lansing member of the Local Development Finance Authority Board for a term to expire June 30, 2026; 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 June 22, 2022 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Kris Klein as a City of Lansing member of the Local Development Finance Authority Board for a term to expire June 30, 2026.

Resolution #2022-###

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

WHEREAS, the City of Lansing and the City of East Lansing (the “Cities”) are authorized by the provisions of Act 57, Public Act of Michigan, 2018, as amended (“Act 57”) to jointly operate a Local Development Finance Authority; and

WHEREAS, the Cities have determined that it is in the best interests of the residents of their respective communities to establish a Local Development Finance Authority to eliminate the conditions of unemployment, underemployment and joblessness and to promote economic growth in Lansing and East Lansing; and

WHEREAS, the City Councils of the Cities have acted to establish the “Local Development Finance Authority of the Cities of Lansing and East Lansing” (the “Authority”), County of Ingham, which exercises its powers within an Authority District designated by the Cities (the “Authority District”); and

WHEREAS, the Cities entered into an agreement on May 3, 2005, to establish certain provisions regarding the members of the Authority Board and operation of the Authority (the “Agreement”) and wish to amend and restate said Agreement; and

WHEREAS, in consideration of this collaborative effort and the City of East Lansing as the only jurisdiction where tax increment financing revenue is projected within the Authority District, the Cities desire to amend certain provisions of the Agreement regarding the composition of the Authority Board and operation of the Authority, including one additional member of the Authority Board to be appointed by the City of East Lansing.

NOW, THEREFORE, BE IT RESOLVED THAT Lansing City Council hereby approves the ‘Amended and Restated Agreement Regarding the Operation of the Local Development Finance Authority of the Cities of Lansing and East Lansing’ attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, the Lansing City Council hereby authorizes the Mayor and the City Clerk of the City of Lansing to execute and deliver this Agreement with the City of East Lansing.

**AMENDED AND RESTATED AGREEMENT REGARDING THE OPERATION OF
THE LOCAL DEVELOPMENT FINANCE AUTHORITY OF THE
CITIES OF LANSING AND EAST LANSING**

The City of Lansing, State of Michigan ("Lansing"), and the City of East Lansing, State of Michigan ("East Lansing") (collectively the "Cities"), enter into this Agreement (the "Agreement") as of _____, 2022, pursuant to the authority granted to them by 2018 PA 57, as amended ("Act 57").

PREMISES

WHEREAS, the Cities are authorized by the provisions of Act 57 to create a multi-jurisdictional local development finance authority in order to encourage local development to prevent conditions of unemployment and promote economic growth;

WHEREAS, the Cities have determined that it is in the best interests of the residents of their respective communities to establish a local development finance authority to eliminate the conditions of unemployment, underemployment and joblessness and to promote economic growth in Lansing and East Lansing; and

WHEREAS, the City Councils of the Cities have acted to establish the "Local Development Finance Authority of the Cities of Lansing and East Lansing" (the "Authority") which exercises its powers within an Authority District designated by the Cities (the "Authority District"); and

WHEREAS, under Act 57 the Authority may exercise its powers in a certified technology park which may comprise all or a portion of the Authority District, and the Cities wish to enter into this Agreement to establish certain provisions regarding the members of the Authority Board and operation of the Authority; and

WHEREAS, the Cities entered into an agreement on May 3, 2005, regarding operation of the Authority and wish to amend and restate said agreement.

NOW, THEREFORE, the Cities agree as follows:

1. **Authority Board; Appointments.** The governing body of the Authority (the "Authority Board") shall consist of 13 members, appointed as follows:

(a) The Mayor of the City of Lansing shall appoint, subject to the approval of the City Council, three (3) members of the Authority Board. One member appointed by the City of Lansing shall be a representative of the Michigan State University Foundation.

(b) The Mayor of the City of East Lansing shall appoint, subject to the approval of the City Council four, (4) members of the Authority Board. One member appointed

by the by the City of East Lansing shall be a representative of the Michigan State University Innovation Center.

(c) One (1) member who shall be appointed by the Ingham County Board of Commissioners.

(d) One (1) member who shall be appointed by Lansing Community College

(e) Two (2) members who shall be appointed by the East Lansing Public School District. The school district representatives shall only vote on matters relating to the authority district located within their respective local unit of government.

(f) Two (2) members who shall be appointed by the Lansing School District. The school district representatives shall only vote on matters relating to the authority district located within their respective local unit of government.

2. **Authority Board; Terms and Removal.**

(a) Members of the Authority Board shall serve for terms of four (4) years expiring June 30th. However, upon expiration of a member's term, the member appointed shall continue serving as a member of the Authority Board until the appointment of their successor.

(b) An appointment to fill a vacancy shall be made in the same manner as the original appointment. An appointment to fill an unexpired term shall be for the unexpired portion of the term only.

(c) Subject to notice and an opportunity to be heard, a member of the Authority Board appointed pursuant to Sections 1(a), (b), (c), (d), (e), or (f) above may be removed before the expiration of his or her term for cause by the governing body appointing the member. Removal of a member appointed pursuant to Sections 1(a), (b), (c), (d), (e), or (f) above is subject to review by the circuit court.

3. **Budget, Financial Records of the Authority, Audit.** The Authority staff shall annually prepare and submit by April 30 for the approval of the Authority Board a budget for the operation of the Authority for the ensuing fiscal year. The budget shall be prepared in the manner and contain the information generally required of the municipal departments of the Cities. Before the Authority Board may adopt the budget, it must first be approved by the City Councils of the Cities. The Authority Board shall submit annual financial reports to the Cities at the same time and on the same basis as required of municipal departments. The Authority shall be audited annually by an independent auditor and copies of the audit report shall be filed not later than November 30 after the close of the fiscal year with the Cities and, if required by Act 57 or any other law, with the State Tax Commission and with any other entity as may be required by state law or agreement entered into by the Authority. All financial records of the Authority shall be open to the public pursuant to the Freedom of Information Act, Act No. 442 of the Public Acts of 1976, as amended.

The budget of the Authority shall allocate tax increment revenues received pursuant to an approved tax increment financing plan on a pro rata basis based upon the actual tax increment revenues received from captured values of property located in each City with the sole exception of funds allocated to a rising-tide fund. The rising-tide fund will be an annual allocation of 10% of total annual tax increment revenues for use in either of the Cities irrespective of where the revenue was captured. Rising-tide fund shall be used consistent with the adopted tax increment financing plan of the Authority and to the extent allowed by Act 57. The rising-tide funds shall be included in the annual budget approved by the Cities.

4. **Powers of the Board.** The Authority Board shall have and exercise all of the powers vested in it by Act 57 and all of the general powers that may be exercised by a Michigan public body corporation as provided by law, except that the Authority may only exercise its powers relating to in a Certified Technology Park designated in an agreement made with the Michigan Economic Development Corporation under Act 57.

5. **Appointment of Directors and Officers.** Subject to the prior separate approval of the City Councils of the Cities, the Authority Board may employ and fix the compensation of the director, and such other officers as provided by Act 57. The director shall serve at the pleasure of the Authority Board. A member of the Authority Board is not eligible to hold the position of director. Before entering upon the duties of the office, the director shall take and subscribe to the constitutional oath of office and shall furnish bond in an amount determined by prior separate resolution of the City Councils of the Cities. Except as otherwise provided in this Agreement, the director shall have all the powers and duties as provided by Act 57.

6. **Dissolution of the Authority.** The Authority may be dissolved and this Agreement may be terminated by resolution of the City Council of either City. Prior to the dissolution becoming effective, all expenses and liabilities of the Authority must be paid and all obligations issued by or on behalf of the Authority must be satisfied, retired or defeased. Thereafter, the Authority shall distribute and convey all real property rights and interests owned by the Authority in Lansing to the City of Lansing, and all real property rights and interests owned by the Authority in East Lansing to the City of East Lansing. All other tangible and intangible assets of the Authority, other than unexpended tax increment revenues, shall be distributed and conveyed by the Authority between Lansing and East Lansing, after any adjustment required to compensate for any shortfall reimbursement pursuant to section 3 of this Agreement, on a pro-rata basis based over the period the Authority captured tax increment revenues, on the aggregate captured values of property located in each city that was subject to the Authority's tax increment financing plan for purposes of determining tax increment revenues. All unexpended and unencumbered tax increment revenues of the Authority upon dissolution shall be remitted to each taxing jurisdiction in proportion to their millage subject to capture.

7. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

8. **Severability.** If any clause, provision or section of this Agreement shall be ruled invalid or unenforceable by any court of competent jurisdiction, the invalidity or

unenforceability of such clause, provision or section shall not affect any of the remaining clauses, provisions or sections.

9. **Execution in Counterparts.** This Agreement may be executed in two or more counterparts, each of which shall be deemed and all of which shall constitute one and the same agreement, and the signature of any party to any counterpart shall be deemed a signature to and may be appended to any other counterpart.

IN WITNESS WHEREOF, the Cities have caused this Agreement to be duly executed as of the date first written above.

CITY OF LANSING

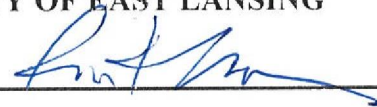
By _____

Its: Mayor

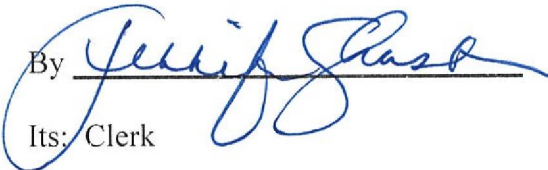
By _____

Its: Clerk

CITY OF EAST LANSING

By  _____

Its: Mayor

By  _____

Its: Clerk

Lansing Regional SmartZone

Tax Increment Financing and Development Plan

April 18, 2022





**PUBLIC SECTOR
CONSULTANTS**

Prepared by

Public Sector Consultants
www.publicsectorconsultants.com

Prepared for

Lansing Economic Area Partnership
<https://www.purelansing.com/>

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Introduction

The Lansing Regional SmartZone (LRSZ) is a dynamic and collaborative partnership between the Cities of Lansing and East Lansing (COL and COEL), Michigan State University (MSU), the MSU Foundation, Ingham County, and the Michigan Economic Development Corporation (MEDC). Its mission is to foster the creation and attraction of technology-based businesses and jobs within the zone.

The LRSZ was officially launched in 2006 after jurisdictional authorities adopted resolutions that created a joint Local Development Financing Authority (LDFA) and an authority district. Subsequently, a Tax Increment Financing (TIF) and Development Plan was adopted for the LRSZ, allowing the capture of TIF revenue in downtown East Lansing and the area in and around the University Health Park (UHP) in the City of Lansing, formerly the University Corporate Research Park. The TIF plan allowed the LRSZ to capture this revenue for a 15-year period beginning in 2007 and concluding in 2021.¹ The LRSZ has used this TIF capture revenue to creatively achieve its mission and become a powerful tool for stimulating the growth of the technology economy across the region and the state. It leverages this revenue stream to provide valuable lab space, incubation, networking, mentoring, coaching, and other business development services to innovative technology-based businesses and entrepreneurs in the area. These supports drive the attraction, creation, and expansion of life sciences, advanced manufacturing, information technology (IT), and other businesses inside the LRSZ.

With the TIF plan's initial phase coming to an end, the LDFA is seeking to extend its TIF revenue capture for an additional five years under the regulations established in Public Act 57 of 2018.

The COEL and COL managed the LRSZ from its creation through 2014, but the Lansing Economic Area Partnership (LEAP) has managed the LRSZ since 2015 with ongoing oversight by the two cities and the LDFA board. Since its creation, the LRSZ has remained in compliance with the MEDC by providing timely and complete reports to the appropriate agency. These reports provide detailed information about the revenue captured, expenditures, and other required financial records.

This document is a comprehensive analysis of the LRSZ performance to date, along with an updated business plan for future performance. It also includes the amended TIF and Development Plan.

- **Past performance report:** Detailed review of the LRSZ's business support, job creation and retention, research and commercialization, and investment performance, as well as a breakdown of the use and outcomes of state funds and TIF revenue.
- **Business plan:** A comprehensive strategy for long-term growth and self-sufficiency during the extension period that includes an analysis of the LRSZ's overall contribution to the region and state's technology-based economy and a plan for future regional collaboration and performance.
- **Budget:** A breakdown of how the LRSZ plans to use projected TIF revenues over the next five years if an extension is granted.

¹ The LRSZ did not commence tax capture until 2008, effectively reducing the capture period under the original TIF plan to 14 years. This was due to the state treasurer's resolution establishing the initial assessed (base) value in 2008 instead of 2007.

Past Performance Report

Introduction

This past performance report provides a detailed look at the growth and evolution of the LRSZ's impact over the last 15 years from an economic development and financial perspective.

Technology-based Economic Development Performance

The LRSZ's technology-based economic development performance can be categorized in the following areas:

- Business development and job creation
- Research and commercialization
- Investment

Business Development and Job Creation

As the leading technology business support entity in the region, the LRSZ has progressed toward its mission by providing a wide range of supports and services. Since its creation, the LRSZ has assisted 642 businesses and supported the location or expansion of 84 businesses. They have also supported the creation or retention of 1,264 jobs, which have an average annual salary of \$42,986. Exhibit 1 provides detail on how this performance breaks down by type.

EXHIBIT 1. Business Development and Job Creation

Type	Businesses Assisted	Businesses Located or Expanded	Jobs Created or Retained	Average Salary of Jobs Created or Retained
Technology	598	84	1,264	\$42,986
Nontechnology	44	0	0	N/A
Total	642	84	1,264	\$42,986

Source: PSC compiled and analyzed LRSZ reporting data.

Since its creation, the LRSZ has almost exclusively targeted technology-related businesses to maximize its impact on this sector. These high-technology companies provide good jobs that can attract and retain talent in the area. These firms are in growing and innovative industries that have made significant high-tech job impacts in the region and the state. Industries supported include:

- Biosciences
- Cloud services
- E-accounting services
- E-commerce
- Engineering
- Engineering arts (medical devices)
- Genetics testing
- Healthcare technology
- Homeland security
- Media arts
- Software development
- Web-based learning

During the first five years of the LRSZ, TIF capture revenues were limited and declining. The lack of property taxable value growth was negatively impacted by the Great Recession. Despite these challenges, LRSZ served 83 companies, supported the retention of 189 jobs, and created an additional 167 jobs. Given the massive job losses occurring across the state at the time, these modest gains were important to the region's burgeoning technology sector and helped establish a foundation for future growth. The LRSZ's early efforts, combined with regional and national economic recovery, started providing the zone with additional capacity to expand its programs and services.

Since then, the LRSZ has increased its programming and supports with additional TIF capture. During the last five years alone, the LRSZ has supported the creation of 85 companies across many different high-technology fields. These efforts were successful during years of relatively steady growth, and LRSZ services were even more important when the devastating economic impacts of the coronavirus (COVID-19) pandemic struck. As shown in Exhibit 2, the LRSZ served 39 different companies during the first six months of the pandemic.

EXHIBIT 2. Companies Served by Industry Type (March–October 2020)

Type	Companies Served
Advanced Agriculture	2
Advanced Information Technology	18
Advanced Manufacturing	6
Advanced Materials	2
Mobility	1
Life Sciences	10
Total	39

Source: PSC compiled and analyzed LRSZ reporting data.

These efforts were critical for supporting business development and job creation during this period, and the LRSZ focused on serving those hardest hit by the pandemic and subsequent economic crisis. Of the companies served during the first half of 2020, regardless of type, 82 percent were located in economically disadvantaged areas and 42 percent were minority-, women-, or veteran-owned businesses.

Both in times of economic crisis and growth, the LRSZ's programs and services have driven business development and job creation and retention in the zone and supported the growth of the burgeoning high-technology sector in the region and across the state.

Research and Commercialization

In addition to creating jobs, LRSZ partners, which include higher-education institutions, economic development organizations, and municipalities, have focused on driving innovation through research and commercialization efforts. Strengthening collaborative partnerships has been central to this approach. For example, LEAP, the City of East Lansing, MSU, and the MSU Foundation have focused on enhancing their partnerships and deepening their program integrations over the last five years. By working together, these LRSZ partners have increased their capacity to build the next generation of technology entrepreneurs

through programs offered through MSU Foundation subsidiary companies Spartan Innovations, Red Cedar Ventures, and the Michigan Rise Pre-Seed Fund. These efforts are tailored to support on-campus researchers and entrepreneurs who develop and commercialize innovative technology-based products.

These partners have also supported the creation and growth of the East Lansing Technology Innovation Center (TIC), an incubator space which provides entrepreneurs and new companies with collaborative workspace, programmatic support, and other critical resources that can help them grow their technology-based startups and early-stage companies. The TIC has graduated dozens of businesses and received multiple awards (TIC 2013). The LRSZ has used TIF revenue to invest in the expansion and modernization of space and programs at the TIC, which is managed by the MSU Foundation.

EXHIBIT 3. Research and Commercialization Projects at the TIC (2008–2020)

Projects	Completed	Ongoing	Total
Research	31	10	41
Commercialization	105	22	127

Source: PSC compiled and analyzed LRSZ reporting data.

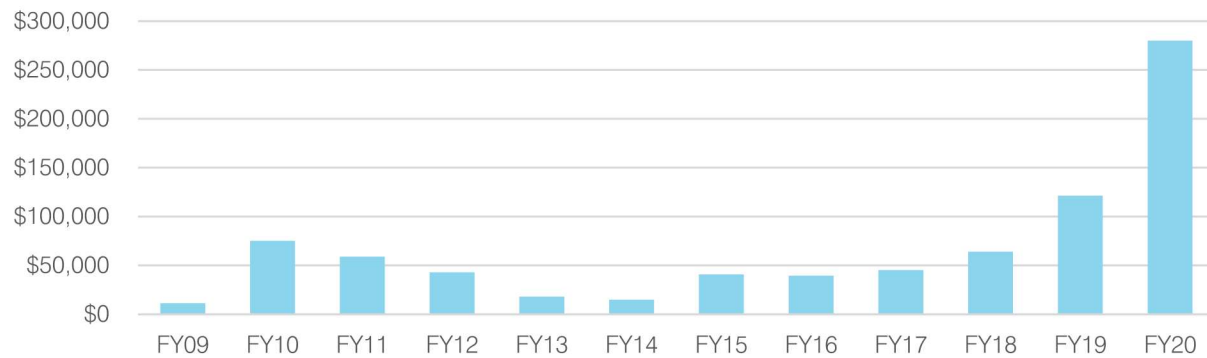
The LRSZ has also leveraged the TIC to develop and coordinate a tech hub where members could share their ideas and articulate their needs. This hub has improved understanding and utilization of the Business Accelerator Fund (BAF), which provides businesses in the LRSZ with resources to secure support from specialists that can help them commercialize and grow their business.

Through these partnerships and efficient stewardship of increasing TIF revenue, the LRSZ has expanded its capacity to support research and commercialization efforts in growing technology sectors across the region and the state.

Investment

TIF revenue capture, the primary funding source for the LRSZ, supports the LRSZ’s economic development, research, and commercialization efforts. As Exhibit 4 shows, TIF capture has increased significantly over the past five years. After many years of relatively limited property tax capture, the annual amount eclipsed \$100,000 in FY 2019. In FY 2020, revenue capture nearly tripled in one year, reaching \$280,000. These gains in assessed value have allowed the LRSZ to expand its services and support more technology companies and workers.

EXHIBIT 4. LRSZ Property Tax Capture, Fiscal Years 2008–2020*



*NOTE: To date, all TIF capture has been generated via local schools, intermediate school district, and the state education tax. Local millages are being captured by other tax capture entities.

Source: City of East Lansing, Consolidated Annual Financial Reports, fiscal years 2009–2020

In addition to the TIF capture, the LRSZ has generated significant public and private investment within the zone through state and federal grants, angel and venture capital, loans, and revenue produced by new companies. As shown in Exhibit 5, more than \$53 million, including \$837,000 invested by owners of companies assisted by the LRSZ, has been invested. These funds have supported the growth of new companies and products, which in turn improve the local economy and provide funding for schools and other critical public services. As Exhibit 5 also shows, the LRSZ was able to generate over \$10.5 million in investment during the first six months of the COVID-19 pandemic, an important period when companies served by the LRSZ needed extra support.

EXHIBIT 5. Investment in the LRSZ by Type (2008–2020)

Investment Type	January 2008– March 2020	March 2020– October 2020	Total
Small Business Innovation Research (SBIR), Small Business Technology Transfer, and Other Federal Funding	\$11,600,760	\$525,000	\$12,125,760
MEDC Investments (grants, SBIR matches, etc.)	\$4,582,024	\$244,000	\$4,826,024
Venture Capital	\$8,595,000	\$3,615,000	\$12,210,000
Angel Funds	\$3,746,000	\$3,170,000	\$6,916,000
Bank Loan	\$2,035,000	\$10,000	\$2,045,000
Owner Investment	\$718,000	\$119,000	\$837,000
Other Total	\$8,085,180	\$113,000	\$8,198,180
New Sales	\$3,744,404	\$2,722,000	\$6,466,404
Total	\$43,106,368	\$10,518,000	\$53,624,368

Source: PSC compiled and analyzed LRSZ reporting data.

The strategic investment of TIF capture to support high-technology entrepreneurs and businesses has resulted in additional public and private investments in the sector, which have collectively strengthened the region's overall economic development.

Financial Performance

The LRSZ's economic development impacts were made possible through successful financial resource management. To explain the uses and outcomes of state funds and TIF capture, this section provides a detailed look at the revenues received, expenses paid by type, fund balances, and other obligations. LRSZ financial data for the LRSZ has been compiled from its inception through FY 2020.

LRSZ Financial Management and Data Gathering

Financial data was gathered from the COEL and LEAP. From FY 2007 to FY 2014, finances were managed by the COEL with oversight by the LDFA board. The COEL managed the finances during this time for two reasons. First, East Lansing was the only participating jurisdiction where tax increment financing revenue was generated. Second, the COEL was also solely funding and managing the TIC, the LRSZ's primary initiative at the time. When LEAP took over management of the TIC in fiscal year 2015, the responsibility for financial management fell under LEAP's purview with continued oversight by the LDFA board. To address the shift in financial reporting and the corresponding differences in reporting detail, the summary financial data has been split into two periods—2009 to 2014 and 2015 to 2019.

Fiscal Years 2009–2014

Exhibit 6 provides a summary of financial performance for fiscal years 2009 through 2014. Income during these years came primarily from property tax capture, state grants supporting TIC operations, and miscellaneous contributions. State grants were from the MEDC and supported TIC operations, while miscellaneous contributions included funding to support ancillary activities such as The Hatch, the student incubator. Expenses during this time primarily included professional staffing and operational expenses related to managing the TIC. The relatively low property tax capture required additional support from the City of East Lansing's Downtown Development Authority (ELDDA) to support costs of the TIC, particularly buildout and lease expenses. The ELDDA spent \$415,000 for TIC construction, fully financed through ELDDA debt. These costs are not reflected in Exhibit 6 as they were solely ELDDA expenses and not an obligation of the LRSZ.

EXHIBIT 6. LRSZ Financial Performance, Fiscal Years 2009–2014

	FY09	FY10	FY11	FY12	FY13	FY14
Revenue						
Property Tax Capture	\$11,243	\$75,032	\$58,863	\$42,766	\$17,896	\$14,834
State Grants				\$48,011	\$70,000	\$70,000
Other	\$15	\$189	\$602	\$327	\$396	\$158
Miscellaneous	\$8,855	\$52,229	\$118,179	\$26,392	\$31,519	\$23,231
Total Revenue	\$20,113	\$127,450	\$177,644	\$117,496	\$119,811	\$108,223

	FY09	FY10	FY11	FY12	FY13	FY14
Expenses	\$20,045	\$118,577	\$90,554	\$140,818	\$130,144	\$116,909
Net Income	\$68	\$8,873	\$87,090	(\$23,322)	(\$10,333)	(\$8,686)
Fund Balance	\$68	\$8,941	\$96,031	\$72,709	\$62,376	\$53,690

Source: PSC compiled and analyzed LRSZ reporting data.

Fiscal Years 2015–2020

Exhibit 7 provides financial performance data from fiscal years 2015 to 2020. FY 2015 and 2016 include a greater level of financial activity compared to the preceding and subsequent years. This is the result of the transfer of the TIC management from the COEL to LEAP and the need to reflect this transfer on the LRSZ financial statements. This transfer of assets resulted in a much higher fund balance due to the capital contribution of the TIC and the associated rental income. Since the TIC's physical assets were previously supported by the ELDDA, they were not reflected on prior years' LRSZ financial data. There was a subsequent and corresponding decline in financial activity in 2017 when the TIC transitioned again from LEAP to the MSU Foundation.

In fiscal year 2015 a substantial MEDC grant was awarded to cover the remaining debt service of \$644,000 (principal and interest) for the original TIC buildout. The debt itself was not on the LRSZ balance sheet, but relieved a significant financial obligation, allowing the ELDDA to direct resources to support LRSZ operations. Since 2017, income has been limited primarily to property tax capture, with that funding growing significantly due to the development of several large projects within the COEL portion of the tax capture district. Property tax capture through FY 2020 remains solely from the COEL since no growth in taxable value has occurred within the COL's portion of the capture district.

Total operating revenue during this period was just under \$1.2 million, with \$493,608 derived from LDFA property tax capture. Expenses from 2015 to 2020 were primarily focused on TIC operations and critical business support and development activities for companies within the LRSZ.

EXHIBIT 7. LRSZ Financial Performance, Fiscal Years 2015–2020

	FY15	FY16	FY17	FY18	FY19	FY20
Operating Revenues						
<i>Charges for Services:</i>						
Rental	\$305,379	\$346,026				
Other Tenant Fees	\$21,365	\$23,842				
Other	\$12	\$12	\$120			
Property Tax Capture		\$34,521	\$40,584	\$57,568	\$109,025	\$251,910
Total Operating Revenues	\$326,756	\$404,401	\$40,704	\$57,568	\$109,025	\$251,910
Operating Expenses						
Facilities	\$341,745	\$389,755				
Business Incubator	\$39,890	\$57,072	\$63,090	\$22,000	\$19,608	\$81,738
Contractual Services	\$28,600	\$29,991	\$11,010	\$8,820	\$9,124	\$13,968

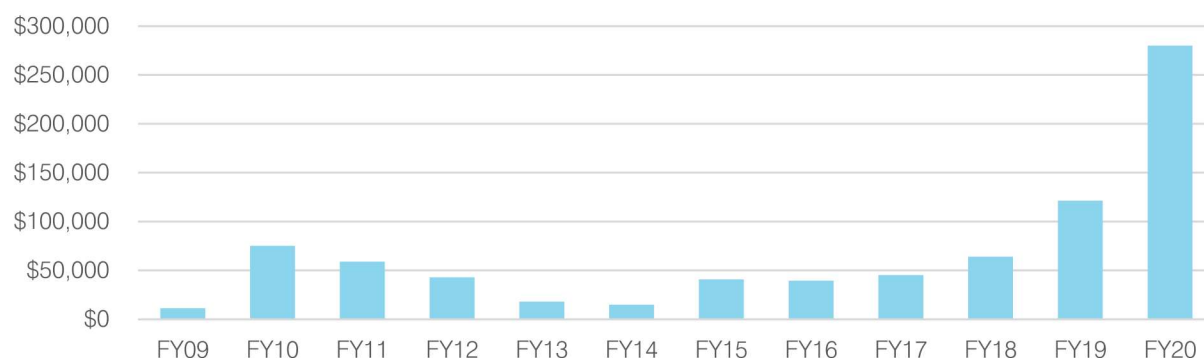
	FY15	FY16	FY17	FY18	FY19	FY20
Operations	\$9,771	\$7,671	\$31			
Insurance	\$1,101	\$1,043	\$2,327	\$2,443	\$2,418	\$2,420
Depreciation	\$41,225	\$41,311				
Total Operating Expenses	\$462,332	\$526,843	\$76,458	\$33,263	\$31,150	\$98,127
Operating Gain or (Loss)	(\$135,576)	(\$122,442)	(\$35,754)	\$24,305	\$77,875	\$153,784
Nonoperating Revenues (Expenses)						
Grant Revenue	\$831,500	\$53,000				
Grant Expenses	(\$749,500)					
Sponsorships	\$74,500	\$20,000				
Contributions (Transfer of Operations)	\$53,373		(\$1,033,285)			
Property Tax Capture	\$42,404					
Total Nonoperating Revenues (Expenses)	\$252,277	\$73,000	(\$1,033,285)	\$0	\$0	\$0
Income or (Loss) Before Capital Contributions	\$116,701	(\$49,442)	(\$1,069,039)	\$24,305	\$77,875	\$153,784
Capital Contributions (Transfer of Operations)	\$1,110,845	\$4,976				
Change in Net Position	\$1,227,546	(\$44,466)	(\$1,069,039)	\$24,305	\$77,875	\$153,784
Fund Balance, Beginning of Year	\$0	\$1,227,546	\$1,183,080	\$114,041	\$138,346	\$216,221
Fund Balance, End of Year	\$1,227,546	\$1,183,080	\$114,041	\$138,346	\$216,221	\$370,005

Source: PSC compiled and analyzed LRSZ financial data.

Property Tax Capture

When the LRSZ was created, the LDFA and the Cities of Lansing and East Lansing expected TIF capture to serve as the primary funding resource for the LRSZ. The original LDFA TIF plan projected that the LRSZ would benefit from development within the two approved tax capture districts, one in the COEL and the other in the COL. However, development did not materialize as projected and TIF revenue was limited until recently. Exhibit 8 is a summary of the TIF revenue over the first 12 years of the LRSZ's operation.

EXHIBIT 8. LRSZ Property Tax Capture, Fiscal Years 2009–2020*



*NOTE: To date, all TIF capture has been generated via local schools, intermediate school district, and the state education tax. Local millages are being captured by other tax capture entities or excluded.

Source: City of East Lansing, Consolidated Annual Financial Reports, fiscal years 2009–2020

Property tax capture was minimal until FY 2019, when it finally surpassed \$100,000. FY 2020's revenue was nearly \$280,000, a more than fourfold increase from just two years earlier. The realization of this revenue in recent years is a significant turning point for the LRSZ. Annual revenue is now at a level that allows for greater entrepreneur and business support activities, and a five-year extension would allow the LRSZ to build on existing momentum and expand its reach. Total tax capture revenue during this period was \$493,608.

Plan for Future Performance

The LRSZ is currently located in downtown East Lansing and in and around the UHP in the City of Lansing. By building on the significant progress made during the last five years, the LRSZ can unlock additional growth and establish a sustainable path to long-term self-sufficiency while expanding outreach to underserved communities and regional entrepreneurship.

To do this, the LRSZ's business plan will focus its efforts on three key strategies over the next five years:

- **Driving growth in target parcels:** This plan identifies and describes the strategy for leveraging the value and utility of key parcels within the LRSZ where there is room for additional growth.
- **Fostering increased collaboration:** Building on previous collaborative efforts, this plan articulates a vision for deeper collaboration between the cities, local and regional economic development organizations, and higher education institutions and describes how these efforts will drive improved outcomes.
- **Ensuring sustainability and self-sufficiency:** With only an additional five years of TIF revenue capture available through this extension, this plan also provides a roadmap for how the LRSZ will develop a long-term and sustainable path for continued support for the region's businesses, entrepreneurial ecosystem, and technology-based industries in service of future economic and community development gains.

By focusing on these three core components, the LRSZ will maximize the impact of an additional five years of TIF capture and position itself well to provide continued support for the region's economic and high-tech industry growth moving forward.

Driving Growth in Target Parcels

Each of the municipalities have plans for additional growth within their respective development areas.

- **City of Lansing—University Health Park:** The new \$600 million state-of-the-art McLaren hospital is now open within the UHP. While the hospital is not taxable, the investment by McLaren, their strategic partnership with MSU and the MSU Foundation and LEAP's focus on recruiting MedTech companies are all expected to drive ancillary medical industry growth. The LRSZ may see increased taxable value as nearby vacant parcels are developed, particularly the remaining 15 acres within the UHP that are owned by the MSU Foundation. LEAP recently received \$1.1 million in U.S. Economic Development Administration funding to grow the region's MedTech industry. This offers an opportunity to leverage McLaren's new hospital development and MSU partnerships to recruit additional medical users to the UHP while collaborating with the MSU Foundation to develop the parcels.
- **City of East Lansing—Downtown Development Authority:** The ELDDA district has seen significant redevelopment in the past five years through projects including the Park District, Center City, and the Hub. While a number of these projects have utilized brownfield TIF and the LRSZ, there is the potential for further development that would result in additional TIF revenue for the LDFA. The most immediate prospect is Michigan State University Federal Credit Union's (MSUFCU's) proposed seven-story retail and office building at the corner of Albert Avenue and Evergreen Road. Adjacent to this property are several targeted parcels along Evergreen Avenue that are currently under purchase option for a proposed eight-story office complex. The MSUFCU site is currently a municipal parking lot, and the Evergreen Avenue parcels are occupied by soon-to-be demolished single-family structures. These are the only vacant parcels available for development within the East Lansing portion of the LRSZ. Any additional growth would be generated from redevelopment of existing parcels, which is possible on a limited basis throughout the ELDDA district, with greater likelihood in the Cedar Village area east of Bogue Street.

Fostering Increased Collaboration

Since 2014 the MSU Foundation has made significant investments to drive economic development at Michigan State University through the commercialization of intellectual property created by faculty, staff, and students. Given LEAP's previous investments and success in this area and MSU Foundation's significant progress in recent years, it makes sense to focus entrepreneurship programs on broader regional entrepreneurship and high-tech, high-growth entrepreneurship to avoid overlap and increase efficacy of efforts.

Another core component of the LRSZ's business plan moving forward is to increase municipal and higher-education collaboration through a new interlocal agreement and enhanced program coordination.

Interlocal Agreement

If an extension is approved, then the participating municipalities (COL and COEL) plan to update their existing interlocal agreement that would allow for increased resource sharing and deeper collaboration.

Currently, TIF capture is only allowed to be used in the municipality where the revenue is generated. This policy ensures that tax revenues are used locally. While this has been beneficial over the last 15 years, it also creates a barrier to greater collaboration, which is necessary given that the LRSZ is a network of partners working to support the high-technology industry from a regional perspective. To balance the LRSZ's intention to ensure most of the revenue is used locally, but also provide greater room for collaboration, a new local agreement will be signed by all municipalities that allows 10 percent of all TIF capture to enter a rising-tide fund. This fund would be administered by the LDFA, which would allocate these resources to eligible business support services and programming. For example, the LDFA could elect to provide commercialization services to a firm based in another jurisdiction that did not produce any TIF capture during that year. This new approach would keep 90 percent of TIF capture in the community where it accrued, but it would also expand the reach and scope of services that can be provided across the jurisdictions and within the LRSZ. This strategy is also seen as an effort to drive regional collaboration, engagement, and growth.

Enhanced Program Coordination

The LRSZ has made tremendous strides in developing impactful relationships amongst its partners, particularly between LEAP and the MSU Foundation. These partnerships have resulted in a wide range of interconnected programming to support high-technology companies during all three phases of the business cycle (ideation, startup, and growth), which are highlighted in Exhibit 9. Appendix C provides descriptions of all of these programs.

EXHIBIT 9. Lansing Regional SmartZone Programming by Provider and Business Cycle Phase

Idea		Startup		Growth	
The Hatching		STEM Forward (MEDC Partnership)			
Company Formation					
Internship Program			FDI Soft Landing/Attraction		
Strategyzer Training/Implementation		Site Search			
	Discretionary BAF (MEDC Partnership)				
1-on-1 Consulting			Red Cedar Ventures (RCV) Pre-Seed and Opportunity Funds		
	Entrepreneur-in-Residence				
	Jumpstart grants		Sales Accelerator		
	One and All				
	TIC Incubator		VanCamp Incubator		
	Conquer Accelerator				
Gateway Representative Services (MEDC Partnership)					

Note: LRSZ programs are in yellow, LEAP in blue, MSU Foundation in green, and overlapping MSU Foundation and LEAP programs are in orange

Note: Italic text indicates that a program is currently under development.

If granted an extension, LEAP and the MSU Foundation would build on these previous successes by rolling out the programs under development and formalizing their partnership through a memorandum of understanding (MOU) that would document existing roles and responsibilities as well as outline future

expansion opportunities with the emphasis of the MSU Foundation focused on high-tech entrepreneurship related to MSU technologies and LEAP focused on regional entrepreneurship. For example, as documented in Exhibit 10, these entities regularly provide aligned services to entrepreneurs through their collaboration with MSU Foundation programs. During the next five years, they will expand these partnerships to continue elevating the university's technology commercialization efforts. Over the last two years, many entrepreneurs have worked with Spartan Innovations, Red Cedar Ventures, and the Michigan Rise Pre-Seed III Fund to secure early-stage capital investment and federal grants. With this funding secured, many of these entrepreneurs then need space and other key services to get their products to market and grow their business. At this point in the commercialization process and balancing the extensive real estate investments made by the MSU Foundation and the LRSZ to create spaces within the ecosystem, LEAP has begun to play a role providing site selection, technical assistance, and other support not only for new company formations, but for recruiting out of state companies to the region to leverage scientific and research community of the University. The MOU would provide a valuable opportunity to formalize, expand, and secure these partnerships to ensure impactful coordination and long-term sustainability.

These efforts would also be targeted in a way that encourages these emerging technology companies to stay in the region. With additional years of TIF revenue captures, the LRSZ would work to further integrate programming and services with the goal of providing a wider range of support to companies as they grow. For example, this would include helping existing and new LRSZ businesses navigate regulatory hurdles with agencies such as the Food and Drug Administration. Companies in industries like Medtech and Agtech/food would benefit from additional consulting support to address barriers to product and market development. Paired with existing entrepreneurial services offered through LEAP and the MSU Foundation, these additional services could make a major difference for these new companies and result in more capital investment and job creation. Also, as these businesses grow, so does the annual TIF capture, which, in turn, allows the LRSZ to support more businesses. This cycle will allow the region's high-technology sector to grow long into the future.

Ensuring Sustainability and Self-sufficiency

The third critical component of the LRSZ's business plan is the establishment of plans and programs to ensure that the zone is on a path to self-sufficiency and long-term success. To do this, the LRSZ will leverage LEAP's administrative capacity to execute the previously described business plan and effectively manage financial resources.

Administrative Capacity

Since 2015, LEAP has served as the leader of the LRSZ, and it would continue to do so if granted an additional five years of TIF capture. LEAP is the economic development organization serving the tri-county region, which includes Clinton, Eaton, and Ingham Counties. LEAP provides extensive support to entrepreneurs and works diligently to attract and retain businesses and talent within the Lansing area. These services are well aligned with the mission of the LRSZ, which is a major reason that the zone has been able to expand its reach and deepen its impact in the last five years.

From an organizational capacity standpoint, LEAP has sufficient administrative capacity to build on recent progress and implement the proposed business plan. From a programmatic standpoint, funds will be utilized to hire an additional support person dedicated to implementing SmartZone activities. This person will work closely with LEAP's economic development experts to maximize services. If granted a

five-year extension, LEAP will play a leading role as the LRSZ transitions into a self-sufficient and sustainable operation.

Staff capacity at LEAP is further supplemented by economic development staff at the COEL. In addition, the partnerships with MSU's Innovation Center and the MSU Foundation provide additional capacity.

Transition to Self-sufficiency

If granted an extension, the LRSZ will explore multiple funding streams and leverage its fund balance to establish a long-term sustainability strategy.

- **Fundraising and grants:** While the majority of existing funds were generated through tax capture, the LRSZ will pursue business sponsorships, philanthropic donations, and other public grant funds to support its future efforts. The LRSZ can leverage its connections with corporate and philanthropic partners to provide additional resources to support its incubation and high-technology business support services, aligning partners' investment priorities with the needs of the LRSZ. Where appropriate, the LRSZ will also apply for state and federal grants to increase its capacity to foster business development and economic growth in the region. Since the LRSZ is now capturing enough funding to create supportive programming, there is increased likelihood of leveraging funding sources that require matching dollars. In addition, the LRSZ will explore the potential for a part-time or contractual fund development manager to be sponsored by a foundation or private sponsor. Leveraging professional fundraising services will increase the chance for successful fundraising. All fundraising will be closely coordinated with LEAP and the respective municipal partners to ensure alignment with their organizational priorities.
- **Incubator revenue:** To date, the LRSZ has not generated net income from its incubator rentals or services, but this could change in the next five years if granted an extension. The TIC was historically burdened with debt service that is no longer in place and is now experiencing an increase in startup activity, both of which point to greater potential for full occupancy and higher rental rates. This reduced burden and increased activity offer some possibility of positive cashflow to be funneled back into the LRSZ.
- **Soft-landing and coworking space:** The LRSZ will explore the potential for development of soft-landing and coworking space within the TIF district as a first priority. With the ongoing reduction of state office leases in the region, there is projected to be excess office space capacity in the coming years. This space may offer the potential to be master leased and then subleased for incubator graduates. In addition, other small businesses and solo entrepreneurs may have interest in coworking space. Both options offer potential to generate annual cashflow to LRSZ operations.
- **Additional TIF capture:** The LRSZ will also consider additional opportunities to continue its tax revenue capture through potential opportunities for extensions and additions of parcels if this opportunity is available. This option would provide a stable base of revenue.

The exploration and pursuit of these opportunities offers the potential to diversify the funding sources for the LRSZ and inform the development of a more comprehensive plan for self-sufficiency if the LRSZ is granted an extension. The strategies proposed are consistent with research on the most common revenue sources for incubators and accelerators (GALI 2016). They also reflect the challenges in identifying and securing stable, long-term revenue sources.

Budget

Exhibit 10 provides detail on the LRSZ's projected budgets for the extension period. Revenue will primarily be from property tax capture with some expected revenue from sponsorships and other fundraising. In terms of expenses, funding will be focused on business incubator support and contractual services. There are currently no outstanding or projected obligations budgeted. The fund balance currently being carried by the LRSZ will be fully expended during the five proposed extension years.

EXHIBIT 10. Proposed Budget, Fiscal Years 2023–2027

	Proposed Extension Years				
	FY23	FY24	FY25	FY26	FY27
Operating Revenues					
Property Tax Capture	\$480,760	\$485,568	\$490,423	\$495,328	\$500,281
Sponsorships and Fundraising	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Total Operating Revenues	\$490,760	\$495,568	\$500,423	\$505,328	\$510,281
Operating Expenses					
Accelerator and Incubator Services ²	\$343,532	\$346,897	\$350,296	\$353,729	\$357,197
Attraction, Retention, and Marketing	\$98,152	\$99,114	\$100,085	\$101,066	\$102,056
LRSZ/LDFA Administration	\$49,076	\$49,557	\$50,042	\$50,533	\$51,028
Total Operating Expenses	\$490,760	\$495,568	\$500,423	\$505,328	\$510,281

² Exhibit 10 includes a full list of existing accelerator and incubator services.

Tax Increment and Financing Plan

Section I: Introduction

The State of Michigan, through Public Act (PA) 248 of 2000, amended the Local Development Financing Act (PA 281 of 1986) to broaden the use of tax increment financing techniques authorized under state law for the development of businesses engaged in “high technology activities.” PA 281 was later recodified into the Recodified Tax Increment Financing Act (PA 57 of 2018). When using the phrase “the Act,” this report is specifically referring to the recodified PA 57 of 2018.

The amended Act allows for:

- The creation of a Local Development Finance Authority
- Designation of an Authority District as the area or areas within which the authority exercises its powers
- The use of property tax capture from eligible property to finance development of public facilities to support the development of eligible property for a period of 15 years
- An additional five years of property tax capture if the LDFA agrees to additional reporting requirements and includes regional collaboration

The Act specifies that a tax increment financing plan shall be created that provides for the use of tax increment revenues to finance public facilities for the following:

- Eligible property in the “Authority District” whose captured assessed value produces the tax increment revenues
- Property located in a “Certified Technology Park” (SmartZone)
- For areas within a SmartZone, tax increment revenue is captured from all properties and includes both local taxes and 50 percent of school taxes. School taxes can only be captured for a maximum of 15 years.

Section II: Lansing Regional SmartZone

On October 16, 2000, the Cities of Lansing and East Lansing (the “Cities”) in collaboration with local partners, submitted an application to the Michigan Economic Development Corporation (the “MEDC”) to establish the Lansing Regional SmartZone (the “LRSZ”). The local partners being the Lansing Regional Chamber of Commerce, the County of Ingham, Michigan State University, Lansing Community College, the Michigan State University Foundation, and the University UHP.

On April 11, 2001, the MEDC announced its intent to designate the LRSZ subject to a development agreement between MEDC, Lansing, East Lansing, and a joint Local Development Finance Authority (the “LDFA”).

On May 2, 2005, and May 3, 2005, Lansing and East Lansing, respectively adopted a resolution creating a joint LDFA and Authority District. As a multiple-jurisdictional LDFA, County of Ingham approval was required for the LDFA’s creation. The resolution was approved on April 26, 2005.

Also in accordance with Act 281 of 1986, as amended, the Cities entered into an agreement governing the composition and appointment of members of the governing body of the LDFA (the “LDFA Board”). The area established as the authority district includes portions of downtown Lansing and East Lansing, and land in and near the University Health Park (UHP).

On November 30, 2005, the Cities, LDFA, and MEDC entered into the Lansing Regional SmartZone Agreement designating the authority district as a Certified Technology Park and established the terms and conditions of this designation.

The LDFA Board has determined that the LRSZ plays an important role in supporting the development of high-tech businesses in the region and should continue to do so for the foreseeable future. In support of the LRSZ’s ongoing efforts, the LDFA Board has crafted this updated tax increment financing plan.

Section III: Tax Increment Financing Plan—Lansing Regional SmartZone

On December 5, 2006, the East Lansing City Council approved the Tax Increment Financing and Development Plan for the Lansing Regional SmartZone. On December 11, 2006, the Lansing City Council also approved the plan. The LDFA Board has determined that to achieve the purposes of the Act, an amended tax increment financing plan should be created for an additional five years and submitted to the Cities for their approval.

A. Statement

The LRSZ is geographically located in downtown East Lansing and in and around the University UHP in the City of Lansing.

The Lansing Regional SmartZone’s mission is to foster the creation and attraction of technology-based businesses and jobs within the Lansing Regional SmartZone. The SmartZone partners are doing this by encouraging technology-based entrepreneurial activities, providing value to technology-based businesses and stakeholders, and focusing on wealth generation, including jobs, income, and investment.

To achieve the LRSZ’s mission, the Cities of Lansing and East Lansing, along with their SmartZone Partners are creating an innovative approach to the commercialization process. The SmartZone provides physical amenities such as incubator and wet lab space along with business accelerator services throughout the life cycle of technology-based businesses. The SmartZone will continue to leverage private investment and generate new jobs and income.

B. Estimate of the Captured Assessed Value

Table 1 sets forth estimates of captured assessed value and tax revenues for each year of the plan. Insofar as the LDFA Board views the improvements and activities described in the Development Plan as a major contributing factor to renewed growth in the SmartZone property values, the assumptions embodied in the projections are considered appropriate.

TABLE 1. Estimates of Taxable Value and Captured Assessed Values, 2022–2026

Tax Year	City of Lansing		City of East Lansing		Totals	
	Taxable Value	Captured Value	Taxable Value	Captured Value	Taxable Value	Captured Value
Base Value*	\$11,404,458		\$46,458,837			
2020 Actual	\$3,841,869	\$0	\$78,317,081	\$31,858,244	\$82,158,950	\$31,858,244
2021 Projection	\$3,880,288	\$0	\$78,727,159	\$32,268,322	\$82,607,447	\$32,268,322
2022 Estimate	\$3,919,091	\$0	\$79,514,431	\$33,055,594	\$83,433,521	\$33,055,594
2023 Estimate	\$3,958,281	\$0	\$80,309,575	\$33,850,738	\$84,267,856	\$33,850,738
2024 Estimate	\$3,997,864	\$0	\$81,112,671	\$34,653,834	\$85,110,535	\$34,653,834
2025 Estimate	\$4,037,843	\$0	\$81,923,797	\$35,464,960	\$85,961,640	\$35,464,960
2026 Estimate	\$4,078,221	\$0	\$82,743,035	\$36,284,198	\$86,821,257	\$36,284,198

* Base value for Lansing and East Lansing was established in 2007.

C. Estimated Tax Increment Revenues

Based on the taxable value and captured value estimates in Table 1, tax revenue estimates for the LDFA were calculated using 2020 tax rates. Estimates are subject to change based on actual captured values and future changes in millage rates. Table 2 provides revenue for each jurisdiction's respective parcels included within the plan and the overall total. Total new tax capture growth on an annual basis is not projected to increase more than 9 percent (2026) from the last year of the current plan (2021).³

TABLE 2. Estimates of Tax Increment Revenues, 2022–2026

Tax Year	City of Lansing	City East of Lansing	Totals
2022 Estimate	\$0	\$480,760	\$480,760
2023 Estimate	\$0	\$485,568	\$485,568
2024 Estimate	\$0	\$490,423	\$490,423
2025 Estimate	\$0	\$495,328	\$495,328
2026 Estimate	\$0	\$500,281	\$500,281
Totals	\$0	\$2,452,359	\$2,452,359
Millage Rates	54.6156	15.1192	

D. Explanation of Tax Increment Procedure

LDFA tax increment financing is a mechanism whereby a development area is established within an Authority District. Tax increment revenues generated from property within the District are allocated to the Authority to finance development plans directly or to retire debt or other obligations incurred by the

³ Per the MEDC's December 2016 SmartZone Evaluation Policy and TIF Policy, annual new tax capture cannot exceed 25 percent growth for any additional years as calculated from the last year of tax capture.

Authority to carry out its plans. Tax increment revenues are amounts determined by the application of local property tax millages levied by taxing units within the development area on captured assessed value within the development area. Captured assessed value is calculated as the difference between the yearly assessed value of property within the development area, and the initial assessed value of that property which is the assessed value of the property at the time of the establishment of the tax increment financing plan.

Tax increment financing authorizes the use of tax revenues derived from an increase in the assessed value of a specific development area to finance public improvements within that area. Some details of this process are presented here:

- The Authority must prepare a development plan and tax increment financing plan for a specific development area within the district. The development plan describes the location, character, and extent of the proposed development, and the tax increment financing plan outlines in detail how tax increments are to be spent and over what period of time they are to be spent.
- Upon adoption of a development plan and a tax increment financing plan by the Cities, the assessed valuation of real and personal property at the last equalized tax roll is calculated. This is known as the Initial Assessed Value of the Development Area. Each of the taxing jurisdictions will continue to receive 90 percent of their respective share of taxes collected on the initial assessed value of property in the development area as long as the Tax Increment Financing Plan is in effect. The remaining 10 percent will be pooled and spent across the entire LRSZ as determined by approval of the LDFA Board.
- Development outlined in the Plan may be financed by the LDFA through a variety of funding mechanisms. For example, tax increment bonds may be sold to raise capital, tax increment revenue may fund lease payments or other obligations, or annual tax increment revenues may be spent directly on public improvements in the development area as they are received. However, this plan does not anticipate any issuance of bonded indebtedness.
- New taxes, or tax increments, are derived from assessed value increases due to new development. The difference between the initial assessed value of real and personal property in the development area and the current assessed value is the captured assessed value. Tax increment revenues based on the captured assessed value may be used for development plans and related activities. In all cases, tax increment revenues are spent in accordance with the Tax Increment Financing Plan.
- The Plan includes personal property tax capture for the City of Lansing. The City of East Lansing is excluding all personal property from capture. In addition, the City of Lansing proposes to capture all eligible taxes, while the City of East Lansing proposes to only capture the 50 percent of eligible school taxes due to the presence of other capture districts within portions of the LRSZ.

As indicated above, taxing jurisdictions continue to collect property tax revenues based on the initial assessed value of property in the development area while the tax increment financing plan is in effect. The jurisdictions are asked to forego that portion of the revenues resulting from the captured assessed value generated in the area for the duration of the financing period.

When the development program described in the development plan has been completed in accordance with the tax increment financing plan, taxing units resume collecting property tax revenues based on the full value of property in the development area.

E. Amount of Indebtedness

The Authority on behalf of the City of Lansing and City of East Lansing will not incur any debt obligations during the duration of the plan.

F. Sources and Uses of Revenues

The sources and uses of funds for the plan are detailed in Table 3. Funding will be utilized for LRSZ administration; attraction, retention, and marketing efforts; and accelerator and incubator services.

TABLE 3. Sources and Uses of Funds

	Lansing Tax Increment Financing Revenue	East Lansing Tax Increment Financing Revenue	Total
LRSZ/LDFA Admin. (10%)	\$0	\$245,236	\$245,236
Attraction, Retention, and Marketing (10%)	\$0	\$490,472	\$490,472
Accelerator and Incubator Services (80%)	\$0	\$1,716,651	\$1,716,651
Total	\$0	\$2,452,359	\$2,452,359

Note: Columns may not total due to rounding.

Tax increment revenues based on the annual captured assessed value will be fully utilized as necessary to fund activities detailed in Table 3. Excess funds not used for the foregoing purposes may be used for other purposes determined by resolution of the LDFA Board to further the development program as described in the Development Plan; excess funds not so used shall revert proportionately to the respective taxing bodies.

G. Costs of the Plan from Tax Increment Revenue

The total cost of the plan derived from tax increment revenue is estimated to be \$2,452,359. The amounts by category of expenditure are detailed in Table 3.

H. Duration of the Development Plan and Tax Increment Financing Plan

The development and tax increment financing plan is an extension of the original plan approved by the City of East Lansing on December 5, 2006, and the City of Lansing on December 11, 2006. The original plan was 15 years and expires December 31, 2021. This plan shall be for a period of five years starting on January 1, 2022, and ending on December 31, 2026.

I. Estimate of the Impact of Tax Increment Financing on Taxing Jurisdiction Revenue

Table 4 details the total amount of estimated tax capture for the duration of the plan extension. These figures were calculated for the applicable taxing jurisdiction within the City of East Lansing and City of

Lansing. The table includes all the ad valorem millages in each taxing jurisdiction, excluding debt millages, which are not capturable. Categories classified as not applicable (N/A) are due to the respective jurisdictions not having that millage or option to not capture that millage.

TABLE 4. Tax Revenue Impact by Taxing Jurisdiction

Total Revenue	City of Lansing	City of East Lansing
City and Township Tax Revenue		
Operating	\$0	N/A
Solid Waste	N/A	N/A
Library	N/A	N/A
Community Services	N/A	N/A
CATA Redi-Ride	N/A	N/A
Parks/Recreation	N/A	N/A
Police and Fire Protection	N/A	N/A
Debt (Fire Station)	N/A	N/A
Pathways	N/A	N/A
Land Preservation	N/A	N/A
Fire Protection	N/A	N/A
Police Protection	N/A	N/A
County Tax Revenue		
Operating	\$0	N/A
Potter Park Zoo	\$0	N/A
Public Transit	\$0	N/A
Animal Control	\$0	N/A
Juvenile Justice	\$0	N/A
Elder Care	\$0	N/A
Health Services	\$0	N/A
Parks/Trails	\$0	N/A
Farmland Preservation	\$0	N/A
911 System	\$0	N/A
Jail/Justice	\$0	N/A
Other Jurisdictions Tax Revenue		
Capital Region Airport Authority	\$0	N/A
Capital Area District Library	\$0	N/A
Capital Area Transportation Authority	\$0	N/A
Lansing Community College	\$0	N/A
State-authorized Tax Capture		
State Education Tax	\$0	\$486,605

Total Revenue	City of Lansing	City of East Lansing
Intermediate School District	\$0	\$505,939
Local Schools Operating	\$0	\$1,459,815
Total Revenue	\$0	\$2,452,359

J. Legal Descriptions

Appendix A gives the legal description of the eligible property to which the tax increment financing plan applies or shall apply upon qualification as eligible property.

K. Jobs Created

The estimate of the number of jobs to be created because of implementation of the tax increment financing plan is 350.

L. Certified Technology Park (SmartZone) Boundaries

The boundaries of a certified technology park and identification of the real property within the certified technology park to be included in the tax increment financing plan for purposes of determining tax increment revenues are given in Appendix A (legal definitions of parcels) and Appendix B (maps of Lansing Regional SmartZone). The TIF plan will capture property taxes from real and personal property within:

1. An area bordered by Collins Road to the east, Dunkel Road to the south, I-496 to the west, and the City of Lansing boundary to the north and northeast.
2. An area as defined by the East Lansing Downtown Development Authority District per Ordinance 1106, with the exception of properties north of Grand River Avenue and east of Collingwood Drive. The East Lansing portion will exclude personal property taxes.

Section IV: Development Plan

Development Projects

The LRSZ includes technology-based business development within each area of the SmartZone. A key component to each of these efforts is the significant role of Michigan State University, particularly leveraging the tools of the MSU Foundation and the MSU Innovation Center.

City of Lansing

The Lansing component has been historically centered around the University UHP and MBI International, the LRSZ's original wet lab incubator. The \$600 million McLaren Greater Lansing Hospital will drive future development activities in this area that may include a multi-tenant medical services building occupied by a variety of for-profit, patient-facing specialty practice groups. Additionally, there are 18 acres of land directly adjacent to the new hospital that are currently owned by the MSU Foundation, providing the potential for MedTech startup companies and established life sciences companies that collaborate with MSU and McLaren.

City of East Lansing

The East Lansing SmartZone component will continue to be centered around the MSU Innovation Center, which is comprised of MSU's broad portfolio of innovation efforts. The MSU Innovation Center combines innovation, technology transfer, startup support, and a portfolio of dedicated business and community partnerships to bring cutting-edge ideas to the marketplace. The MSU Innovation Center includes the Technology Innovation Center, which offers 7,500 sq. ft. of shared office and coworking space for technology startups. Co-located with the TIC is the student-based incubator, the Hatch. Other groups within the MSU Innovation Center include MSU Technologies, which focuses on technology transfer through licensing intellectual property, as well as Business-CONNECT, which links companies with university resources to foster innovation. The MSU Foundation is also located within the MSU Innovation Center and includes its subsidiary organizations: Spartan Innovations, creating new businesses from university research; Red Cedar Ventures, an early-stage venture investment fund; the Michigan Rise Pre-Seed III Fund, a statewide early-stage venture fund and the foundation's real estate arm which owns and manages strategic assets that complement the university's commercialization efforts.

The TIC will continue to provide incubator space and business support services. Business support services will be contracted through existing service providers, including LRSZ partners MSU Foundation, LEAP, and the MSU Innovation Center. Business support services will include a renewed focus on retaining businesses developed in the TIC within the region to maximize local job creation and economic impact. Retention support will be provided in the form of soft-landing space. This will be affordable business space outside of the TIC but within the LRSZ boundaries to help businesses make the transition from incubation to self-sufficiency in the marketplace. In addition, enhanced business attraction activities will be developed and implemented to complement retention activities.

A. Property Description

See Appendix A for a list of the Lansing and East Lansing properties to which LRSZ's Plan applies in relation to the boundaries of the authority district and a legal description of each property.

B. Boundaries of Property Included

The Lansing portion of the boundaries of the property to which the Plan applies can more generally be described as all real and personal property within an area bounded by Collins Road to the east, Dunkel Road to the south, I-496 to the west, and the City of Lansing boundary to the north and northeast.

The East Lansing portion of the boundaries of the property to which the Plan applies can more generally be described as the area defined by the East Lansing Downtown Development Authority District per Ordinance 1106, with the exception of properties north of Grand River Avenue and east of Collingwood Drive.

See Appendix B for a map of the development areas within the Cities.

C. Description of Land Uses and Property Characteristics

City of Lansing: The Lansing portion in the development area primarily consists of the UHP, zoned for multi-building and multi-user facilities primarily for research, education, development of innovations, controlled environment production, and a health care complex including a hospital, cancer center and medical office buildings and in each case, having significant relationships to science, technology and

health care. This area is in proximity to the Dunkel Road exit of US 127 and is accessed primarily via Collins Road and Forest Road.

City of East Lansing: East Lansing's portion of the development area consists of the core downtown area along Grand River Avenue, zoned for mixed-use commercial and residential. The other development area, commonly known as Cedar Village, is also zoned for mixed-use commercial and residential. These areas are primarily accessed by Grand River Avenue, Abbot Road, and Hagadorn Road. Land uses include a mix of low- and high-density residential and commercial uses. Commercial uses include both office and retail.

D. Public Facilities to be Acquired

While no public facilities are expected to be acquired, excess SmartZone captured property taxes not used for the purposes in Table 3 of the Tax Increment Financing Plan may be used for other purposes determined by resolution of the LDFA board to further the SmartZone project. Funds may also be used for additional projects, including the building, acquiring, and/or equipping of one or more business incubators within the Lansing Regional SmartZone as allowed by Public Act 57 of 2018 as amended.

E. Public Facilities Estimated Costs

While no public facilities are expected to be acquired or leased by the LRSZ, excess SmartZone captured property taxes not used for the purposes in Table 3 of the Tax Increment Financing Plan may be used for other purposes determined by resolution of the LDFA board to further the SmartZone project and for additional projects, including constructing additional public facilities as allowed by Public Act 57 of 2018 as amended.

F. Construction Schedule

The McLaren hospital within the Lansing development area opened on March 6, 2022. Several proposed projects in downtown East Lansing, including the Michigan State University Federal Credit Union office building and redevelopment of the Evergreen Avenue parcels, are projected for 2022 to 2024.

G. Property Transactions

While no property is expected to be leased or purchased by the LRSZ, SmartZone captured property taxes not used for the purposes in Table 3 of the Tax Increment Financing Plan may be used for other purposes determined by resolution of the LDFA board to further the SmartZone project. Funds may also be used for additional projects, including the buying, selling, donating, exchanging, or leasing of property to or from the Cities of Lansing or East Lansing.

H. Zoning and Infrastructure Changes

The LRSZ is not requesting any zoning changes or planning to effectuate any infrastructure changes as part of this plan.

I. Public Facility Costs

The LRSZ has no planned public facility costs.

J. Public Facility Lease Entities

The LRSZ does not plan to own or lease any public facilities. However, the LRSZ does plan to support the operations and business support services of the East Lansing Technology Innovation Center, which is operated by the MSU Foundation.

Spaces in this incubator are and will continue be leased to a wide range of high-tech businesses. From a business support perspective, the MOU between the LRSZ, LEAP and MSU Foundation will guide how programmatic services incubate, accelerate, and improve entrepreneurship and leverage and link technology innovators and Michigan State University to the private sector to create the conditions for greater productivity, innovation, and job creation. Startup and existing small businesses operating in these spaces will continue to have access to these business support services at no cost. These services are more fully described in Appendix C.

Operationally, the LDFA will continue to provide a \$10,000 annual sponsorship to support the TIC and is obligated to provide an additional \$10,000 sponsorship if the MSU Foundation has an operating shortfall that cannot be covered by the ELDDA. The LRSZ may also utilize funding to defray the costs of soft-landing space for TIC and SmartZone clients after they graduate from the incubators. In addition, the LRSZ plans to hire a full-time economic development staff person dedicated to assisting SmartZone entrepreneurs navigate available business support programs, identify, retain, and recruit companies to the SmartZone, and provide overall marketing and communications support for LRSZ business development activities.

K. Procedures for Leasing, Purchasing, or Conveying Public Facilities

The LRSZ is not planning to own, lease, purchase, or convey the use of any public facilities. However, excess SmartZone captured property taxes not used for the purposes in Table 3 of the Tax Increment Financing Plan may be used for other purposes determined by resolution of the LDFA board to further the SmartZone project. Funds may also be used for additional projects, including constructing additional public facilities and/or a business incubator as allowed by Public Act 57 of 2018 as amended.

L. Estimate of Displaced Persons

There are no persons residing within the development area that will be displaced or have their properties acquired by the LRSZ.

M. Displaced Persons Relocation Plan

There is no planned relocation of residents.

N. Displaced Persons Relocation Costs

There are no expected costs to relocate residents.

O. Compliance with Act 227 of 1972

There is no planned relocation of residents.

Appendix A: Parcels and Legal Descriptions

City of Lansing

Tax ID Number	Legal Description
33-01-01-36-351-002	COM 37.62 FT W OF NE COR OF W 1/2 OF SW 1/4, TH S 89DEG 46MIN 59SCD W 445.10 FT, S 04DEG 39MIN 20SCD W 42.22 FT, S 40DEG 45MIN 47SCD E 210.65 FT, S 86DEG 09MIN 45SCD E 185.37 FT, N 47DEG 24MIN 45SCD E 174.71 FT, N 01DEG 31MIN 45SCD W 95.5 FT TO BEG; SEC
33-01-01-36-102-032	COM 1307.16 FT E & 825.06 FT N OF W 1/4 COR, TH W 969.42 FT TO E LINE HWY US-127, N 10DEG 12MIN 40SCD W 167.3 FT, N 00DEG 23MIN 21SCD E 493.42 FT ALONG SAID R/W, E 994.22 FT, S 657.81 FT TO BEG; SEC 36 T4N R2W
33-01-01-36-102-063	COM 1307.16 FT E & N 00DEG 07MIN 51 SCD W 371.75 FT FROM W 1/4 COR SEC 36, TH N 89DEG 26MIN 28SCD W 90.6 FT, N 00DEG 07MIN 51SCD W 40.99 FT, N 89DEG 26MIN 28SCD W 173.74 FT, S 53DEG 54MIN 26SCD W 328.97 FT TO E LINE US-127 R/W, TH N 43DEG 58MIN 12SCD W 4
33-01-01-36-102-092	COM INTN E-W LINE SEC 36 & E LINE US-127 R/W, TH ALONG R/W N 04DEG 59MIN 51SCD W 157.35 FT AND N 43DEG 58MIN 12SCD W 83.41 FT, N 53DEG 54MIN 26SCD E 328.97 FT, S 89DEG 26MIN 28SCD E 173.74 FT, S 00DEG 07MIN 15SCD E 40.99 FT, S 89DEG 26MIN 28SCD E 90.6 FT
33-01-01-36-102-002	NW 1/4 OF NW 1/4 E OF I-496 R/W SEC 36 T4N R2W
33-01-01-25-151-011	COM 660 FT E OF W 1/4 POST, TH N 165 FT, W 115.5 FT, S 165 FT, E 115.5 FT TO BEG; SEC 25 T4N R2W
33-01-01-25-151-002	PARTS SEC 25 & 26 COM W 1/4 POST SEC 25, TH W 345.49 FT TO E LINE US-127 R/W, N 500 FT, E 345.07 FT TO E LINE SEC 26, CONTINUING E 544.5 FT, S 29DEG 19MIN 06SCD W 314.9 FT TO BLDG COR, ALONG BLDG WALL 3 COURSES: S 14DEG 30MIN 41SCD W 76.04 FT, N 75DEG 29
33-01-01-25-151-023	PARTS NE 1/4 SEC 26 LYING E OF US-127 R/W EXC S 500 FT, ALSO PARTS NW 1/4 OF SW 1/4 SEC 25 LYING N OF N'LY LINE RELOCATED FOREST RD, ALSO SW1/4 OF NW 1/4 SEC 25 EXC PARTS LYING W'LY OF A LINE COM 544.5 FT E OF W 1/4 COR SEC 25, TH N 59.56 FT, N 75DEG 29
33-01-01-25-301-401	PARTS SE 1/4 SEC 26 & SW 1/4 SEC 25 LYING: E OF I-496 R/W, S'LY & W'LY OF C/L'S RELOCATED FOREST & COLLINS RDS; EXC ALLIANCE DR & TECHNOLOGY BLVD R/W'S, ALSO EXC LEASED LANDS; SEC 25 T4N R2W
33-01-01-25-301-022	COM 513.6 FT E OF W 1/4 COR, TH S 195.46 FT, SE'LY 162.45 FT ALONG 387 FT RADIUS CURVE TO LT CHORD BEARING S 11DEG 48MIN 51SCD E 161.26 FT, S 23DEG 50MIN 22SCD E 139.84 FT, SE'LY 214.41 FT ALONG 433 FT RADIUS CURVE TO RT CHORD BEARING S 9DEG 39MIN 13SCD
33-01-01-25-301-080	COM AT POINT ON W 1/8 LINE OF SEC 25 813.2 FT N OF S SEC LINE, TH W 213.78 FT, N 67DEG 49MIN 57SCD W 138.58 FT, N 44DEG 36MIN 34SCD W 350.85 FT TO S'LY LINE TECHNOLOGY BLVD, NE'LY 162.5 FT ALONG 367 FT RAD CURVE TO RT CHORD BEARING N 45DEG 38MIN 40SCD E 1
33-01-01-25-301-090	COM AT A POINT ON W 1/8 LINE OF SEC 25 127.87 FT N OF S SEC LINE, TH N 685.33 FT, W 213.78 FT, N 67DEG 49MIN 57SCD W 134.62 FT, S 157.77 FT, S 38DEG 11MIN 31SCD W 166.1 FT TO E'LY LINE TECHNOLOGY BLVD, S'LY ALONG R/W S 52DEG 03MIN 30SCD E 99.57 FT AND 43

Tax ID Number	Legal Description
33-01-01-25-301-801	BUILDING ON LEASED LAND COM AT POINT ON W 1/8 LINE OF SEC 25 813.2 FT N OF S SEC LINE, TH W 213.78 FT, N 67DEG 49MIN 57SCD W 138.58 FT, N 44DEG 36MIN 34SCD W 350.85 FT TO S'LY LINE TECHNOLOGY BLVD, NE'LY 162.5 FT ALONG 367 FT RAD CURVE TO RT CHORD BEARING N 45DEG 38MIN 40SCD E 161.18 FT, NE'LY 163.84 FT ALONG 292 FT RAD CURVE TO RT CHORD BEARING N 74DEG 18MIN 58SCD E 161.7 FT, E 237.72 FT, SE'LY 78.54 FT ALONG 50 FT RAD CURVE TO RT CHORD BEARING S 44DEG 36MIN 34SCD E 70.71 FT TO W LINE COLLINS RD, E 33 FT TO SAID 1/8 LINE, S 407.74 FT TO BEG; SEC 25 T4N R2W PARCEL CODE OF LAND: 33-01-01-25-301-080
33-01-01-25-301-802	BUILDING ON LEASED LAND COM AT A POINT ON W 1/8 LINE OF SEC 25 127.87 FT N OF S SEC LINE, TH N 685.33 FT, W 213.78 FT, N 67DEG 49MIN 57SCD W 134.62 FT, S 157.77 FT, S 38DEG 11MIN 31SCD W 166.1 FT TO E'LY LINE TECHNOLOGY BLVD, S'LY ALONG R/W S 52DEG 03MIN 30SCD E 99.57 FT AND 434.72 FT ALONG 383 FT RADIUS CURVE TO RT CHORD BEARING S 19DEG 33MIN 37SCD E 411.78 FT TO POINT DUE W OF BEG, E 221.14 FT TO BEG; SEC 25 T4N R2W PARCEL CODE OF LAND: 33-01-01-25-301-090

Note: These parcels reflect the original parcels at the time of adoption of the original LRSZ Tax Increment Financing and Development Plan. Any subsequent combinations or splits reflected in the addition of new parcels are not included herein but should be incorporated into calculations of taxable values, as necessary. Personal parcels within these real parcels should also be included.

City of East Lansing

Tax ID Number	Legal Description
33-20-01-13-226-001	THAT PART OF LOTS 17, 18, & 19 LYING N OF A LINE DRAWN DUE W FROM A PT 28 1/2 FT S OF NE COR OF LOT 17. OAKWOOD
33-20-01-13-227-004	E'LY 50 FT IN WIDTH OF LOT 2 & LOT 3 ENTIRE OAKWOOD
33-20-01-13-227-005	W 40 1/2 FT OF LOT 4 OAKWOOD, ALSO THE S 1/2 OF VACATED ALLEY.
33-20-01-13-227-006	LOT 5 ENTIRE & E 25 1/2 FT OF LOT 4 OAKWOOD, ALSO THE S1/2 OF VACATED ALLEY.
33-20-01-13-227-011	PART OF LOT 14-COM AT SE COR OF LOT 14-W'LY ALONG N LINE OF GD RIVER AVE 23 1/2 FT -N'LY AT RT ANGLES TO GD RIVER AVE 90 FT E'LY PLL TO GD RIVER AVE TO EVERGREEN AVE-S'LY ALONG EVERGREEN AVE. TO BEG OAKWOOD
33-20-01-13-227-012	PART OF LOT 14-COM. 23 1/2 FT. NW OF SE COR. OF LOT 14-NE AT RT ANG TO GD RIVER AVE 90 FT-NW PLL TO GD. RIVER AVE. 21 1/2 FT- SW AT RT ANG TO GD RIVER AVE 90 FT SE ALONG N. LINE OF GR.RIVER AVE. 21 1/2 FT. TO BEG OAKWOOD
33-20-01-13-227-013	PART OF LOT 14-COM. 45 FT. NW OF SE COR OF LOT 14-NE AT RT ANG TO GD RIVER AVE 90 FT. NW PLL. TO GD. RIVER AVE. 21 1/2 FT - SW AT RT ANG TO GD RIVER AVE 90 FT SE ALONG N. LINE OF GD. RIVER AVE. 21 1/2 FT. TO BEG. OAKWOOD
33-20-01-13-227-016	PART OF LOT 13-COM. 109 1/2 FT NW OF SE COR OF LOT 14 -NE AT RT ANG TO SAID GRAND RIVER AVE. 90 FT-NW PLL TO GD RIVER AVE 22 1/2 FT-SW AT RT ANG TO SAID GRAND RIVER AVE 90 FT SE ALONG N.LINE OF GD RIVER AVE. TO BEG. OAKWOOD

Tax ID Number	Legal Description
33-20-01-13-227-017	COM AT THE SE COR OF LOT 14 OAKWOOD PART OF THE NE 1/4 OF SEC 13 CITY OF EAST LANSING TH W'LY PLL WITH GRAND RIVER AVE 66.5 FT TO POB TH CONT W'LY PLL WITH GRAND RIVER AVE 43 FT TH N'LY PLL WITH E LOT LN OF LOT 13 OAKWOOD 90 FT TH W'LY PLL WITH GRAND RIVER AVE 22.5 FT TH N'LY PLL WITH W LOT LN OF LOT 13 OAKWOOD 75 FT TH E'LY PLL WITH GRAND RIVER AVE 63.822 FT TH S'LY ALONG THE W'LY LN OF EVERGREEN AVE TO A PT 92.75 FT N OF THE SE COR OF LOT 14 OAKWOOD TH W'LY PLL TO GRAND RIVER AVE 58.5 FT M OR L TH S'LY PLL WITH W'LY LOT LN OF LOT 14 OAKWOOD 90 FT TO POB
33-20-01-13-227-019	BEGINNING AT THE SW CORNER OF THE PLAT OF OAKWOOD AS RECORDED IN LIBER 2 OF PLATS, PAGE 33 INGHAM COUNTY RECORDS ALSO BEING THE SE CORNER OF COLLEGE HEIGHTS SUBDIVISION AS RECORDED IN LIBER 3 OF PLATS, PAGE 13, INGHAM COUNTY RECORDS, THENCE N70 ^ 00'00W ALONG THE S LINE OF COLLEGE HEIGHTS SUBDIVISION 158.00' TO THE SW CORNER OF LOT 1 OF SAID COLLEGE HEIGHTS SUBDIVISION; THENCE N12 ^ 11'00"E ALONG THE E LINE OF SAID LOT 1 90.00'; THENCE S82 ^ 30'53"E 130.59' TO THE E LINE OF SAID COLLEGE HEIGHTS SUBDIVISION
33-20-01-13-228-007	LOT 32 OAKWOOD
33-20-01-13-228-008	LOT 30 OAKWOOD
33-20-01-13-228-014	COM AT THE NW COR OF LOT 28 OF OAKWOOD SUBD TH E 100 FT TH S 45 FT TH W TO EVERGREEN AVE TH N'LY ALONG SAID AVE TO PLACE OF BEG SEC 13 T4NR2W
33-20-01-13-228-015	LOTS 26 AND 28 OAKWOOD SUB EXC COM AT NW COR OF LOT 28 TH E 100' TH S45' TH W TO EVERGREEN AVE, TH N'LY ALG SAID AVE TO POB SEC 13 T4N, R1W.
33-20-01-13-229-010	LOTS 27 & 29 OAKWOOD
33-20-01-13-230-001	N 44 FT OF LOT 23 & S 16 FT OF LOT 24 OAKWOOD
33-20-01-13-230-004	LOTS 21 AND 22, ALSO S 22' OF LOT 23 OAKWOOD
33-20-02-18-136-001	N.68 FT OF LOTS 1 & 2 & N 68 FT OF W . 6.7 FT OF LOT 3 RESUB OF LOTS 6 TO 29 IN- CLUSIVE OF ANGELL'S SUB OF LOT 80 AND PORTION OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-136-002	S 22 FT OF LOTS 1&2 & W 11.7 FT OF S 22 FT OF LOT 3 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE
33-20-02-18-136-003	LOT 3 EXC N 68 FT OF W 6.7 FT & EXC S 22 FT OF W 11.7 FT RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE
33-20-02-18-136-004	LOTS 4 & 5 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE
33-20-02-18-136-005	LOT 6 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE
33-20-02-18-136-006	LOT 7 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE
33-20-02-18-136-007	N 1/2 OF LOTS 8 & 9 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE
33-20-02-18-136-008	S 1/2 OF LOTS 8 & 9 RESUB OF LOTS 6 TO 29 INCLUSIVE OF ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 & 79 COLLEGE GROVE

Tax ID Number	Legal Description
33-20-02-18-136-010	BEG AT A PT 45 FT S OF NE COR OF LOT 5 W 105.9 FT S 45 FT E 105.9 FT N 45 FT TO BEG ANGELL'S SUB OF LOT 80 & PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-136-011	BEG AT SE COR OF LOT 5, N 107.2 FT W 105.9 FT S 68.5 FT TO ALBERT AVE SE'LY 114 FT TO BEG ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-136-017	LOT 3 N 45 FT OF LOTS 4 AND 5, ALSO BEG 114 FT NW OF SE COR OF LOT 5, TH NW'LY 55 FT, TH N 94.9 FT TH E TO PT DIRECTLY N OF POB, TH S 113.5 FT TO POB, ANGELL'S SUB. OF LOT 80 AND PORTIONS OF LOT 78 AND 79 COLLEGE GROVE
33-20-02-18-136-018	N 38 FT OF LOT 1 AND N 38 FT OF W 20.5 OF LOT 2 ALSO E 59 FT OF LOT 2 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-137-002	W 1/2 OF LOT 30 & 32 COLLEGE GROVE
33-20-02-18-137-003	W 1/2 OF E 1/2 OF LOTS 30 & 32 COLLEGE GROVE
33-20-02-18-137-004	E 1/2 OF E 1/2 OF LOTS 30 & 32 COLLEGE GROVE
33-20-02-18-138-001	LOT 41 COLLEGE GROVE
33-20-02-18-138-002	LOT 39 COLLEGE GROVE
33-20-02-18-138-004	E 1/2 OF LOTS 31 & 33 COLLEGE GROVE
33-20-02-18-138-005	W 1/2 OF LOTS 31 & 33 COLLEGE GROVE
33-20-02-18-139-001	N 39 FT OF W 110.5 FT OF LOT 52 COLLEGE GROVE
33-20-02-18-139-002	N 11 FT OF LOT 50 & S 27 FT OF W 110.5 FT OF LOT 52 COLLEGE GROVE
33-20-02-18-139-003	E 38 FT OF LOT 52 COLLEGE GROVE
33-20-02-18-139-004	LOT 50 EXC N 11 FT & S 16 1/2 FT COLLEGE GROVE
33-20-02-18-139-005	N 1/2 OF LOT 48 & S 16 1/2 FT OF LOT 50 COLLEGE GROVE
33-20-02-18-139-006	N 1/4 OF LOT 46 & S 1/2 OF LOT 48 COLLEGE GROVE
33-20-02-18-139-008	LOT 44 COLLEGE GROVE
33-20-02-18-139-013	LOT 42 EXC THE N 17' COLLEGE GROVE ALSO THE W 1/2 OF VACATED ALLEY, ALSO BEG AT THE SW COR OF SAID LOT 42 TH S 9.91', TH S40°54'30"W 19.64' ALONG THE E'LY LINE OF M.A.C. AVE TH E'LY 169.61' TO THE C.L. EXTENDED OF THE ALLEY LYING EAST OF LOT 42
33-20-02-18-152-001	LOT 17 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-152-002	LOT 18 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-152-003	LOT 19 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-152-004	LOT 20 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-152-005	LOT 21 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-152-006	LOT 22 AND 23 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE

Tax ID Number	Legal Description
33-20-02-18-154-001	LOT 43 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-154-002	W 46 FT OF LOT 45 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-154-003	E 28.8 FT OF LOT 45 AND W 11.2 FT OF LOT 47 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-154-004	E 46.1 FT OF W 57.3 FT OF LOT 47 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-154-005	E 17.5 FT OF LOT 47 AND W 28.6 FT OF LOT 49 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-154-006	E 46.1 FT OF LOT 49 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-162-001	W 96 FT OF LOT 2 COLLEGE GROVE
33-20-02-18-162-003	LOT 14 EXC S 53 FT 3 IN COLLEGE GROVE
33-20-02-18-162-004	N 33 FT 3 IN OF S 53 FT 3 IN OF LOT 14 COLLEGE GROVE
33-20-02-18-162-005	S 20 FT OF E 30 FT OF LOT 12 & S 20 FT OF LOT 14 COLLEGE GROVE
33-20-02-18-163-001	LOT 1 EXC S 3 FT COLLEGE GROVE
33-20-02-18-163-002	LOT 3 & W 1/2 OF LOT 5 EXC S 3 FT THEREOF COLLEGE GROVE
33-20-02-18-163-003	E 1/2 OF LOT 5 EXC S 3 FT & W 1/2 OF LOT 7 EXC E 3 IN OF W 1/2 OF LOT 7 & EXC S 3 FT COLLEGE GROVE
33-20-02-18-163-004	E 1/2 OF LOT 7 EXC S 3 FT & E 3 IN OF W 1/2 OF LOT 7 EXC S 3 FT COLLEGE GROVE
33-20-02-18-163-005	LOT 9 & W 22 FT OF LOT 11 EXC S 3 FT COLLEGE GROVE
33-20-02-18-163-006	W 25 1/2 FT OF E 60 1/2 FT LOT 11 EXC S 3 FT COLLEGE GROVE
33-20-02-18-163-007	W 15 1/2 FT OF E 35 FT OF LOT 11 COLLEGE GROVE
33-20-02-18-163-009	E 64 1/2 FT OF N 26 FT OF LOT 13 COLLEGE GROVE
33-20-02-18-163-010	COM 3 FT N OF SE COR OF LOT 13-N TO NE COR OF LOT-W 73 1/2 FT-S 69 FT-E 40 FT-S 60 FT-E'LY TO BEG EX E 64 1/2 FT OF N 26 FT OF LOT 13 COLLEGE GROVE
33-20-02-18-163-011	E 19.5 FT OF LOT 11 EXC S 3 FT ALSO W 3.3 FT LOT 13 EXC S 3 FT COLLEGE GROVE
33-20-02-18-163-013	E 5.7 FT OF W 9 FT & E'LY 16.57 FT OF W'LY 25.57 FT OF S'LY 63 FT OF LOT 13 EXC S 3 FT THEREOF COLLEGE GROVE
33-20-02-18-163-014	THE E'LY 23.43 FT OF THE W'LY 49 FT OF THE S 63 FT EXC S 3 FT OF LOT 13 COLLEGE GROVE
33-20-02-18-164-101	UNIT NUMBER 1 EAST LANSING CITY CENTER CONDOMINIUMS, ALSO THE SURFACE AREA OF LOT 18 EXCEPT THE WEST 31.54 FT AND THE WEST 21.79 FT OF LOT 20, PLAT OF COLLEGE GROVE, CITY OF EAST LANSING, INGHAM COUNTY MICHIGAN, ACCORDING TO THE RECORDED PLAT AS RECORDED IN LIBER 3 OF PLATS, PAGE 4, INGHAM COUNTY RECORDS TOGETHER WITH THE VERTICAL AREA ABOVE THE SURFACE AREA UP TO A HEIGHT OF FOURTEEN AND ONE HALF (14 1/2) FEET TO THE UNDERSIDE SURFACE OF THE MUNICIPAL PARKING STRUCTURE WHICH IS LOCATED ABOVE THE SURFACE AREA REFERED TO ABOVE.

Tax ID Number	Legal Description
33-20-02-18-164-102	UNIT #2 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-103	UNIT #3 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-104	UNIT #4 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-105	UNIT #5 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-106	UNIT #6 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-107	UNIT #7 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-108	UNIT #8 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-109	UNIT #9 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-110	UNIT #10 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-111	UNIT #11 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-112	UNIT #12 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-113	UNIT #13 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-114	UNIT #14 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-115	UNIT #15 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-116	UNIT #16 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-117	UNIT #17 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-118	UNIT #18 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-119	UNIT #19 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-120	UNIT #20 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-121	UNIT #21 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-122	UNIT #22 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-123	UNIT #23 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-124	UNIT #24 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-125	UNIT #25 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-126	UNIT #26 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-127	UNIT #27 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-128	UNIT #28 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-131	UNIT #31 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-132	UNIT #32 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-133	UNIT #33 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-134	UNIT #34 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-135	UNIT #35 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-136	UNIT #36 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-137	UNIT #37 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-138	UNIT #38 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-139	UNIT #39 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-140	UNIT #40 EAST LANSING CITY CENTER CONDOMINIUMS

Tax ID Number	Legal Description
33-20-02-18-164-141	UNIT #41 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-142	UNITS 29 AND 30 EAST LANSING CITY CENTER CONDOMINIUMS
33-20-02-18-164-201	SUITE 1- 7,041 SQ FT RETAIL SPACE IN CITY CENTER RAMP
33-20-02-18-164-202	SUITE 2- 9,546 SQ FT RETAIL SPACE IN CITY CENTER RAMP
33-20-02-18-165-002	E 18 FT OF LOT 15 COLLEGE GROVE
33-20-02-18-165-004	LOT 19 EXC E 48 1/2 FT COLLEGE GROVE
33-20-02-18-165-005	E 48 1/2 FT OF LOT 19 ENTIRE LOTS 21 & 23 COLLEGE GROVE
33-20-02-18-165-006	THE WLY 26 FT OF LOT 17 COLLEGE GROVE
33-20-02-18-165-007	THE E'LY 24 FT OF THE WLY 50 FT OF LOT 17 COLLEGE GROVE
33-20-02-18-165-008	THE E'LY 32.5 FT OF LOT 17 COLLEGE GROVE
33-20-02-18-166-003	W 31 FT OF LOT 39 AND E 8 FT OF LOT 37 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-166-004	LOT 39 EXC E 10 FT AND EXC W 31 FT ANGELL'S SUBD OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-166-005	E 10 FT OF LOT 39 AND ALL OF LOT 41 ANGELL'S SUB OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE
33-20-02-18-166-009	LOT 35, ALSO LOT 37 EXC E 8' ANGELL'S SUBD OF LOT 80 AND PORTIONS OF LOTS 78 AND 79 COLLEGE GROVE.
33-20-02-18-166-100	SUITE A-5,000 SQ FT RETAIL SPACE IN ALBERT ST PARKING RAMP
33-20-02-18-166-101	SUITE B-CITY PORTION-3,900 SQ FT RETAIL SPACE IN ALBERT ST PARKING RAMP
33-20-02-18-167-003	LOT 14 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-167-004	LOT 13 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-167-009	LOTS 15 AND 16 ASSESSORS PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-167-010	LOT 9 THRU 12 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-168-001	LOT 1 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE
33-20-02-18-168-008	PT OF LOTS 6 AND 8 AND ENTIRE LOT 7, ASSESSOR'S PLAT OF CHASE SUB, OF PT OF LOT 78 OF COLLEGE GROVE, CITY OF E LANS, ING CO, MI ACCORDING TO THE REC PLAT THEREOF, AS REC IN LIBER 12 OF PLATS, PG 2, ING CO REC, DESC AS: BEG AT THE SE COR OF LOT 6, TH N70 ^ 01'15W
33-20-02-18-168-009	BEG AT SE COR OF LOT 8, TH N70 ^ 01'15W 48.70' ALG THE N LN OF GRAND RIV AVE
33-20-02-18-168-010	LOT 2 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE EXC BEG AT SE COR OF LOT 2 ON GRAND RIVER AVE TH NWLY 0.30' ON N LN OF GRAND RIVER AVE TH NE'LY 132.20' AND ALG AN EXTERIOR WALL LN OF AN EXISTING BLDG ON LOT 2 AND THE EXTENSION OF SD LN TO A POINT 0.37' NWLY OF THE NE COR OF LOT 2; TH SE'LY 0.37' TO THE NE COR OF SD LOT 2, TH SWLY 132.20' ON THE E LN OF LOT 2 TO POB.

Tax ID Number	Legal Description
33-20-02-18-168-011	THAT PART OF LOT 2 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 OF COLLEGE GROVE, CITY OF EAST LANSING, ING CO., MI DESC AS: BEG AT THE SE COR OF LOT 2 ON GRAND RIVER AVE, TH NW'LY 0.30' ON THE N LN OF GRAND RIVER AVE; TH NE'LY 132.20' AND ALG AN EXTERIOR WALL LN OF AN EXISTING BLDG ON LOT 2 AND THE EXTENSION OF SAID LN TO A POINT 0.37' NW'LY OF THE NE COR OF LOT 2; TH SE'LY 0.37' TO THE NE COR OF SD LOT 2; TH SW'LY 132.20' ON THE E LN OF LOT 2 TO THE POB. ALSO LOT 3 AND LOT 4 EXC THE E'LY 8.4' IN WIDTH THEREOF, ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE, CITY OF EAST LANSING, ING CO, MI.
33-20-02-18-168-012	LOT 4 EXC THE E'LY 8.4' IN WIDTH, ALSO LOT 5 ENTIRE, AND LOT 6 ASSESSOR'S PLAT OF CHASE SUB OF PART OF LOT 78 COLLEGE GROVE, EXC THAT PART OF LOT 6 DESC AS BEG AT SE COR OF LOT 6, TH N 70 ^ 01'15W 0.28'
33-20-02-18-169-001	LOT 42 & S 1 RD OF LOT 44 FIRST ADDITION TO FAIRVIEW
33-20-02-18-169-002	LOT 40 FIRST ADDITION TO FAIRVIEW
33-20-02-18-170-001	LOTS 1 & 2 FAIRVIEW
33-20-02-18-172-003	LOT 4 FAIRVIEW
33-20-02-18-172-004	LOT 5 FAIRVIEW
33-20-02-18-172-005	LOT 6 & 7 FAIRVIEW
33-20-02-18-172-007	N 50 FT OF LOT 3 FAIRVIEW
33-20-02-18-172-008	LOT 3 EXC N 50 FT FAIRVIEW
33-20-02-18-172-009	LOT 3 FAIRVIEW
33-20-02-18-405-006	N 65 FT OF E 22 FT OF LOT 28 ALSO N 65 FT OF LOT 29 FAIRVIEW
33-20-02-18-414-007	LOT 8 SUPERVISOR'S PLAT NO 5 OF MERIDIAN TOWNSHIP
33-20-02-18-414-018	LOT 4 COLLEGEDALE
33-20-02-18-415-008	LOT 60, 61 & 62 COLLEGEDALE
33-20-02-18-419-001	LOT 37 EXC N 18.37 FT & PART OF LOTS 38 & 39 BEG AT SW COR OF LOT 39-N ON W LINE OF LOT 39 114.3 FT-S 86 ^ 01' 25 E 102.51 FT-S 69 ^ 13' E 22 FT TO E'LY LINE OF LOT 38 AT PT 18.37 FT S OF NE COR THEREOF-S TO SE COR LOT 38-NW'LY TO BEG FAIRVIEW"
33-20-02-18-419-002	LOT 35 & 36 EXC N 12.70 FT OF LOT 35 MEASURED AT RIGHT ANGLES TO GRAND RIVER AVE EAST LANSING MI FAIRVIEW
33-20-02-18-419-801	BUILDING ON LEASED LAND LOT 37 EXC N 18.37 FT & PART OF LOTS 38 & 39 BEG AT SW COR OF LOT 39-N ON W LINE OF LOT 39 114.3 FT-S 86 ^ 01' 25 E 102.51 FT-S 69 ^ 13' E 22 FT TO E'LY LINE OF LOT 38 AT PT 18.37 FT S OF NE COR THEREOF-S TO SE COR LOT 38-NW'LY TO BEG FAIRVIEW. PARCEL NUMBER 33-02-18-419-001."
33-20-02-18-420-001	LOTS 1 & 3 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-420-004	S 50 FT OF LOT 7 (INCL THAT PT OF VACATED ALLEY ON THE S) ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-420-005	LOT 9 & N 41 FT OF LOT 11 (INCL THAT PT OF VACATED ALLEY TO THE N) ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-420-006	S 25 FT OF LOT 11 ENTIRE LOT 13 & N 1/2 OF LOT 15 ELMWOOD ADDITION TO FAIRVIEW

Tax ID Number	Legal Description
33-20-02-18-420-007	S 1/2 OF LOT 15 & N 49 1/2 FT OF LOT 17 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-420-008	LOT 19 & S 16 1/2 FT OF LOT 17 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-420-009	LOT 5 AND THE N 22 FT OF LOT 7 ELMWOOD ADDITION TO FAIRVIEW.
33-20-02-18-421-001	LOT 2 & N 33 FT OF LOT 4 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-421-002	S 2 RDS OF LOT 4 & LOT 6 ENTIRE ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-421-003	LOTS 8 & 10 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-421-004	LOT 12 ENTIRE & N 3 FT OF LOT 14 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-421-005	LOT 14 EXC N 3 FT & N 6 FT OF LOT 16 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-421-006	LOTS 16, 18 & 20 EXC N 6 FT OF LOT 16 ELMWOOD ADDITION TO FAIRVIEW
33-20-02-18-422-003	LOTS 30 & 31 FAIRVIEW
33-20-02-18-422-004	LOT 32, ALSO LOTS 33 AND 34 EXC N 12.70 FT MEASURED AT RIGHT ANGLES TO GRAND RIVER AVE FAIRVIEW SUB.
33-20-02-18-423-001	LOT 1 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-002	LOT 2 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-003	LOT 3 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-004	LOT 4 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-005	LOT 5 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-006	LOT 6 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-007	LOT 7 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-008	LOT 8 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-009	LOTS 9-12 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-010	LOT 22 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-011	LOT 21 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-012	N 7 FT OF LOT 19 AND ALL OF LOT 20 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-013	LOT 19 EXC N 7 FT RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-014	LOT 18 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-015	LOT 17 RIVERDALE ADDITION TO FAIRVIEW
33-20-02-18-423-016	LOT 16 RIVERDALE ADD TO FAIRVIEW
33-20-02-18-423-017	LOTS 13-15 AND N 15 FT OF W 145.5 FT OF E 183 FT OF OUTLOT A RIVERDALE ADD TO FAIRVIEW
33-20-02-18-424-001	LOTS 1, 2 AND 3 EXC S 15 FT OF EA LOT AND EXC N 18.37 FT OF EACH LOT ASSESSOR'S PLAT OF CHERRY LAWN
33-20-02-18-424-002	LOT 4 AND S 15 FT OF LOTS 1, 2 AND 3 ASSESSOR'S PLAT OF CHERRY LAWN
33-20-02-18-424-003	LOT 5 ASSESSOR'S PLAT OF CHERRY LAWN
33-20-02-18-424-004	LOT 6 EXC S .74 FT ASSESSOR'S PLAT OF CHERRY LAWN

Tax ID Number	Legal Description
33-20-02-18-424-005	S .74 FT OF LOT 6 AND ALL OF LOT 7 EXC BEG AT SE COR NW'LY ON LOT LINE 57.69 FT E 54.05 FT TO E LINE OF LOT 7 S 20.47 FT TO BEG ASSESSOR'S PLAT OF CHERRY LAWN
33-20-02-18-424-006	PART OF LOT 10 COM AT NW COR THEREOF-S 70° 01' E ON N'LY LOT LINE 74.71 FT-S 89° 12' W 69.85 FT TO E'LY LINE OF RIVER STREET-N 0° 48' W 26.51 FT TO BEG EAST LAWN (THIS PARCEL OWNED WITH LAND ADJOINING IN CITY OF EAST LANSING) EAST LAWN
33-20-02-18-424-007	BEG 15 FT S OF NW COR OF LOT 11 OF EAST LAWN SUBD-N 60 FT-E 123.5 FT-S PLL WITH RIVER ST TO PT E OF BEG-W TO BEG EAST LAWN & PT OF ASSESSOR'S PLAT OF CHERRY LAWN (OCC AS ONE PARCEL) EAST LAWN
33-20-02-18-424-008	LOT 8, 9, 12, 13 & LOT 11 EXC N 15 FT EAST LAWN
33-20-02-18-424-009	W 31 FT OF LOT 4 EAST LAWN
33-20-02-18-424-010	LOT 3 & LOT 4 EXC W 31 FT EAST LAWN
33-20-02-18-424-011	LOT 5 & LOT 6 EXC S 54 FT EAST LAWN
33-20-02-18-424-012	N 11 FT OF LOT 7 & S 54 FT OF LOT 6 EAST LAWN
33-20-02-18-424-013	LOT 7 EXC N 11 FT EAST LAWN
33-20-02-18-425-001	LOT 21 ELMWOOD ADD TO FAIRVIEW AND W 145.5 FT OF OUTLOT A RIVERDALE ADD TO FAIRVIEW AND THAT PT OF SEC 18 LYING S OF ELMWOOD ADD TO FAIRVIEW N OF RED CEDAR RIVER E TO BOGUE ST AND W OF RIVERDALE ADD TO FAIRVIEW EXC WATERS EDGE DR (OWNED AND OCCUPIED AS ONE PARCEL) SEC 18 T4NR1W
33-20-02-18-425-002	LOT 1, 2 & 3 CANDY CARVER A REPLAT ON OUTLOT A" OF RIVERDALE ADD TO FAIRVIEW"
33-20-02-18-425-003	LOT 14 EAST LAWN
33-20-02-18-425-004	LOTS 15 & 16 EAST LAWN
33-20-02-18-426-001	LOTS 1 & 2 ALSO LOT 21 EAST LAWN
33-20-02-18-426-002	LOTS 17, 18, 19 & 20 EAST LAWN
33-20-02-18-426-003	LOT 75 SUPERVISORS PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-004	LOTS 76 & 77 SUPERVISORS PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-005	COM AT NW COR OF LOT 78 S'LY ALONG LOT LN TO CEDAR RIVER E'LY ALONG RIVER 57.5 FT N'LY TO A POINT IN A N LOT LN THAT IS 77.53 FT E'LY OF BEG W'LY BEG BEING PARTS OF LOTS 78 & 79 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-006	COM AT A POINT IN N LOT LN OF LOT 79 THAT IS 77.53 FT E'LY OF NW COR OF LOT 78 S'LY TO A POINT IN S LOT LN OF LOT 78 THAT IS 57.5 FT E'LY OF SW COR OF LOT 78 E'LY ALONG S LOT LN TO A POINT 33 FT E'LY OF SW COR OF LOT 80 N'LY TO N LOT LN OF LOT 81 AT A POINT 86 1/5 FT E'LY OF NW COR OF LOT 80 W'LY ALONG N LOT LN TO BEG BEING PART OF LOTS 78 79 80 & 81 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-007	W 1/2 OF FOLLOWING DESC PART OF LOTS 80 & 81 & 82 COM IN S'LY LN OF GRAND RIVER AVE AT A PT N 69° 28' W 1003.2 FT FROM ITS INT WITH E LINE OF SEC 18 N 69° 28' W 144.8 FT S 13° 42' W 231 FT TO N BANK OF RED CEDAR RIVER E'LY ALONG N BANK 126 FT M/L N 19° 16' E 221.7 FT TO BEG SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP

Tax ID Number	Legal Description
33-20-02-18-426-008	E 1/2 OF FOLLOWING DESC PART OF LOTS 80 81 & 82 COM IN S'LY LN OF GRAND RIVER AVE AT PT N 69 ^ 28' W 1003.2 FT FROM ITS INTERSECTION WITH E LN OF SEC 18 N 69 ^ 28' W 144.8 FT S 13 ^ 42' W 231 FT TO N BANK OF RED CEDAR RIVER E'LY ALONG N BANK 126 FT M/L N 19 ^ 16' E 221.7 FT TO BEG SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-009	LOT 83 ENTIRE & PARTS OF LOTS 81 82 & 84 COM ON S LN OF GRAND RIVER AVE AT PT N 69 ^ 28' W 852.6 FT FROM ITS INT WITH E LN OF SEC 18 N 69 ^ 28' W 150.6 FT S 19 ^ 16' W 221.7 FT TO N BANK OF RED CEDAR RIVER E'LY ALONG N BANK 162 FT M/L N 16 ^ 19' E 222.3 FT TO BEG SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-010	COM AT INT OF C/L OF M 43 & E LN OF SEC 18 N 69 ^ 28' W ON CENTER OF HWY 705.6 FT TO POB S 16 ^ 19' W 279.8 FT TO RED CEDAR RIVER NW'LY ON RIVER 138.8 FT N 16 ^ 19' E 255.8 FT TO C/L OF HWY S 69 ^ 28' E 135 FT TO POB SEC 18 T4NR1W PART OF SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-012	COM IN THE CENTER OF GRAND RIVER AVE AT PT 428.9 FT NW'LY FROM ITS INTERSECTION WITH E LN OF SEC 18 T4NR1W S 6 ^ 45' W 289.0 FT TO N BANK OF RED CEDAR RIVER W ON N BANK OF RIVER 86.3 FT N 15 ^ 15' E 116.5 FT N 6 ^ 07' E 170 FT TO CENTER OF GRAND RIVER AVE SE'LY 70 FT TO BEG BEING PART OF LOTS 89, 90 & 91 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP EXC LAND TAKEN FOR US16 HWY
33-20-02-18-426-013	COM AT PT IN CENTER OF GRAND RIVER AVE 247.5 FT NW'LY FROM ITS INTERSECTION WITH E LN OF SEC 18 T4NR1W S PLL WITH E SEC LN 290.3 FT TO N BANK OF RED CEDAR RIVER W'LY ALONG N BANK OF RIVER 213.7 FT N 6 ^ 45' E 289 FT TO CENTER OF GRAND RIVER AVE SE'LY 181.4 FT TO BEG EXC HY RIGHTS BEING PARTS OF LOTS 90 & 91 & ALL OF LOTS 92 & 93 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP
33-20-02-18-426-014	LOTS 94 & 95 EXC E 53.5 FT OF LOT 95 SUPERVISOR'S PLAT NO 2 OF MERIDIAN TOWNSHIP

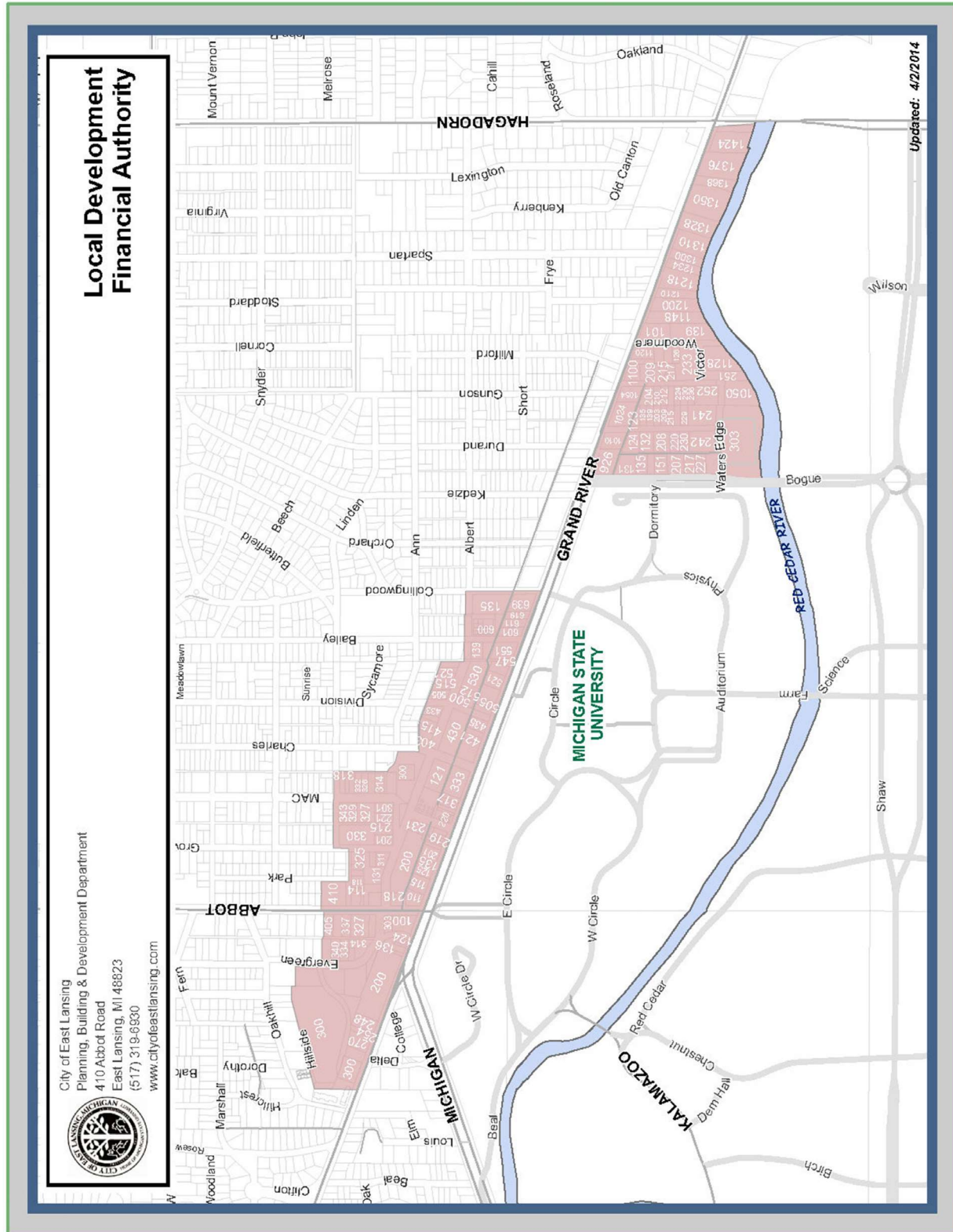
Note: These parcels reflect the original parcels at the time of adoption of the original LRSZ Tax Increment Financing and Development Plan. Any subsequent combinations or splits reflected in the addition of new parcels are not included herein but should be incorporated into calculations of taxable values, as necessary.

Appendix B: Maps

City of Lansing SmartZone Development Area



City of East Lansing SmartZone Development Area



Appendix C: Program Descriptions

Below is a list of programs offered by the LRSZ, LEAP, and the MSU Foundation. Italics indicate that the program is currently under development.

LRSZ Programs

- **East Lansing Technology Innovation Center:** A business incubator for technology startups and professionals in the Greater Lansing region managed by the MSU Foundation. The TIC has 7,000 square feet of office space, which includes 19 standard offices, two conference rooms, and a 3-D printer room. Economic development and business support services are provided at this coworking space, which also serves as the host for events.
- **Internship program:** *This tech-oriented apprenticeship program will have two tracks, each with its own purpose. The first track will serve primarily as a workforce development program that is dedicated to helping people reskill and change careers. The second track will be focused on providing students with an opportunity to get valuable working experience at a tech company.*
- **Foreign direct investment soft landing/attraction:** *This program will provide business attraction services and help locate more companies within the LRSZ, with a focus on those that need support securing foreign direct investment.*

LEAP Programs

- **Gateway:** Through a partnership with the MEDC, the Gateway program supports the continued economic growth and stimulation of the entrepreneurial ecosystems. This program serves as a single point of contact for startups as they work to navigate the available local and state resources.
- **One-on-one Consulting:** LEAP staff provides direct one-on-one consulting to companies in the region that need economic development support or help addressing challenges that are not covered by other available programming.
- **The Hatching:** The Hatching is a pitch competition to help idea-stage entrepreneurs. Participants have the opportunity to win a \$2,000 grant, as well as connect to free company formation and the broader business ecosystem. This is one of the longest-running programs of its type in the state.
- **Strategyzer Training/Implementation:** *This program's training curriculum provides a clear path for entrepreneurs and business owners to design and validate their business models.*
- **One and All:** Companies that are founded and/or owned by entrepreneurs living under the Asset Limited, Income Constrained, Employed (ALICE) threshold face many additional barriers to growth and success. This program is designed to provide foundational support as well as seed money to these emerging leaders and companies to help them achieve their potential.
- **Jumpstart:** Jumpstart is a quarterly LEAP-funded program to help entrepreneurs meet a significant milestone in the growth of their businesses. Funds can have a variety of uses, including legal and marketing services. Entrepreneurs are eligible for up to a \$2,500 cash grant in support.
- **Sales accelerator:** *This program will serve as a follow-up to other services and will work with companies to help them grow through design and launch an effective sales approach. Through this effort, entrepreneurs and firms will be able to secure their first sales or customer feedback.*
- **Business Accelerator Fund (BAF):** LEAP provides services through the BAF to support early-stage companies achieve a business milestone, such as investment, partnership, or sales. Interested

technology firms can apply to receive these funds, which they can use to secure specialized services that are not typically offered by business accelerators.

- **Michigan STEM Forward:** This program is designed to support the STEM-related talent needs of companies and future career success of university students. Through a partnership with the MEDC, this program connects college students with opportunities to intern at innovative, STEM-driven companies.
- **Site search:** Once companies have reached the startup stage of their cycle, this program offers support identifying the best site for their company, ideally within the SmartZone. Through this service, LEAP works with these companies to find a location that meets their space, equipment, and other needs to support their continued growth and development.
- **Company formation services:** LEAP staff provide services designed to guide entrepreneurs as they work to start new companies.

MSU Foundation Programs

Venture Creation through Spartan Innovations

- **Technology and Intellectual Property Assessments:** MSU Technologies, the patent office at Michigan State University, assists with identifying new inventions that could be the basis of a startup company.
- **Technology Mining:** Leveraging relationships and partnerships with MSU researchers and local health care systems, corporate innovations partners and worldwide users of special equipment only available at MSU such as the FRIB to find new discoveries, inventions and ideas that could form the bases of a startup company.
- **Business/Mentoring/Coaching:** Helping coach scientist/inventors on all aspects of business formation, strategy, partnering, fundraising, governance, and conflict management
- **Business Plan Writing and strategy:** Assisting business plan development, pitch decks, financial modelling, and strategies to go to product, go to market and go to scale
- **Networking Events:** Leveraging placemaking manager activities to bring together individuals and companies within the innovation ecosystem to specific topics and technologies of interest
- **Grant Writing for GAP Funding:** Preparing materials to pursue gap and non-dilutive funding sources such as MGD, Advance Grant, SPG, TSGTD, T3N, MTRAC, PFI Grants, Regional iCorps, BAF, SBIR/STTR, and other sources
- **Entrepreneur-in-Residence (EIR) Program:** Entrepreneurs who are selected to participate in this program work to support a startup for 12 to 18 months before taking over the management of the company independently. While EIRs receive a stipend while in the program, they are can also draw a salary and take equity in the company they are leading.
- **Conquer Accelerator:** This ten-week accelerator emphasizes planning and growth through mentorship and a tailored curriculum. This program is designed to help startups and established companies overcomes challenges. Participants receive investment, space, and additional resources to help their firms grow. The Conquer Accelerator also includes the CADE (Conquer Accelerator Diversity in Entrepreneurship) Program
- **Burgess Institute for Entrepreneurship:** An MSU Foundation and donor funded institute that manages the undergraduate minor at Michigan State University with a combination of classroom and real world experiences.**Student Venture Capital Fund:** An MSU Foundation funded initiative to

give a venture investing experience to undergraduate finance students at MSU that includes a real-world venture assessment exercise with an annual cohort of startups from the community.

Venture Investing through MSU Foundation Captive Venture Funds and Network

- **Red Cedar Ventures:** The Red Cedar Ventures Pre-Seed and Opportunity Fund funds offer investment in startups from both the university and the broader community. The only venture fund in greater Lansing, it has deployed over \$8.5M.
- **Michigan Rise Pre-Seed III Fund:** A \$20+M Pre-Seed Fund that was capitalized by the MSU Foundation and Michigan Strategic Fund to provide early stage investing to high tech high growth startup companies in close collaborations with all State of Michigan SmartZones.
- **Alumni Venture Network:** An informal network of MSU alumni that continue to collaborate with the entrepreneurial ecosystem providing value added inputs and willingness to invest in select ecosystem opportunities.
- **State of Michigan Venture Community:** With the MSU Foundation as a limited partner with two state of Michigan based venture funds and member of the Michigan Venture Capital Association, startup companies have access to a broad array of venture investors across the state through our partnerships.
- **Access to National Venture Firms:** With the MSU Foundation as a limited partner in over 40 firms throughout the world, the MSU Foundation has extensive relationships with venture capital, private equity and alternative private asset managers looking for deal flow. Additionally, the Executive Director of the MSU Foundation serves as an ex-officio member of the Investment Advisory Committee of the \$4B Michigan State University endowment fund which is a limited partner in over 100 venture and private equity funds.

Placemaking through Select Real Estate Investments

- **University Health Park:** The UHP is home to the McLaren Greater Lansing hospital, Karmanos Cancer Institute and 160,000 sf of medical office buildings. Working with LEAP to recruit strategic medical technology partners to the University Health Park on the remaining 15 developable acres, all with the SmartZone
- **VanCamp Incubator:** Developer and owner of the VanCamp Incubator facility in Meridian Township, a 20,000 s.f. wet lab incubator facility that houses life sciences startup companies that spin out of the ecosystem.
- **Crescent Road Development:** Developer and owner of the TechSmith world headquarters in the Crescent Road neighborhood, formerly known as Spartan Village.
- **Events Management:** The MSU Foundation is investing in programs that bring entrepreneurs, faculty, students and corporate innovation professionals together through a series of events designed to foster introductions, create collaboration relationships, and provide opportunities to connect.

References

East Lansing Technology Innovation Center (TIC). 2013. *2008–2013 Overview and Dashboard*. East Lansing: East Lansing Technology Innovation Center.

Global Accelerator Learning Initiative (GALI). 2016. “The Accelerator Landscape.” *GALI*. Accessed March 5, 2021. <https://www.galidata.org/accelerators/>



**PUBLIC SECTOR
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Parties

This Memorandum of Understanding (MOU) is between the Michigan State University (MSU) Innovation Center, MSU Foundation and its affiliates, the Lansing Regional SmartZone (LRSZ)/Joint Local Development Finance Authority (LDFA) and the Lansing Economic Area Partnership (LEAP), collectively known as the “Partners.” The MOU describes their understanding of each party’s individual or shared roles in developing and executing programs related to SmartZone economic development in the Lansing Region.

Introduction and Background

- LEAP
 - Has a long and successful track record of economic development in the Lansing Region and runs several essential and impactful programs, including those focused on entrepreneurship development, company recruitment, and site selection.
 - A major component of LEAP’s activities serves entrepreneurs throughout the region and provides programs that help make them successful. Historically, LEAP has provided services related to technology-based entrepreneurship, including management of the LRSZ, given the proximity to MSU and regional entrepreneurship with a focus on the community, youth, underserved populations, and non-MSU affiliated entrepreneurs.
- MSU Foundation
 - Beginning in 2014, the MSU Foundation has made significant investments to help drive the creation of an innovation ecosystem around the MSU campus through the commercialization of intellectual property developed by MSU faculty, staff, and students. In addition, in recent years the MSU Foundation has expanded its reach and initiatives in support of the Lansing Region and statewide support of high-tech high-growth initiatives.
 - The investments include new programs in the Lansing Region in:
 - New venture creation through Spartan Innovations and the Conquer Accelerator,
 - Pre-seed, and early-stage investment and loans through newly formed captive venture funds through Red Cedar Ventures and the Michigan Rise Pre-Seed III Funds, and
 - Strategic investments in select real estate assets such as the VanCamp Incubator, management of the East Lansing Technology Innovation Center (TIC), University Health Park, and Crescent Road (the former Spartan Village) that



provide places for entrepreneurs and existing corporations that collaborate with MSU to exist within the MSU Innovation Network.

- Lansing Regional SmartZone (LRSZ)
 - The LRSZ is a dynamic and collaborative partnership between the cities of Lansing and East Lansing, Lansing Community College (LCC), Ingham County, MSU, MSU Foundation, LEAP and the Michigan Economic Development Corporation (MEDC). Its mission is to foster the creation and retention of technology-based businesses and jobs within the SmartZone.
 - The LRSZ was officially launched in 2006 after jurisdictional authorities adopted resolutions that created a joint LDFA and an authority district. Subsequently, a Tax Increment Financing (TIF) and Development Plan was adopted for the LRSZ, allowing the capture of TIF revenue in downtown East Lansing and the area in and around the University Corporate Research Park in the City of Lansing. The LRSZ is managed by a Joint LDFA board as required by statute, and with participation of the partners.
- MSU Innovation Center
 - The MSU Innovation Center serves as MSU's hub for creating economic value from the research and creativity happening across campus every day. The center is dedicated to helping faculty and students translate their discoveries and knowledge into products and services that make life better and serve to diversify the economic base of the region and Michigan at large.
 - Under the MSU Innovation Center, MSU Business Connect actively promotes relationships between MSU and private sector corporations. While focusing on research and development collaborations, Business Conenect also provides concierge service to help corporations navigate and access MSU resources of all kinds, including talent, access to facilities and support for economic development initiatives.
 - MSU Technologies facilitates the commercial development and public use of technologies and copyrightable materials developed by MSU faculty and staff. The goal is to move MSU's technologies from the lab to the marketplace to improve lives and communities locally, regionally, and around the world. The route to the marketplace is often through established corporations, but can also lead to the formation of new companies in collaboration with our ecosystem partners.

As LEAP, LRSZ, MSU Foundation, and MSU programs have developed over the years, the parties wish to solidify their roles within the Lansing Region's innovation ecosystem to increase efficacy of collective efforts.



Roles in Economic Development Activity

The Partners generally agree that:

- 1) **LEAP** serves as the region's primary agency working on company attraction and retention as a driver of regional economic growth. LEAP also serves as the management vehicle for the LRSZ, deploying programs, and seeking MEDC grants to support the region's entrepreneurial ecosystem as agent of the LRSZ. LEAP also deploys its own entrepreneurship support programs that benefit the entire region, in focused areas, complementary to the activities undertaken by the other partners.
 - Regional SmartZone entrepreneurship and innovation support and services
 - One-on-one consulting
 - Supporting pitch competitions such as The Hatching
 - Jumpstart grant support
 - Equitable entrepreneurship programs and initiatives including Elevate, One and All and Level Up
 - Regional private sector, industry, and corporate engagement related to supporting entrepreneurial programming, workgroups, and economic development projects
 - Economic development projects including use of local, regional and state business incentives and resources (i.e., brownfield)
 - Lead generation and prospecting related to investment attraction and business recruitment
 - Conduit to regional professional service providers
 - Site location services to commercialized companies when appropriate
 - Liaison for project-facing workforce development through Lansing area public schools, Lansing Community College, Capital Area Michigan Works!, MSU and other organizations and institutions as appropriate
 - Management of the LRSZ, executing its directives.
- 2) **MSU Foundation** efforts will be geared toward Lansing Region high-tech high-growth startups and entrepreneurs including faculty, staff and students at Michigan State University who look to bring their innovation to the marketplace through the creation of a new corporation. This work is done in close collaboration with MSU Technologies, and the Burgess Institute at MSU.
 - MSU-linked corporate engagement; recruiting companies to University Health Park and Crescent Road, including support of LEAP's regional business attraction efforts
 - MSU-related entrepreneurial support and services
 - Conquer, CADE, SBIR/STTR and Insurance technology accelerator initiatives
 - Spartan Innovations anticipates that it will offer seminars as part of its Conquer, Cade and SBIR/STTR Accelerator programming. These seminars are specific to high-technology startup companies, targeted toward the LRSZ, but will also be open to the community at large.



- Sparrow/McLaren MedTech innovation partnerships for venture creation and incubation.
 - Incubator facility space
 - Management of the TIC
 - VanCamp Incubator
 - Alliance Building
 - Statewide initiatives around programming and support of high-tech, high-growth companies
- 3) The **LRSZ** will support economic development in the region by deploying funds derived from TIF capture in ways that promote the development and sustainability of new high-tech high growth companies. This includes the retention of contracted partners to support ecosystem development and provide direct support to entrepreneurs through programs and incubation space. The LRSZ board serves to evaluate and prioritize opportunities to support new or alternative programming that best supports the growth of high-tech high-growth startups in the region.
- 4) The **MSU Innovation Center** serves as the MSU's hub for creating partnerships that develop economic value from the research and creativity happening across campus every day. The center is dedicated to helping faculty and students translate their discoveries and knowledge into products and services that make life better and serve to diversify the economic base of the region and Michigan at large.
- Does business development to actively promote relationships between MSU and private sector corporations through the Business Connect office. This same team negotiates and executes contracts to support research collaborations and related activities.
 - Provides concierge service to help corporations navigate and access MSU resources of all kinds, including talent, access to facilities and support for economic development initiatives.
 - Acts as an MSU primary point of contact for regional economic development attraction and retention projects through the Business Connect office, as these projects seek support from MSU.
 - Facilitates the commercial development and public use of technologies and copyrightable materials developed by MSU faculty and staff. The MSU Technologies office executes a strategy for the protection and marketing of these commercial opportunities, and acts as a point of contact for regional companies to access these opportunities.
 - Identifies opportunities for the creation of new startup companies as the best path to market for MSU innovations, and works with ecosystem partners to facilitate the evaluation and execution of a startup launch strategy.
- 5) The Partners will engage in shared services which could include:

Shared Services

- Joint marketing highlighting the LRSZ region and events
- Participation (mentoring, judging, etc.) and supporting collaboration on each other's programs and events
- Regional software such as Startup Space/outreach of marketing shared services through platforms and engagements
- Annual reporting with LRSZ, MSU Foundation, MSU Innovation Center, and LEAP on metrics and impact
- Data sharing related to economic development outcomes (company formations, jobs created, follow-on investment)
- Active seeking of referral opportunities amongst the Partners to leverage the unique skills and capabilities of each.

Program Development, Control, Funding, and Coordination

Commercialization process

The commercialization process begins at the sources of innovation (idea, research, and invention), when the MSU Innovation Center identifies a technology with potential for commercialization. From here, the technology leverages a variety of funding and support programs that help develop and mature the innovation on the path toward being a market-ready product. These programs include:

- MTRAC Innovation Hub for AgBio
- Advance Proof-of-Concept grants
- T3N: The Technology Transfer Talent Network (T3N) is a statewide university network designed to support the commercialization of university technologies, licenses to industry and startup creation through key talent programs
- TSGTD funds: The Targeted Support Grant for Technology Development (TSGTD) provides funding for the enhancement, optimization and/or other development of selected technologies that have commercial potential as identified by MSUT Management and Technology Managers.

As innovations mature, evaluated MSU and Spartan Innovations evaluate their best path to the marketplace; either licensed to an existing company or through the launch of a new company. If it is determined that a new company should be established Spartan Innovations may leverage the following programs and actions:

- Assign an Entrepreneur-in-Residence (EIR)
- Form a corporation
- Support the creation of a funding plan
- Leverage MSU Foundation managed funds
 - Red Cedar Ventures Pre-seed Fund
 - Red Cedar Ventures Opportunity Fund



- Michigan Rise Pre-Seed III Fund
- Leverage local, state, and federal programs including the SBIR/STTR programs.

After the company is formed, it is introduced to the LRSZ's Gateway representative (GWR) at LEAP to access MEDC-supported programs such as:

- Business Accelerator Fund
- Emerging Technologies Fund
- SBDC Tech Team
- SBIR/STTR Federal Grant Writing support
- MiSTEM Forward

The GWR discusses the company's commercialization plan, identifies appropriate programs the company is eligible for at the state, regional, and local levels, and shares any relevant templates. As the company grows, both LEAP and MSU Foundation will coordinate on site search services based on the company's needs. For regional sources of innovation, the GWR will refer companies to publicly available programs at the Foundation via Conquer Accelerator, Michigan Rise or the TIC incubator.

Partner Funding

The cost for any local personnel and resources is not reflected in this MOU. This MOU covers only support for programs and new ways to leverage existing resources through collaboration. This MOU does not cover any following/future funding, which will be negotiated at a future time. Forward-looking statements within this MOU are recommendations and are in no way are binding on any parties.

Coordination

LEAP will focus on regional entrepreneurial initiatives while the MSU Innovation Center and MSU Foundation will support high-tech, high-growth startups and entrepreneurs affiliated with MSU or the Foundation. Where opportunities exist to leverage or coordinate these activities for the region, the Partners will work together to find new ways to share experience, resources, and highlight the region.

The Partners will continue to meet at regular intervals, including the monthly ecosystem meeting with the SBDC Tech Team and the bi-weekly project meeting between MSU Foundation, MSU Innovation and LEAP, to maintain open lines of communication and awareness of projects and opportunities.

Sponsorship Opportunities

The Partners will seek to collaborate with each other and through other regional partnerships to bring additional value to the LRSZ and long-term resources for the coming years. For this reason, the Partners will actively solicit sponsorship opportunities in exchange for funding, resources, or a combination of these. Where opportunities align related to collaborative programs, new funding will be examined for opportunities to share where those programs benefit both parties to this MOU. Additionally, all parties will seek more sponsorships to leverage their individual programs as needed to expand their impact on the region.



Gateway and BAF Programs

LEAP has been a leader in utilizing the Business Accelerator Fund (BAF) and Gateway programs for over a decade. To further increase these already high-performing programs, LEAP intends to partner with MSU Foundation to operate the BAF and Gateway program while maintaining the program's accessibility to the entire Lansing region. This collaboration will include developing a seminar for companies to learn about the BAF program, re-establishing in-person BAF office hours, and an online resource for companies to improve their BAF proposals.

All metrics and successes of the Gateway and BAF program under this collaboration related to MSU startups would be shared with the public, as described under the Media and Public Relations Section and the program will be referred to as a "joint partnership between LEAP and the MSU Foundation" so both organizations are recognized for the program's efforts.

Regional Entrepreneurship Development

LEAP provides high-quality entrepreneurial programs across the Lansing Region of Clinton, Eaton, and Ingham counties including One and All, The Hatching, Elevate, LevelUp, Youth Startup Expo, and others. To better coordinate and further increase LRSZ ecosystem outcomes, LEAP welcomes MSU Innovations and the MSU Foundation's support for the regional entrepreneurship community. LEAP and MSU Foundation agree to renew their collaboration on The Hatching pitch competition, which allows MSU Foundation to host their own Hatching, while agreeing to include LEAP on its Hatching review committee and maintaining access for regional entrepreneurs. MSU Innovations and MSU Foundation agrees to participate in other regional programs through selection committees, judging panels, providing general support where appropriate, and presenting to partners regarding the high-tech, high-growth programs and events available community wide.

SmartZone Staff

LEAP intends to hire a full-time staff person at the request of the LRSZ. The LRSZ Development Director will focus on convening LRSZ partners and their respective resources, developing additional programs to fill any potential programmatic gaps, and serving as the point of contact for local resources. The Development Director reports to LEAP's Vice President of Entrepreneurship and Innovation.

Talent Development

The Partners recognize that developing and retaining top talent in the region is an utmost priority for new startup company formation, corporate engagement including LEAP's business attraction, expansion and retention programs, retention, and revitalization and building of inclusive prosperity across the region. The Partners will work together to promote current talent programs, such as the STEM Forward program, and on the development of new programs designed to retain MSU, LCC, and other students and recent graduates in the region. These retention-focused efforts would include programs such as the Mentor in Entrepreneurship and Training Program (METP), designed to place highly-trained



international students in internships with a path to full-time employment and permanent residency status within the state.

Industry Cluster Development

The Partners will work together to create specific programs developed to support and grow various core sectors in the region, including its prominent insurance industry, with tailored innovation around insurance technology (insurtech). Development of these industry innovation clusters may include programs around education, cooperative learning, incubator facilities, and ecosystem development. LEAP intends to sunset the PROTO InsurTech program indefinitely and supports the development of future insurtech programs via the Partners collectively.

The Partners recognize the need for unique programming for medtech companies to better leverage non-dilutive federal funding and support the local health systems.

Media and Public Relations

The Partners intend to ensure that media releases are frequent to draw attention to entrepreneurship in the LRSZ ecosystem. The MSU Foundation, MSU Innovations and LEAP will work collaboratively to maximize visibility for the region and the state utilizing social media networks and other media resources. The Partners will consult with each other when known technology or resources are highlighted.

Additional Support

To leverage available outside resources for all teams, the LRSZ will utilize support from the following organizations: the Michigan Small Business Development Center (SBDC), a statewide network nationally accredited by the Association of SBDCs and funded in part through cooperative agreements with the U.S. Small Business Administration; the MEDC and regional hosts; BBC Entrepreneurial Training & Consulting, LLC (BBCetc), a Michigan company providing entrepreneurial training and consulting services; and other agencies as appropriate.

Industry Engagement

The Partners will cooperate with corporate engagement efforts to the region, particularly relating to LEAP's business expansion and new-to-market business attraction efforts and project work, and especially for those businesses that are highly technical and seek access to MSU's capabilities and resources and in areas related to MSU's strategic priorities with the opening of the Facility for Rare Isotope Beams (FRIB), MSU AgBioResearch, BioMedical Research, and Health Partnerships. This support will include access to reports on these companies, technology assessments, discussions with the companies on capabilities of the region, and available statewide resources. When appropriate, the MSU Business Connect will work with representatives within MSU to foster collaborative efforts, sponsored research, and other efforts. Through its global site selection and prospecting process, LEAP will assist



MSU Foundation to identify and engage appropriate companies for real estate opportunities at MSU Foundation incubation and acceleration facilities such as The TIC, Crescent Road, Health Park, Alliance Building, and the VanCamp Incubator as well as additional real estate holdings in the Lansing Region.

Other Provisions

Meeting to Coordinate Efforts

The Partners (LEAP, LRSZ, MSU Innovations, MSU Foundation) agree to have representatives continue to meet at least monthly (in person or virtually) to coordinate efforts, share information/metrics, provide information on incubator/accelerator availability, identify media, public relations and promotional opportunities, and determine where additional support/efforts are needed.

Funding Opportunities

When appropriate based on alignment of the missions and goals of the Partners, they agree to identify and pursue funding opportunities for the region and work together to structure concepts, apply for, secure and implement such funds. This includes local, state, federal, and corporate funding through grants, contracts, and sponsorships to support specific technology-related economic development for the SmartZone in realms such as research commercialization, tech startup programming and industry innovation cluster development that are mission-driven and priorities of the LRSZ.

Independent Contractor Relationship

The relationship of the parties under this MOU is that of independent contractors. Neither party nor their respective officers, board members, employees, agents, or representatives shall be deemed to be officers, board members, employees, agents, or representative of the other.



Designated Representatives

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Signatures

Michigan State University Foundation

LEAP

By:

By:

David Washburn

Robert L. Tresize, Jr.

Date

Date

Joint Local Development Finance
Authority/Lansing Regional SmartZone

Michigan State University Innovation Center

By:

By:

Luke Hackney

Charles Hasemann

Date

Date

BY THE COMMITTEE ON DEVELOPMENT & PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION TO ADOPT THE AMENDED TAX INCREMENT FINANCING AND
DEVELOPMENT PLAN FOR THE LANSING REGIONAL SMARTZONE

WHEREAS, the City of Lansing and the City of East Lansing are authorized by the provisions of Act 57, Public Act of Michigan, 2018, as amended ("Act 57") to jointly operate the Local Development Finance Authority of the Cities of Lansing and East Lansing ("the Authority"), County of Ingham, Michigan, which exercises its powers within an Authority District designated by the Cities (the "Authority District"); and

WHEREAS, on December 11, 2006 and December 5, 2006, the City of Lansing and the City of East Lansing, respectively, adopted a resolution approving the Tax Increment Financing and Development Plan (the "TIF Plan") for the Lansing Regional SmartZone; and

WHEREAS, the Authority on April 20, 2022, approved the TIF Plan for the Lansing Regional SmartZone in accordance with Act 57 and recommends approval by the City Councils of the Cities of East Lansing and Lansing; and

WHEREAS, Lansing City Council has reviewed the Plan and has provided a reasonable opportunity to interested persons to express their views and recommendations regarding the Plan in accordance with Act 57, Public Act of Michigan, 2018; and

WHEREAS, public hearing notices on the proposed Plan were published in the manner as required by Act 57, Public Act of Michigan, 2018 prior to the Lansing City Council giving consideration to the resolution adopting the Plan; and

WHEREAS, all taxing jurisdictions that levy taxes under the Act were notified of the public hearing regarding the Plan, informed of the fiscal and economic implications of the Plan, and provided a reasonable opportunity to express their views and recommendations in accordance with Act 57, Public Act of Michigan, 2018; and

WHEREAS, Lansing City Council held a public hearing on June 13, 2022 to receive comments on the proposed Plan in accordance with Act 57, Public Act of Michigan, 2018; and

WHEREAS, the Cities of Lansing and East Lansing now wish to amend the TIF Plan and extend it for an additional five (5) years.

NOW THEREFORE BE IT RESOLVED, Lansing City Council deems that the TIF Plan is in compliance with the provisions of the Act and further finds: the plan constitutes a public purpose; the proposed method of financing public facilities is feasible, the development is reasonable and necessary to carry out purposes of Act 57; the amount of captured assessed value estimated to result from adoption of the plan is reasonable; the development plan is in reasonable accord with the approved master plan of the

municipality; and the public services, such as fire and police protection and utilities, are adequate to service the properties.

BE IT FURTHER RESOLVED, that the Lansing City Council hereby approves for the amended TIF Plan.

Lansing Brownfield Redevelopment Authority



Lansing Brownfield Redevelopment Authority NEOGEN Expansion Brownfield Redevelopment Project

Brownfield Plan #81

East Shiawassee Street Parcel
Northern 2.568-Acres of 703 E. Michigan Avenue
Lansing, Michigan 48912

PREPARED BY:

Triterra
1305 S. Washington Avenue, Suite 102
Lansing, Michigan 48910
Contact Person: Dave Van Haaren
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Phone: 517-853-2152

REVIEWED BY:

Lansing Brownfield Redevelopment Authority
1000 S. Washington Avenue, Suite 201
Lansing, Michigan 48910
Contact Person: Karl Dorshimer
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Phone: 517-243-3512

May 24, 2022

Approved by the LBRA on _____, 2022
Adopted by the Lansing City Council on _____, 2022

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ATTACHMENTS

- Attachment A: Legal Description of the Property
- Attachment B: EGLE BEA Acknowledgement Letter

1. Project Summary Sheet

The purpose of this Brownfield Plan (the “Plan”) is to identify eligible activities and cost estimates for redevelopment of the property located at 703 E. Michigan Avenue in the City of Lansing, Michigan. Brownfield tax increment financing is necessary to support redevelopment of the property.

Project Name: NEOGEN Expansion Brownfield
Redevelopment Project (the “Project”)

Developer: NEOGEN Properties IX, LLC (the “Developer”)
620 Leshner Place
Lansing, MI 48912

Property Location: Parcel No. 33-01-01-15-151-004 which is the northern 2.568 acres of the parcel of land located at 703 E. Michigan Avenue, Lansing, Michigan 48906 (the “Property”).

Type of Eligible Property: “Facility”

Project Description: The entire 2.568-acre Property will be redeveloped to include the construction of a new three-story manufacturing and research building comprising 176,000 gross square feet, including a 23,000 square foot high-bay production space, on the eligible property. NEOGEN is in the process of consolidating and expanding its manufacturing operations, Research & Development operations, and its headquarters. This project is vital to the planned expansion and consolidation project. NEOGEN estimates 60 to 100 new, full time equivalent jobs as part of its this current expansion plan.

Brownfield Eligible activities include Michigan Department of Environment, Great Lakes and Energy (EGLE) pre-approved activities, EGLE department specific activities, asbestos and lead survey activities, demolition, site preparation, infrastructure improvements, and preparation and implementation of a Brownfield Plan and Act 381 Work Plan. EGLE pre-approved activities and a portion of department specific activities were conducted by the City of Lansing through the City of Lansing Brownfield Redevelopment Authority

(LBRA), therefore, the applicable portion of LBRA costs will be reimbursed back to the LBRA under this Brownfield Plan.

Total Capital Investment: Property and Building Improvements and Personnel Property Investment is estimated at \$71,500,000 million (not including acquisition) of which there is \$5,043,972 in eligible activities associated with the proposed Project.

Estimated Job Creation/Retention: The completed project will create 60-100 new jobs ranging from \$13.00 – 25.00/hour.

Duration of Plan: 11 years (starting in 2023)

Total New Taxes Generated by Development for the Duration (11 years) of the Brownfield Plan: \$6,722,669		% of New Taxes
Uses		
Portion Captured by LBRA to Reimburse Developer and City	\$5,043,972	75.0%
Passed Through to: (Debt Millage, 10% Local Millage, 10% State School and State Education Tax)	\$1,028,766	15.3%
Portion Captured for LBRA Plan Administration / Local Brownfield Revolving Fund (LBRF) (10% of available Local TIR*)	\$388,137	5.8%
Portion Passed Through to State Brownfield Revolving Fund	\$261,784	3.9%
TOTAL NEW TAXES GENERATED	\$6,722,669	100%

*TIR = tax increment revenue

2. Purpose of Brownfield Plan and Past Use of the Property

The City of Lansing Brownfield Redevelopment Authority (Authority or “LBRA”), duly established by resolution of the City Council of the City of Lansing, pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (Act 381), is authorized to exercise its powers within the City of Lansing, Michigan. The purpose of this Plan, to be implemented by the LBRA, is to satisfy the requirements for a Brownfield Plan as specified in Act 381.

The Plan will allow the LBRA to use tax increment financing to reimburse **NEOGEN Properties IX, LLC** (the “Developer”) for the costs of eligible activities required to redevelop the eligible property located at the northern 2.568 acres of 703 E. Michigan Avenue in the City of Lansing, Michigan, (the “Property”). Any proposed redevelopment of the Property will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein. The location of the Property is depicted on Figure 1.

The Property is fully defined in the following table and in Attachment A.

Eligible Property		
Address	Tax ID	Basis of Eligibility
(0) East Shiawassee Street (Northern 2.568-acres of 703 E. Michigan Avenue)	33-01-01-15-151-004	Facility

The Property is located within the boundaries of the City of Lansing and is surrounded by commercial property and thoroughfares. Property layout and boundaries are depicted on Figure 2. The legal descriptions of the Property are included in Attachment A.

The Property consists of a total of 2.568-acres and comprised of one contiguous parcel. One vacant single-story garage/storage building exists on the north central portion of the Property. The remainder of the Property is comprised of paved parking. The building has been used for vehicle storage.

The Property was a rail/coal yard from at least 1913 until approximately 1981. During that time up to three rail lines, five rail spurs, six coal storage buildings, two office buildings, a garage, a scale, two above ground oil tanks, and various sheds/outbuildings existed on the Property. The Property has been used as a parking lot since approximately 1994. The existing storage building on the Property was constructed in approximately 1998.

Environmental subsurface investigation activities conducted in September and October 2021 included a geophysical survey, the excavation of a test pit, and the advancement of sixteen (16) soil

borings on the subject property. The investigation identified a 1,200-gallon underground storage tank (UST) at the northern end of the Property. The soil borings were advanced to depths of 2.5 to 20.0 feet below ground surface and were located adjacent to the UST and throughout the subject Property. The soil boring and sample locations are depicted in Figure 3.

The UST was removed from the site on October 26, 2021. Various holes were observed on the tank bottom and side walls and visual evidence of petroleum contamination was observed within surrounding soils. Approximately 39 yards of impacted soil was removed from the property by the property owner at that time, Edward W. Sparrow Hospital Association (Sparrow Hospital), and the soils were transported to Granger Waste Services for disposal.

Soil contamination at the Property contains petroleum parameters in adjacent to the former UST location and naphthalene and mercury various locations within urban fill material at concentrations above Part 201 Residential Generic Cleanup Criteria (GCC). Triterra's soil and groundwater sample results are summarized in Table 1 and Table 2 respectively. Soil Boring locations and analytical result exceedances are depicted in Figure 3.

The Property is considered an "eligible property" as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) it is located within the City of Lansing, a qualified local governmental unit under MCL 125.2782(k); and (c) the Property is a "facility" as defined in in Part 201 and Section 2(r) of Act 381.

3. Brownfield Project Description

With over 600 employees now residing within its Lansing campus, NEOGEN's growth continues. They are currently in the process of consolidation and expansion of its manufacturing operations, R&D and headquarters. The result of this expansion will create a world class manufacturing operation which will emphasize and showcase high tech manufacturing and R&D operations. The expansion plan includes both retaining NEOGEN's current employment base along with continued employment growth.

The entire 2.568-acre Property will be redeveloped to include the construction of a new three-story manufacturing and research building comprising 176,000 gross square feet, including a 23,000 square foot high-bay production space, on the eligible property. This project is vital to the planned expansion and consolidation project. NEOGEN estimates 60 to 100 new, full time equivalent jobs as part of its this current expansion plan.

Total capital investment is estimated at \$71,500,000, not including acquisition. This Project will result in the creation of 60-100 new, FTE jobs. New jobs will include laborers, skilled manufacturers, quality control professionals, research & development resource technicians, supervisors and managers with salaries ranging from \$13.00 – 25.00/hour. The Project is also projected to create/leverage over 100 temporary construction related jobs.

4. Developer Eligible Activities

The Developer will fund the improvements being made to the site including the public infrastructure improvements. Once the development project is complete a portion of the resulting increase in Property taxes will be used to reimburse the Developer and the City for their brownfield costs to redevelop the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381 and EGLE pre-approved activities, EGLE department specific activities, asbestos and lead survey activities, demolition, site preparation, infrastructure improvements, and preparation and implementation of a Brownfield Plan and Act 381 Work Plan. EGLE pre-approved activities and a portion of department specific activities were conducted by the City of Lansing through the LBRA, therefore, the applicable portion of LBRA costs will be reimbursed back to the LBRA under this Brownfield Plan. The breakdown of costs between the Developer and City are provided on Table 1. Brownfield Eligible Activities.

The costs of eligible activities included in this Plan can be reimbursed with the new local and state increment tax revenues generated by the Property redevelopment and captured by the LBRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”). The total estimated eligible activity costs estimated for Developer reimbursement is \$5,043,972.

Summary of Eligible Activities		Split of Costs between NEOGEN and the LBRA	
		NEOGEN	LBRA
EGLE Eligible Activities	Cost		
Pre-Approved Activities	\$22,680		\$22,680
Department Specific Activities	\$132,270	\$125,800	\$6,470
Total Environmental Eligible Activities	\$154,950	\$125,800	\$29,150
MSF Eligible Activities	Cost		
Asbestos and Lead Activities	\$750		\$750
Demolition	\$135,000	\$135,000	
Site Preparation	\$3,443,800	\$3,443,800	
Infrastructure Improvements	\$155,300	\$155,300	
Total Non-Environmental Eligible Activities	\$3,734,850	\$3,734,100	\$750
Contingency (15%) *	\$578,985	\$578,985	
Brownfield Plan & Act 381 Work Plan Preparation	\$22,500	\$22,500	
Brownfield Plan & Act 381 Work Plan Implementation	\$6,500	\$6,500	
Brownfield Plan Application Fee	\$5,000	\$5,000	
Interest (3%, simple) **	\$541,187	\$541,187	
Total Eligible Cost for Reimbursement	\$5,043,972	\$5,014,072	\$29,900

* Pre-Approved Activities, UST Removal, Asbestos/Lead Surveys, Brownfield Plan and Act 381 Work Plan preparation are excluded from contingency calculation.

** Interest calculation is based on 3% simple interest on principal eligible activity costs incurred by NEOGEN.

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property.

If the state approves an Act 381 Workplan with less state tax capture than what was in the Plan approved by the City, the not to exceed amount of local capture in the Plan will automatically be adjusted by the LBRA to maintain the current state to local capture ratio.

5. Captured Taxable Value and Tax Increment Revenues

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

by the LBRA. The LBRA will not be obligated to reimburse the Developer for Eligible Activities completed after December 31, 2025.

The taxable value of the Property according to the city assessor was \$0 which is the initial taxable value for this Plan. The new projected taxable value for 2024 was estimated at \$10,353,000. Estimated taxable values were based on estimates determined by the Project's development team. The actual taxable value will be determined by the City's Assessor after the Project is completed.

It is estimated that the LBRA will capture tax increment revenues from 2023 through 2033 to reimburse the Developer and the LBRA for the cost of eligible activities, pay for the LBRA's administration of the Plan and make deposits into the LBRA's Local Brownfield Revolving Fund (LBRF). This Plan will pass through 10% of new local and state taxes per year for the local and state taxing jurisdictions. Additionally, 10% of available local TIR will be captured for the duration of the Plan for deposit into the LBRA's Local Brownfield Revolving Fund (LBRF) and/or LBRA Administration costs.

The captured incremental taxable value and associated tax increment revenue will be determined by the City Assessor. 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 local taxing jurisdiction on the increase in tax value resulting from the redevelopment project that is eligible and approved for capture.

6. Method of Brownfield Plan Financing

The Developer is ultimately responsible for providing financing for the costs of eligible activities included in this Plan.

The inclusion of eligible activities and estimates of cost to be reimbursed in this Plan are intended to authorize the LBRA to fund such reimbursements. Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan. Annually, the LBRA will capture 10% of the available new local taxes for LBRA Plan administration and/or deposits into the LBRF.

7. Amount of Note or Bonded Indebtedness Incurred

None.

8. Duration of the Brownfield Plan

The duration of this Plan shall not exceed 10 years total tax capture after the first year of tax capture anticipated as 2023.

9. Estimated Impact on Taxing Jurisdictions

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

Projected Impact to Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units*	New Taxes for BRA Administration, LBRF Deposits and Developer Reimbursement	Total New Taxes
School Operating	\$152,252	\$1,370,265	\$1,522,516
State Education Tax (SET)	\$26,178	\$497,389	\$523,567
Lansing Oper	\$172,566	\$1,553,092	\$1,725,657
Ingham County Sum	\$60,191	\$541,721	\$601,912
Ingham County	\$46,128	\$415,156	\$461,285
Ingham Intermed	\$43,832	\$394,488	\$438,321
Lansing Comm College	\$33,459	\$301,127	\$334,586
CATA	\$26,537	\$238,836	\$265,373
Lansing Sch Sink	\$26,253	\$236,279	\$262,532
CADL-Library	\$13,784	\$124,056	\$137,840
Airport Auth	\$6,205	\$55,844	\$62,049
Montgomery Drain	\$2,308	\$20,772	\$23,080
Lansing School Debt	\$363,950		\$363,950
Total	\$973,644 (14.5%)	\$5,749,025 (85.5%)	\$6,722,669 (100%)

* Increased by investment, but not captured by the LBRA

Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented in Table 2.

10. Legal Description & Site Map

The Property location and boundaries are shown on Figures 1 and 2. The legal description of the Property is described below and provided in Attachment A.

LEGAL DESCRIPTION PARCEL SPLIT AS SURVEYED

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 ASSESSOR'S PLAT NO. 5,
BEING A SUBDIVISION ON PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION
15, TOWN 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, THENCE
S89°46'25"E ALONG THE NORTH LINE OF LOTS 8,9, AND 10 OF SAID ASSESSOR'S PLAT NO.5,
ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SHIAWASSE STREET 206.25 FEET TO THE
NORTHEAST CORNER OF SAID LOT 8, THENCE S0°24'35"W ALONG SAID EAST LINE OF LOT 8 A
DISTANCE OF 155.75 FEET, THENCE N89°46'25"W 6.45 FEET, THENCE S0°24'35"W PARALLEL
WITH THE EAST LINE OF SAID LOT 8 A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF SAID
LOT 8, THENCE S1°13'20"E 123.30 FEET, THENCE SOUTHEASTERLY 130.83 FEET ALONG THE ARC
OF A 239 FOOT RADIUS CURVE TO THE RIGHT THE LONG CHORD OF SAID CURVE BEARING
S16°27'14"E 129.2 FEET, THENCE SOUTHEASTERLY 102.96 FEET ALONG THE ARC OF A 258 FOOT
RADIUS CURVE TO THE LEFT, THE LONG CHORD OF SAID CURVE BEARING S20°43'01"E 102.29
FEET, THENCE N89°35'10"W 228.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE CSX RAIL
ROAD, THENCE N0°24'35"W ALONG SAID EASTERLY RIGHT OF WAY LINE 341.75 FEET TO THE
SOUTH LINE OF SAID ASSESSOR'S PLAT NO. 5, THENCE N89°46'25"W ALONG THE SOUTH LINE OF
SAID ASSESSOR'S PLAT NO. 5 A DISTANCE OF 46.5 FEET TO THE WEST LINE OF SAID SECTION 15,
THENCE N0°24'35"W ALONG SAID WEST LINE OF SECTION 15 A DISTANCE OF 255.75 FEET TO
THE POINT OF BEGINNING.

CONTAINING 2.568 ACRES MORE OR LESS INCLUSIVE OF THE LANDS CONTAINED WITH THE
EASEMENT TO CSX RAILROAD AS RECORDED IN LBER 1668 PAGES 727-753.

AREA OF THE ABOVE DESCRIBED EASEMENT IS 0.242 OF AN ACRE

NET AREA WITH OUT RAILROAD EASEMENT 2.326 ACRES

SUBJECT TO ALL EASEMENTS BOTH OF RECORD AND UNRECORDED.

THE BASIS OF BEARING FOR THIS SURVEY ASSUMES THE WEST LINE OF SECTION 15 TO BEAR
N0°24'35"W FROM MICHIGAN STATE PLAN COORDINATES DERIVED FROM GPS FIELD
OBSERVATIONS.

11. Personal Property

Due to Personnel Property exemptions, this Brownfield Plan will not capture incremental tax revenues resulting from personal.

12. Displacement of Persons

No persons will be displaced as a result of this Project.

13. Local Brownfield Revolving Fund

The LBRA will capture all available tax increment revenues for deposit to the LBRF as permitted by Act 381.

14. Other Information

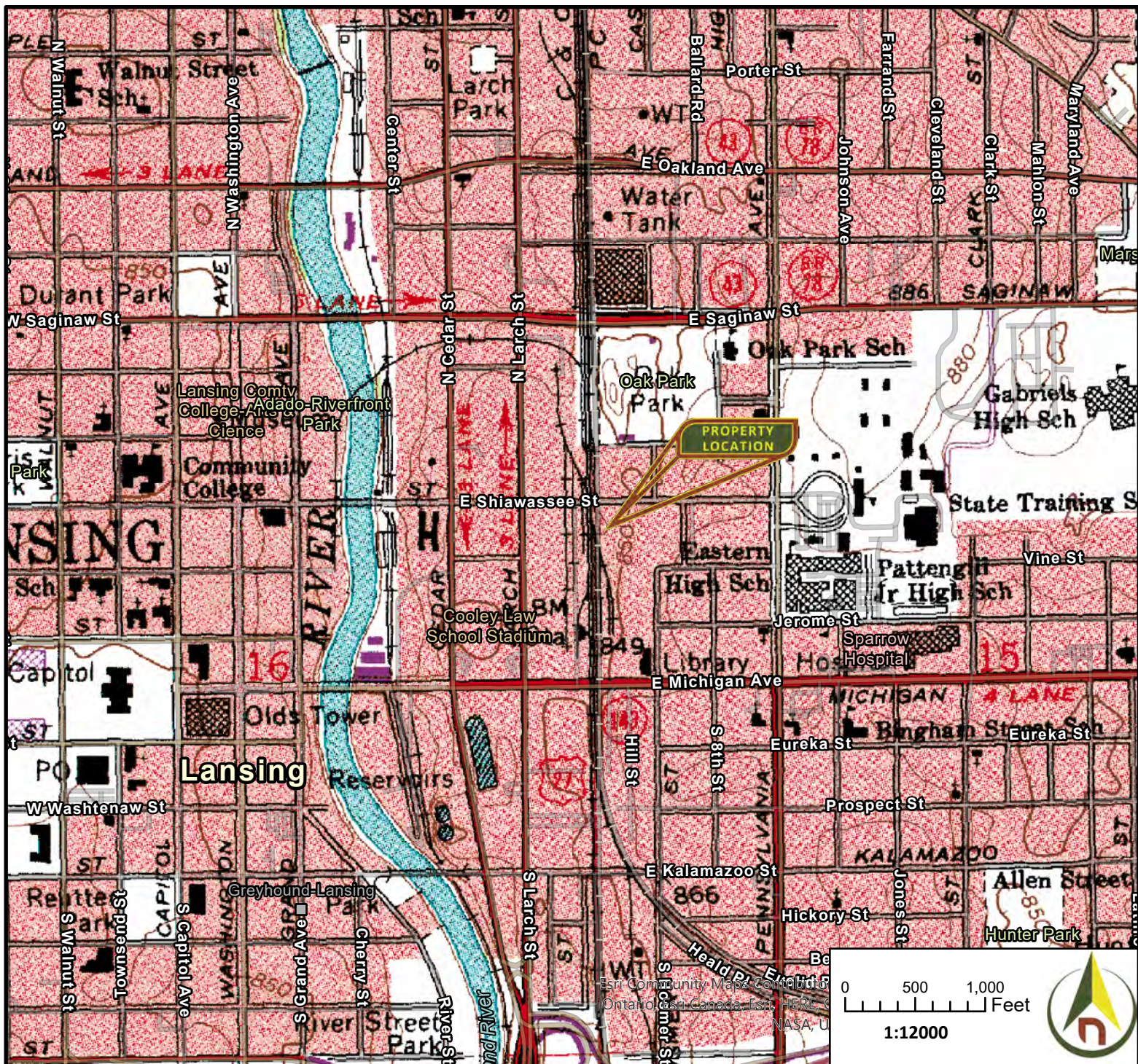
The LBRA and the Lansing City Council, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project described herein.

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map

Figure 3: Sample Locations with Analytical Exceedances



TRIOTERRA

FIGURE 1 PROPERTY LOCATION

NORTHERN 2.568 ACRES OF PARCEL NO. 33-01-01-15-151-002
LANSING, MICHIGAN 48912

INGHAM COUNTY
T4N, R2W, SECTION 15

PROJECT NUMBER 21-2806





TRITERRA

FIGURE 2

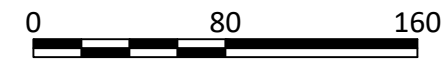
ELIGIBLE PROPERTY MAP

**NORTHERN 2.568 ACRES OF PARCEL
NO. 33-01-01-15-151-002
LANSING, MICHIGAN 48912**

PROJECT NUMBER: 21-2806

DATE: 8/4/2021

DIAGRAM CREATED BY: TT



GRAPHIC SCALE
1" = 80'

SYMBOLS LEGEND

- SB-4 SOIL BORING LOCATION
- SS-2 SOIL SAMPLE LOCATION
- MW-2 MONITORING WELL LOCATION
- PROPOSED BUILDING FOOTPRINT
- UST FORMER UST
- B-6W @ 6.5-10' GROUNDWATER ANALYTICAL
- MW-1 MONITORING WELL ANALYTICAL
- B-7 SOIL ANALYTICAL

CONSTITUENTS LEGEND

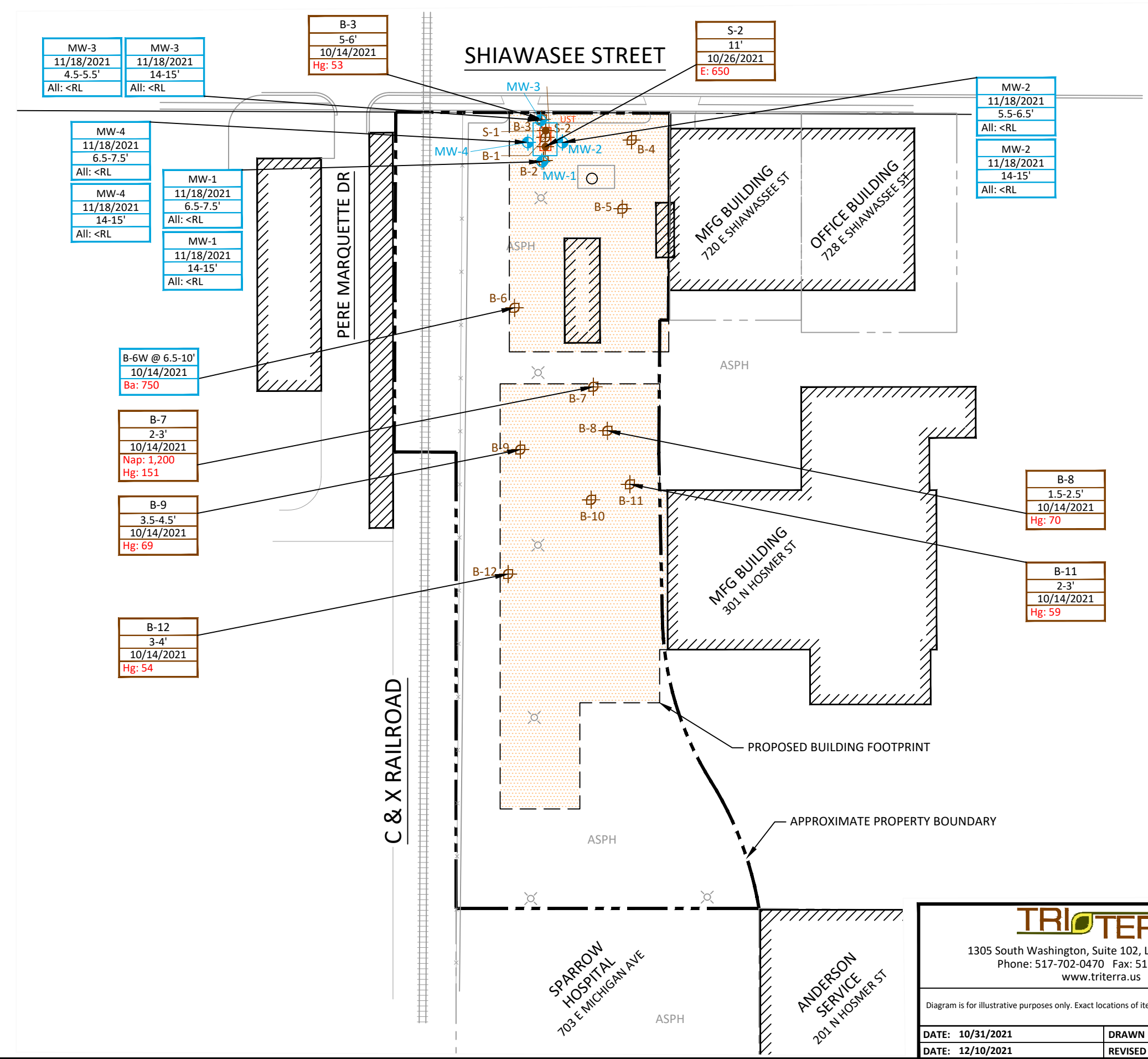
VOLATILES (VOCs)
E: Ethylbenzene
Nap: Naphthalene

INORGANICS, METALS
As: Arsenic
Ba: Barium
Hg: Mercury, Total

<RL: Result was below laboratory reporting limits.

NOTES

1. Soil concentrations are in µg per kg (ppb).
2. Groundwater concentrations are in µg per L (ppb).
3. All exceedances are highlighted in red.
4. Figure includes analytical exceedances only. See analytical data and tables for additional detail.
5. If no data is presented for a sample location then there were no exceedances above applicable criteria.



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Diagram is for illustrative purposes only. Exact locations of items shown on figure may vary slightly.

DATE: 10/31/2021	DRAWN BY: JWJ
DATE: 12/10/2021	REVISED BY: BMK

SAMPLE LOCATIONS WITH ANALYTICAL EXCEEDANCES

NORTHERN 2.568 ACRES OF PARCEL
NO. 33-01-01-15-151-002
LANSING, MICHIGAN 48912

PROJECT NUMBER: 21-2806	FIGURE 3
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TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 4: Tax Increment Revenue Reimbursement Entity Allocation Table

Table 1
Brownfield Eligible Activities
East Shiawassee Street Parcel
Northern 2.568-Acres of 703 E. Michigan Avenue
Lansing, MI

					REIMBURSEMENT ALLOCATION			REIMBURSEMENT ENTITY	
ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	EGLE ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES	NEOGEN	LBRA
EGLE ELIGIBLE ACTIVITIES									
Pre-Approved Activities									
Phase I Environmental Site Assessment	1	LS	\$ 2,400	\$ 2,400	\$ 2,400				\$ 2,400
Phase II Site Investigations	1	LS	\$ 12,500	\$ 12,500	\$ 12,500				\$ 12,500
Baseline Environmental Assessments	1	LS	\$ 2,500	\$ 2,500	\$ 2,500				\$ 2,500
Due Care Planning to meet Compliance with Section 2017a	1	LS	\$ 1,800	\$ 1,800	\$ 1,800				\$ 1,800
Underground Storage Tank (UST) Investigation	1	LS	\$ 3,480	\$ 3,480	\$ 3,480				\$ 3,480
Department Specific Activities									
UST Removal	1	LS	\$ 6,470	\$ 6,470			\$ 6,470		\$ 6,470
Environmental Response Activities at former UST Location									
Contaminated Soil Excavation	200	CY	\$ 8	\$ 1,600			\$ 1,600	\$ 1,600	
Contaminated Soil Transportation & Disposal	300	CY	\$ 38	\$ 11,400			\$ 11,400	\$ 11,400	
Fill - clean backfill and compaction	200	CY	\$ 20	\$ 4,000			\$ 4,000	\$ 4,000	
Environmental Oversight and Verification Sampling	1	LS	\$ 5,500	\$ 5,500			\$ 5,500	\$ 5,500	
Environmental Project Management, Documentation, & Reporting	1	LS	\$ 2,500	\$ 2,500			\$ 2,500	\$ 2,500	
Due Care Activities									
Contaminated Soil Transportation & Disposal	2,250	CY	\$ 38	\$ 85,500			\$ 85,500	\$ 85,500	
Environmental Project Management and Oversight	1	LS	\$ 6,500	\$ 6,500			\$ 6,500	\$ 6,500	
Oversight	1	LS	\$ 8,800	\$ 8,800			\$ 8,800	\$ 8,800	
EGLE ELIGIBLE ACTIVITIES TOTAL				\$ 154,950	\$ 22,680	\$ -	\$ 132,270	\$ 125,800	\$ 29,150
MSF ELIGIBLE ACTIVITIES									
Asbestos and Lead Activities									
Asbestos and Lead - Assessment/Survey	1	LS	\$ 750	\$ 750		\$ 750			\$ 750
Total Asbestos and Lead Activities				\$ 750	\$ -	\$ 750	\$ -	\$ -	\$ 750
Demolition									
Demolition - Building	1	LS	\$ 25,000	\$ 25,000		\$ 25,000		\$ 25,000	
Demolition - Site	1	LS	\$ 100,000	\$ 100,000		\$ 100,000		\$ 100,000	
Demolition - Soft Costs	1	LS	\$ 10,000	\$ 10,000		\$ 10,000		\$ 10,000	
Total Demolition Activities				\$ 135,000	\$ -	\$ 135,000	\$ -	\$ 135,000	\$ -
Site Preparation									
Geotechnical Investigations/Survey	1	LS	\$ 25,000	\$ 25,000		\$ 25,000		\$ 25,000	
Geotechnical Engineering and Design	1	LS	\$ 12,500	\$ 12,500		\$ 12,500		\$ 12,500	
Soil Management - Excavation of Impacted/Urban Soils for Removal	1,500	CY	\$ 8	\$ 12,000		\$ 12,000		\$ 12,000	
Grading, Land Balancing and/or Onsite Cut and Fill Operations	1	LS	\$ 1,050,000	\$ 1,050,000		\$ 1,050,000		\$ 1,050,000	
Specialized Foundations due to Unstable Soils (Delta cost above traditional foundation)	1	LS	\$ 900,000	\$ 900,000		\$ 900,000		\$ 900,000	
Relocation of Existing/Active Utilities - Electric	1	LF	\$ 450,000	\$ 450,000		\$ 450,000		\$ 450,000	
Relocation of Existing/Active Utilities - Water Main	1	LF	\$ 175,000	\$ 175,000		\$ 175,000		\$ 175,000	
Relocation of Existing/Active Utilities - Storm Sewer	1	LF	\$ 250,000	\$ 250,000		\$ 250,000		\$ 250,000	
Temporary Construction Access	1	LS	\$ 50,000	\$ 50,000		\$ 50,000		\$ 50,000	
Temporary SESC - Mud Mat, Silt Fencing, Sed. Bags	1	LS	\$ 50,000	\$ 50,000		\$ 50,000		\$ 50,000	
Temporary Fencing / Site Control - During Site Preparation Activities	1	LS	\$ 25,000	\$ 25,000		\$ 25,000		\$ 25,000	
Temporary Traffic Control	1	LS		\$ -		\$ -		\$ -	
Site Preparation - Soft Costs	1	LS	\$ 444,300	\$ 444,300		\$ 444,300		\$ 444,300	
Total Site Preparation Activities				\$ 3,443,800	\$ -	\$ 3,443,800	\$ -	\$ 3,443,800	\$ -
Infrastructure Improvements									
Curbs, sidewalk, entrances in Right of Way	1	LS	\$ 85,000	\$ 85,000		\$ 85,000		\$ 85,000	
Landscaping in Right of Way	1	LS	\$ 50,000	\$ 50,000		\$ 50,000		\$ 50,000	
Infrastructure Improvements - Soft Costs	1	LS	\$ 20,300	\$ 20,300		\$ 20,300		\$ 20,300	
Total Infrastructure Improvement Activities				\$ 155,300	\$ -	\$ 155,300	\$ -	\$ 155,300	
MSF ELIGIBLE ACTIVITIES TOTAL				\$ 3,734,850	\$ -	\$ 3,734,850	\$ -	\$ 3,734,100	\$ 750
MSF AND EGLE ELIGIBLE ACTIVITIES TOTAL				\$ 3,889,800	\$ 22,680	\$ 3,734,850	\$ 132,270	\$ 3,859,900	\$ 29,900
Contingency (15%)				\$ 578,985	\$ -	\$ 560,115	\$ 18,870	\$ 578,985	
Brownfield Plan & Act 381 Work Plan Preparation	1	LS	\$ 22,500	\$ 22,500		\$ 21,375	\$ 1,125	\$ 22,500	
Brownfield Plan & Act 381 Work Plan Implementation	1	LS	\$ 6,500	\$ 6,500	\$ -	\$ 6,175	\$ 325	\$ 6,500	
LBRA Brownfield Application Fee	1	LS	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ 5,000	
Interest (3%, simple)				\$ 541,187	\$ -	\$ 521,575	\$ 19,612	\$ 541,187	
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				\$ 5,043,972	\$ 22,680	\$ 4,844,090	\$ 177,202	\$ 5,014,072	\$ 29,900
State Brownfield Revolving Fund				\$ 261,784					
BRA Administrative Fees/LBRF				\$ 388,137					
GRAND TOTAL				\$ 5,693,893					
					0.45%	96.04%	3.51%		

NOTES:
These costs and revenue projections should be considered approximate estimates based on expected conditions and available information.
It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.
Costs for Phase I ESAs, Phase II ESAs, BEAs, Asbestos Surveys, Brownfield Plan and Act 381 Work Plan are excluded from contingency calculation.
Interest calculation is based on 3% simple interest on principal eligible activity costs incurred by NEOGEN.

Table 2
Tax Increment Revenue Capture Estimates
East Shiawassee Street Parcel
Northern 2.568-Acres of 703 E. Michigan Avenue
Lansing, MI

Estimated Taxable Value (TV) Increase Rate:		1% per year										
Plan Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	1	2	3	4	5	6	7	8	9	10	11	
Base Taxable Value (TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ -	\$ 50,000	\$ 2,676,500	\$ 9,853,000	\$ 10,353,000	\$ 10,456,530	\$ 10,561,095	\$ 10,666,706	\$ 10,773,373	\$ 10,881,107	\$ 10,989,918	\$ 11,099,817
Total Incremental Difference	\$ -	\$ 50,000	\$ 2,676,500	\$ 9,853,000	\$ 10,353,000	\$ 10,456,530	\$ 10,561,095	\$ 10,666,706	\$ 10,773,373	\$ 10,881,107	\$ 10,989,918	\$ 1,507,155

School Tax Revenue		Millage Rate											
School Operating	17.44780	\$ -	\$ 872	\$ 46,699	\$ 171,913	\$ 180,637	\$ 182,443	\$ 184,268	\$ 186,111	\$ 187,972	\$ 189,851	\$ 191,750	\$ -
State Education Tax (SET)	6.00000	\$ -	\$ 300	\$ 16,059	\$ 59,118	\$ 62,118	\$ 62,739	\$ 63,367	\$ 64,000	\$ 64,640	\$ 65,287	\$ 65,940	\$ -
School Total:	23.44780	32.55%	\$ -	\$ 1,172	\$ 62,758	\$ 231,031	\$ 242,755	\$ 245,183	\$ 247,634	\$ 250,111	\$ 252,612	\$ 255,138	\$ 257,689

Total New Taxes	Not Captured	Captured
\$ 1,522,516	\$ 152,252	\$ 1,370,265
\$ 523,567	\$ 26,178	\$ 497,389
\$ 2,046,084	\$ 178,430	\$ 1,867,654

Local Tax Revenue - Capturable		Millage Rate											
LANSING OPER	19.44000	\$ -	\$ 972	\$ 52,031	\$ 191,542	\$ 201,262	\$ 203,275	\$ 205,308	\$ 207,361	\$ 209,434	\$ 211,529	\$ 213,644	\$ 29,299
INGHAM CNTY SUM	6.78070	\$ -	\$ 339	\$ 18,149	\$ 66,810	\$ 70,201	\$ 70,903	\$ 71,612	\$ 72,328	\$ 73,051	\$ 73,782	\$ 74,519	\$ 10,220
INGHAM COUNTY	5.19650	\$ -	\$ 260	\$ 13,908	\$ 51,201	\$ 53,799	\$ 54,337	\$ 54,881	\$ 55,430	\$ 55,984	\$ 56,544	\$ 57,109	\$ 7,832
INGHAM INTERMED	4.93780	\$ -	\$ 247	\$ 13,216	\$ 48,652	\$ 51,121	\$ 51,632	\$ 52,149	\$ 52,670	\$ 53,197	\$ 53,729	\$ 54,266	\$ 7,442
LANSING COM COLLEGE	3.76920	\$ -	\$ 188	\$ 10,088	\$ 37,138	\$ 39,023	\$ 39,413	\$ 39,807	\$ 40,205	\$ 40,607	\$ 41,013	\$ 41,423	\$ 5,681
CATA	2.98950	\$ -	\$ 149	\$ 8,001	\$ 29,456	\$ 30,950	\$ 31,260	\$ 31,572	\$ 31,888	\$ 32,207	\$ 32,529	\$ 32,854	\$ 4,506
LANSING SCH SINK	2.95750	\$ -	\$ 148	\$ 7,916	\$ 29,140	\$ 30,619	\$ 30,925	\$ 31,234	\$ 31,547	\$ 31,862	\$ 32,181	\$ 32,503	\$ 4,457
CADL-LIBRARY	1.55280	\$ -	\$ 78	\$ 4,156	\$ 15,300	\$ 16,076	\$ 16,237	\$ 16,399	\$ 16,563	\$ 16,729	\$ 16,896	\$ 17,065	\$ 2,340
AIRPORT AUTH	0.69900	\$ -	\$ 35	\$ 1,871	\$ 6,887	\$ 7,237	\$ 7,309	\$ 7,382	\$ 7,456	\$ 7,531	\$ 7,606	\$ 7,682	\$ 1,054
MONTGOMERY DRAIN	0.26000	\$ -	\$ 13	\$ 696	\$ 2,562	\$ 2,692	\$ 2,719	\$ 2,746	\$ 2,773	\$ 2,801	\$ 2,829	\$ 2,857	\$ 392
Local Total:	48.58300	67.45%	\$ -	\$ 2,429	\$ 130,032	\$ 478,688	\$ 502,980	\$ 508,010	\$ 513,090	\$ 518,221	\$ 523,403	\$ 528,637	\$ 533,923
Total Capturable Taxes:	72.03080	#####	\$ -	\$ 3,602	\$ 192,790	\$ 709,719	\$ 745,735	\$ 753,192	\$ 760,724	\$ 768,331	\$ 776,015	\$ 783,775	\$ 791,613

\$ 1,725,657	\$ 172,566	\$ 1,553,092
\$ 601,912	\$ 60,191	\$ 541,721
\$ 461,285	\$ 46,128	\$ 415,156
\$ 438,321	\$ 43,832	\$ 394,488
\$ 334,586	\$ 33,459	\$ 301,127
\$ 265,373	\$ 26,537	\$ 238,836
\$ 262,532	\$ 26,253	\$ 236,279
\$ 137,840	\$ 13,784	\$ 124,056
\$ 62,049	\$ 6,205	\$ 55,844
\$ 23,080	\$ 2,308	\$ 20,772
\$ 4,312,634	\$ 431,263	\$ 3,881,371
\$ 6,358,718	\$ 609,693	\$ 5,749,025

Non-Capturable Millages		Millage Rate											
LANSING SCHOOL DEBT	4.10000	\$ -	\$ 205	\$ 10,974	\$ 40,397	\$ 42,447	\$ 42,872	\$ 43,300	\$ 43,733	\$ 44,171	\$ 44,613	\$ 45,059	\$ 6,179
Total Non-Capturable Taxes:	4.10000	\$ -	\$ 205	\$ 10,974	\$ 40,397	\$ 42,447	\$ 42,872	\$ 43,300	\$ 43,733	\$ 44,171	\$ 44,613	\$ 45,059	\$ 6,179

\$ 363,950	\$ 363,950	\$ -
\$ 363,950	\$ 363,950	\$ -

Notes:

\$ 6,722,669	\$ 973,644	\$ 5,749,025
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Table 3
Tax Increment Revenue Reimbursement Allocation Table
East Shiawassee Street Parcel
Northern 2.568-Acres of 703 E. Michigan Avenue
Lansing, MI

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	30.7%	\$ 1,550,738		\$ 1,550,738
Local	69.3%	\$ 3,316,032	\$ 177,202	\$ 3,493,234
TOTAL		\$ 4,866,770	\$ 177,202	\$ 5,043,972
EGLE	0.5%	\$ 22,680		
MSF	99.5%	\$ 4,844,090		

Estimated Total Years of Plan: 11

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ 261,784
BRA Administrative Fees / LBRF	\$ 388,137

* During the life of the Plan

		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTALS	
			1	2	3	4	5	6	7	8	9	10	11	12		
Available Tax Increment Revenue (TIR)																
Total State Tax Capture Available	\$	-	\$ 1,172	\$ 62,758	\$ 231,031	\$ 242,755	\$ 245,183	\$ 247,634	\$ 250,111	\$ 252,612	\$ 255,138	\$ 257,689	-	\$ -		
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$	-	\$ 150	\$ 8,030	\$ 29,559	\$ 31,059	\$ 31,370	\$ 31,683	\$ 32,000	\$ 32,320	\$ 32,643	\$ 32,970	-	\$ -	\$ 261,784	
Capture of Available State Tax Increment for Taxing Units (10%) ("Pass-Through")	\$	-	\$ 102	\$ 5,473	\$ 20,147	\$ 21,170	\$ 21,381	\$ 21,595	\$ 21,811	\$ 22,029	\$ 22,249	\$ 22,472	-	\$ -	\$ 178,430	
State TIR Available for Reimbursement to Developer	\$	-	\$ 920	\$ 49,256	\$ 181,325	\$ 190,526	\$ 192,432	\$ 194,356	\$ 196,300	\$ 198,263	\$ 200,245	\$ 202,248	-	\$ -		
Total Local Tax Capture Available	\$	-	\$ 2,429	\$ 130,032	\$ 478,688	\$ 502,980	\$ 508,010	\$ 513,090	\$ 518,221	\$ 523,403	\$ 528,637	\$ 533,923	\$ 73,222	\$ -		
Capture of Available Local Tax Increment for Taxing Units (10%) ("Pass-Through")	\$	-	\$ 243	\$ 13,003	\$ 47,869	\$ 50,298	\$ 50,801	\$ 51,309	\$ 51,822	\$ 52,340	\$ 52,864	\$ 53,392	\$ 7,322	\$ -	\$ 431,263	
Capture for BRA Administrative Fees and/or Local Brownfield Revolving Fund (10% of available Local TIR)	\$	-	\$ 219	\$ 11,703	\$ 43,082	\$ 45,268	\$ 45,721	\$ 46,178	\$ 46,640	\$ 47,106	\$ 47,577	\$ 48,053	\$ 6,590	\$ -	\$ 388,137	
Local TIR Available for Reimbursement to Developer and City (LBRF)	\$	-	\$ 1,968	\$ 105,326	\$ 387,738	\$ 407,414	\$ 411,488	\$ 415,603	\$ 419,759	\$ 423,956	\$ 428,196	\$ 432,478	\$ 59,310	\$ -		
Total State & Local TIR Available for Reimbursement to Developer and City (LBRF)		\$	-	\$ 2,888	\$ 154,582	\$ 569,062	\$ 597,940	\$ 603,920	\$ 609,959	\$ 616,058	\$ 622,219	\$ 628,441	\$ 634,725	\$ 59,310	\$ -	
DEVELOPER AND LBRA		Beginning Balance														
	\$ 5,043,972	\$ 5,043,972	\$ 5,041,084	\$ 4,886,502	\$ 4,317,440	\$ 3,719,500	\$ 3,115,580	\$ 2,505,622	\$ 1,889,563	\$ 1,267,344	\$ 638,903	\$ 59,310	(0)	\$ (0)		
MSF Eligible Activities	\$ 4,844,090	\$ 4,844,090	\$ 4,841,216	\$ 4,687,354	\$ 4,120,944	\$ 3,525,790	\$ 2,924,685	\$ 2,317,569	\$ 1,704,381	\$ 1,085,062	\$ 459,550	\$ -	\$ -	\$ -		
State Tax Reimbursement	\$ 1,543,511	\$ -	\$ 916	\$ 49,026	\$ 180,480	\$ 189,639	\$ 191,535	\$ 193,450	\$ 195,385	\$ 197,339	\$ 199,312	\$ 146,430	\$ -	\$ -	\$ 1,543,511	
Local Tax Reimbursement	\$ 3,300,579	\$ -	\$ 1,958	\$ 104,835	\$ 385,931	\$ 405,515	\$ 409,570	\$ 413,666	\$ 417,803	\$ 421,981	\$ 426,200	\$ 313,120	\$ -	\$ -	\$ 3,300,579	
EGLE Eligible Activities	\$ 22,680	\$ 22,680	\$ 22,667	\$ 21,946	\$ 19,294	\$ 16,508	\$ 13,693	\$ 10,851	\$ 7,980	\$ 5,080	\$ 2,152	\$ -	\$ -	\$ -		
State Tax Reimbursement	\$ 7,227	\$ -	\$ 4	\$ 230	\$ 845	\$ 888	\$ 897	\$ 906	\$ 915	\$ 924	\$ 933	\$ 686	\$ -	\$ -	\$ 7,227	
Local Tax Reimbursement	\$ 15,453	\$ -	\$ 9	\$ 491	\$ 1,807	\$ 1,899	\$ 1,918	\$ 1,937	\$ 1,956	\$ 1,976	\$ 1,995	\$ 1,466	\$ -	\$ -	\$ 15,453	
LOCAL-ONLY Activities	\$ 177,202	\$ 177,202	\$ 177,202	\$ 177,202	\$ 177,202	\$ 177,202	\$ 177,202	\$ 177,202	\$ 177,202	\$ 177,202	\$ 177,202	\$ 59,310	(0)	\$ (0)		
Local-Only Tax Reimbursement	\$ 177,202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 117,892	\$ 59,310	\$ -	\$ 177,202	
TOTAL ANNUAL DEVELOPER AND LBRA REIMBURSEMENT		\$	-	\$ 2,888	\$ 154,582	\$ 569,062	\$ 597,940	\$ 603,920	\$ 609,959	\$ 616,058	\$ 622,219	\$ 628,441	\$ 579,593	\$ 59,310	\$ -	
															Developer/City Reimbursement Complete	\$ 6,303,586

Table 4
Tax Increment Revenue Reimbursement Entity Allocation Table
East Shiawassee Street Parcel
Northern 2.568-Acres of 703 E. Michigan Avenue
Lansing, MI

							NEOGEN		LBRA				TOTALS		
TIF Eligible Activities:							\$4,472,885.00		\$29,900		\$0		\$4,502,785		
% of Total Eligible Activities:							99.34%		0.66%		0.00%		100.00%		
Total Interest Allocation:							\$541,187		\$0		\$0		\$541,187		
% of Total Interest Allocation:							100.00%		0.00%		0.00%		100.00%		
Period	Year	A	B	C	D	E = A-B-C-D	TIF Eligible Activity Reimbursement	3.0% Interest	TIF Eligible Activity Reimbursement	0.0% Interest	TIF Eligible Activity Reimbursement	0.0% Interest	TIF Eligible Activity Reimbursement	Interest Earned / Paid	TIF Available After Reimbursement
1	2023	\$3,602	\$150	\$345	\$219	\$2,888	\$ 2,888	\$0	\$0	\$0	\$0	\$0	\$2,888	\$0	\$0
2	2024	\$192,790	\$8,030	\$18,476	\$11,703	\$154,582	\$ 124,682	\$0	\$29,900	\$0	\$0	\$0	\$154,582	\$0	\$0
3	2025	\$709,719	\$29,559	\$68,016	\$43,082	\$569,062	\$ 569,062	\$0	\$0	\$0	\$0	\$0	\$569,062	\$0	\$0
4	2026	\$745,735	\$31,059	\$71,468	\$45,268	\$597,940	\$ 597,940	\$0	\$0	\$0	\$0	\$0	\$597,940	\$0	\$0
5	2027	\$753,192	\$31,370	\$72,182	\$45,721	\$603,920	\$ 603,920	\$0	\$0	\$0	\$0	\$0	\$603,920	\$0	\$0
6	2028	\$760,724	\$31,683	\$72,904	\$46,178	\$609,959	\$ 609,959	\$0	\$0	\$0	\$0	\$0	\$609,959	\$0	\$0
7	2029	\$768,331	\$32,000	\$73,633	\$46,640	\$616,058	\$ 616,058	\$0	\$0	\$0	\$0	\$0	\$616,058	\$0	\$0
8	2030	\$776,015	\$32,320	\$74,369	\$47,106	\$622,219	\$ 622,219	\$0	\$0	\$0	\$0	\$0	\$622,219	\$0	\$0
9	2031	\$783,775	\$32,643	\$75,113	\$47,577	\$628,441	\$ 628,441	\$0	\$0	\$0	\$0	\$0	\$628,441	\$0	\$0
10	2032	\$791,613	\$32,970	\$75,864	\$48,053	\$634,725	\$97,716	\$ 481,877	\$0	\$0	\$0	\$0	\$97,716	\$481,877	\$0
11	2033	\$73,222	\$0	\$7,322	\$6,590	\$59,310	\$0	\$59,310	\$0	\$0	\$0	\$0	\$0	\$59,310	\$0
12	2034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	2035	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	2036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16	2038	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
17	2039	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18	2040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19	2041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	2042	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	2043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22	2044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	2045	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24	2046	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25	2047	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
26	2048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
27	2049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
28	2050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
29	2051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30	2052	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS:		\$6,358,718	\$261,784	\$609,693	\$388,137	\$5,099,104	\$4,472,885	\$541,187	\$29,900	\$0	\$0	\$0	\$4,502,785	\$541,187	\$0
% of Tax Capture:		100.00%	4.12%	9.59%	6.10%	80.19%	87.72%	10.61%	0.59%	0.00%	0.00%	0.00%	88.31%	10.61%	0.00%
TIF Eligible Activities and Interest Subtotals:							\$5,014,072		\$29,900		\$0		\$5,043,972		

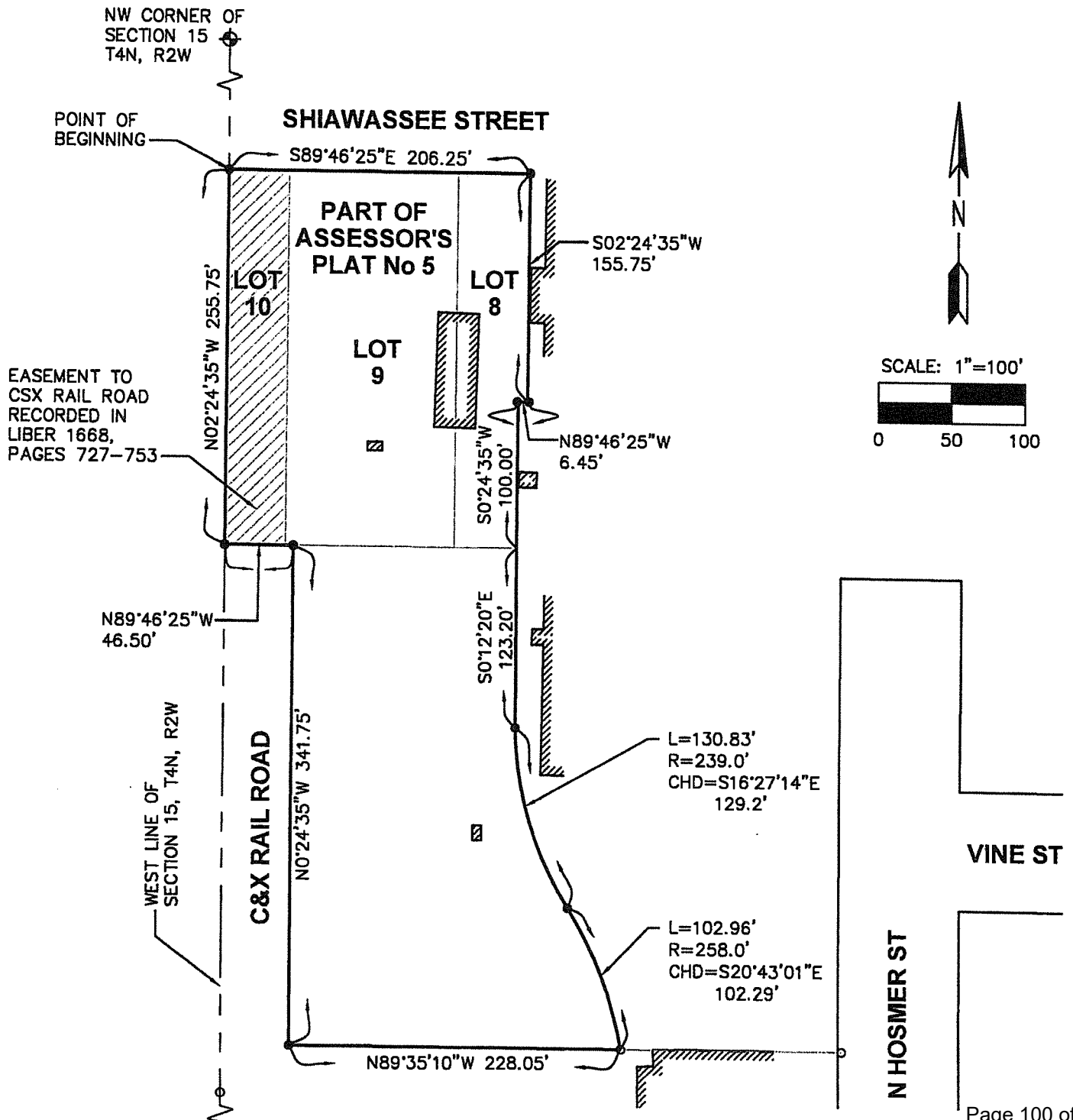
Attachment A

Legal Description of the Property

CERTIFICATE OF SURVEY

CLIENT: NEOGEN CORPORATION
720 E. SHIAWASSE
LANSING, MICHIGAN 48912

SITE ADDRESS: 703 E. MICHIGAN AVE.
LANSING, MICHIGAN 48912



CERTIFICATE OF SURVEY

CLIENT: NEOGEN CORPORATION
720 E. SHIAWASSE
LANSING, MICHIGAN 48912

SITE ADDRESS: 703 E. MICHIGAN AVE.
LANSING, MICHIGAN 48912

I HEREBY CERTIFY ONLY TO THE PARTIES NAMED HEREIN THAT WE HAVE SURVEYED A PARCEL OF LAND PREVIOUSLY DESCRIBED AS:

LEGAL DESCRIPTION PROVIDED FOR PARENT PARCEL

LOT 8, EXCEPT EAST 6.45 FEET OF THE SOUTH 100 FEET, ALSO LOTS 9 AND 10, ASSESSOR'S PLAT NO. 5, ALSO COMMENCING ON NORTH LINE OF MICHIGAN AVENUE 46.5 FEET EAST OF WEST LINE, SECTION 15, THENCE NORTH 0°11'15" EAST 976.18 FEET TO THE SOUTH LINE ASSESSOR'S PLAT NO. 5, EAST ON SAID LINE 153 FEET MORE OR LESS TO CENTERLINE OF RAIL ROAD SPUR TRACK, SOUTH ON SAID CENTERLINE 123.2 FEET, SOUTHEASTERLY 130.77 FEET ON A 239 FOOT RADIUS CURVE TO THE LEFT CHORD BEARING SOUTH 16°12'45"EAST 129.2 FEET, SOUTHEASTERLY 102.32 FEET ON 258 FOOT RADIUS CURVE TO RIGHT CHORD BEARING SOUTH 20°29'14"EAST 101.65 FEET, EAST 11.06 FEET, SOUTH 00°12'WEST 194.4 FEET, SOUTH 08°16' EAST 19.47 FEET, NORTH 89°48'45" WEST 92.25 FEET, SOUTH 00°11'15"WEST 431.89 FEET, SOUTH 89°32'30"WEST 145.8 FEET TO BEGINNING; SECTION 15, T4N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN.

LEGAL DESCRIPTION PARCEL SPLIT AS SURVEYED

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 ASSESSOR'S PLAT NO. 5, BEING A SUBDIVISION ON PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWN 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, THENCE S89°46'25"E ALONG THE NORTH LINE OF LOTS 8,9, AND 10 OF SAID ASSESSOR'S PLAT NO.5, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SHIAWASSE STREET 206.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 8, THENCE S0°24'35"W ALONG SAID EAST LINE OF LOT 8 A DISTANCE OF 155.75 FEET, THENCE N89°46'25"W 6.45 FEET, THENCE S0°24'35"W PARALLEL WITH THE EAST LINE OF SAID LOT 8 A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF SAID LOT 8, THENCE S1°13'20"E 123.30 FEET, THENCE SOUTHEASTERLY 130.83 FEET ALONG THE ARC OF A 239 FOOT RADIUS CURVE TO THE RIGHT THE LONG CHORD OF SAID CURVE BEARING S16°27'14"E 129.2 FEET, THENCE SOUTHEASTERLY 102.96 FEET ALONG THE ARC OF A 258 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF SAID CURVE BEARING S20°43'01"E 102.29 FEET, THENCE N89°35'10"W 228.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE CSX RAIL ROAD, THENCE N0°24'35"W ALONG SAID EASTERLY RIGHT OF WAY LINE 341.75 FEET TO THE SOUTH LINE OF SAID ASSESSOR'S PLAT NO. 5, THENCE N89°46'25"W ALONG THE SOUTH LINE OF SAID ASSESSOR'S PLAT NO. 5 A DISTANCE OF 46.5 FEET TO THE WEST LINE OF SAID SECTION 15, THENCE N0°24'35"W ALONG SAID WEST LINE OF SECTION 15 A DISTANCE OF 255.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.568 ACRES MORE OR LESS INCLUSIVE OF THE LANDS CONTAINED WITH THE EASEMENT TO CSX RAILROAD AS RECORDED IN LIBER 1668 PAGES 727-753.

AREA OF THE ABOVE DESCRIBED EASEMENT IS 0.242 OF AN ACRE

NET AREA WITH OUT RAILROAD EASEMENT 2.326 ACRES

SUBJECT TO ALL EASEMENTS BOTH OF RECORD AND UNRECORDED.

THE BASIS OF BEARING FOR THIS SURVEY ASSUMES THE WEST LINE OF SECTION 15 TO BEAR N0°24'35"W FROM MICHIGAN STATE PLAN COORDINATES DERIVED FROM GPS FIELD OBSERVATIONS.



Attachment B

EGL E BEA Acknowledgement Letter



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING DISTRICT OFFICE



LIESL EICHLER CLARK
DIRECTOR

March 23, 2022

ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL ASSESSMENT

BEA ID: 00009594-BEA-1

Legal Entity: NEOGEN Properties IX LLC, 620 Leshner Place, Lansing, Michigan 48912

Property Address: 703 East Michigan Avenue – northern 2.568 acres of, Lansing, Ingham County; Parcel ID No.: 33-01-01-15-151-002

On March 2, 2022, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) received a Baseline Environmental Assessment (BEA) dated December 13, 2021, for the above legal entity and property. This letter is your acknowledgement that EGLE has received and recorded the BEA. EGLE maintains an administrative record of each BEA as received.

This BEA was submitted pursuant to Section 20126(1)(c) of Part 201, Environmental Remediation, and/or Section 21323a(1)(b) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). A BEA is submitted for the purpose of establishing an exemption to liability for a new owner or operator of property that has been demonstrated to be a facility or property as defined by Section 20101(1)(s) of Part 201, Environmental Remediation, and/or property as defined by Section 21303(d) of Part 213, Leaking Underground Storage Tanks, of the NREPA. Pursuant to Sections 20126(1)(c) and 21323a(1)(b), the conditions of this exemption require the legal entity to disclose the BEA to a subsequent purchaser or transferee of the property.

The BEA is only for the legal entity and property or properties identified on the BEA Submittal Form and in the BEA that have been demonstrated to be a facility. Each new legal entity that becomes the owner or operator of this facility must submit their own BEA.

EGLE is not making any findings about whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA.

EGLE does not review BEAs to determine the adequacy of the submittal. The 2020 Volatilization to Indoor Air Pathway (VIAP) Screening Levels (SLs) may be proposed as site-specific criteria when used to determine that a property is or contains a facility or site. EGLE's approval of these numeric site-specific criteria is required. Since the BEA has not been reviewed, if the BEA relied upon the 2020 VIAP SLs then their use within the BEA is approved only for the purpose of confirming the status of the property as a facility under Part 201 or a site under Part 213.

The legal entity, as the owner and/or operator of a facility or property, may have Due Care responsibilities under Section 20107a of Part 201, Environmental Remediation and/or Section 21304c of Part 213, Leaking Underground Storage Tanks, of the NREPA.

The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended. Please review the enclosed brochure on "due care." An owner or operator of contaminated property has an obligation to assure the property is safe for the intended use and is protective of the public health and safety.

Pursuant to Section 20112a(6) of Part 201, Environmental Remediation, the property(s) identified in the BEA will be placed on the inventory of facilities, which is updated daily and posted on EGLE's website: <https://secure1.state.mi.us/FacilitiesInventoryQueries>

Authorized signature:



David LaBrecque, District Supervisor
Lansing District Office
Remediation and Redevelopment Division
Michigan Department of Environment, Great Lakes, and Energy
525 West Allegan Street
P.O. Box 30242
Lansing, Michigan 48909
517-285-7889
labrecqued@michigan.gov

Enclosure
cc: Triterra

**CITY OF LANSING BROWNFIELD PLAN #81
NEOGEN 2022 EXPANSION PROJECT
PROPOSED BROWNFIELD PLAN APPROVAL PROCESS SCHEDULE**

DATE	BOARD/ COMMITTEE	ACTION	ATTENDANCE BY APPLICANT
June 10, 2022 8:30AM	Lansing Brownfield Redevelopment Authority	LBRA Approves Brownfield Plan #81.	YES
June 13, 2022 7:00PM	Lansing City Council	Receives Brownfield Plan and refers it to the Committee on Development and Planning.	NO
June 22, 2022 3:30PM	Committee on Development and Planning	Applicant Presents Project to the D&P Committee to review and Approve Resolution to set Public Hearing.	YES
June 27, 2022 7:00PM	Lansing City Council	Council passes resolution setting the Public Hearing for 7:00PM on <u>July 11, 2022</u> . <i>Public Hearing Notice - 10 Days (Mail/Paper)</i>	YES
July 11, 2022 Time: TBA	Request Special Committee on Development and Planning	D&P Committee passes resolution to approve the Brownfield Plan.	YES
July 11, 2022 7:00PM	Lansing City Council	Public hearing held at Council for Brownfield Plan	YES
July 11, 2022 7:00PM	Lansing City Council	Request that the Brownfield Plan be approved on the same night of the Public Hearing	YES

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, July 11, 2022, at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave. Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Brownfield Plan #81 – NEOGEN Expansion Brownfield Redevelopment Project pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 703 E. Michigan Avenue located in the City of Lansing, but more particularly described as:

PARCEL NO. 33-01-01-15-151-004 WHICH IS THE NORTHERN 2.568 ACRES OF THE PARCEL OF LAND LOCATED AT 703 E. MICHIGAN AVENUE, LANSING, MICHIGAN BEGINNING AT THE NORTHWEST CORNER OF LOT 10 ASSESSOR'S PLAT NO. 5, BEING A SUBDIVISION ON PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWN 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, THENCE S89°46'25"E ALONG THE NORTH LINE OF LOTS 8,9, AND 10 OF SAID ASSESSOR'S PLAT NO.5, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SHIAWASSE STREET 206.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 8, THENCE S0°24'35"W ALONG SAID EAST LINE OF LOT 8 A DISTANCE OF 155.75 FEET, THENCE N89°46'25"W 6.45 FEET, THENCE S0°24'35"W PARALLEL WITH THE EAST LINE OF SAID LOT 8 A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF SAID LOT 8, THENCE S1°13'20"E 123.30 FEET, THENCE SOUTHEASTERLY 130.83 FEET ALONG THE ARC OF A 239 FOOT RADIUS CURVE TO THE RIGHT THE LONG CHORD OF SAID CURVE BEARING S16°27'14"E 129.2 FEET, THENCE SOUTHEASTERLY 102.96 FEET ALONG THE ARC OF A 258 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF SAID CURVE BEARING S20°43'01"E 102.29 FEET, THENCE N89°35'10"W 228.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE CSX RAIL ROAD, THENCE N0°24'35"W ALONG SAID EASTERLY RIGHT OF WAY LINE 341.75 FEET TO THE SOUTH LINE OF SAID ASSESSOR'S PLAT NO. 5, THENCE N89°46'25"W ALONG THE SOUTH LINE OF SAID ASSESSOR'S PLAT NO. 5 A DISTANCE OF 46.5 FEET TO THE WEST LINE OF SAID SECTION 15, THENCE N0°24'35"W ALONG SAID WEST LINE OF SECTION 15 A DISTANCE OF 255.75 FEET TO THE POINT OF BEGINNING. CONTAINING 2.568 ACRES MORE OR LESS INCLUSIVE OF THE LANDS CONTAINED WITH THE EASEMENT TO CSX RAILROAD AS RECORDED IN LBER 1668 PAGES 727-753. AREA OF THE ABOVE DESCRIBED EASEMENT IS 0.242 OF AN ACRE NET AREA WITH OUT RAILROAD EASEMENT 2.326 ACRES SUBJECT TO ALL EASEMENTS BOTH OF RECORD AND

UNRECORDED. THE BASIS OF BEARING FOR THIS SURVEY ASSUMES THE WEST LINE OF SECTION 15 TO BEAR N0°24'35"W FROM MICHIGAN STATE PLAN COORDINATES DERIVED FROM GPS FIELD OBSERVATIONS.

Approval of this Brownfield Plan will enable the Lansing Brownfield Redevelopment Authority to capture incremental tax increases which result from the redevelopment of the property to pay for costs associated therewith. Further information regarding this issue, including maps, plats, and a description of the brownfield plan will be available for public inspection and may be obtained from Kris Klein – Director of Economic Development, Lansing Economic Area Partnership, 1000 South Washington, Suite 201, Lansing, MI 48910, (517) 599-1136.

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

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

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION TO SET A PUBLIC HEARING FOR
BROWNFIELD PLAN #81
NEOGEN EXPANSION BROWNFIELD REDEVELOPMENT PROJECT

WHEREAS, the Lansing Brownfield Redevelopment Authority has prepared and forwarded an approved Brownfield Plan pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 703 E. Michigan Avenue located in the City of Lansing, and;

WHEREAS, prior to Council's action on this request, it is necessary to hold a public hearing on the Plan, to allow for any resident, taxpayer or ad valorem taxing unit the right to appear and be heard, and;

WHEREAS, the brownfield plan is available for public inspection at the Lansing Economic Area Partnership, 1000 South Washington, Suite 201, Lansing, MI 48910, and that all aspects of the brownfield plan are open for discussion at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be held in the Tony Benavides Lansing City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on **July 11, 2022** at 7:00 p.m. on Brownfield Plan #81 – NEOGEN Expansion Brownfield Redevelopment Project under the Brownfield Redevelopment Financing Act, for property more particularly described as:

PARCEL NO. 33-01-01-15-151-004 WHICH IS THE NORTHERN 2.568 ACRES OF THE PARCEL OF LAND LOCATED AT 703 E. MICHIGAN AVENUE, LANSING, MICHIGAN BEGINNING AT THE NORTHWEST CORNER OF LOT 10 ASSESSOR'S PLAT NO. 5, BEING A SUBDIVISION ON PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWN 4 NORTH, RANGE 2 WEST, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, THENCE S89°46'25"E ALONG THE NORTH LINE OF LOTS 8,9, AND 10 OF SAID ASSESSOR'S PLAT NO.5, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SHIAWASSE STREET 206.25 FEET TO THE NORTHEAST CORNER OF SAID LOT 8, THENCE S0°24'35"W ALONG SAID EAST LINE OF LOT 8 A DISTANCE OF 155.75 FEET, THENCE N89°46'25"W 6.45 FEET, THENCE S0°24'35"W PARALLEL WITH THE EAST LINE OF SAID LOT 8 A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF SAID LOT 8, THENCE S1°13'20"E 123.30 FEET, THENCE SOUTHEASTERLY 130.83 FEET ALONG THE ARC OF A 239 FOOT RADIUS CURVE TO THE RIGHT THE LONG CHORD OF SAID CURVE BEARING S16°27'14"E 129.2 FEET, THENCE SOUTHEASTERLY 102.96 FEET ALONG THE ARC OF A 258 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF SAID CURVE BEARING S20°43'01"E 102.29 FEET, THENCE N89°35'10"W 228.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE CSX RAIL ROAD, THENCE N0°24'35"W ALONG SAID EASTERLY RIGHT OF WAY LINE 341.75 FEET TO THE SOUTH LINE OF SAID ASSESSOR'S PLAT NO. 5, THENCE N89°46'25"W ALONG THE SOUTH LINE OF SAID

ASSESSOR'S PLAT NO. 5 A DISTANCE OF 46.5 FEET TO THE WEST LINE OF SAID SECTION 15, THENCE N0°24'35"W ALONG SAID WEST LINE OF SECTION 15 A DISTANCE OF 255.75 FEET TO THE POINT OF BEGINNING. CONTAINING 2.568 ACRES MORE OR LESS INCLUSIVE OF THE LANDS CONTAINED WITH THE EASEMENT TO CSX RAILROAD AS RECORDED IN LBER 1668 PAGES 727-753. AREA OF THE ABOVE DESCRIBED EASEMENT IS 0.242 OF AN ACRE NET AREA WITH OUT RAILROAD EASEMENT 2.326 ACRES SUBJECT TO ALL EASEMENTS BOTH OF RECORD AND UNRECORDED. THE BASIS OF BEARING FOR THIS SURVEY ASSUMES THE WEST LINE OF SECTION 15 TO BEAR N0°24'35"W FROM MICHIGAN STATE PLAN COORDINATES DERIVED FROM GPS FIELD OBSERVATIONS.

and that the City Clerk cause notice of such hearing to be published twice in a publication of general circulation, no less than 10 days or more than 40 days prior to the date of the public hearing, and that the City Clerk also cause the legislative body of each taxing unit levying ad valorem taxes on this property, to be notified of Brownfield Plan #81 – NEOGEN Expansion Brownfield Redevelopment Project and the scheduled public hearing.

Boak, Sherrie

From: Steve Japinga <sjapinga@lansingchamber.org>
Sent: Tuesday, June 21, 2022 10:30 AM
To: City Council
Cc: Schor, Andy; Swope, Chris; Boak, Sherrie; Bean, Scott; intern
Subject: [EXTERNAL] Lansing Regional Chamber Support Letter on NEOGEN Brownfield #81
Attachments: LRCC Support Letter to Lansing City Council_Neogen_Brownfield 81_6-20-2022.pdf

Lansing City Council members,

Please find attached Lansing Regional Chamber support letter for Brownfield Plan #81 as part of the proposed Neogen expansion project.

This project aligns with the Chamber's policy priority regarding economic development and job creation, and we encourage Lansing City Council to continue to be proactive and capitalize on the opportunity to support the continued expansion of Neogen.

Thank you in advance!

Steve Japinga

Senior Vice President, Public Affairs

O: (517) 853-6460 | C: (517) 449-3732

www.lansingchamber.org

[Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [YouTube](#)



June 20, 2022

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

Lansing City Council members,

This letter is a formal indication of support from the Lansing Regional Chamber of Commerce (LRCC) for Brownfield Plan #81 as part of the proposed Neogen expansion project.

Founded in 1982, Neogen's global headquarters are located in Lansing. We have seen Neogen grow in the city throughout the years, leading to their impressive global reach with a presence in 140 countries. This proposed project has a total investment of \$70 million, will create 60 to 100 new jobs and extend to 2024. The total number of employees in the Lansing area will go from 650 to 750.

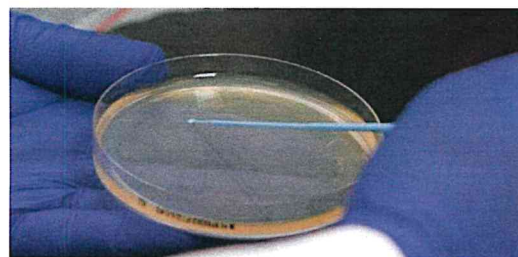
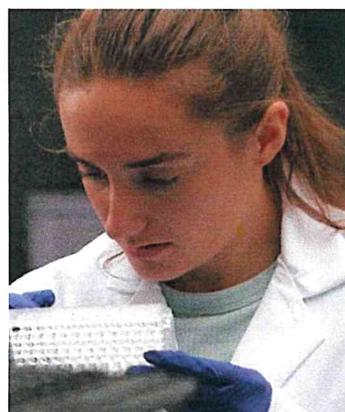
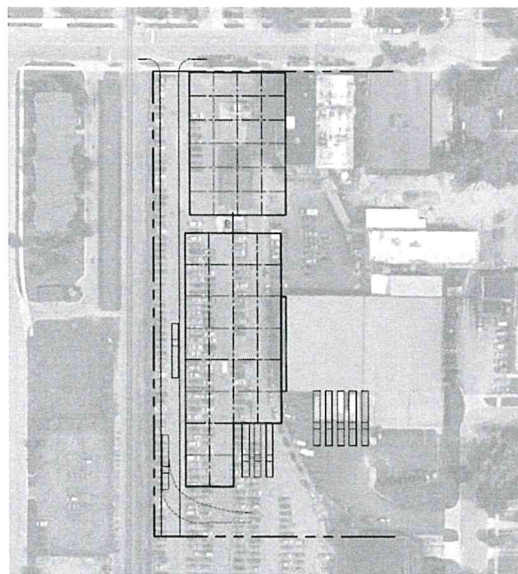
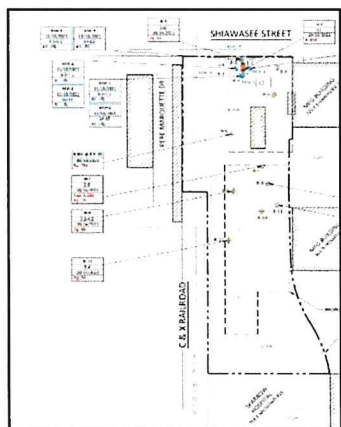
The LRCC has been a strong leader in advocating for economic development and growth throughout the city and region. This project aligns with the LRCC's policy priority regarding economic development and job creation, and we encourage Lansing City Council to continue to be proactive and capitalize on the opportunity to support the continued expansion of Neogen.

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

Sincerely,



Tim Daman
President & CEO



NEOGEN Expansion Project

Brownfield Redevelopment Project Lansing, MI



Brownfield Development
Environmental Consulting
Natural Resources

Eligible Property

Project Name:

- NEOGEN Expansion Brownfield Redevelopment Project

Developer:

- NEOGEN Properties IX, LLC

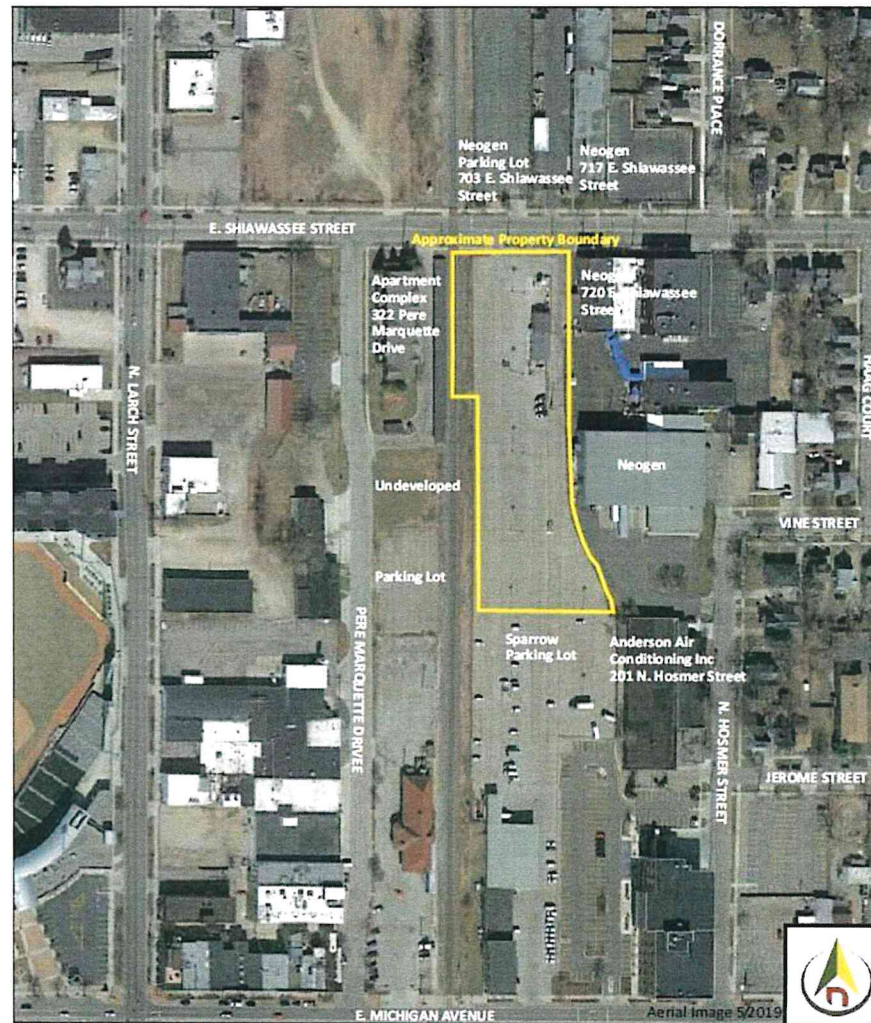


Subject Property:

- Northern 2.568-acres of 703 E. Michigan Avenue
- Parcel 33-01-01-15-151-004

Eligibility Status:

- Facility



Eligible Property

Project Name:

- NEOGEN Expansion Brownfield Redevelopment Project

Developer:

- NEOGEN Properties IX, LLC



Subject Property:

- Northern 2.568-acres of 703 E. Michigan Avenue
- Parcel 33-01-01-15-151-004

Eligibility Status:

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Eligible Property

Project Name:

- NEOGEN Expansion Brownfield Redevelopment Project

Developer:

- NEOGEN Properties IX, LLC

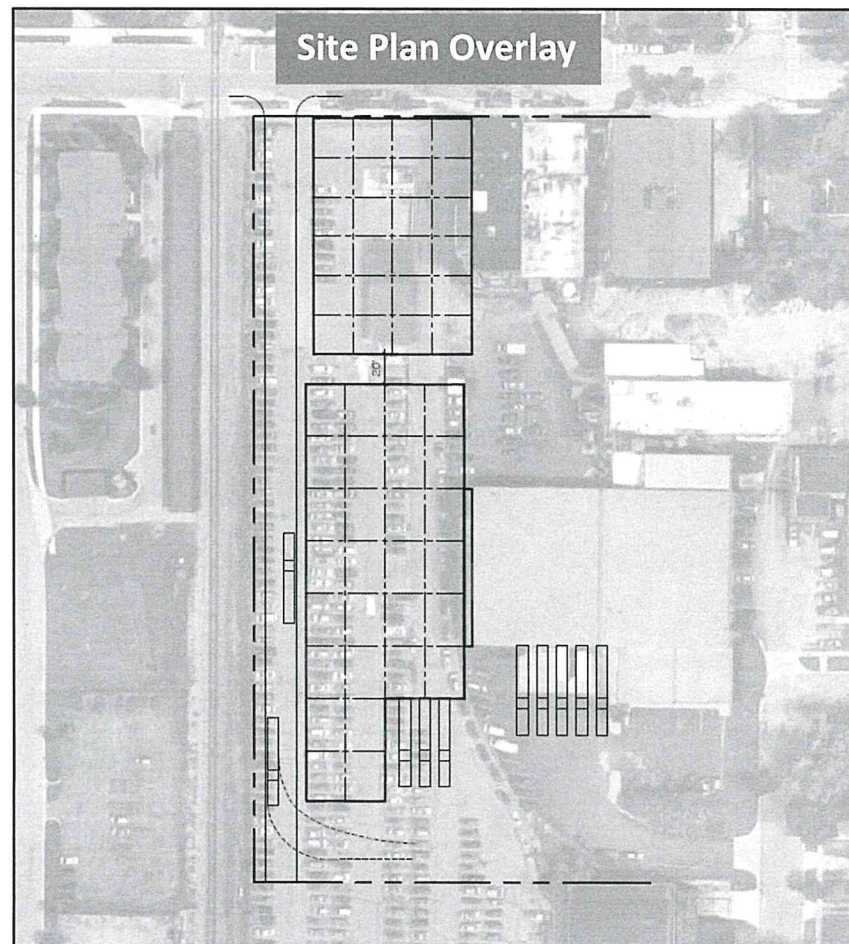


Subject Property:

- Northern 2.568-acres of 703 E. Michigan Avenue
- Parcel 33-01-01-15-151-004

Eligibility Status:

- Facility



Project Summary

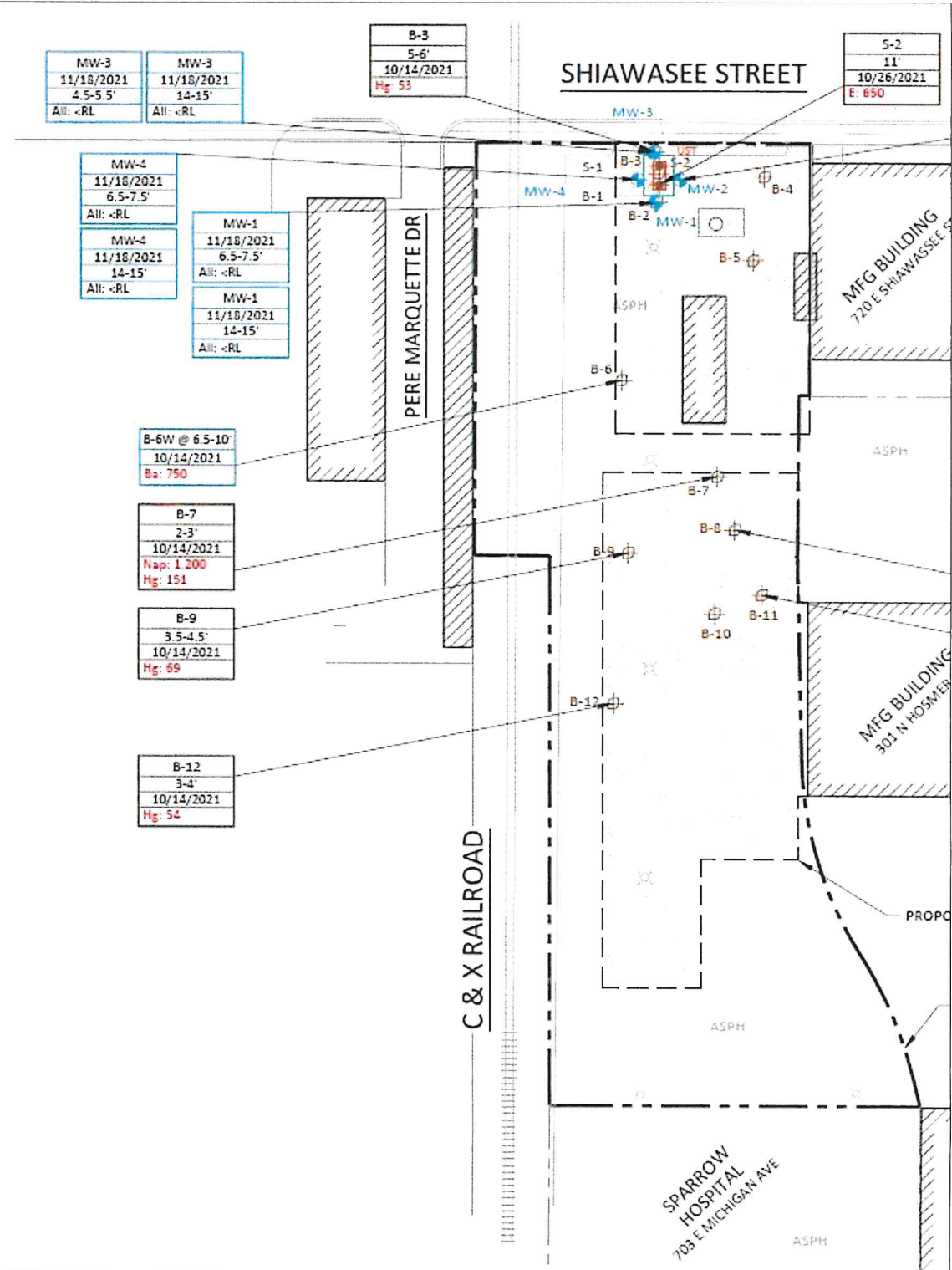
- New construction:
3-story manufacturing and research building
- 176,000 gross square feet
- 23,000 square feet of high-bay production space
- 60 to 100 new, full time equivalent jobs at a single average of \$23/hr.
- \$71.5 million total investment



Brownfield Conditions

Environmental:

- Soil contamination including ethylbenzene, naphthalene and mercury in soil greater than residential generic cleanup criteria
- Urban Fill material present from 2.5 feet to 8.0 feet below grade consisting of fill sand with pieces of wood, brick, slag, coal
- Ethylbenzene contamination at north end of property associated with a former underground storage tank (UST) removed from the site in October 2021



Brownfield Conditions

Environmental:

- Soil contamination including ethylbenzene, naphthalene and mercury in soil greater than residential generic cleanup criteria
- Urban Fill material present from 2.5 feet to 8.0 feet below grade consisting of fill sand with pieces of wood, brick, slag, coal
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Proposed Brownfield Incentives

Brownfield Plan

- 11 years
- State and local tax capture
- Eligible activities:
 - Environmental assessment
 - UST removal
 - Contaminated soil removal
 - Demolition
 - Site Preparation
 - Infrastructure Improvements
- \$5,043,972 in eligible Brownfield costs

New Taxes – Captured for Eligible Activities

Summary of Eligible Activities		Split of Costs between NEOGEN and the LBRA	
		NEOGEN	LBRA
EGL E Eligible Activities	Cost		
Pre-Approved Activities	\$22,680		\$22,680
Department Specific Activities	\$132,270	\$125,800	\$6,470
Total Environmental Eligible Activities	\$154,950	\$125,800	\$29,150
MSF Eligible Activities	Cost		
Asbestos and Lead Activities	\$750		\$750
Demolition	\$135,000	\$135,000	
Site Preparation	\$3,443,800	\$3,443,800	
Infrastructure Improvements	\$155,300	\$155,300	
Total Non-Environmental Eligible Activities	\$3,734,850	\$3,734,100	\$750
Contingency (15%) *	\$578,985	\$578,985	
Brownfield Plan & Act 381 Work Plan Preparation	\$22,500	\$22,500	
Brownfield Plan & Act 381 Work Plan Implementation	\$6,500	\$6,500	
Brownfield Plan Application Fee	\$5,000	\$5,000	
Interest (3%, simple) **	\$541,187	\$541,187	
Total Eligible Cost for Reimbursement	\$5,043,972	\$5,014,072	\$29,900

Total New Taxes

Total New Taxes Generated by Development for the Duration (11 years) of the Brownfield Plan: \$6,722,669		% of New Taxes
Uses		
Portion Captured by LBRA to Reimburse Developer and City	\$5,043,972	75.0%
Passed Through to: (Debt Millage, 10% Local Millage, 10% State School and State Education Tax)	\$1,028,766	15.3%
Portion Captured for LBRA Plan Administration / Local Brownfield Revolving Fund (LBRF) (10% of available Local TIR*)	\$388,137	5.8%
Portion Passed Through to State Brownfield Revolving Fund	\$261,784	3.9%
TOTAL NEW TAXES GENERATED	\$6,722,669	100%

Total New Taxes

20-year Forecast

Total New Taxes Generated by Development: 20-Year Forecast		% of New Taxes
Uses		
Portion Captured by LBRA to Reimburse Developer and City	\$5,043,972	32.6%
Passed Through to: (Debt Millage, 10% Local Millage, 10% School Operating and State Education Tax)	\$9,790,341	63.2%
Portion Captured for LBRA Plan Administration / Local Brownfield Revolving Fund (LBRF) (10% of available Local TIR*)	\$388,137	2.5%
Portion Passed Through to State Brownfield Revolving Fund	\$261,784	1.7%
TOTAL NEW TAXES GENERATED	\$15,484,234	100%

Total New Income Taxes

Total New INCOME Taxes Generated by Development	
<i>Today</i>	<i>\$0</i>
<i>11-Years - Duration of the Brownfield Plan</i>	<i>\$231,370</i>
<i>20-Year Forecast</i>	<i>\$485,408</i>

Proposed Brownfield Incentives

Brownfield Plan

- 11 years
- State and local tax capture
- Eligible activities:
 - Environmental assessment
 - UST removal
 - Contaminated soil removal
 - Demolition
 - Site Preparation
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- \$5,043,972 in eligible Brownfield costs