

**REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF LANSING, MICHIGAN**

**TONY BENAVIDES LANSING CITY COUNCIL CHAMBERS
LANSING CITY HALL, 10th FLOOR
124 W. MICHIGAN AVENUE**

AGENDA FOR JUNE 13, 2022 AT 7:00 PM



UPDATED

TO THE HON. MAYOR AND MEMBERS OF THE CITY COUNCIL:

The following items were listed on the agenda in the City Clerk's Office in accordance with Section 3-103(2) of the City Charter and will be ready for your consideration at the regular meeting of the City Council at the Tony Benavides Lansing City Council Chambers, 10th Floor, City Hall.

Roll Call

Meditation And Pledge Of Allegiance

Approval Of Printed Council Proceedings

1. May 16 and May 23, 2022

Consideration Of Late Items (Suspension of Council Rule #9 is needed to allow consideration of late items. Late items will be considered as part of the regular portion of the meeting to which they relate.)

Tabled Items

Special Ceremonies And Presentations

2. Tribute; in recognition of the Lansing Juneteenth Celebration and the State of Michigan Juneteenth Holiday (PEND-2941)
3. Tribute; declaring June 2022 as LGBTQ+ Pride Month in the City of Lansing (PEND-2957)

Comments By Council Members And City Clerk

Community Event Announcements (Time, place, purpose, or definition of event – 1 minute limit)

Speaker Registration For Public Comment On Legislative Matters

Mayor's Comments

Show Cause Hearings

4. In consideration of Orders to Make Safe or Demolish to the owners of 3337 Viking Road (PEND-2901)

Public Comment On Legislative Matters (Legislative matters consist of the following items on the agenda: public hearings, resolutions, ordinances for introduction, and

ordinances for passage. The public may comment for up to three minutes. Speakers must sign up on BLUE form.)

Scheduled Public Hearings

5. Local Development Finance Authority Tax Increment Financing and Development Plan Amendment for the Lansing Regional SmartZone
6. An Ordinance to provide for the issuance of trash, weed, and grass violation notices and compliance orders, declare uncorrected violations as nuisances, provide for an appeals process, and permit the City to abate uncorrected violations and recover costs
7. Re-Adopting the Codified Ordinances

Council Consideration Of Legislative Matters

Referral Of Public Hearings

Ordinances For Passage

Consent Agenda

8. Tribute; in recognition of the Lansing Juneteenth Celebration and the State of Michigan Juneteenth Holiday (PEND-2941)
9. Tribute; declaring June 2022 as LGBTQ+ Pride Month in the City of Lansing (PEND-2957)
10. Commitment to Climate Protection and Environmental Justice (PEND-2867)
11. Encouraging the Michigan Legislature to prioritize issues of housing and resident safety (PEND-2939)
12. Ballot Proposal; City Charter Amendment to modify the requirements to serve on a Board, Commission, or Committee by making those with felony convictions eligible for appointment (PEND-2909)
13. Reappointments; Clara Martinez, Arts and Culture Commission; Krishna Signh, Board of Fire Commissioners; Marcie Alling, Christopher Iannuzzi, Mitchell Rice to the Board of Zoning Appeals; Carol Skillings, Historic District Commission; Ronald Embry, Human Relations and Community Services Advisory Board; Ken Salzman, Income Tax Board of Review; Cynthia Bowen and James Stajos, Lansing Entertainment and Public Facilities Authority Board of Commissioners; Joseph Ruth, Michigan Avenue Corridor Improvement Authority Board of Directors; Kris Nicholoff, Next Michigan Development Corporation; Richard Kibbey, Park Board; James Houthoofd, Saginaw Street Corridor Improvement Authority Board of Directors (PEND-2942)
14. Community Funding; R.E. Olds Transportation Museum for their Car Capital Auto Show (PEND-2938)
15. Setting a Public Hearing in consideration of An Ordinance to amend Chapter 1060, Licensing of Waste Haulers (PEND-2940)

Resolutions For Action

16. Noise Special Permit; Michigan Department of Transportation request to allow construction of the Horsebrook Creek Culvert Replacement Project on Grand River Ave. east of Delta River Dr from 8:00 PM to 7:00 AM on the following day on weekdays and anytime on weekends or holidays from June 17, 2022 through June 30, 2022 (PEND-2905)
17. Claim Appeal; Malik Balla for \$4,040.90 in trash and second notice fees at 225 East Hazel St. (PEND-2896)
18. Special Assessment; Principal Shopping District roll for Fiscal Year 2022-2023 (PEND-2866)

Reports From Council Committees

Ordinances For Introduction And Setting Of Public Hearings

Speaker Registration For Public Comment On City Government Related Matters

Reports Of City Officers, Boards, And Commissions; Communications And Petitions; And Other City Related Matters (Motion that all items be considered as being read in full and that the proper referrals be made by the President)

Item(s) from the City Clerk re:

19. Minutes of Boards and Commissions placed on file in the Clerk's Office
20. Liquor License; Pablo's Panaderia, LLC request for Class C License with Permits for Sunday Sales (AM/PM), Outdoor Service, and Entertainment at 2010 East Michigan Avenue (PEND-2959)
21. Liquor License; GG Holding LLC request for a Class C License and an Entertainment, Dance, Sunday Sales (AM/PM) and SDM Licenses for 3131 East Michigan Avenue (PEND-2960)
22. Grant Application; Ingham County/City of Lansing Community Corrections Program Subcontracts for Fiscal Year 2022-2023 (PEND-2961)

Item(s) from the Mayor re:

23. Setting a Public Hearing in consideration of Noise Special Permit; C & D Hughes, Inc. to allow for Pennsylvania Avenue Reconstruction on Saturdays from 8:00 AM to 5:00 PM until November 30, 2022, in the area of the Pennsylvania Avenue right-of-way between Mt. Hope Avenue to Health Care Court (PEND-2923)
24. Noise Special Permit; C & D Hughes, Inc. to allow for Pennsylvania Avenue Reconstruction on Saturdays from 8:00 AM to 5:00 PM until November 30, 2022, in the area of the Pennsylvania Avenue right-of-way between Mt. Hope Avenue to Health Care Court (PEND-2924)
25. Reappointment; Emily Jefferson as an At-Large member of the Board of Zoning Appeals for a term to expire June 30, 2024 (PEND-2925)

26. Community Development Block Grant for the 5-Year Consolidated Plan 2022-2026 and Annual Action Plan for Fiscal Year 2022-2023 (PEND-2927)
27. Setting a Show Cause Hearing in consideration of Orders to Make Safe or Demolish to the owners of 1224 Dakin St. (PEND-2928)
28. Orders to Make Safe or Demolish to the owners of 1224 Dakin St. (PEND-2929)
29. Lansing Board of Water and Light Return on Equity Agreement, Amendment #6 (PEND-2931)
30. Orders to Make Safe or Demolish to the owners of 5017 Hughes Rd. (PEND-2932)
31. Setting a Show Cause Hearing in consideration of Orders to Make Safe or Demolish to the owners of 5017 Hughes Rd. (PEND-2933)
32. Orders to Make Safe or Demolish to the owners of 5019 Pleasant Grove Road (PEND-2934)
33. Set Show Cause Hearing in consideration of Orders to Make Safe or Demolish to the owners of 5019 Pleasant Grove Road (PEND-2935)
34. Orders to Make Safe or Demolish to the owners of 3025 Maloney Street (PEND-2936)
35. Set Show Cause Hearing in consideration of Orders to Make Safe or Demolish to the owners of 3025 Maloney Street (PEND-2937)
36. Reappointments; Clara Martinez, Arts and Culture Commission; Krishna Singh, Board of Fire Commissioners; Marcie Alling, Christopher Iannuzzi, Mitchell Rice to the Board of Zoning Appeals; Carol Skillings, Historic District Commission; Ronald Embry, Human Relations and Community Services Advisory Board; Ken Salzman, Income Tax Board of Review; Cynthia Bowen and James Stajos, Lansing Entertainment and Public Facilities Authority Board of Commissioners; Joseph Ruth, Michigan Avenue Corridor Improvement Authority Board of Directors; Kris Nicholoff, Next Michigan Development Corporation; Richard Kibbey, Park Board; James Houthoofd, Saginaw Street Corridor Improvement Authority Board of Directors (PEND-2942)
37. Appointment; Robert Emerson as an At-Large member of the Income Tax Board of Review for a term to expire June 30, 2026 (PEND-2943)
38. Appointment; Peter Jones as an At-Large member of the Income Tax Board of Review for a term to expire June 30, 2026 (PEND-2944)
39. Appointment; Kris Kline as a City of Lansing member of the Local Development Finance Authority Board for a term to expire June 30, 2026 (PEND-2945)
40. Adopt Amended and Restated Agreement Regarding the Operation of the Local Development Finance Authority (PEND-2946)

41. Special Assessment; Snow and Ice Removal Winter 2021-2022 (PEND-2948)
42. Setting a Public Hearing in consideration of Special Assessment; Snow and Ice Removal Winter 2021-2022 (PEND-2949)
43. Brownfield Plan #81; NEOGEN Expansion, 720 East Shiawassee Street (PEND-2952)
44. Setting a Public Hearing in consideration of Brownfield Plan #81; NEOGEN Expansion, 720 East Shiawassee Street (PEND-2951)
45. Michigan Economic Development Center (MEDC) Support Grant (PEND-2958)
46. Grant Application; 2022 State of Michigan Revitalization and Placemaking (RAP) Grant
47. Redevelopment Area Liquor License; The Old Bag of Nails Pub-Lansing, LCC at 210 Cascade Blvd. (PEND-2930)

Communications and Petitions

Motion Of Excused Absence

Remarks By Council Members

Remarks By The Mayor Or Executive Assistant

Public Comment On City Government Related Matters (City government related matters are issues or topics relevant to the operation or governance of the city. The public may comment for up to three minutes. Speakers must sign up on YELLOW form.)

Adjournment



CHRIS SWOPE, CITY CLERK

Persons with disabilities who need an accommodation to fully participate in this meeting should contact the City Clerk's Office at (517) 483-4131 (TTY 711). 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation request.

LANSING CITY COUNCIL MEETING

DATE & TIME: 6/13/2022-7:00 PM

Starting Time 7:02

REGULAR MEETING: X

SPECIAL MEETING:

ATTENDANCE

COUNCIL MEMBER	PRESENT	ABSENT	ARRIVED
BROWN	☒	☐	_____
DANIELS	☒	☐	_____
GARZA	☐	☒	_____
HUSSAIN	☒	☐	_____
JACKSON	☒	☐	_____
SPADAFORE	☒	☐	_____
SPITZLEY	☐	☒	_____
WOOD	☒	☐	_____

MEDITATION IN MEMORY OF: Sally Harrison

PLEDGE LED BY: _____

Adjournment Time _____

CHRIS SWOPE

\\lansing.local\Group_Storage\Dept\Clerk_Staff\City Council\Administrative\Council Attendance Sheet.doc



ECONOMIC PLANNING & DEVELOPMENT CODE ENFORCEMENT SECTION

316 N. Capitol Avenue, Suite C-2 • Lansing, MI 48933-1238
(517) 483-4361 • FAX: (517) 377-0100

5/20/2022

Certified Number: 7013 2250 0001 2798 4139

AEC REAL ESTATE
2915 S MLK JR. BLVD
LANSING, MI 48910

DEAR AEC REAL ESTATE

RE: DANGEROUS BUILDING AT 3337 VIKING RD. SHOW CAUSE HEARING

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at 3337 VIKING RD., Lansing, Michigan, is scheduled before the City Council of the City of Lansing.

HEARING TIME: JUNE 13, 2022 @ 7:00 p.m.
HEARING PLACE: COUNCIL CHAMBERS 10TH FLOOR CITY HALL
124 W. MICHIGAN Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesated laws. THE PURPOSE OF THE HEARING is to give interested parties an opportunity to take exception to the determination made by the Demolition Board and to otherwise give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit(s) for the property listed above.

Sincerely,

Scott Sanford
Manager of Code Enforcement

SS/Imp

Attachment

CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. D2021-004
---	---	-----------------------

Matter of the building/structure at 3337 VIKING ROAD, which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: April 22, 2021 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE
2. Scott Sanford, Code Compliance MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, specifically (see attached)
5. ☒ The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. ☐ The building/structure has been substantially destroyed by ☐ fire ☐ wind ☐ flood
☐ other:
7. The state equalized value of the building/structure is \$53,500.00
8. The cost to repair the building or structure to make it safe is \$92,563.00
9. The real estate is described as follows:

Parcel Number: 33 01 01 30 478 041

LOT 438 PLEASANT GROVE SUB NO 1, City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.
☒ The building/structure shall be made safe or demolished on or before 6-20-2021
☐ The case be tabled until _____.
- ☐ The building or structure shall be demolished on or before _____ if not made safe as ordered herein.
- ☐ (If finding #5 is made) The exterior of the building shall be maintained, including
☐ lawns, trees and shrubs ☐ paint on structure ☐ other _____ on or before _____.

Date 4/22/2021


Hearing Officer

**CITY OF LANSING - DEMOLITION BOARD
REPORT FOR CITY COUNCIL
CASE OVERVIEW SHEET**

ADDRESS:	3337 VIKING RD.
PARCEL NUMBER:	33-01-01-30-478-041

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	

LISTED TAXPAYER:	AEC REAL ESTATE LLC
INTERESTED PARTIES:	AEC REAL ESTATE LLC
SEV INFORMATION:	\$47,500.00
LAND VALUE:	\$31,355.00
BUILDING VALUE:	\$87,018.00
LOT SIZE:	70 X 186.5

HOUSING CODE VIOLATION LTR:	5/10/2019 & 10/06/2020
ORIGINAL RED TAG DATE:	5/10/2019
ZONING:	"A" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$127,960.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 438 PLEASANT GROVE SUB NO 1
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	4/22/2021
ORDER:	MAKE SAFE OR DEMOLISH BY 6/20/2021
REASON/CONDITIONS:	UNSAFE
HEARING OFFICER:	JOSEPH VITALE

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	5/5/2022
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

CURRENT PERMIT ACTIVITY

BUILDING:	EXPIRED
ELECTRICAL:	ISSUED NOT ACTIVITY SINCE 8/30/2021
MECHANICAL:	REPLACE
PLUMBING:	EXPIRED
DEMOLITION:	na











You will not be called to speak unless all required blanks on this form are completed.



Interested Party Comment on Show Cause Hearing Registration

Only persons who have received notice from the City as an interested party, or the interested party's agent with written permission, may speak on the agenda item which is the subject of a show cause hearing, for up to a total of three minutes.*

*You **MUST** complete this card and submit it to the City Clerk or City Clerk Staff **prior** the close of registration as announced by the City Clerk. Each person who has registered to speak will have up to a total of three minutes* to address Council on the Show Cause Hearing.*

Show Cause Agenda Item Number _____ Property Address 3337 U/king

Name (print) Ashanti Clayton E-Mail (optional) _____

Address (street, city, zip) 2415 midwood

Company or organization represented, etc. (if applicable) AEC Real estate llc

Signature [Handwritten Signature]

- Speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
- Direct your comments to the Council President.
- No speaker called upon to speak shall by speech or conduct disturb, disrupt, delay, interfere with, or otherwise impede the orderly conduct of the Council meeting.
- No personal attacks or defamatory remarks towards any person will be permitted.
- Questions raised during comment may or may not be answered by the President, another Council Member, the Mayor, or member of the City Staff during the meeting.
- Time limit to address the council on legislative matters is **3 Minutes***.
- Spokespersons for a group or shared viewpoint are encouraged; however, a speaker's time limit may not be increased through assignment of someone else's time or opportunity to speak.
- No registrations will be accepted after the deadline as announced by the City Clerk.
- If you wish to submit written materials, please provide them to the City Clerk or City Clerk staff along with this form.
- The City Council conducts its open meetings in an orderly manner in accordance with the Open Meetings Act. Council meetings will not be conducted as interactive forums or "town meetings."

Thank you for your involvement and interest in our City,
Chris Swope, Lansing City Clerk, MiPMC / MMC

* The Presiding Officer may reduce the amount of time for each speaker if he or she determines that the number of registered speakers is so numerous that the meeting cannot be timely concluded without a reduction in the time allocated for each speaker.

Persons with disabilities who need an accommodation to fully participate in this meeting should contact the City Clerk's Office at (517) 483-4131 (TDD (517) 483-4479). 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

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Public Comment on Legislative Matters Registration

*The City of Lansing welcomes and encourages public comment relating to City Legislative Matters. In order to facilitate public input, you **MUST** complete this card and submit it to the City Clerk or City Clerk Staff prior the close of registration as announced by the City Clerk.*

*Legislative matters consist of the following items on the agenda: **public hearings, resolutions, ordinances for introduction, and ordinances for passage.** The public may comment for up to three minutes*.*

Agenda Item Number(s) 10 Item Description Resolution to Commit to climate protection + Environmental Justice
Name (print) Randy Dykhuis E-Mail (optional) randy@dykhuis.net
Address (street, city, zip) 418 N. Sycamore St, Lansing
Company or organization represented, etc. (if applicable) _____
Signature Randy Dykhuis

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
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Agenda Item Number(s) 10 Item Description Climate Resolution

Name (print) ELAINE FISCHHOFF E-Mail (optional) _____

Address (street, city, zip) 2530 WINDYBROOK LANSING

Company or organization represented, etc. (if applicable) Lansing Environmental Action Team

Signature [Handwritten Signature]

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
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**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, June 13, 2022, at 7:00 p.m. in the Tony Benavides City of Lansing Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave. Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of the amended Local Development Finance Authority Tax Increment Financing and Development Plan for the Lansing Regional SmartZone, within the following areas:

The City of 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 City of East Lansing portion of the boundaries of the property to which the Plan applies can more generally be described as real property within 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.

The complete development plan, including maps and compliance with the displaced persons relocation requirements, are available for public inspection at Lansing City Hall, 124 W. Michigan Ave., Lansing, Michigan, 48933, and East Lansing City Hall, 410 Abbot Rd., East Lansing, Michigan, 48823 and that all aspects of the development plan will be open for discussion at the public hearing. For more information, please call Joe Carr at the Lansing Economic Area Partnership, jcarr@purelansing.org or 517-230-2942.

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

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

Lansing 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.

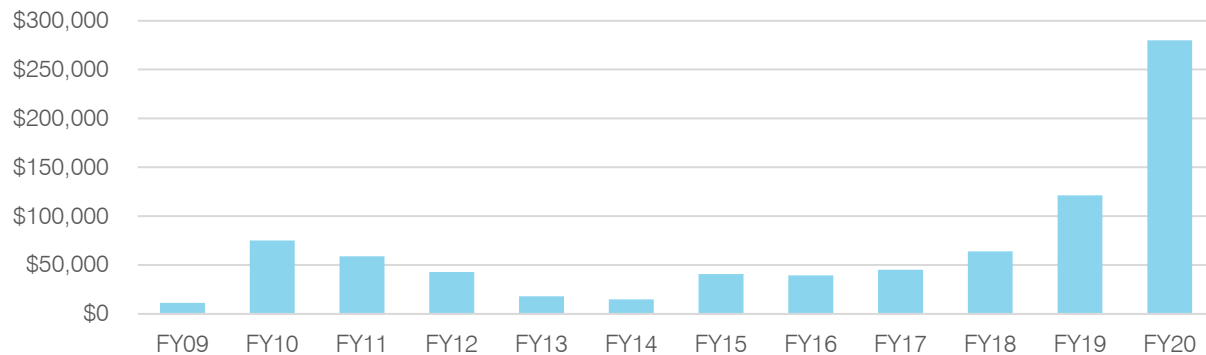
The LRSZ has also leveraged the TIC to develop and coordinate a tech hub where members could share their ideas and articulate their needs. This hub has improved understanding and utilization of the Business Accelerator Fund (BAF), which provides businesses in the LRSZ with resources to secure support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

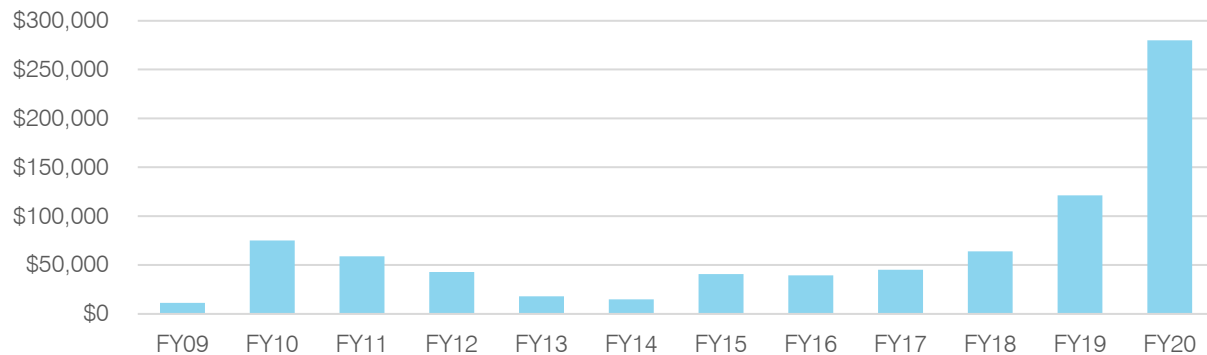
	FY15	FY16	FY17	FY18	FY19	FY20
Operations	\$9,771	\$7,671	\$31			
Insurance	\$1,101	\$1,043	\$2,327	\$2,443	\$2,418	\$2,420
Depreciation	\$41,225	\$41,311				
Total Operating Expenses	\$462,332	\$526,843	\$76,458	\$33,263	\$31,150	\$98,127
Operating Gain or (Loss)	(\$135,576)	(\$122,442)	(\$35,754)	\$24,305	\$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°00'00"W 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 ANGELLS 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 NW'LY 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' 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 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 NWLY 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



Local Development Financial Authority

Updated: 4/2/2014

Map of East Lansing, Michigan, showing the Grand River and Red Cedar River. The map highlights several areas in red, indicating specific land parcels. The map includes street names, the Michigan State University logo, and the Kalamazoo County logo. The map is titled "Local Development Financial Authority" and "Updated: 4/2/2014".

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/>



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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

MSU Foundation

Dave Washburn, Executive Director, MSU Foundation
Jeff Wesley, Executive Director, Red Cedar Ventures
325 East Grand River Ave., STE 225
East Lansing, MI. 48823
Phone: (734) 355-0730
Email: davewash@msufoundation.org
Email: jwesley@redcedarventures.com

LEAP

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Joe Carr, Vice President of Entrepreneurship & Innovation
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Lansing, MI 48910
Phone: (517) 702-3387
Email: bob@purelansing.com
Email: joe@purelansing.com

Lansing Regional SmartZone

Luke Hackney, Chair
Bob Trezise, President & CEO
1000 S Washington Ave, #201
Lansing, MI 48910
Phone: (517) 702-3387
Email: luke@retroduck.com
Email: bob@purelansing.com

MSU Innovation Center

Charles Hasemann, Associate VP for Innovation & Economic Development
325 East Grand River Ave.
East Lansing, MI 48823
Phone: (517) 884-2370
Email: haseman1@msu.edu



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

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, June 13, 2022 at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An Ordinance of the City of Lansing, Michigan, to amend the Lansing codified ordinances by amending Chapter 1460, Section 1, and the International Property Maintenance Code, adopted by reference, to provide for issuance of trash, weed, and grass violation notices and compliance orders, and that uncorrected violations are nuisances; and to provide an appeals process, and to permit the City to abate uncorrected violations and recover costs.

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

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

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

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend the Lansing codified ordinances by amending Chapter 1460, Section 1, and the International Property Maintenance Code, adopted by reference, to provide for issuance of trash, weed, and grass violation notices and compliance orders, and that uncorrected violations are nuisances; and to provide an appeals process, and to permit the City to abate uncorrected violations and recover costs.

The City of Lansing ordains:

Section 1. That Chapter 1460 Section 1, of the Code of Ordinances of the City of Lansing, Michigan be and is hereby amended to read as follows:

1460.01. - Property Maintenance Code.

For the purpose of regulating and governing the conditions and maintenance of all premises and any structures thereon; providing standards for supplied utilities and facilities, other physical aspects of structures, and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and providing a mechanism for condemnation of structures unfit for occupancy and use and the demolition of such structures, the 2015 International Property Maintenance Code ("IPMC") is hereby adopted as if fully set forth herein, with the following additions, deletions, and alterations:

(a)When used in the IPMC:

(1)"[Name of jurisdiction]" and "the jurisdiction" are replaced with "Lansing" or "the City."

(2)"International Building Code" is replaced with "the Building Code, as adopted in Chapter 1420 of the Lansing Codified Ordinances."

(3) "International Mechanical Code" is replaced with "the Mechanical Code, as adopted in Chapter 1426 of the Lansing Codified Ordinances."

(4) "ICC Electrical Code" is replaced with "the Electrical Code, as adopted in Chapter 1424 of the Lansing Codified Ordinances."

(5) "International Zoning Code" is replaced with "the Zoning Code, Title Six of Part Twelve of the Lansing Codified Ordinances."

(6) "International Fire Code" is replaced with "the Fire Code, as adopted in Chapter 1610 of the Lansing Codified Ordinances."

(7) "International Plumbing Code" is replaced with "the Plumbing Code, as adopted in Chapter 1422 of the Lansing Codified Ordinances."

(8) "Department of Property Maintenance Inspection" and "Department" are replaced with "Office of Code Compliance."

(9) "Legal representative of the jurisdiction," "legal officer of the jurisdiction," and "legal counsel of the jurisdiction" are replaced with "City Attorney."

(10) "Appointing authority" and "Chief Appointing Authority" are replaced with "Mayor."

(11) "Appeals Board" is replaced with "Building Board of Appeals."

(12) "Claims Review Committee" is added as created by Resolution 1987-0253 and amended by Resolution 2014-045, consisting of a representative from the following offices: City Attorney, Mayor, and City Council, and shall act as the appeal body for violations of Section 308.

(13) "Manager of the Office of Code Compliance" is added and shall be the final arbiter of any appeal for violations of Section 302.4.

1 (b) The following language is added to Section 102.6 after the word "designated": By the
2 Federal, State, or local government.

3 (c) Section 103.2 is deleted.

4 (d) The text of Section 103.3 is replaced with the following: The Code Official has the authority
5 to appoint Code Compliance Officers and to delegate to any of them any of his or her duties or
6 functions under this Code.

7 (e) The text of Section 103.5 is replaced with the following: The fees for services performed by
8 the Office of Code Compliance under this Code shall be established by Council Resolution.

9 (f) The following language is added to the end of Section 104.1: The Office of Code Compliance
10 is responsible for enforcing this Code and acts as the Local Health Department under Part 24 of
11 the Public Health Code, PA 368 of 1978. The Office of Code Compliance may also enforce any
12 provision of the Housing Law of Michigan, PA 167 of 1917.

13 (g) The following language is added to the end of Section 106.1: Unless otherwise provided, a
14 property's owner is responsible for violations of this Code occurring on the property, even where
15 this Code imposes an additional duty on the occupant or where the owner has imposed
16 responsibility on the occupant by agreement.

17 (h) The text of Section 106.3 is replaced with the following: The Code Official and all Code
18 Compliance Officers are hereby designated as authorized City Officials for the purpose of
19 issuing municipal civil infraction notices directing alleged violators to appear at the City of
20 Lansing Municipal Ordinance Violations Bureau or a local court of competent jurisdiction.
21 Unless otherwise provided in this Code or by State law, any person in violation of any provision
22 of this Code is responsible for a municipal civil infraction and subject to a \$500.00 fine and all

1 other penalties and remedies allowed by law. Any person in violation of Section 108.4.1 or
2 Section 108.5, **as provided in subsection (m) of this Section**, is responsible for a misdemeanor
3 and subject to the penalties provided in Section 202.99(b) of the Lansing Codified Ordinances
4 and all other penalties and remedies allowed by law. If a violation of this Code is not corrected
5 as required by the notice of violation given pursuant to Section 107, the Code Official may
6 institute the appropriate proceeding at law or in equity to restrain, correct, or abate such
7 violation; or to require the removal or termination of any unlawful occupancy of the structure.
8 With the exception of the 30 days within which a vacant structure must be closed pursuant to
9 Section 108.2, the Code Official has the authority to grant an extension of the time specified in
10 the notice of violation, upon request by the person responsible for the violation, provided that the
11 person agrees to correct the violation within the extended time period to be granted and the Code
12 Official determines that a condition dangerous to life or property will not be created or
13 perpetuated by granting such extension. No such extension of time for the correction of a
14 violation will extend the time for filing an appeal.

15 (i) Section 106.6 is added, to read as follows: Violations of Section 302.4, **prohibiting weeds**
16 **and long grass**, and violations of Section 308, **prohibiting the accumulation of trash and**
17 **garbage**, are hereby declared to be nuisances and ~~may be abated by the City if not corrected~~
18 ~~within the time provided in the notice given pursuant to Section 107.~~ **must be corrected or**
19 **abated within the time allotted and as directed in the Section 107 notice or as determined in**
20 **an appeal taken under subsection (k). However, if the owner or party in interest whose**
21 **name appears on the City's real property tax assessment records fails or neglects to comply**
22 **with the notice or appeal determination, the City may enter the property and take all**

necessary actions to cause the abatement of the nuisance, including the incurring of costs.

The cost of abating the nuisance includes, but is not limited to, costs of any title search or real property commitment used to determine the parties in interest in the subject property, recording fees for notices and liens filed with the county Register of Deeds, contractor fees, transportation and dumping charges, and costs of the collection of the charges authorized under this Section. The cost of abating the nuisance incurred by the City shall be reimbursed to the City by the owner or party in interest in whose name the property appears on the City's real property tax assessment records. The owner or party in interest whose name the property appears upon the last local tax assessment records shall be notified by the Assessor of the amount of the cost of the nuisance abatement by first class mail at the address shown on the records. ~~Any expense incurred in abating a nuisance pursuant to this section, including an administrative service fee, shall be paid by the owner or party in interest whose name appears on the City's real property tax assessment records. The owner or party in interest whose name appears on the City's real property tax assessment records shall be notified of the amount owed by first class mail at the address shown on the City's real property tax assessment records. After 30 days, any unpaid amount shall be reported to the City Assessor for placement~~ Any cost remaining unpaid after 30 days, shall be placed by the Assessor on the next tax roll of the City and ~~impose imposition of~~ a lien against the property on which the nuisance was located, as permitted by State law.

(j) When used in Section 107.1, "person" is replaced with "person(s)."

(k) In Section 107.2 is modified as follows:

(1) The following language is added to the end of **Section 107.2(4)** ~~number 4~~: For violations of Section 302.4, the notice shall require correction within 7 days.

(2) The following is added as new Section 107.7: Appeals.

(i) When a notice has been issued under this section 107, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order as follows: (a) appeals under Section 302.4 shall be filed in writing to the Manager of the Office of Code Compliance, (b) appeals under Section 308 shall be filed in writing to the Office of the City Attorney, (c) appeals of any other violation are addressed under subsection (h) and (q). The Appeal must be received not more than 3 days after the compliance date ordered as set forth in the notice. Appeals of costs assessed incurred due to abatement by the City of Lansing will handled in accordance with process adopted by the Claims Review Committee and Resolution 2014-045. ~~The text of number 6 is replaced with the following: Inform the property owner that, when permitted by law, a lien may be imposed upon the property.~~

(ii) Except as provided in subsection (vii), the Office of the City Attorney shall transmit the appeal to the Claims Review Committee and schedule the appeal to be heard at the next available meeting of the Claims Review Committee. Notice of the appeal hearing date, time, and place shall be given in the same manner as provided for in Section 107.3, or, in the alternative, by First Class mail addressed to the Appellant's address provided with the appeal, if any.

1 **(iii) Failure to file an appeal within the required time shall constitute a waiver of the right**
2 **to contest the notice and compliance order, and, waive a hearing or adjudication of the**
3 **notice and order, or any portion thereof.**

4 **(iv) Only those matters or issues specifically raised by the Appellant in a written appeal**
5 **shall be considered in the hearing on the appeal.**

6 **(v) The enforcement of the notice violation and compliance order timely appealed shall be**
7 **stayed during the pendency of the appeal.**

8 **(vi) At the appeal hearing, the Appellant shall be given the opportunity to show cause why**
9 **the notice violation and compliance order should not be enforced. The Claims Review**
10 **Committee shall hear and decide the issues raised in the appeal and shall either approve,**
11 **disapprove, or modify the compliance order. If the Claims Review Committee approves or**
12 **modifies the compliance order, it shall determine a new date by which the order of**
13 **compliance shall be completed.**

14 **(vii) If the appeal under subsection (i) is made to contest a grass or weed violation of**
15 **Section 302.4, the written appeal shall be reviewed and determined within 5 days of receipt**
16 **by the Manager of Code Compliance, or the Manager's designee, except that the designee**
17 **shall not be the Code Official who issued the notice. In addition to any other information**
18 **contained in the written appeal, for the appeal to be effective, it must also contain an**
19 **electronic address or telephone number where the results of the appeal determination can**
20 **be transmitted to the appellant or the appellant's agent in message form. The Manager, or**
21 **designee, shall consider the grounds, information and explanation contained in the written**
22 **appeal and based thereon, shall either affirm, modify or rescind the notice and order of**

compliance; and may grant an extension of time, not to exceed 7 days from the date of determination, for compliance. The determination shall be transmitted forthwith in message form to the appellant. Failure of the Appellant or Appellant's agent to personally receive the determination of the appeal shall not affect the time for compliance nor affect the City's ability to abate the violation as provided in Section 1460.01(i).

(l) The following language is added to the end of Section 108.1.1: Any structure that is a "dangerous building" as defined in the Housing Law of Michigan, PA 167 of 1917, is also an unsafe structure.

(m) The text of Section 108.5 is replaced with the following: Any structure condemned and placarded by the Code Official shall be vacated. No person shall occupy any such structure or allow any domestic animal to occupy any such structure. No person shall operate equipment condemned and placarded by the Code Official. Repairs required by a correction order may be made during the hours of 8 am and 5 pm on Mondays through Fridays or at other times for which the Code Compliance Office has granted permission. The Code Compliance Office shall grant permission for repairs to be made at other reasonable times set by Department policy if the person seeking permission has obtained all permits necessary for the work to be done and provides documentation indicating that the work cannot be performed between 8 am and 5 pm on Mondays through Fridays.

(n) Section 108.8 is added, to read as follows: The owner of any structure placarded for more than 90 days pursuant to Section 108.4 is responsible for paying a monthly, non-refundable administrative fee while the placard remains on the structure. The administrative fee shall be established by Council resolution in an amount sufficient to defray the cost incurred by the City

1 to monitor the structure for the purpose of preventing public safety hazards. The owner or party
2 in interest whose name appears on the City's real property tax assessment records shall be
3 notified of the amount owed by first class mail at the address shown on the City's real property
4 tax assessment records. After 30 days, any unpaid amount shall be reported to the City Assessor
5 for placement on the next tax roll of the City and imposition of a lien against the property, as
6 permitted by State law.

7 (o) Section 108.9 is added, to read as follows: The Code Official may request permission to
8 inspect any structure intended to be used as a dwelling when that structure has remained vacant
9 for 180 days. If permission to inspect is denied, the Code Official may seek a warrant from a
10 court of competent jurisdiction.

11 (p) Section 110 is deleted. In its place, MCL 125.538-125.542, with the exception of MCL
12 125.541c, from Article VII of the Housing Law of Michigan, PA 167 of 1917, are hereby
13 adopted by reference. Pursuant to MCL 125.534(6), regardless of whether or not the cost of
14 repair of a structure exceeds its state equalized value, the Code Official may bring a court action
15 to remove or rehabilitate it if (1) it is an unsafe structure pursuant to Section 108.1.1, (2) it
16 remains vacant or boarded, and (3) a significant attempt has not been made to rehabilitate it for a
17 period of 24 consecutive months.

18 (q) Section 111.1 is replaced with the following: Appeal of a decision that a structure is a
19 dangerous building pursuant to MCL 125.542 shall follow the procedures described in the
20 Housing Law of Michigan, PA 167 of 1917, and adopted in subsection (p). **Except for appeals**
21 **as provided under subsection (k)(2),** Any person directly affected by any other decision of the
22 Code Official or notice or order issued under this Code may appeal to the Building Board of

1 Appeals. The Code Official shall be an ex-officio member of the Building Board of Appeals
2 when it hears appeals brought under this Code, but the Code Official shall have no vote on any
3 matter before the Board. Written application for an appeal must be filed within 20 days of
4 service of the decision, notice, or order being appealed. An application for appeal must be based
5 on a claim that the true intent of this Code or the rules legally adopted thereunder have been
6 incorrectly interpreted, the provisions of this Code do not apply, or the purposes of this Code's
7 requirements are adequately fulfilled by other means.

8 (r) Sections 111.2—111.8 are deleted.

9 (s) The following definition replaces that provided in Section 202:

10 *Person.* Any legal entity.

11 (t) The definitions of "cost of such demolition or emergency repairs," "inoperable motor
12 vehicle," and "operator" are deleted.

13 (u) The following definitions are added to Section 202:

14 *Absentee landlord.* Any owner of rental property whose principal residence is located more than
15 forty miles from the corporate limits of the City.

16 *Code Compliance Officer.* Any duly authorized representative of the Code Official.

17 *Dwelling.* Any "dwelling," as defined in the Housing Law of Michigan, PA 167 of 1917.

18 ***Junk.* Any object that is worn-out, unusable because it is deteriorated, broken or**
19 **incomplete, or that has been discarded, or is inoperable, and any parts thereof, including**
20 **but not limited to items such as stoves, refrigerators, appliances, fixtures, boats, campers,**
21 **inoperable or unregistered motor vehicles as defined in this subsection (u) of this Section,**

household goods, furniture, tires, mattresses, batteries, machinery, broken toys and bicycles, broken lawn furniture, remnants of wood and building materials, and equipment.

Leasehold. Any "leasehold" as defined in the Housing Law of Michigan, PA 167 of 1917.

Motor vehicle. Any "motor vehicle" as defined in the Michigan Vehicle Code, PA 300 of 1949.

***Nuisance.* Any public nuisance, known as such at common law or in equity jurisprudence, or that has been included as a nuisance by statutes of the State of Michigan, and whatever is dangerous to human life or detrimental to health. Further, nuisance means any condition or activity which is unwholesome, dangerous, offensive or unhealthy, which constitutes a menace to the health and safety of the public, or any structure which, due to a structural defect or dilapidation, has become dangerous to life or property.**

Rental property. Any premises, dwelling, dwelling unit, or rooming unit which is not occupied on a daily basis by the owner(s), and which is offered to let, to hire, or to assign for a period of more than 30 days to any person(s) for any or no consideration.

***Trash.* Any accumulation of junk, debris, or rubbish as defined in Section 202.**

(v) The following language is added to the end of Section 302.1: No mattresses or indoor furniture shall be kept on exterior property or premises.

(w) The first paragraph of Section 302.4 is replaced with the following: All premises shall be maintained free of weeds and of grass eight inches or more in height.

(x) The text of Section 302.8 is replaced with the following: No motor vehicle that is inoperative, stripped, dismantled, or in a state of major disassembly or disrepair may be kept on any exterior premises. Motor vehicles may be removed from private property in accordance with the towing

regulations established by the State as the "special anti-theft laws" sections of Division II of the Michigan Vehicle Code, MCL 257.252—MCL 257.254.

(y) When used in Section 304.14, "during the period from [date] to [date]" is replaced with "between May and October."

(z) In Sections 602.3 and 602.4, "during the period from [date] to [date]" is deleted.

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

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

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council and shall expire December 31, 2030.

Approved as to form:

City Attorney

Dated: _____

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, June 13, 2022 at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An Ordinance of the City of Lansing, Michigan to amend the Code of Ordinances of the City of Lansing by re-adopting the Codified Ordinances of the City of Lansing.

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

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

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

ORDINANCE No. _____

An Ordinance of the City of Lansing, Michigan, Re-Adopting the Codified Ordinances of the City of Lansing.

THE CITY OF LANSING ORDAINS:

SECTION 1. That the Code of Ordinances of the City of Lansing, Michigan, as amended and republished by municipal code corporation through Supplement 55, and all general and permanent legislation of the City from the date of entry through December 31, 2021, except any ordinance repealed as provided by law, as revised, codified, arranged, numbered, edited, and consolidated into component codes, titles, chapters, and sections are hereby approved and readopted as the Codified Ordinances of Lansing, Michigan 2021, complete to December 31, 2021

SECTION 2. The readoption of Codified Ordinances shall not be construed to affect a right or liability accrued or incurred under any legislative provision prior to the effective date of such readoption or an action or proceeding for the enforcement of such right or liability. Such readoption shall not be construed to relieve any person from punishment for an act committed in violation of any such legislative provision, nor to affect an indictment or prosecution therefor. For such purposes, any such legislative provision shall continue in full force notwithstanding its repeal for the purpose of revision and codification.

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

Section 4. All ordinance or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed.

Section 5. This ordinance shall take effect on the 30th day after enactment unless given immediate effect by City Council and shall expire December 31, 2031.

Resolution #2022-153

By Council Members Brown, Daniels, Garza, Hussain, Jackson, Spadafore, Spitzley,
Wood

Resolved by the City Council of the City of Lansing

WHEREAS, the oldest African American Holiday was first recognized on June 19, 1865 and is now an official state holiday in 15 states across the country. It was on June 19, 1865, that news of the Emancipation Proclamation, which President Lincoln signed on January 1, 1863, reached the slaves of Texas; and

WHEREAS, learning of their freedom, June 19, 1865, became the true Independence Day for African Americans in the United States. The slaves immediately left the plantations, congregated in the cities, and began celebrating their freedom by praying, feasting, dancing, and singing; and

WHEREAS, this day was named “Juneteenth Day”, representing the joys of freedom and new beginnings, commemorating the end of slavery in the United States by celebration of liberty, educating the community about the heritage, and promoting positive cultural interaction; and

WHEREAS, The 29th Annual Lansing Celebration of Juneteenth and the 18th year recognition of “Juneteenth Day” as a State of Michigan holiday will kickoff on June 16th at Lansing Community College with keynote speaker the Honorable Shauna Dunnings; and

WHEREAS, in honor of the memory of its founder, the late Rev. Dr. Michael C. Murphy, the 2022 Juneteenth African American Parade will take place on Saturday, June 18th at J.W. Sexton High School with this year’s Grand Marshals, Mr. Willard Walker and U.S. Congresswoman Elisa Slotkin.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, recognizes the 29th Annual Lansing Celebration of Juneteenth and the 18th year recognition of the State of Michigan Juneteenth holiday. We extend our appreciation to the Juneteenth Committee for all of their work in continuing the founding theme, “Juneteenth, Where the Reunion Begins.” We wish you much success!

Resolution #2022-154

By Council Members Brown, Daniels, Garza, Hussain, Jackson, Spadafore, Spitzley,
Wood

Resolved by the City Council of the City of Lansing

RECOGNIZING JUNE 2022 AS LGBTQ+ PRIDE MONTH

WHEREAS, the City of Lansing cherishes the value and dignity of each person and appreciates the importance of equality and freedom; and

WHEREAS, all are welcome in Lansing to live, work, play, and every family deserves a place to call home where they are safe, happy, and supported by friends and neighbors; and

WHEREAS, the City Council denounces prejudice and unfair discrimination based on age, gender identity, gender expression, race, color, religion, marital status, national origin, sexual orientation, or physical attributes as an affront to our fundamental principles; and

WHEREAS, June is celebrated nationally and worldwide as LGBTQ+ Pride Month in commemoration of the 1969 Stonewall Rebellion in New York City; and

WHEREAS, the realities of COVID-19 have caused the LGBTQ+ Community and its allies to reimagine the way Pride is celebrated; and

WHEREAS, the City of Lansing appreciates the cultural, civic, and economic contributions of Lesbian, Gay, Bisexual, Transgender, Queer, plus (LGBTQ+) community which strengthen our social welfare; and

WHEREAS, it is imperative that young people in our community, regardless of sexual orientation, gender identity, and expression, feel valued, safe, empowered, and supported by their peers and community leaders.

NOW THEREFORE BE IT RESOLVED that the Lansing City Council declares the month of June 2022 as LGBTQ+ Pride Month in the City of Lansing and urges residents to recognize the contributions made by members of the LGBTQ+ community and to actively promote the principles of equality, liberty, and justice.

Resolution #2022-159

By the Committee on Equity Diversity and Inclusion
Resolved by the City Council of the City of Lansing

A RESOLUTION TO COMMIT TO CLIMATE PROTECTION AND ENVIRONMENTAL JUSTICE

WHEREAS, the City of Lansing adopted a municipal climate action plan in 2020 that prioritizes carbon neutrality, waste diversion, and protection of water resources; and

WHEREAS, achieving these goals will require a combination of innovative solutions and acceleration of the deployment and implementation of climate adaptation, mitigation and energy technologies, policies, and distributed generation processes, with environmental and climate justice as forefront considerations; and

WHEREAS, the Mayor's Advisory Commission on Sustainability was formed to advise the Mayor on issues related to climate change and sustainability; and

WHEREAS, a Sustainability Manager was hired to oversee the City's climate action plans; and

WHEREAS, a greenhouse gas emissions inventory has been conducted for City operations as well as for the entire City of Lansing, that serves as a baseline and will inform the City's efforts to mitigate the impacts of climate change; and

WHEREAS, Lansing City Council recognizes that certain communities have been impacted by historical injustices and inequities and continue to be at a greater risk of the effects of climate change; and

WHEREAS, Lansing City Council commits to sustainability and climate action planning in a way that promotes environmental justice and equity and to ensure that those most vulnerable, including children, seniors, low income individuals, Black, Indigenous, and People of Color (BIPOC) community members are considered and prioritized; and

WHEREAS, there are a growing number of employment opportunities related to sustainability and clean energy, and the transition of workers to those positions is important to accomplishing goals; and

WHEREAS, the consensus conclusion of scientific and policy assessments from the Intergovernmental Panel on Climate Change (IPCC) found that human activity is the dominant cause of observed climate change over the past century, and calls for urgent and decisive actions by governments around the world to make "rapid, far-reaching and unprecedented changes in all aspects of society" in order to limit global warming to 1.5 degrees Celsius to avoid the most disastrous impacts; and

WHEREAS, the 2019 Assessment of the Impacts of Climate Change on the Great Lakes

highlights the significant impacts in our unique backyard, including in Lansing and all of Michigan, flooding of streets and homes and agricultural area, power outages, record low and high temperatures, delayed planting, weather related school and business closures; and

WHEREAS, the U.S Conference of Mayors, of which Mayor Schor is a member, represents more than 1,400 cities, and issued a resolution declaring a climate emergency, calling for decarbonization in time to keep the global rise in temperatures to a 1.5 degree Celsius level and emphasizing that such efforts must involve local governments and their jurisdictions; and

WHEREAS, Mayor Schor committed to the Race to Zero campaign, a global campaign of the United Nations' Climate Champions, to rally leadership and support from businesses, cities, regions, and investors for a healthy, resilient, zero-carbon recovery that prevents threats, creates decent jobs, and unlocks inclusive, sustainable growth and encourages cities to adopt an ambitious science based target; and

WHEREAS, The IPCC states that we must reduce global emissions by 50% by 2030 and achieve climate neutrality by 2050 in order to limit global warming to below 1.5 degrees Celsius; and

WHEREAS, equitably reducing global emissions by 50% requires that high-emitting, wealthy nations reduce their emissions by more than 50% and;

WHEREAS, Lansing City Council has a goal to be carbon neutral (defined as a system where no carbon dioxide is emitted, or the balance of relatively minor emissions is reduced using legitimate carbon offsets to bring the net output to zero), by 2050 and an interim science-based target of a 58.5% reduction by 2030 and;

WHEREAS, on June 12, 2017, Lansing City Council passed Resolution 2017-148 Affirming Intent to Take Action on Climate Change in Accordance with the Goals of the Paris Agreement; and

WHEREAS, leadership and recognition of the climate crisis by the City of Lansing, as the State of Michigan's capital and urban core of the region, promotes both local solutions and regional cooperation.

NOW, THEREFORE, BE IT RESOLVED, Lansing City Council declares a climate emergency and establishes a goal to protect the Lansing community from the negative impacts of climate change, and work towards equitable climate protection and environmental justice for all.

BE IT FURTHER RESOLVED, the intent of this declaration is to both affirm existing resolutions and affirmatively support the Mayor and City staff in their efforts to pursue climate action planning, implementation, and evaluations that recognize the growing climate emergency and the need to accelerate the setting of measurable carbon reduction

goals and effective implementation of sustainability policies and practices, and

BE IT FURTHER RESOLVED, Lansing City Council believes that the City of Lansing is a regional leader, and as such, encourages the administration to seek partnerships with other regional governments, businesses, community groups, educational and other anchor institutions to best utilize regional expertise and resources to meet shared goals.

BE IT FURTHER RESOLVED, Lansing City Council encourages the administration to endeavor to invest in carbon reduction and sustainability solutions and leverage those investments to, expeditiously and with serious determination, seek additional investment through available state, federal, and private funding opportunities for this effort, and form alliances with other entities and potential partners to lobby and advocate for such funding; and seek and leverage funding to meet the City's identified climate needs; and fund a budget line item for actions consistent with Lansing's Climate Action Plan and any other sustainability recommendations that may be developed.

BE IT FURTHER RESOLVED, Lansing City Council underscores the need for full, equitable community participation, inclusion, and support for the climate mobilization effort.

BE IT FINALLY RESOLVED, Lansing City Council commits to keep the concerns of vulnerable communities central to the climate planning process and to invite and encourage such communities to actively participate in order to advocate directly for their needs.

Resolution #2022-160

By the Ad Hoc Committee on Housing and Resident Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Lansing City Council is committed to representing the citizens of Lansing and ensuring a safe and healthy community; and

WHEREAS, issues of housing and resident safety are a priority of the Lansing City Council, and to that end, an Ad Hoc on Housing and Resident Safety was established in Resolution 2020-012, and extended in Resolution 2020-097 to explore issues related to residential housing in the City of Lansing; and

WHEREAS, the Lansing City Council have been exploring possible ordinances to enhance the safety and security of residents of the City of Lansing; and

WHEREAS, tenants who have their rental dwellings vacated due to health and safety concerns which are not the direct result of tenant damage are often burdened financially when attempting to secure alternate housing; and

WHEREAS, the Lansing City Council has explored options relating to direct financial assistance to those tenants of rental dwellings that have been red-tagged due to immediate health and safety issues that are not caused by the tenant; and

WHEREAS, other jurisdictions across the nation have enacted legislation at the state level that authorizes a municipality to establish a framework that establishes an obligation on a property owner to issue tenant relocation payments directly to a tenant who has their dwelling vacated due to immediate health and safety concerns; and

WHEREAS, the State of California has enacted such a statute in 2005 and is attached to this resolution as an example.

NOW THEREFORE BE IT RESOLVED that the Lansing City Council encourages the Michigan Legislature to prioritize issues of housing and resident safety and explore legislation similar to the attached.

BE IT FURTHER RESOLVED, the City Clerk forward this Resolution along with the attached California Statute on to the State Legislature and Governor's Office upon adoption.

Resolution #2022-155

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

WHEREAS, the Home Rule City Act requires that a city charter outline the qualifications of the City's officers;

WHEREAS, the Lansing City Charter permits the establishment of boards and commissions through Charter or ordinance; and

WHEREAS, members of boards and commissions are considered city officers under the Lansing City Charter; and

WHEREAS, the Lansing City Charter recognizes the important role that individual citizens play in reviewing and evaluating the needs of the City through the structure of boards and commissions; and

WHEREAS, certain Charter required qualifications may unnecessarily limit public involvement in boards and commissions; and

WHEREAS, Section 5-103 of the City of Lansing City Charter states: Every member of a board, commission or committee established by Charter or ordinance shall be an officer of the City and shall possess the qualifications required by this Charter for holding office;

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Lansing, pursuant to the authority of the Home Rule City Act (MCL 117.1, et. seq.), and by three-fifths (3/5) vote of its members elect, hereby proposes that the following amendment Article 5, Chapter 2, Section 5-103.1, be submitted to the electors of the City for adoption or rejection at the election to be held on November 8, 2022:

Chapter 2 GENERAL PROVISIONS FOR BOARDS

5-103 Appointment Of Board Members .1 Every member of a board, commission or committee established by Charter or ordinance shall be an officer of the City and shall possess the qualifications required by this Charter for holding office, except that a felony conviction shall not render an individual ineligible for appointment or membership.

BE IT FURTHER RESOLVED, that in accordance with the Home Rule City Act (MCL 117.1, et. seq.), the question shall be captioned and stated on the ballot as follows:

City of Lansing Charter Amendment

Removal of felony conviction prohibition from requirements to serve on a board, commission or committee by amending the Lansing City Charter article 5, chapter 2, section 5-103.1 as follows:

5-103 Appointment Of Board Members .1 Every member of a board, commission or committee established by Charter or ordinance shall be an officer of the City and shall possess the qualifications required by this Charter for holding office, except that a felony conviction shall not render an individual ineligible for appointment or membership.

SHALL THIS AMENDMENT BE ADOPTED?

YES (☐)

NO (☐)

BE IT FURTHER RESOLVED that the Charter Amendment would take effect on January 1, 2023;

BE IT FURTHER RESOLVED that the City Clerk is hereby directed and authorized to, in accordance with the Home Rule City Act (MCL 117.1, et. seq.), to transmit a copy of this resolution and roll call vote on it, along with a copy of the proposed amendment to the Governor of the State of Michigan for approval and a copy to the Attorney General of the State of Michigan for approval as to the form in which the proposal shall be presented to the electors.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized to cause the above proposal to be placed on the ballot at the election to be held on November 8, 2022.

BE IT FURTHER RESOLVED that the ballot wording is hereby certified to the City Clerk for submission to the City's electors at the election to be held on November 8, 2022.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to give notice of the election and notice of registration therefore in the manner prescribed by law and to do all things and to provide all supplies necessary to submit the ballot proposal to the vote of the electors as required by law.

BE IT FURTHER RESOLVED that in accordance with law, the City Clerk shall post the proposed Charter amendment in full at each polling place.

BE IN FINALLY RESOLVED that the canvass and determination of the votes of said question shall be made in accordance with laws of the State of Michigan and Charter of the City of Lansing.

Resolution #2022-156

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

WHEREAS, the Mayor made the reappointments to various Boards as stated below:

Arts and Culture Commission:

Clara Martinez as the 1st Ward member for a term to expire on June 30, 2026

Board of Fire Commissioners:

Krishna Signh as an At-Large member for a term to expire June 30, 2026

Board of Zoning Appeals:

Marcie Alling as an At-Large member for a term to expire June 30, 2025

Christopher Iannuzzi as an At-Large member for a term to expire June 30, 2025

Mitchell Rice as an At-Large member for a term to expire June 30, 2025

Historic District Commission:

Carol Skillings as an At-Large member for a term to expire June 30, 2025

Human Relations and Community Services Advisory Board:

Ronald Embry as the 2nd Ward member for a term to expire June 30, 2026

Income Tax Board of Review:

Ken Salzman as an At-Large member for a term to expire June 30, 2026

Lansing Entertainment and Public Facilities Authority Board of Commissioners:

Cynthia Bowen as an At-Large member for a term to expire June 30, 2025

James Stajos as an At-Large member for a term to expire June 30, 2025

Michigan Avenue Corridor Improvement Authority Board of Directors:

Joseph Ruth as a member a term to expire June 30, 2026

Next Michigan Development Corporation Board:

Kris Nicholoff as an At-Large member for a term to expire April 15, 2023

Park Board:

Richard Kibbey as the 2nd Ward member for a term to expire June 30, 2026

Saginaw Street Corridor Improvement Authority Board of Directors:

James Houthoofd as a member for a term to expire June 30, 2025

WHEREAS, the Mayor's office has verified that the nominees have been vetted and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee of the Whole took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointments to various Boards as stated below:

Arts and Culture Commission:

Clara Martinez as the 1st Ward member for a term to expire on June 30, 2026

Board of Fire Commissioners:

Krishna Signh as an At-Large member for a term to expire June 30, 2026

Board of Zoning Appeals:

Marcie Alling as an At-Large member for a term to expire June 30, 2025

Christopher Iannuzzi as an At-Large member for a term to expire June 30, 2025

Mitchell Rice as an At-Large member for a term to expire June 30, 2025

Historic District Commission:

Carol Skillings as an At-Large member for a term to expire June 30, 2025

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Kris Nicholoff as an At-Large member for a term to expire April 15, 2023

Park Board:

Richard Kibbey as the 2nd Ward member for a term to expire June 30, 2026

Saginaw Street Corridor Improvement Authority Board of Directors:

James Houthoofd as a member for a term to expire June 30, 2025

Resolution #2022-157

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

WHEREAS, R.E. Olds Transportation Museum requested \$250 to defray costs for rental facility associated with their event, "Car Capital Auto Show" to be held July 30, 2022; and

WHEREAS, the maximum total amount of Community Funding Account to be awarded to an organization in one fiscal year is \$500; and

WHEREAS, the Committee on City Operations met on June 7, 2022, reviewed the request, and approved \$500.00.

THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby approves an allocation from Community Funding Account to R.E. Olds Transportation Museum in the amount of \$500.00 to defray costs associated with a rental facility for their event "Car Capital Auto Show" to be held on July 30, 2022.

BE IT FURTHER RESOLVED that the Mayor and the Finance Department shall process this request by charging \$500.00 to the Council Community Promotion Account – 101.112101.741289.0.

BE IT RESOLVED that R.E. Olds Transportation Museum shall submit a written analysis of the event, including information regarding the number of attendees, a detailed account as to contributors, funds received, expended and residual funds to the Lansing City Council within 60 days after the event.

Resolution #2022-158

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

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a second public hearing be set for Monday June 27, 2022 at 7:00 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting and/or opposing An Ordinance of the City of Lansing, Michigan, to Amend the Lansing Codified Ordinances by Amending Chapter 1060, Section 1060.09, to add City waste hauler license application requirements, including description of materials and weight/volume/estimates of material collected, and curbside collection schedule.

Resolution #2022-163

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

WHEREAS, a public hearing was held on Monday, May 23, 2022, in consideration of the request by the Michigan Department of Transportation for the replacement of the culvert on Grand River Avenue over Horsebrook Creek, for issuance of a waiver of the noise ordinance on for the period June 17 through June 30, 2022; and

WHEREAS, this project necessitates a full closure of Grand River Avenue east of Delta River Drive and detouring of traffic; and

WHEREAS, to expediate the work and minimize the duration of the road closure, the Michigan Department of Transportation is requesting approval for excavation, pipe installation, backfill, temporary roadway grading, and paving to be completed outside standard construction hours; and

WHEREAS, all other construction activities would be completed during normal work hours;

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

- limit the amount of time that vehicular traffic will be detoured due to the closure of Grand River Avenue;
- reduce the amount of time local access for property owners is impacted; and
- keep the project on-schedule; and

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

NOW THEREFORE BE IT RESOLVED that the City Council grant a waiver of the noise ordinance for the replacement of the culvert on Grand River Avenue over Horsebrook Creek for excavation, pipe installation, backfill, temporary roadway grading, and paving on Saturday's and Sundays only between June 17 and June 30, 2022; Saturday's 8am – 8 pm and Sunday's 10am – 8 pm.

Resolution #2022-161

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

WHEREAS, Malik Balla sought to eliminate a special assessment of \$4,040.90 for trash removal fees, associated penalties, and interest, on the property tax bill for 225 E Hazel Street (ID #33-01-01-21-205-045); and

WHEREAS, upon filing a claim to the Committee on City Operations, the Committee met on June 7, 2022, and denied the claim in the amount of \$4,040.90.

THEREFORE, BE IT RESOLVED, the City Council, hereby denies the claim in the amount of \$4,040.90 for trash removal fees, associated penalties, and interest on the property tax bill for 225 E Hazel Street (Tax ID #33-01-01-21-205-045).

BE IT FURTHER RESOLVED, that the City Attorney shall take the appropriate steps to process this claim.

Resolution #2022-162

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

WHEREAS, the City of Lansing desires to encourage and support shopping and commercial activity in the Principal Shopping District area by public improvement to develop, redevelop, promote economic activity, and provide for the maintenance, security, and operation of the Principal Shopping District by such public improvement which especially benefits any property within a district; and

WHEREAS, the City of Lansing desires to encourage promotional efforts, business recruitment in all zones and physical improvements and maintenance services (in zone "A") of the Principal Shopping District; and

WHEREAS, the City of Lansing has determined that this should be provided through special assessment zones established for the purpose of financing Principal Shopping District activities; and

WHEREAS, the City of Lansing has determined that the cost of providing such services should be recovered by a special assessment against properties especially benefited as authorized by Act No. 120 of the Public Acts of 1961, as amended, and Chapters 812 and 1026 of the Lansing Code of Ordinances; and

WHEREAS, the City of Lansing has reviewed the proposed special assessment boundaries; and

WHEREAS, the City of Lansing has also reviewed the proposed services within the boundaries with an estimated cost of these services; and

WHEREAS, a public hearing was held on May 23, 2022 at 7:00 p.m. in the City Council Chamber, 10th Floor City Hall, Lansing, Michigan to consider the establishment of the Principal Shopping District special assessment roll; and

WHEREAS, notice to the affected owners of the properties in said district were given at least a 12 (twelve) day notice prior to the date of the hearing and in accordance with Chapter 1026 of the Lansing Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED that the special assessment zones for the Principal Shopping District are established by City Council as follows:

Principal Shopping District: Beginning at the intersection of West right-of-way line of S. Capitol Avenue and the north right-of-way line of W. St. Joseph Street, "Point of Beginning," North along S. Capitol Avenue right-of-way line to the center-line of W. Washtenaw Street, west along the centerline of W. Washtenaw Street to the center-line of Townsend Street, north along the center-line of Townsend Street to the center-line of W. Allegan Street, then east along the W. Allegan Street center-line to the center-line of

S. Capitol Avenue, north along the S. Capitol Avenue center-line to the center-line of W. Saginaw Street, east along the W. Saginaw Street center-line to the west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the north right-of-way line of W. Grand River Avenue, east along the W. Grand River Avenue right-of-way line to the west right-of-way line of Turner Street, north along the Turner Street right-of-way line to the north right-of-way line of Clinton Street, east along Clinton Street right-of-way to the east right-of-way line of Center Street, south along the Center Street right-of-way line to the north right-of-way line of Liberty Street, east along the Liberty Street right-of-way line to the centerline of N. Cedar Street, south along the N. Cedar Street center-line to the south right-of-way line of East Grand River Avenue, east along the E. Grand River Avenue right-of-way line to the west right of-way line of N. Larch Street, south along the N. Larch Street right-of-way line to the center-line of E. Shiawassee Street, east along the E. Shiawassee Street center-line to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the south right-of-way line of E. Michigan Avenue, west along the E. Michigan Avenue right-of-way to the east right-of-way line of S. Larch Street, south along the S. Larch Street right-of-way line to the center-line of E. Kalamazoo Street, then west along E. Kalamazoo Street center-line to the center-line of S. Larch Street, then south along the S. Larch Street center-line to the north right-of-way line of St. Joseph Street (extended), west along the St. Joseph Street right-of-way line (extended) to the Point of Beginning.

The Principal Shopping District, as described herein, shall contain zones as described below:

Zone A: Beginning at the intersection of the center-line of W. Shiawassee Street and the centerline of N. Capitol Avenue, the "Point of Beginning -A", east along the center-line of Shiawassee Street to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the center-line of E. Michigan Avenue, west along the center-line of E. Michigan Avenue to the center-line of S. Cedar Street, south along the S. Cedar Street center-line to the center-line of E. Kalamazoo Street, west along the E. Kalamazoo Street center-line to the center-line of Museum Drive, northwesterly along the center-line of Museum Drive to the north line of Impression Five Condominium (extended), west along the said north line of Impression Five Condominium (extended) to the center-line of the Grand River, southeasterly along the center of the Grand River to the center-line of E. Kalamazoo Street, continuing along the center-line of E. Kalamazoo Street to the center-line of Grand Avenue, south along the Grand Avenue center-line to the center-line of W. Lenawee Street, west along the W. Lenawee Street center-line to the west right-of-way line of S. Capitol Avenue, north along the west right-of-way line of S. Capitol Avenue to W. Washtenaw street, west along the centerline of W. Washtenaw Street to the centerline of Townsend Street, north along the centerline of Townsend Street to the centerline of W. Allegan Street, then east along the W. Allegan Street center-line of W. Allegan Street to the center-line of S. Capitol Avenue, north along the S. Capitol Avenue center-line to the Point of Beginning -A.

Zone B: Beginning at the intersection of west right-of-way line of N. Washington Avenue and the north right-of-way line of W. Grand River Avenue, the "Point of Beginning -B,"

east along the W. Grand River right-of-way line to the west right-of-way line of Turner Street, north along the Turner Street right-of-way line to the north right-of-way line of Clinton Street, east along the Clinton Street right-of-way line to the east right-of-way line of Center Street, south along the Center Street right-of-way line to the north right-of-way line of Liberty Street, east along the Liberty Street right-of-way line to the center, line of N. Cedar Street, south along the N. Cedar Street center-line to the centerline of E. Maple Street, west along E. Maple Street center-line (as aligned) to the west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the Point of Beginning –B.

Zone C -North: Beginning at the intersection of the center-line of N. Capitol Avenue and the center-line of W. Shiawassee Street, the "Point of Beginning -C (North)," north along the N. Capitol Avenue center-line to the center-line of W. Saginaw Street, east along the W. Saginaw Street center-line to west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the center-line of E. Maple Street, east along E. Maple Street (as aligned) center-line to the center-line of N. Cedar Street, north along the N. Cedar Street center-line to the south right-of-way line of E. Grand River Avenue, east along the E. Grand River Avenue right-of-way line to the west right-of-way line of N. Larch Street, south along the N. Larch Street right-of-way line to the center-line of E. Shiawassee Street, west along the E. Shiawassee Street Center-line to the Point of Beginning - C (North).

Zone C -South: Beginning at the intersection of the west right-of-way line of S. Capitol Avenue and the center-line of W. Lenawee Street, the "Point of Beginning -C (South)," east along the W. Lenawee Street center-line to the center-line of Grand Avenue, north along Grand Avenue centerline to the center-line of E. Kalamazoo Street, east along the Kalamazoo Street center-line to the center of the Grand River, northwesterly along the center-line of the Grand River to the north line of Impression Five Condominium (extended), east along the north line of Impression Five Condominium (extended) to the center-line of Museum Drive, southeasterly along the center-line of Museum Drive to the center-line of E. Kalamazoo Street, east along the Kalamazoo Street centerline to the center-line of S. Cedar Street, north along the Cedar Street center-line to the center-line of E. Michigan Avenue, east along the E. Michigan Avenue center-line to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the south right-of-way line of E. Michigan Avenue, then west along the E. Michigan Avenue right-of-way line to the east right-of-way line of S. Larch Street, south along the S. larch Street right-of-way line to the center-line of E. Kalamazoo Street, west along the E. Kalamazoo Street center-line to the center-line of S. Larch Street, south along the S. larch Street center-line to the north right-of-way line of St. Joseph Street (extended), west along the St. Joseph Street right-of-way line (extended) to the west right-of-way line of S. Capitol Avenue, then north along the S. Capitol Avenue right-of-way to the Point of Beginning -C (South).

BE IT FURTHER RESOLVED, that the Principal Shopping District public improvements and services be supported by a special assessment of these costs against the properties especially benefited as follows:

ZONE A -14.42 cents per square foot for first floor and 6.58 cents per square foot for second floors and above, parking structures at the rate of 5.2 cents per square foot for the main floors and 2.62 cents per square foot for second floors and above, parking lots at 5.2 cents per square foot, vacant land at 1.3 cents per square foot, and industrial & manufacturing properties at 2.62 cents per square foot for the first floor and 1.3 cents per square foot for second floors and above for FY 2022-2023;

ZONE B -9.2 cents per square foot for first floor and 3.45 cents per square foot for second floors and above, parking structures at the rate of 4.6 cents per square foot for the main floors and 2.3 cents per square foot for second floors and above, parking lots at 4.6 cents per square foot, vacant land at 1.15 cents per square foot, and industrial & manufacturing properties at 2.3 cents per square foot for the first floor and 1.15 cents per square foot for second floors and above;

ZONE C (North & South) -2 cents per square foot for first floor and 1 cent per square foot for second floors and above, parking structures at the rate of 2 cents per square foot for the main floors and 1 cent per square foot for second floors and above, parking lots at 2 cents per square foot, vacant land at 1 cent per square foot, and industrial & manufacturing properties at 2 cents per square foot for the first floor and 1 cent per square foot for second floors and above;

BE IT FURTHER RESOLVED, that the cost and expense of making estimates, plans and assessments incidental to the preparation of the assessment and the role, and providing notices shall be included in the expense of the assessment.

BE IT FURTHER RESOLVED, that the Principal Shopping District public improvement and services be financed by a special assessment of these costs against the properties especially benefited as contained in the assessment Roll No. PSD22-A/PSD22-B/PSD22-C compiled by the City Assessor.

BE IT FURTHER RESOLVED, that in zones "A," "B," and "C" (North & South), all property owners whose assessment would otherwise exceed \$10,000.00 per one parcel, shall be capped at no more than \$10,000.00 per one parcel on an annual basis.

BE IT FURTHER RESOLVED, that in zones "A," "B," and "C " (North & South), any property owned by a non-profit entity which has received a Federal IRS Section 501(c)(3) non-profit designation shall have their property assessment capped at 40% of the proposed assessment rate; provided that said entity shall file with the City Assessor, not later than August 15, 2022 a written notice of their federal exempt status, together with a copy of said determination of IRS Section 501 (c)(3) status.

BE IT FURTHER RESOLVED, that Property owned by the federal, a state, or a local unit of government where property is exempt from the collection of taxes under the general property tax act, is exempt from this special assessment.

BE IT FURTHER RESOLVED that properties classified as residential, according to MCL 211.34c are excluded from this assessment. Properties that are classified as commercial include apartments with more than 4 units,; commercial properties are included in this assessment.

BE IT FURTHER RESOLVED that Special Assessment roll No. PSD22-A/PSD22-B/PSD22-C as presented and as returned by the City Assessor, is hereby, ratified and confirmed, and the Mayor is authorized to affix within ten days his warrant directing the City Treasurer to collect said tax.

BE IT FINALLY RESOLVED that if said payment is not received by October 30, 2022, said tax will be placed on the December tax roll with 3% interest.



Chris Swope

Lansing City Clerk

June 10, 2022

Members of the Lansing City Council
10th Floor City Hall
Lansing, MI 48933

Dear Councilmembers:

The Minutes from the Meetings of the following Boards, Commissions, and Authorities of the City of Lansing were placed on file in the City Clerk's Office and are available for review in the City Clerk's Office and at the following website: [Agendas & Minutes | Lansing, MI - Official Website \(lansingmi.gov\)](https://www.lansingmi.gov/agendas-minutes)

BOARD NAME

DATE OF MEETING

Board of Ethics

March 8, 2022
April 12, 2022

Board of Police Commissioners

May 17, 2022

Board of Water and Light

April 26, 2022
May 3, 2022
May 22, 2022

Board of Zoning Appeals

January 13, 2022

Michigan Avenue Corridor Improvement Authority

April 22, 2022

Planning Board

April 5, 2022

If my staff or I can provide further assistance or information relative to the filing of these minutes, please contact us at 483-4131.

Sincerely,

Chris Swope, MMC/MiPMC
Lansing City Clerk

Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
517-483-4131 □ 517-377-0068 FAX
www.lansingmi.gov/clerk □ city.clerk@lansingmi.gov

Resolution #2022-

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

WHEREAS, the City of Lansing received a request from Pablo's Panaderia LLC for a Class C License with a Permit for Sunday Sales (AM/PM), Outdoor Service and Entertainment for 2010 East Michigan Avenue; and

WHEREAS, the Committee on City Operations met on _____, 2022, to review the request with affirmative action taken;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the request from Pablo's Panaderia LLC for a Class C License with a Permit for Sunday Sales (AM/PM), Outdoor Service and Entertainment for 2010 East Michigan Avenue.

Approvals

Instructions to City Clerk: Note: this license cannot be issued without approval by City Council. You may attach Council documents in the Attachment page or copy them later to the repository. Following a review of details and approval by council, choose an approval decision on the Clerk Approval row, and click **Submit**.

License Desk Approval	☒ Approved	☐ Denied
Police Approval	☒ Approved	☐ Denied
Fire Marshal Approval	☒ Approved	☐ Denied
Zoning Approval	☒ Approved	☐ Denied
Building Safety Approval	☒ Approved	☐ Denied
Treasury Approval	☒ Approved	☐ Denied
Treasurer Approval	☒ Approved	☐ Denied
Clerk Approval *	☒ Approved	☐ Denied



City of Lansing, Michigan
On-Premises Alcohol Sales Application

Business Name: Pablo's panaderia dba: Pablo's
Business Address: 2010 E. Michigan Ave
City: Lansing State: MI Zip: 48912
Main Contact Number: (517) 2810322 Secondary Contact Number: (____) _____
Email Address: equipomich@gmail.com
License(s) for which you are seeking Local Government Approval Class C liquor license

Provide the name, age and address of the applicant, in the case of an individual, or, in the case of a co-partnership, the names, addresses and ages of the persons entitled to share in the profits thereof, or, in the case of a corporation, the objects for which the corporation is organized, the names, addresses and ages of the officers and directors and, if a majority interest in the stock of such corporation is owned by one person or his or her nominee, the name, address and age of such person:

Name	Position	Address	Age
Pablo Maldonado	owner	1426 Lansing Ave Lansing, MI 48915	

If an Individual, provide Applicant's:

Date of Birth: [REDACTED] Place of Birth: Mexico

What character of business do you intend to operate? Mexican Restaurant

What is the length of time your business has been of that character, or in the case of a corporation, the date when its charter was issued? 4-1-2005 (company formed)

When you are done with this form, please return it to:

Chris Swope, City Clerk
Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
Phone: 517-483-4131 Fax: 517-377-0068
City.clerk@lansingmi.gov lansingmi.gov/clerk

Have you made applications for a similar or other license on premises other than those described in this application? Yes ☐ No ☒

If yes, what is the disposition of any such earlier application? _____

Are building plans on file? Yes ☒ No ☐ If not please submit them with this application showing the entire structure and premises and, in particular, the specific areas where the license is to be utilized. Such plans shall demonstrate adequate off-street parking, lighting and refuse disposal facilities and, where appropriate, adequate plans for screening and noise control, as provided in the Zoning, Building and Housing, and Fire Prevention Codes.

☒ I (we) have never been convicted of a felony and is (are) not disqualified to receive a license by reason of any item contained in this chapter or the laws of the State.

☒ I (we) will not violate any State or Federal laws or any ordinance of the City in the conduct of this business.

☒ I (we) or my (our) agent(s) do not owe any personal property taxes.

☒ The copy of the Michigan Liquor Control Commission application submitted with this application is a true copy of what I (we) intend to submit to the Michigan Liquor Control Commission.

I hereby certify that this application is complete and accurate to the best of my knowledge, information and belief.

Signature

Date

Subscribed and sworn to before me this

10th day of May, 2022.

Signature

Printed Name Jennie A. Harter

Jennie A. Harter, Notary Public
County of Eaton, State of Michigan
Acting in the County of _____
My Commission Expires: 11-19-28

Notary Public, Eaton County, Michigan

My Commission Expires: 11-19-28

Acting in the County of Eaton

When you are done with this form, please return it to:
Chris Swope, City Clerk
Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
Phone: 517-483-4131 Fax: 517-377-0068
City.clerk@lansingmi.gov lansingmi.gov/clerk



CITY OF LANSING
TREASURER'S OFFICE/INCOME TAX DIVISION
Room G-29, First Floor, City Hall
124 W Michigan Ave
Lansing, Michigan 48933
(517) 483-4121
FAX (517) 483-6084

ANDY SCHOR, MAYOR

LANSING TREASURY INFORMATION REQUEST

COMPLETE A SEPARATE FORM FOR EACH INDIVIDUAL SUBJECT TO VERIFICATION

Date: 05-10-2022

APPLICANT/EMPLOYEE INFORMATION

Name (RA): Pablo Maldonado

Home Address: 1426 Lansing Ave
Lansing, MI 48915

Daytime Phone Number: 517 281 0322

Social Security (last 4 digits ONLY): (X) [REDACTED]

Drivers License # [REDACTED]

Date of Birth: [REDACTED]

EMPLOYER/BUSINESS INFORMATION

Corporate Name: Pablo's Panaderia, LLC

Doing Business As (DBA): Pablo's

Address: 2010 E Michigan Ave., Lansing, MI 48912
311 E. Ceasar E. Chavez Ave., Lansing, MI 48906

Business Phone Number: 517-281-0322

FEIN #: [REDACTED] - [REDACTED]

Date business was established: _____

Do you, or any of these businesses, owe the City of Lansing money for any reason? ☐ Yes ☒ No

If Yes, for what reason? _____

Name of any other Lansing area business in which your ownership participation exceeds 25%
Pablo's Panaderia, LLC - 311 E. Ceasar E. Chaves Ave., Lansing, MI
48906

[Signature]
Signature

5-10-22
Date

Revised 5/9/2018



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll-Free: 866-813-0011 - www.michigan.gov/lcc

Business ID: _____
Request ID: _____
(For MLCC Use Only)

Conditional License Application (Ownership & Location Transfer)

MCL 436.1525(6)(b) prohibits conditional licenses for ownership & location transfers of Specially Designated Distributor licenses

Part 1 - Applicant Information

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it is filed with the State of Michigan Corporation Division.

Applicant name(s): Pablo's Panaderia, LLC

Address to be licensed: 2010 E. Grand River Ave.

City: Lansing, MI

Zip Code: 48912

City/township/village where license will be issued: City of Lansing

County: Ingham

Email address (REQUIRED): equipomich@gmail.com

An email address is required for us to send you a password setup email for the Online Ordering (OLO) system for ordering spirits online.

The email generated for an online ordering password will contain an unique link that cannot be used by anyone other than the recipient of the email that will be sent to the email address you enter above. Please make sure that the email address you enter above is for someone that will be setting up and maintaining your online ordering account.

1. Does the property owner for the address above have any interest in a manufacturer or wholesaler license? ☐ Yes ☒ No

2. Will the applicant have any agreement with a third party not named on the license in which the third party will receive a percentage of the gross sales or net profits? If Yes, submit a copy of the agreement with this application. ☐ Yes ☒ No

3. Describe the type of business and business activities proposed for this location: restaurant/bar

Part 2 - Current Licensee/Seller & Existing Licensed Location Information

Current licensee/seller name: Steve Montanye Enterprises-Michigan, Inc. (BID: 3420)

Current licensee/seller address: 1601 W. Lake Lansing Rd.

City: East Lansing, MI

Zip Code: 48823-7365

City/township/village where license is issued: City of East Lansing

County: Ingham

Part 3 - Fee & Required Documents

☒ \$300.00 Conditional License Fee - Make Check Payable to **State of Michigan**

Completed application for the transfer of ownership and location of a license:

☒ - LCC-100a - On-Premises Retailer Licenses
☒ - LCC-100b - Off-Premises Retailer Licenses (SDM ONLY)

☒ Valid Proof of Financial Responsibility (Liquor Liability Insurance) - See Form LC-95

☒ An acceptable, executed property document, such as a lease, land contract, or deed

☐ Signed Church or School Proximity Affidavit (see Part 6 on Pages 2 and 3)

If the current licensee has a Catering Permit, the applicant for a conditional license must submit a copy of its Food Service Establishment License or Retail Food Establishment License issued under the Food Law of 2000 to qualify for a conditional Catering Permit.

☒ A diagram of the proposed licensed premises. The diagram must indicate where the sale, service, and consumption of alcoholic liquor will occur within the proposed licensed premises, as applicable to the type of license being transferred.

Leave Blank - MLCC Use Only
Fee Code 4012

Part 4 - Signature of Applicant

I certify that:

- I certify that all information contained in my application for conditional and permanent license is true and accurate.
- I understand that a conditional license issued to me by the Commission is nontransferable and nonrenewable.
- I understand that it is my responsibility to maintain acceptable proof of financial responsibility for my conditional license.
- I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules.
- I understand that issuance of a conditional license does not guarantee approval of a permanent license.
- I understand my conditional license will be issued only after receipt of the current license for escrow.
- I certify that the information contained in this form is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. I also understand that providing false or fraudulent information is a violation of the Liquor Control Code pursuant to MCL 436.2003.

☒ I certify that I understand that a conditional license approved by the Commission will not be issued unless the current licensee/seller's license is placed into escrow under one of the options selected by the current licensee/seller in Part 5 on Page 2 of this application.

Pablo Maldonado

Print Name of Applicant & Title

Signature of Applicant

Date

Part 5 - Current Licensee/Seller's Acknowledgement of Conditional License Request

Please select one of the following options regarding the escrow status of your (the seller's) license, initial next to your selection, and sign below:

☒ My license has been placed into escrow. I understand and acknowledge that a conditional license will be issued to the applicant listed on this application upon approval of the Commission without further notification to me prior to issuance of the conditional license.	SM Current Licensee/Seller's Initials
☐ My license is not in escrow. I consent to the Commission placing my license into escrow administratively pursuant to MCL 436.1525(11) at the time that a conditional license will be issued to the applicant listed on this application upon approval of the Commission. I understand and acknowledge that a conditional license will be issued to the applicant listed on this application upon approval of the Commission without further notification to me prior to issuance of the conditional license.	Current Licensee/Seller's Initials
☐ My license is not in escrow. I shall submit my license and permit documents to be placed into escrow upon approval of a conditional license for the applicant listed on this application. I understand and acknowledge that a conditional license will not be issued to the applicant listed on this application upon approval of the Commission unless my license has been placed into escrow.	Current Licensee/Seller's Initials

Stephen Montanye, President

Print Name of Current Licensee/Seller & Title

Signature of Current Licensee/Seller

March 15, 2022
Date

Part 6 - Church or School Proximity Affidavit

Pursuant to MCL 436.1525(6), an applicant seeking a conditional license in conjunction with the transfer of ownership and location of an existing retailer license must complete the attached Church or School Proximity Affidavit attesting that the proposed location for the license is not within 500 feet of a church or school. Pursuant to MCL 436.1525(7), if the Commission determines that a conditional license has been issued in conjunction with a request to transfer ownership and location at a new location that is within 500 feet of a church or school, the Commission shall suspend the conditional license and notify the church or school of the proposed location under the administrative rules. The State of Michigan is not liable for the issuance of a conditional license based on a Church or School Proximity Affidavit that contains incorrect information about the proximity to a church or school. A proposed location within 500 feet of a church or school does not qualify for a conditional license in conjunction with the transfer of ownership and location pursuant to MCL 436.1525(6) even if the church or school does not object to the license being transferred to the proposed location.

Any permits or permissions that are location-specific, such as Living Quarters Permit, Off-Premises Storage permission, Direct Connections, or Outdoor Service area permission, cannot be transferred from the existing licensed location to the new location under a conditional license. Pursuant to MCL 436.1525(6), those permits or permission for which an applicant does not meet the requirements as part of a conditional license request will not be approved or issued with the conditional license. An applicant seeking those permits or permissions at a new location, may still request them under its application to transfer the license.

The distance between the church or school building and the contemplated location shall be measured along the center line of the street or streets of address between 2 fixed points on the center line determined by projecting straight lines, at right angles to the center line, from the part of the church or school building nearest to the contemplated location and from the part of the contemplated location nearest to the church or school building. (CONTINUED NEXT PAGE)

Part 6, Continued - Church or School Proximity Affidavit

MCL 436.1107(7) defines "church" as "an entire house or structure set apart primarily for use for purposes of public worship, and which is tax exempt under the laws of this state, and in which religious services are held and with which a clergyman is associated, and the entire structure of which is kept for that use and not put to any other use inconsistent with that use".

MCL 436.1111(9) defines "school" as including "buildings used for school purposes to provide instruction to children in grades kindergarten through 12, when that instruction is provided by a public, private, denominational, or parochial school, except those buildings used primarily for adult education or college extension courses. School does not include a proprietary trade or occupational school."

Please see the measurement examples on the sample diagram on Page 4. The measurements between the proposed licensed premises and a church or school must follow the most direct route between the buildings using the method above regardless of the flow of traffic or traffic pattern.

I attest to the following:

- Pursuant to the requirements of MCL 436.1525(6) and based on the method of measurement required under MCL 436.1503, the proposed location indicated in Part 1 of this application form is not within 500 feet of a church or school.
- I understand that a conditional license issued in conjunction with a request to transfer ownership and location of a license shall be suspended if the Michigan Liquor Control Commission determines that the location is within 500 feet of a church or school under MCL 436.1525(7).
- I certify that my attestation regarding the proximity of the proposed licensed premises for the conditional license is true and accurate to the best of my knowledge and belief. I also understand that providing **false or fraudulent** information is a violation of the Liquor Control Code pursuant to MCL 436.2003.

Pablo Maldonado

Print Name of Applicant & Title

Signature of Applicant

Date

Please return this completed form along with corresponding documents and fees to:

Michigan Liquor Control Commission

Mailing address: P.O. Box 30005, Lansing, MI 48909

Hand deliveries: Constitution Hall - 525 W. Allegan, Lansing, MI 48933

Overnight packages: 2407 N. Grand River Ave, Lansing, MI 48906

Fax to: 517-284-8557



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll-Free: 866-813-0011 - www.michigan.gov/lcc

Business ID: _____
Request ID: _____
(For MLCC Use Only)

On-Premises Retailer License & Permit Application

For information on retail licenses and permits, including a checklist of required documents for a completed application, please visit the Liquor Control Commission's frequently asked questions website [by clicking this link](#).

Part 1 - Applicant Information

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it is filed with the State of Michigan Corporation Division.

Applicant name(s): Pablo's Panaderia, LLC	
Address to be licensed: 2010 E. Grand River Ave.	
City: Lansing, MI	Zip Code: 48912
City/township/village where license will be issued: City of Lansing	County: Ingham
Federal Employer Identification Number (FEIN):	

- | | |
|--|---|
| 1. Are you requesting a new license? | ☐ Yes ☒ No |
| 2. Are you applying ONLY for a new permit or permission? | ☐ Yes ☒ No |
| 3. Are you buying an existing license? | ☒ Yes ☐ No |
| 4. Are you transferring the classification of an existing on premises license? | ☐ Yes ☒ No |
| 5. Are you modifying the size of the licensed premises? | ☐ Yes ☒ No |
| If Yes, specify: ☐ Adding Space ☐ Dropping Space ☐ Redefining Licensed Premises | |
| 6. Are you transferring the location of an existing license? | ☒ Yes ☐ No |
| 7. Is this license being transferred as the result of a default or court action? | ☐ Yes ☒ No |
| 8. Do you intend to use this license actively? | ☒ Yes ☐ No |

Leave Blank - MLCC Use Only

Part 2 - License Transfer Information (If Applicable)

If transferring ownership of a license ONLY and not transferring the location of a license, fill out only the name of the current licensee(s)

Current licensee(s): Steve Montanye Enterprises-Michigan, Inc. (BID: 3420)	
Current licensed address: 1601 W. Lake Lansing Rd.	
City: East Lansing, MI	Zip Code: 48823-7365
City/township/village where license is issued: City of East Lansing	County: Ingham

Part 3 - Licenses, Permits, and Permissions

Applicants for on premises licenses, permits, and permissions (e.g. restaurants, hotels, bars, etc.) must complete the attached Schedule A and return it with this application. Transfer the fee calculations from the Schedule A to Part 4 below.

Part 4 - Inspection, License, and Permit Fees - Make checks payable to State of Michigan

Inspection Fees - Pursuant to MCL 436.1529(4) a nonrefundable inspection fee of \$70.00 shall be paid to the Commission by an applicant or licensee at the time of filing of a request for a new license or permit, a request to transfer ownership or location of a license, a request to increase or decrease the size of the licensed premises, or a request to add a bar. Requests for a new permit in conjunction with a request for a new license or transfer of an existing license do not require an additional inspection fee.

License and Permit Fees - Pursuant to MCL 436.1525(1), license and permit fees shall be paid to the Commission for a request for a new license or permit or to transfer ownership or location of an existing license.

Inspection Fees:	\$70.00	License & Permit Fees:	\$850.00	TOTAL FEES:	\$920.00
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Schedule A - Licenses, Permits, & Permissions

Applicant name: Pablo's Panaderia, LLC

On-Premises License Type:

New Transfer

Base Fee:

Fee Code
MLCC Use
Only

- ☐ ☐ B-Hotel License \$600.00
Number of guest rooms: _____
- ☐ ☐ A-Hotel License \$250.00
Number of guest rooms: _____
- ☐ ☒ Class C License \$600.00 4034
- ☐ ☐ Tavern License \$250.00
- ☐ ☐ Resort License Upon Licensure
- ☐ ☐ DDA/Redevelopment License Upon Licensure
- ☐ ☐ Brewpub License \$100.00
- ☐ ☐ G-1 License \$1,000.00
- ☐ ☐ G-2 License \$500.00
- ☐ ☐ Aircraft License \$600.00
- ☐ ☐ Watercraft License \$100.00
- ☐ ☐ Train License \$100.00
- ☐ ☐ Continuing Care Retirement Center License \$600.00
- ☐ MCL 436.1545(1)(b)(i) ☐ MCL 436.1545(1)(b)(ii)

B-Hotel or Class C Licenses Only:

- ☐ ☐ Additional Bar(s)

Number of Additional Bars: _____

B-Hotel or Class C licenses allow licensees to have one (1) bar within the licensed premises. A \$350.00 licensing fee is required for each additional bar over the one (1) bar initially issued with the license.

Licenses, permits, and permissions selected on this form will be investigated as part of your request. Please verify your information prior to submitting your application, as some licenses, permits, or permissions cannot be added to your request once the application has been sent out for investigation by the Enforcement Division.

Inspection, License, Permit, & Permission Fee Calculation

Number of Licenses: 1 x \$70.00 Inspection Fee

Total Inspection Fee(s): Fee Code: 4036 \$70.00

Total License Fee(s): \$600.00

Total Permit Fee(s): \$250.00

TOTAL FEES DUE: \$920.00

Please note that requests to transfer SDD licenses will require the payment of additional fees based on the seller's previous calendar year's sales. These fees will be determined prior to issuance of the license to the applicant.

Make checks payable to **State of Michigan**

On-Premises Permits:

Base Fee:

Fee Code
MLCC Use
Only

- ☒ Sunday Sales Permit (AM)* \$160.00 4033
- ☒ Sunday Sales Permit (PM)** \$90.00 4032
- ☐ Catering Permit \$100.00
- ☐ Banquet Facility Permit - Complete Form LCC-200

A Banquet Facility Permit is an extension of the license at a different location. It may have its own permits and permissions. It is not a banquet room on the licensed premises.

- ☒ Outdoor Service No charge
- ☐ Dance Permit No charge
- ☒ Entertainment Permit No charge
- ☐ Extended Hours Permit: No charge
- ☐ Dance ☐ Entertainment Days/Hours: _____
- ☐ Specific Purpose Permit: No charge

Activity requested: _____

Days/Hours requested: _____

- ☐ Living Quarters Permit No charge
- ☐ Topless Activity Permit No charge
- ☐ Off-Premises Storage No charge
- ☐ Direct Connection(s) No charge

Pursuant to MCL 436.1533, on-premises retailers may be issued a Specially Designated Merchant (SDM) license or a Specially Designated Distributor (SDD) license at the same location in conjunction with the on-premises license under certain circumstances.

Off-Premises License Type:

Base Fee:

Fee Code
MLCC Use
Only

New Transfer

- ☐ ☐ SDM License \$100.00
- ☐ ☐ SDD License \$150.00

Off Premises Permits:

Base Fee:

- ☐ SDD Sunday Sales Permit (PM)** \$22.50
For Spirit Products
- ☐ SDM Sunday Sales Permit (PM)** \$15.00
For Mixed Spirit Drink Products
- ☐ Motor Vehicle Fuel Pumps No charge

*Sunday Sales Permit (AM) allows the sale of spirits, mixed spirit drink, beer, and wine on Sunday mornings between 7:00am and 12:00 noon, if allowed by the local unit of government.

**Sunday Sales Permit (PM) allows the sale of spirits and mixed spirit drink on Sunday afternoons and evenings between 12:00 noon and 2:00am (Monday morning), if allowed by the local unit of government. No Sunday Sales Permit (PM) is required for the sale of beer and wine on Sunday after 12:00 noon. The Sunday Sales Permit (PM) fee is 15% of the fee for the license that allows the sale of spirits or mixed spirit drink. Additional bar fees and hotel room fees are also calculated as part of the permit fee. A separate Sunday Sales Permit (PM) is required for each license that will sell spirits or mixed spirit drink on Sunday after 12:00 noon.

Part 6 - Contact Information

Provide information on the contact person for this application. Please note that corporations and limited liability companies must provide documentation (e.g. meeting minutes, corporate resolution) authorizing anyone other than the applicant or an attorney of record to be the contact person. If an authorization is not provided, your contact person will not be acknowledged if they are anyone other than the applicant or attorney.

What is your preferred method of contact?			☐ Phone	☐ Mail	☒ Email	☐ Fax
What is your preferred method for receiving a Commission Order?			☐ Mail	☒ Email	☐ Fax	
Contact name: Michael J. Brown			Relationship: Attorney			
Mailing address: See contact information below						
City:		State:		Zip Code:		
Phone:		Fax number:		Email:		

Part 7 - Attorney Information (If You Have An Attorney Representing You For This Application)

Attorney name: Michael J. Brown		Member Number: P- 43015			
Attorney address: 6017 W. St. Joe Hwy, Ste 202, Lansing, MI 48917					
Phone: 517-321-4616		Fax number: 517-321-4642		Email: mbrown@cebhlaw.com	
Would you prefer that we contact your attorney for all licensing matters related to this application?				☒ Yes ☐ No	
Would you prefer any notices or closing packages be sent directly to your attorney?				☒ Yes ☐ No	

Part 8 - Signature of Applicant

Be advised that the information contained in this application will only be used for this request. This section will need to be completed for each subsequent request you make with this office.

Notice: When purchasing a license, a buyer can be held liable for tax debts incurred by the previous owner. Prior to committing to the purchase of any license or establishment, the buyer should request a tax clearance certificate from the seller that indicates that all taxes have been paid up to the date of issuance. Obtaining sound professional assistance from an attorney or accountant can be helpful to identify and avoid any pitfalls and hidden liabilities when buying even a portion of a business. Sellers can make a request for the tax clearance certificate through the Michigan Department of Treasury.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. Approval of this application by the Michigan Liquor Control Commission does not waive any of these requirements. The licensee must obtain all other required state and local licenses, permits, and approvals for this business before using this license for the sale of alcoholic liquor on the licensed premises.

I certify that the information contained in this form is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. I also understand that providing **false** or **fraudulent** information is a violation of the Liquor Control Code pursuant to MCL 436.2003.

The person signing this form has demonstrated that they have authorization to do so and have attached appropriate documentation as proof.

Pablo Maldonado

Print Name of Applicant & Title

Signature of Applicant

Date

Please return this completed form along with corresponding documents and fees to:

Michigan Liquor Control Commission

Mailing address: P.O. Box 30005, Lansing, MI 48909

Hand deliveries: Constitution Hall - 525 W. Allegan Street, Lansing, MI 48933

Overnight deliveries: 2407 N. Grand River Avenue, Lansing, MI 48906

Fax to: 517-284-8557

LIVE SCAN FINGERPRINT BACKGROUND CHECK REQUEST

Purpose: To conduct a civil fingerprint-based background check for employment, to volunteer, or for licensing purposes as authorized by law.
Instructions: See page two.

I. Authorizing Information

1. Fingerprint Reason Code LL	2. Requestor/Agency ID 1479J	3. Agency Name MI Dept of Licensing & Regulatory Affairs - Liquor Control	4. Individual ID (MNU-OA)
---	--	---	---------------------------

II. Applicant Information: Type or clearly print answers in all fields before going to be fingerprinted.

1a. Last Name Maldonado	1b. First Name Pablo	1c. Middle Initial	1d. Suffix
2. Any Alternative Names, Last Names, or Aliases		3. Social Security Number (Optional)	
4. Place of Birth (State or Country) Puebla, Mexico	5. Driver's License / State ID Number		8. Issuing State
9. Home Address 1426 Lansing Ave	Lansing		11. State MI
13. Sex Male	14. Race Hispanic	15. Height 5'7"	16. Weight
17. Eye Color Bru		18. Hair Color Brown	

III. Live Scan Information

1. Date Printed 3/14	2. Picture ID Type Presented US Passport	3. Transaction Control Number (TCN)	4. Live Scan Operator* Christian D.
--------------------------------	--	-------------------------------------	---

*When an individual ID is provided, please enter the ID into the Miscellaneous Number (MNU) field on the Live Scan device. Select OA - Originating Agency Identifier and then enter the unique identifier in the Identification Code field.

IV. Privacy Act Statement

Authority: Acquisition, preservation, and exchange of fingerprints and associated information by the Federal Bureau of Investigation (FBI) is generally authorized under 28 U.S.C. 534. Depending on the nature of your application, supplemental authorities include Federal statutes, State statutes pursuant to Pub. L. 92-544, Presidential Executive Orders, and federal regulations. Providing your fingerprints and associated information is voluntary; however, failure to do so may affect completion or approval of your application.

Principal Purpose: Certain determinations, such as employment, licensing, and security clearances, may be predicated on fingerprint-based background checks. Your fingerprints and associated information/biometrics may be provided to the employing, investigating, or otherwise responsible agency, and/or the FBI for the purpose of comparing your fingerprints to other fingerprints in the FBI's Next Generation Identification (NGI) system or its successor systems (including civil, criminal, and latent fingerprint repositories) or other available records of the employing, investigating, or otherwise responsible agency. The FBI may retain your fingerprints and associated information/biometrics in NGI after the completion of this application and, while retained, your fingerprints may continue to be compared against other fingerprints submitted to or retained by NGI.

Routine Uses: During the processing of this application and for as long thereafter as your fingerprints and associated information/biometrics are retained in NGI, your information may be disclosed pursuant to your consent, and may be disclosed without your consent as permitted by the Privacy Act of 1974 and all applicable Routine Uses as may be published at any time in the Federal Register, including the Routine Uses for the NGI system and the FBI's Blanket Routine Uses. Routine Uses include, but are not limited to, disclosures to: employing, governmental or authorized non-governmental agencies responsible for employment, contracting, licensing, security clearances, and other suitability determinations; local, state, tribal, or federal law enforcement agencies; criminal justice agencies; and agencies responsible for national security or public safety.

V. Procedure to Obtain a Change, Correction, or Update of Identification Records

If, after reviewing his/her identification record, the subject thereof believes that it is incorrect or incomplete in any respect and wishes changes, corrections, or updating of the alleged deficiency; he/she should make application directly to the agency which contributed the questioned information. The subject of a record may also direct his/her challenge as to the accuracy or completeness of any entry on his/her record to the FBI, Criminal Justice Information Services (CJIS) Division, ATTN: SCU, Mod. D2, 1000 Custer Hollow Road, Clarksburg, WV 26306. The FBI will then forward the challenge to the agency which submitted the data requesting that agency to verify or correct the challenged entry. Upon the receipt of an official communication directly from the agency which contributed the original information, the FBI CJIS Division will make any changes necessary in accordance with the information supplied by that agency. (28 CFR § 16.34)

VI. Consent

I understand that my personal information and biometric data being submitted by Live Scan, will be used to search against identification records from both the Michigan State Police (MSP) and the FBI for the purpose listed above. I hereby authorize the release of my personal information for such purposes and release of any records found to the authorized requesting agency listed above.

Signature:

Date:

3-14-22



Report of Stockholders, Members, or Partners (LCC-301)

Part 1 - Licensee Information

Please state your name as it is filed with the State of Michigan Corporation Division.

Licensee name(s): Pablo's Panaderia, LLC		
Address: 311 E. Grand River Ave.		
City: Lansing	State: MI	Zip Code: 48906

Part 2a - Corporations - Please complete this section and attach more copies of this page if more room is needed.

Name and address of all stockholders:	No. of Shares Issued:	Date Issued/Acquired:
n/a		
Name and address of Corporate Officers and Directors, pursuant to administrative rule R 436.1109:		

Part 2b - Limited Liability Companies - Please complete this section and attach more copies of this page if more room is needed.

Name and address of all members:	Percent % Issued:	Date Issued/Acquired:
Pablo Maldonado, 311 E. Grand River, Lansing, MI 48906	100%	4/1/2005
Name and address of Managers and Assignees, pursuant to administrative rule R 436.1110:		



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll-Free: 866-813-0011 - www.michigan.gov/lcc

Business ID: _____

Request ID: _____

(For MLCC Use Only)

Report of Stockholders, Members, or Partners

(Authorized by MCL 436.1529(1), R 436.1051, and R 436.1110)

Part 2c - Limited Partnerships - Please complete this section and attach more copies of this page if more room is needed.

Name and address of all partners: _____ Percent % Issued: _____ Date Issued/Acquired: _____

n/a

Name and address of Managers, pursuant to administrative rule R 436.1111:

Part 3 - Authorized Signers (Authorized in compliance with R 436.1109(1)(c) for a corporation or R 436.1110(1)(g) for a limited liability company)

Name & Title: Pablo Maldonado, Sole Member

Name & Title: Michael J. Brown, Attorney & Authorized Signer

Name & Title: _____

Name & Title: _____

Name & Title: _____

Part 4 - Signature of Applicant or Licensee

I certify that the authorized signers under Part 3 of this form have been authorized in compliance with R 436.1109(1)(c) for a corporation or R 436.1110(1)(g) for a limited liability company.

I certify that the information contained in this form is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. I also understand that providing **false** or **fraudulent** information is a violation of the Liquor Control Code pursuant to MCL 436.2003.

The person signing this form has demonstrated that they have authorization to do so and have attached appropriate documentation as proof.

Pablo Maldonado

Print Name of Applicant or Licensee & Title

Signature of Applicant or Licensee

Date

3-14-22

Please return this completed form to:

Michigan Liquor Control Commission

Mailing address: P.O. Box 30005, Lansing, MI 48909

Hand deliveries or overnight packages: Constitution Hall - 525 W. Allegan, Lansing, MI 48933

Fax to: 517-763-0059

MICHIGAN DEPARTMENT OF LABOR & ECONOMIC GROWTH

BUREAU OF COMMERCIAL SERVICES

Date Received

(FOR BUREAU USE ONLY)

APR 01 2005

This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.

FILED

APR 01 2005

Administrator
BUREAU OF COMMERCIAL SERVICES

EFFECTIVE DATE:

Name

Pablo Maldonado

Address

311 East Grand River

City

State

Zip Code

Lansing, MI 48906

Document will be returned to the name and address you enter above.
If left blank document will be mailed to the registered office.

ARTICLES OF ORGANIZATION**For use by Domestic Limited Liability Companies**

(Please read information and instructions on fast page)

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned execute the following Articles:

B 76-62V**ARTICLE I**The name of the limited liability company is: Pablo's Panaderia, L.L.C.**ARTICLE II**

The purpose or purposes for which the limited liability company is formed is to engage in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan.

ARTICLE III

The duration of the limited liability company if other than perpetual is: _____

ARTICLE IV

1. The street address of the location of the registered office is:

311 East Grand River, Lansing

(Street Address)

(City)

, Michigan 48906

(ZIP Code)

2. The mailing address of the registered office if different than above:

(Street Address or P.O. Box)

(City)

, Michigan

(ZIP Code)

3. The name of the resident agent at the registered office is: Pablo Maldonado**ARTICLE V** (Insert any desired additional provision authorized by the Act; attach additional pages if needed.)

Signed this

day of

4-1-05

By

Member

(Signature(s) of Organizer(s))

Pablo Maldonado

(Type or Print Name(s) of Organizer(s))

6/11

32.50 C 178012 CLK

LARA Corporations Online Filing System

Department of Licensing and Regulatory Affairs

ID Number: 801313502

[Request certificate](#)

[Return to Results](#)

[New search](#)

Summary for: PABLO'S PANADERIA, L.L.C.

The name of the DOMESTIC LIMITED LIABILITY COMPANY: PABLO'S PANADERIA, L.L.C.

Entity type: DOMESTIC LIMITED LIABILITY COMPANY

Identification Number: 801313502 Old ID Number: B7662V

Date of Organization in Michigan: 04/01/2005

Purpose: All Purpose Clause

Term: Perpetual

The name and address of the Resident Agent:

Resident Agent Name: PABLO MALDONADO

Street Address: 311 EAST GRAND RIVER AVE

Apt/Suite/Other:

City: LANSING

State: MI

Zip Code: 48906

Registered Office Mailing address:

P.O. Box or Street Address:

Apt/Suite/Other:

City:

State:

Zip Code:

Act Formed Under: 023-1993 Michigan Limited Liability Company Act

Managed By:

Members

View filings for this business entity:

ALL FILINGS
ANNUAL REPORT/ANNUAL STATEMENTS
CERTIFICATE OF CORRECTION
CERTIFICATE OF CHANGE OF REGISTERED OFFICE AND/OR RESIDENT AGENT
RESIGNATION OF RESIDENT AGENT
CERTIFICATE OF ASSUMED NAME

[View filings](#)

Comments or notes associated with this business entity:

OPERATING AGREEMENT
FOR
PABLO'S PANADERIA, LLC

THIS OPERATING AGREEMENT is hereby made as of the 1st day of April, 2005, by Pablo Maldonado as the sole Member. Pablo Maldonado and any additional parties that shall agree to be bound hereby shall, with the consent of Pablo Maldonado, hereafter be referred to individually as a "Member" and collectively as "Members".

1. **Formation.** The Company has been organized as a Michigan Limited Liability Company under and pursuant to the Act by the filing of the Articles of Organization with the Michigan Department of Licensing and Regulatory Affairs on April 1, 2005.

2. **Name.** The name of the Company shall be Pablo's Panaderia, LLC, or such other name as may be mutually acceptable to the Members in the future. The Company may also conduct its business under one or more assumed names.

3. **Purpose.** The purpose of the Company is to engage in any activity for which limited liability companies may be formed under the Act.

4. **Duration.** The Company shall continue in existence in perpetuity or until the Company shall be sooner dissolved and its affairs wound up in accordance with the Act or this Operating Agreement.

5. **Effective Date.** This Operating Agreement shall be effective as of the later of the date of this Operating Agreement or the date of filing of the Articles of Organization and shall continue until terminated.

6. **Registered Office and Resident Agent.** The Registered Office and Resident Agent of the Company shall be as designated in the initial Articles or any amendment thereof. The Registered Office and/or Resident Agent may be changed from time to time. Any such change shall be made in accordance with the Act. If the Resident Agent shall ever resign, the Company shall promptly appoint a successor.

7. **Principal Office and Headquarters.** The principal office and headquarters of the Company shall be at 311 East Grand River Avenue, Lansing, Michigan 48906, United States of America.

8. **Fiscal Year.** The Company's fiscal year shall end on the last day of the calendar year. The particular accounting methods and principles to be followed by the Company shall be selected by the Manager from time to time.

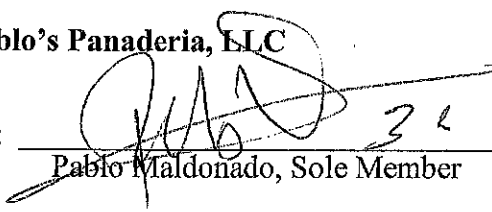
9. **Management of the Company.** The business and affairs of the Company shall be managed by the Member.

10. **Authorized Signer for Michigan Liquor Control Commission.** The Company shall name any present and future Members of the Company and Michael J. Brown, Esq., of Carlin Edwards Brown PLLC, as an authorized agent/signer, for purposes of any and all documents to be filed with or used by the Michigan Liquor Control Commission.

Pablo Maldonado, as the sole Member executes this Operating Agreement effective as of the date first above written.

Pablo's Panaderia, LLC

By: _____

 31
Pablo Maldonado, Sole Member

CONTRIBUTION

<u>Member</u>	<u>Address</u>	<u>Company Percentage</u>	<u>Initial Capital Contribution</u>
Pablo Maldonado	311 E. Grand River Ave. Lansing, MI 48906	100%	\$100.00

Resolution #2022-

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

WHEREAS, the City of Lansing received a request from GG Holding LLC request for a Class C License and an Entertainment, Dance, Sunday Sales (AM/PM) and SDM Licenses for 3131 East Michigan Avenue; and

WHEREAS, the Committee on City Operations met on _____+, 2022, to review the request with affirmative action taken;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the request from GG Holding LLC request for a Class C License and an Entertainment, Dance, Sunday Sales (AM/PM) and SDM Licenses for 3131 East Michigan Avenue



City of Lansing, Michigan
On-Premises Alcohol Sales Application

Business Name: GG Holding co., LLC dba: _____

Business Address: 3131 E. Michigan Avenue

City: Lansing State: MI Zip: 48912

Main Contact Number: (517) 333-4123 Secondary Contact Number: (____) _____

Email Address: pgillerpie@gillerpie-group.com

License(s) for which you are seeking Local Government Approval Liquor License

Provide the name, age and address of the applicant, in the case of an individual, or, in the case of a co-partnership, the names, addresses and ages of the persons entitled to share in the profits thereof, or, in the case of a corporation, the objects for which the corporation is organized, the names, addresses and ages of the officers and directors and, if a majority interest in the stock of such corporation is owned by one person or his or her nominee, the name, address and age of such person:

Name	Position	Address	Age
Patrick K. Gillerpie	President	330 Marshall Street, Suite 100 Lansing, MI 48912	

If an Individual, provide Applicant's:

Date of Birth: _____

Place of Birth: Lansing

What character of business do you intend to operate? Food Service / Beer Garden

What is the length of time your business has been of that character, or in the case of a corporation, the date when its charter was issued? 01/09/2015

When you are done with this form, please return it to:

Chris Swope, City Clerk
Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
Phone: 517-483-4131 Fax: 517-377-0068
City.clerk@lansingmi.gov lansingmi.gov/clerk

Have you made applications for a similar or other license on premises other than those described in this application? Yes ☐ No ☒

If yes, what is the disposition of any such earlier application? _____

Are building plans on file? Yes ☐ No ☒ If not please submit them with this application showing the entire structure and premises and, in particular, the specific areas where the license is to be utilized. Such plans shall demonstrate adequate off-street parking, lighting and refuse disposal facilities and, where appropriate, adequate plans for screening and noise control, as provided in the Zoning, Building and Housing, and Fire Prevention Codes.

☒ I (we) have never been convicted of a felony and is (are) not disqualified to receive a license by reason of any item contained in this chapter or the laws of the State.

☒ I (we) will not violate any State or Federal laws or any ordinance of the City in the conduct of this business.

☒ I (we) or my (our) agent(s) do not owe any personal property taxes.

☒ The copy of the Michigan Liquor Control Commission application submitted with this application is a true copy of what I (we) intend to submit to the Michigan Liquor Control Commission.

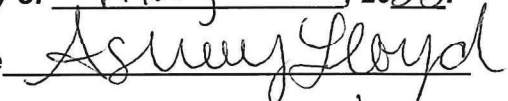
I hereby certify that this application is complete and accurate to the best of my knowledge, information and belief.


Signature

5/13/2022
Date

Subscribed and sworn to before me this

13th day of May, 2022.

Signature 

Printed Name Ashley Lloyd

Notary Public, Genesee County, Michigan

My Commission Expires: 10/9/2024

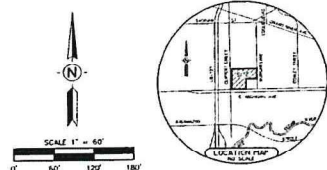
Acting in the County of Ingham

ASHLEY LLOYD
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF GENESEE
My Commission Expires October 9, 2024
Acting in the County of Ingham

When you are done with this form, please return it to:

Chris Swope, City Clerk
Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
Phone: 517-483-4131 Fax: 517-377-0068
City.clerk@lansingmi.gov lansingmi.gov/clerk

**750+ PARKING SPACES
(BASED ON CURRENT PARKING CONFIGURATION)**



This page was made at the direction of the parties named herein and is intended solely for their immediate use. Survey prepared from features captured as July 10, 2018.

This survey reflects all references on the history as recorded and interpreted under various noted bearings described based on the north line of Section 16 which is shown in plain black color N79°E or S81°W.

Courtesy map is in U.S.G.N.T.M. Figure 16N17, segment County

All dimensions are in feet and decimal fractions thereof.

No locking to dimensions are to be used for establishing the property lines.

There are no observable encroachments onto the subject property from adjoining lands, or from the subject property into adjoining lands, except:

There is no observable evidence of settlement on this site.

There is no observable evidence of air moving over, during construction, or building additions at recent months.

There is no observable evidence of air waste as a solid waste dump, quarry, or sanitary landfill.

This page was made at the direction of the parties named herein and is intended solely for their immediate use. Utility information is not shown.

[illegible]

Item 10: Consumers Power Company Comments, Conditions and Restrictions, as recorded in Item 75, 866, Page 187, Ingham County Records, which subject parcel and is available in

Item 11. Release of Right of Way of the downstream Extension Grant as referenced in Letter 58 MR, Page 302, wherein County Records, which subject portion must be available and recorded. Therefore not possible

Item 12. Consumers Power Company Concessions, Conditions and Restrictions, as recorded in Letter 58 MR, Page 302, wherein County Records, which subject portion must be available and recorded. Therefore not possible

Item 13. Respective-ownership and right of way as recorded in Letter 58 MR, Page 404, Letter 1000, Page 258, and Letter 1000, Page 263, wherein County Records, which subject portion must be available and recorded. Therefore not possible

Item 14. Bound of Water and Land Extension as recorded in Letter 58 MR, Page 22, wherein County Records, which subject portion must be available and recorded. Therefore not possible

Item 15. Subject to matters determined by survey dated January 10, 2000, prepared by

Item 1. Shown on the survey map

Item 2: Addressing of the surveyed property: 2521 E. Woodward Avenue,
Livonia, MI 48152

Item 3: My scaled map location and graphic, plotting only, the priority
line entry within Flood Zone "X" areas subject to flooding by the
National Flood Insurance Program, Flood Insurance Rate Map for the City of Livonia, Michigan
County, Michigan, Commission's Flood Map, 2003/09 0132 2, dated April 16,
2001.

Item 4: 15.12 Acres (656,782 square feet)

Item 5: To show on the survey map

Item 6: Show on the survey map.

Item 7: Station
Regular Parking Space: 01
Bicycle Parking Space: 22
Total on-site parking: 23 723

LEGEND			
	1/2" BAR WITH CAP		SANITARY MANIFOLD
	FOUND IRON ON NOTE		DRAINING MANIFOLD
	DISTANCE NOT TO SCALE		ELECTRIC MANIFOLD
	FENCE		TELEPHONE MANIFOLD
	1/2"		CATCHBASIN
	1/2"		SANITARY CLEANOUT
	1/2"		PIPE - LEADCAST
	1/2"		VALVE
	1/2"		UTILITY POLE
	1/2"		WATER POLE
	1/2"		UTILITY POLE
	1/2"		UTILITY WIRE
	1/2"		UTILITY PEDISTAL IN UNDERGROUND
	1/2"		ELECTRIC METER
	1/2"		GAS METER
	1/2"		ELECTRIC METER
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	1/2"		GAS METER
	1/2"		ELECTRIC METER

This is to certify that this map of part of the survey on which it is based was made in accordance with the 2011 National Standard Global Requirements for AIA/ASCE/ENR Code Survey, which is established, adopted by AIA and ENR, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1) adopted by AIA. A third, the final, was completed on July 19, 2013.

David B. Pacion Fee: 13
David B. Pacion Date of Plot or Map
Professional Surveyor No. 54454

REL. VENDOR 7/22/83	COMMENTS CHANGING	 KEBS, INC. 2000 HAWLEY DRIVE, MARIETTA, GA 30066 PH. 404-430-1011 FAX. 404-430-1007 Marietta Office PH. 404-430-1000
		ORDER BY: HCO FIELD ORDER BY: KDB SECTION 14, PAR. 82 JEN NUMBER



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll-Free: 866-813-0011 - www.michigan.gov/lcr

Business ID: 239530

Request ID: _____

(For MLCC Use Only)

On-Premises Retailer License & Permit Application (LCC-100a)

Part 1 - Applicant Information

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it is filed with the State of Michigan Corporation Division.

Applicant name(s): GG Holding Co., LLC

Address to be licensed: 3131 E. Michigan Avenue

City: Lansing, MI

Zip Code: 48912

City/township/village where license will be issued: City of Lansing

County: Ingham

Federal Employer Identification Number (FEIN):

1. Are you requesting a new license? ☒ Yes ☐ No
2. Are you applying ONLY for a new permit or permission? ☐ Yes ☒ No
3. Are you buying an existing license? ☐ Yes ☒ No
4. Are you transferring the classification of an existing on premises license? ☐ Yes ☒ No
5. Are you modifying the size of the licensed premises? ☐ Yes ☒ No
If Yes, specify: ☐ Adding Space ☐ Dropping Space ☐ Redefining Licensed Premises
6. Are you transferring the location of an existing license? ☒ Yes ☐ No
7. Is this license being transferred as the result of a default or court action? ☐ Yes ☒ No
8. Do you intend to use this license actively? ☒ Yes ☐ No

Leave Blank - MLCC Use Only

Part 2 - License Transfer Information (If Applicable)

If transferring ownership of a license ONLY and not transferring the location of a license, fill out only the name of the current licensee(s)

Current licensee(s): n/a

Current licensed address:

City:

Zip Code: 48912

City/township/village where license is issued:

County:

Part 3 - Licenses, Permits, and Permissions

Applicants for on premises licenses, permits, and permissions (e.g. restaurants, hotels, bars, etc.) must complete the attached Schedule A and return it with this application. Transfer the fee calculations from the Schedule A to Part 4 below.

Part 4 - Inspection, License, and Permit Fees - Make checks payable to State of Michigan

Inspection Fees: Pursuant to MCL 436.1529(4) a nonrefundable inspection fee of \$70.00 shall be paid to the Commission by an applicant or licensee at the time of filing of a request for a new license or permit, a request to transfer ownership or location of a license, a request to increase or decrease the size of the licensed premises, or a request to add a bar. Requests for a new permit in conjunction with a request for a new license or transfer of an existing license do not require an additional inspection fee.

License and Permit Fees: Pursuant to MCL 436.1525(1), license and permit fees shall be paid to the Commission for a request for a new license or permit or to transfer ownership or location of an existing license.

Inspection Fees:	\$140.00	License & Permit Fees:	\$965.00	TOTAL FEES:	\$1,105.00
------------------	----------	------------------------	----------	--------------------	-------------------

Schedule A - Licenses, Permits, & Permissions

Applicant name: GG Holding Co., LLC

On-Premises License Type:

New Transfer

- | | | | |
|--|----------------|------------|------|
| ☐ ☐ B-Hotel License | Base Fee: | \$600.00 | |
| Number of guest rooms: _____ | | | |
| ☐ ☐ A-Hotel License | Base Fee: | \$250.00 | |
| Number of guest rooms: _____ | | | |
| ☐ ☒ Class C License | Base Fee: | \$600.00 | 4034 |
| ☐ ☐ Tavern License | Base Fee: | \$250.00 | |
| ☐ ☐ Resort License | Upon Licensure | | |
| ☐ ☐ DDA/Redevelopment License | Upon Licensure | | |
| ☐ ☐ Brewpub License | Base Fee: | \$100.00 | |
| ☐ ☐ G-1 License | Base Fee: | \$1,000.00 | |
| ☐ ☐ G-2 License | Base Fee: | \$500.00 | |
| ☐ ☐ Aircraft License | Base Fee: | \$600.00 | |
| ☐ ☐ Watercraft License | Base Fee: | \$100.00 | |
| ☐ ☐ Train License | Base Fee: | \$100.00 | |
| ☐ ☐ Continuing Care Retirement Center License | Base Fee: | \$600.00 | |
| ☐ MCL 436.1545(1)(b)(i) ☐ MCL 436.1545(1)(b)(ii) | | | |

B-Hotel or Class C Licenses Only:

- ☐ ☐ Additional Bar(s)

Number of Additional Bars: _____

B-Hotel or Class C licenses allow licensees to have one (1) bar within the licensed premises. A \$550.00 licensing fee is required for each additional bar over the one (1) bar initially issued with the license.

Licenses, permits, and permissions selected on this form will be investigated as part of your request. Please verify your information prior to submitting your application, as some licenses, permits, or permissions cannot be added to your request once the application has been sent out for investigation by the Enforcement Division.

Inspection, License, Permit, & Permission Fee Calculation:

Number of Licenses: 2 x \$70.00 Inspection Fee

Total Inspection Fee(s): Fee Code: 4036 \$140.00

Total License Fee(s): \$700.00

Total Permit Fee(s): \$265.00

TOTAL FEES DUE: \$1,105.00

Please note that requests to transfer SDD licenses will require the payment of additional fees based on the seller's previous calendar year's sales. These fees will be determined prior to issuance of the license to the applicant.

Make checks payable to State of Michigan

On-Premises Permits:

- | | | | |
|--|-----------|----------|------|
| ☒ Sunday Sales Permit (AM)* | Base Fee: | \$160.00 | 4033 |
| ☒ Sunday Sales Permit (PM)** | Base Fee: | \$90.00 | 4032 |
| ☐ Catering Permit | Base Fee: | \$100.00 | |
| ☐ Social District Permit | Base Fee: | \$250.00 | |
| ☐ Banquet Facility Permit - Complete Form LCC-200 | | | |

A Banquet Facility Permit is an extension of the license at a different location. It may have its own permits and permissions. It is not a banquet room on the licensed premises.

- | | |
|---|-----------|
| ☐ Outdoor Service | No charge |
| ☒ Dance Permit | No charge |
| ☒ Entertainment Permit | No charge |
| ☐ Extended Hours Permit: | No charge |
| ☐ Dance ☐ Entertainment Days/Hours: _____ | |
| ☐ Specific Purpose Permit: | No charge |

Activity requested: _____

Days/Hours requested: _____

- | | |
|--|-----------|
| ☐ Living Quarters Permit | No charge |
| ☐ Topless Activity Permit | No charge |
| ☐ Off-Premises Storage | No charge |
| ☐ Direct Connection(s) | No charge |

Pursuant to MCL 436.1533, on-premises retailers may be issued a Specially Designated Merchant (SDM) license or a Specially Designated Distributor (SDD) license at the same location in conjunction with the on-premises license under certain circumstances.

Off-Premises License Type:

New Transfer

- | | | | |
|--|-----------|----------|------|
| ☒ ☐ SDM License | Base Fee: | \$100.00 | 4012 |
| ☐ ☐ SDD License | Base Fee: | \$150.00 | |

Off Premises Permits:

- | | | | |
|--|-----------|---------|------|
| ☐ SDD Sunday Sales Permit (PM)**
<i>For Spirit Products</i> | Base Fee: | \$22.50 | |
| ☒ SDM Sunday Sales Permit (PM)**
<i>For Mixed Spirit Drink Products</i> | Base Fee: | \$15.00 | 4032 |
| ☐ Motor Vehicle Fuel Pumps | No charge | | |

*Sunday Sales Permit (AM) allows the sale of spirits, mixed spirit drink, beer, and wine on Sunday mornings between 7:00am and 12:00 noon, if allowed by the local unit of government.

**Sunday Sales Permit (PM) allows the sale of spirits and mixed spirit drink on Sunday afternoons and evenings between 12:00 noon and 2:00am (Monday morning), if allowed by the local unit of government. No Sunday Sales Permit (PM) is required for the sale of beer and wine on Sunday after 12:00 noon. The Sunday Sales Permit (PM) fee is 15% of the fee for the license that allows the sale of spirits or mixed spirit drink. Additional bar fees and hotel room fees are also calculated as part of the permit fee. A separate Sunday Sales Permit (PM) is required for each license that will sell spirits or mixed spirit drink on Sunday after 12:00 noon.

Part 5a - Information on Individual Applicant, Stockholder, Member, or Limited Partner

Each individual, stockholder, member, or partner must complete Part 5a, 5b, and 5c. If a stockholder or member of an applicant company is a corporation or limited liability company, complete Part 5a and 5c and submit a completed Form LCC-301.

For applications with multiple individuals, stockholders, members, or partners - each person or entity must complete a separate copy of this page.

Name: Patrick K. Gillespie, Trustee of the Patrick K. Gillespie Trust u/a/d 7/30/99		
Home address: 330 Marshall St., Ste. 100		
City: Lansing	State: MI	Zip Code: 48912
Business Phone:	Cell Phone:	Email:
Have you ever been licensed by the Michigan Liquor Control Commission (MLCC) or do you currently hold an interest in any other licenses issued by the MLCC? If Yes, please list business ID numbers below. If you hold interest in 2 or more locations under the same name, please also write "chain" below. Pursuant to MCL 436.1603, a retailer licensee may not hold interest in a manufacturer or wholesaler licensee. ☒ Yes ☐ No		
CHAIN		
Do you hold 10% or more interest in the applicant entity? ☒ Yes ☐ No		
If you answered "no" to the first question and "yes" to the second question, you must submit fingerprints and undergo an investigation by the MLCC. Please see the attached instructions for submitting fingerprints to the MLCC. You must submit a copy of the completed and endorsed Michigan Fingerprint Background Request (LCC-105) with your application.		

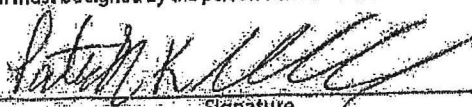
Part 5b - Personal Information (Individuals) - Must be at least 21 years of age, pursuant to administrative rule R-436.1105(1)(a)

Date of Birth: [REDACTED]	Social Security Number:	Driver's License Number:	
Are you a citizen of the United States of America? ☒ Yes ☐ No			
Have you ever legally changed your name? ☐ Yes ☒ No			
If you answered "yes", please list your prior name(s) (including maiden):			
Spouse's full name (if currently married): Jennifer E. Gillespie			
Spouse's date of birth: [REDACTED]	Is your spouse a citizen of the United States of America? ☒ Yes ☐ No		
Do you or your spouse hold any position, either by appointment or election, which involves the duty to enforce any penal law of the United States of America, or the penal laws of the State of Michigan, or any penal ordinance or resolution of any municipal subdivisions of the State of Michigan? ☐ Yes ☒ No			
Does your spouse hold a retail, manufacturer, or wholesaler license issued by the MLCC? ☒ Yes ☐ No			
Have you ever been found guilty, pled guilty, or pled no contest to a criminal charge or any local ordinance violations? If Yes, list below (attach additional pages if necessary): ☐ Yes ☒ No			
Date	City/State	Charge	Disposition
Has your spouse ever been found guilty, pled guilty, or pled no contest to a criminal charge or any local ordinance violations? If Yes, list below (attach additional pages if necessary): ☐ Yes ☒ No			
Date	City/State	Charge	Disposition

Part 5c - Signature

I certify that the information contained in this form is true and accurate to the best of my knowledge and belief, I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. I also understand that providing false or fraudulent information is a violation of the Liquor Control Code pursuant to MCL 436.2003. (This form must be signed by the person whose information it contains).

Patrick K. Gillespie, Trustee



April 22, 2022

Print Name

Signature

Date

Part 5a - Information on Individual Applicant, Stockholder, Member, or Limited Partner

Each individual, stockholder, member, or partner must complete Part 5a, 5b, and 5c. If a stockholder or member of an applicant company is a corporation or limited liability company, complete Part 5a and 5c and submit a completed Form LCC-901.

For applications with multiple individuals, stockholders, members, or partners - each person or entity must complete a separate copy of this page.

Name: Infantry, Inc.		
Home address: 330 Marshall Street, Suite 100		
City: Lansing	State: MI	Zip Code: 48912
Business Phone: 517-333-4123	Cell Phone:	Email: pgillespie@gillespie-group.com
Have you ever been licensed by the Michigan Liquor Control Commission (MLCC) or do you currently hold an interest in any other licenses issued by the MLCC? If Yes, please list business ID numbers below. If you hold interest in 2 or more locations under the same name, please also write "chain" below. Pursuant to MCL 436.1603, a retailer licensee may not hold interest in a manufacturer or wholesaler licensee. ☒ Yes ☐ No		
CHAIN		
Do you hold 10% or more interest in the applicant entity? ☐ Yes ☒ No		
If you answered "no" to the first question and "yes" to the second question, you must submit fingerprints and undergo an investigation by the MLCC. Please see the attached instructions for submitting fingerprints to the MLCC. You must submit a copy of the completed and endorsed <u>Livescan Fingerprint Background Request (LCC-105)</u> with your application.		

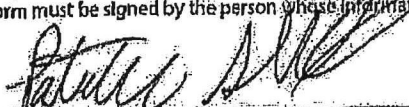
Part 5b - Personal Information (Individuals) - Must be at least 21 years of age, pursuant to administrative rule R 436.1105(1)(a).

Date of Birth:	Social Security Number:	Driver's License Number:
Are you a citizen of the United States of America? ☐ Yes ☐ No		
Have you ever legally changed your name? ☐ Yes ☐ No		
If you answered "yes", please list your prior name(s) (including maiden):		
Spouse's full name (if currently married):		
Spouse's date of birth:	Is your spouse a citizen of the United States of America? ☐ Yes ☐ No	
Do you or your spouse hold any position, either by appointment or election, which involves the duty to enforce any penal law of the United States of America, or the penal laws of the State of Michigan, or any penal ordinance or resolution of any municipal subdivisions of the State of Michigan? ☐ Yes ☐ No		
Does your spouse hold a retail, manufacturer, or wholesaler license issued by the MLCC? ☐ Yes ☐ No		
Have you ever been found guilty, pled guilty, or pled no contest to a criminal charge or any local ordinance violations? If Yes, list below (attach additional pages if necessary): ☐ Yes ☐ No		
Date	City/State	Charge
Disposition		
Has your spouse ever been found guilty, pled guilty, or pled no contest to a criminal charge or any local ordinance violations? If Yes, list below (attach additional pages if necessary): ☐ Yes ☐ No		
Date	City/State	Charge
Disposition		

Part 5c - Signature

I certify that the information contained in this form is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. I also understand that providing false or fraudulent information is a violation of the Liquor Control Code pursuant to MCL 436.2003. (This form must be signed by the person whose information it contains).

Patrick K. Gillespie, President



April 22, 2022

Print Name

Signature

Date

Part 6 - Contact Information

Provide information on the contact person for this application. Please note that corporations and limited liability companies must provide documentation (e.g. meeting minutes, corporate resolution) authorizing anyone other than the applicant or an attorney of record to be the contact person. If an authorization is not provided, your contact person will not be acknowledged if they are anyone other than the applicant or attorney.

What is your preferred method of contact?			☐ Phone	☐ Mail	☒ Email	☐ Fax
What is your preferred method for receiving a Commission Order?			☐ Mail	☒ Email	☐ Fax	
Contact name: Michael J. Brown			Relationship: Attorney			
Mailing address: see contact information below						
City:		State:		Zip Code:		
Phone:		Fax number:		Email:		

Part 7 - Attorney Information (If You Have An Attorney Representing You For This Application)

Attorney name: Michael J. Brown		Member Number: P-43015			
Attorney address: 6017 W. St. Joe Hwy., Ste. 202, Lansing, MI 48917					
Phone: 517-321-4616		Fax number: 517-321-4642		Email: mbrown@cebhlaw.com	
Would you prefer that we contact your attorney for all licensing matters related to this application?				☒ Yes ☐ No	
Would you prefer any notices or closing packages be sent directly to your attorney?				☒ Yes ☐ No	

Part 8 - Signature of Applicant

Be advised that the information contained in this application will only be used for this request. This section will need to be completed for each subsequent request you make with this office.

Notice: When purchasing a license, a buyer can be held liable for tax debts incurred by the previous owner. Prior to committing to the purchase of any license or establishment, the buyer should request a tax clearance certificate from the seller that indicates that all taxes have been paid up to the date of issuance. Obtaining sound professional assistance from an attorney or accountant can be helpful to identify and avoid any pitfalls and hidden liabilities when buying even a portion of a business. Sellers can make a request for the tax clearance certificate through the Michigan Department of Treasury.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcement officials who have jurisdiction over the licensee. Approval of this application by the Michigan Liquor Control Commission does not waive any of these requirements. The licensee must obtain all other required state and local licenses, permits, and approvals for this business before using this license for the sale of alcoholic liquor on the licensed premises.

I certify that the information contained in this form is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. I also understand that providing false or fraudulent information is a violation of the Liquor Control Code pursuant to MCL 436.2003.

The person signing this form has demonstrated that they have authorization to do so and have attached appropriate documentation as proof.

Patrick K. Gillespie, Trustee of Member

Print Name of Applicant & Title



Signature of Applicant

April 22, 2022

Date

Please return this completed form along with corresponding documents and fees to:
Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Overnight deliveries: 2407 N. Grand River Avenue, Lansing, MI 48906
Fax to: 517-284-8557



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll-Free: 866-813-0011 - www.michigan.gov/lcc

Business ID: 239530

Request ID: _____

(For MLCC Use Only)

Report of Stockholders, Members, or Partners (LCC-301)

Part 1 - Licensee Information

Please state your name as it is filed with the State of Michigan Corporation Division.

Licensee name(s): GG Holding Co., LLC

Address: 330 Marshall St., Ste. 100

City: Lansing

State: MI

Zip Code: 48912

Part 2a - Corporations - Please complete this section and attach more copies of this page if more room is needed.

Name and address of all stockholders:	No. of Shares Issued:	Date Issued/Acquired:
---------------------------------------	-----------------------	-----------------------

n/a

Name and address of Corporate Officers and Directors, pursuant to administrative rule R 436.1109:

Part 2b - Limited Liability Companies - Please complete this section and attach more copies of this page if more room is needed.

Name and address of all members:	Percent % Issued:	Date Issued/Acquired:
----------------------------------	-------------------	-----------------------

Patrick K. Gillespie, Trustee of Patrick K. Gillespie Trust u/a/d 7/30/99

99%

12-31-14;2-21-20

Infantry, Inc., 300 Marshall St., Ste. 100, Lansing, MI 48912

1%

2-21-20

Name and address of Managers and Assignees, pursuant to administrative rule R 436.1110:

MANAGER: Gillespie Group Manager, LLC, 300 Marshal St., Ste. 100, Lansing, MI 48912



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll-Free: 866-813-0011 - www.michigan.gov/lcc

Report of Stockholders, Members, or Partners (LCC-301) - Continued

Part 2c - Limited Partnerships - Please complete this section and attach more copies of this page if more room is needed.

Name and address of all partners: Percent % Issued: Date Issued/Acquired:

n/a

Name and address of Managers, pursuant to administrative rule R 436.1111:

Part 3 - Authorized Signers (Authorized in compliance with R 436.1109(1)(c) for a corporation or R 436.1110(1)(g) for a limited liability company)

Name & Title: Patrick K. Gillespie, Trustee of Member

Name & Title: Michael J. Brown, Attorney & Authorized Signer

Name & Title:

Name & Title:

Name & Title:

I certify that the authorized signers under Part 3 of this form have been authorized in compliance with R 436.1109(1)(c) for a corporation or R 436.1110(1)(g) for a limited liability company.

I certify that the information contained in this form is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. I also understand that providing **false** or **fraudulent** information is a violation of the Liquor Control Code pursuant to MCL 436.2003.

The person signing this form has demonstrated that they have authorization to do so and have attached appropriate documentation as proof.

Michael J. Brown, Attorney & Authorized Signer

Print Name of Applicant or Licensee & Title

Signature of Applicant or Licensee

April 25, 2022

Date

Please return this completed form to:
Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Hand deliveries: Constitution Hall - 525 W. Allegan, Lansing, MI 48933
Overnight packages: 2407 N. Grand River, Lansing, MI 48906
Fax to: 517-763-0059



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll-Free: 866-813-0011 - www.michigan.gov/lcc

Report of Stockholders, Members, or Partners (LCC-301) - Continued

Part 2c - Limited Partnerships - Please complete this section and attach more copies of this page if more room is needed.

Name and address of all partners: Percent % Issued: Date Issued/Acquired:

n/a

Name and address of Managers, pursuant to administrative rule R 436.1111:

Part 3 - Authorized Signers (Authorized in compliance with R 436.1109(1)(c) for a corporation or R 436.1110(1)(g) for a limited liability company)

Name & Title: Patrick K. Gillespie, President

Name & Title: Michael J. Brown, Attorney & Authorized Signer

Name & Title:

Name & Title:

Name & Title:

I certify that the authorized signers under Part 3 of this form have been authorized in compliance with R 436.1109(1)(c) for a corporation or R 436.1110(1)(g) for a limited liability company.

I certify that the information contained in this form is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. I also understand that providing false or fraudulent information is a violation of the Liquor Control Code pursuant to MCL 436.2003.

The person signing this form has demonstrated that they have authorization to do so and have attached appropriate documentation as proof.

Michael J. Brown, Attorney & Authorized Signer

Print Name of Applicant or Licensee & Title

Signature of Applicant or Licensee

April 25, 2022

Date

Please return this completed form to:
Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Hand deliveries: Constitution Hall - 525 W. Allegan, Lansing, MI 48933
Overnight packages: 2407 N. Grand River, Lansing, MI 48906
Fax to: 517-763-0059



INGHAM COUNTY/CITY OF LANSING COMMUNITY CORRECTIONS ADVISORY BOARD

NICHOLAS J. HEFTY
CCAB Manager

HON. LISA MCCORMICK
30TH Circuit Court Family Div.
CHAIRPERSON

VACANT
VICE CHAIRPERSON

BRYAN CRENSHAW
Ingham County Chair
Board of Commissioners
FINANCIAL OFFICER

JACQUELINE STRAUB
Adult Probation Supervisor
SECRETARY

HON. CLINTON CANADY
30th Judicial Circuit
Criminal Division

HON. STACIA BUCHANAN
54-A District Court

MICHAEL CHELTENHAM
Ingham County
Prosecutor's Office

BRIAN JACKSON
Lansing City Council

AYANNA NEAL
Criminal Defense Attorney

CAPT. ROBERT EARLE
Ingham Co. Sheriff's Office

CAPTAIN RODNEY ANDERSON
Lansing Police Department

VACANT
Business Community

VACANT
Communications
Media

MONICA JAHNER
Community Alternative Program

VACANT
Workforce Development

June 6, 2022

Chris Swope
City Clerk
9th Floor
124 W. Michigan Ave.
Lansing, MI 48933

Dear Mr. Swope,

On behalf of the Ingham County/City of Lansing Community Corrections Advisory Board (CCAB), I respectfully request that the Lansing City Council consider and approve the 2022-2023 State of Michigan - Office of Community Corrections Funding Application. This application provides State funding for administration, community treatment and services programming for local Circuit Court probationers.

The Application was approved by the Ingham County Board of Commissioners on May 24, 2022. I have included Resolution #22-271 for your reference.

Thank you.

Nicholas J. Hefty, MPA
CCAB Manager

Introduced by the Law & Courts and Finance Committees of the:

INGHAM COUNTY BOARD OF COMMISSIONERS

**RESOLUTION TO AUTHORIZE SUBMISSION OF A GRANT APPLICATION AND TO
CONTRACT WITH THE MICHIGAN DEPARTMENT OF CORRECTIONS FOR
INGHAM COUNTY/CITY OF LANSING COMMUNITY CORRECTIONS AND
PROGRAM SUBCONTRACTS FOR FY 2022-2023**

RESOLUTION #22 – 271

WHEREAS, the State Community Corrections Advisory Board, the Ingham County Board of Commissioners, and the City of Lansing approved the original Ingham County/City of Lansing Community Corrections Comprehensive Plan in 1991; and

WHEREAS, the Community Corrections Advisory Board approved the Funding Application and Plan for FY 2022-2023; and

WHEREAS, the FY 2022-2023 Application provides for the following CCAB Plans and Service programming: Relapse Prevention and Recovery (\$71,918) to be provided by C-E-I CMH; MRT Cognitive Change Groups (\$22,000) to be provided by Prevention and Training Services; Domestic Violence Intervention Groups (\$31,903) to be provided by Prevention and Training Services; Opioid Specific Program services (\$30,000) to be provided by Tri County Community Adjudication Program (TRI-CAP); CHOICES programming (\$40,000) to be provided by Northwest Initiative — ARRO; and, Electronic Monitoring Services for Pretrial defendants (\$9,317) to be provided by Judicial Services Group, Ltd., for a subcontracted program total of \$205,138 for the time period of October 1, 2021 through September 30, 2022; and

WHEREAS, the FY 2022-2023 Application also provides funding for a special part-time Pretrial Services Investigator (\$26,197) to enhance the community supervision capacity of 30th Circuit Court Pretrial Services and for CCAB Administration in the amount of \$95,125, for a Plans and Services total of \$326,460 for the time period of October 1, 2022 through September 30, 2023; and

WHEREAS, pursuant to the FY 2022-2023 Application, the County may enter into subcontracts for the purpose of implementing Plans and Services programs and services identified in the Community Corrections Plan and Application; and

WHEREAS, the Subcontractors for Plans and Services programming are willing and able to provide the services that the County requires.

THEREFORE BE IT RESOLVED, that the Ingham County Board of Commissioners authorizes submission of the Grant Application and, upon State approval, entering into an Agreement with the Michigan Department of Corrections for Ingham County/City of Lansing Community Corrections for FY 2022-2023 in the amount of \$326,460 in CCAB Plans and Services and Administration funds for the time period of October 1, 2022 through September 30, 2023.

BE IT FURTHER RESOLVED, that the Ingham County Board of Commissioners authorizes entering into subcontracts for CCAB Plans and Services programming from October 1, 2022 through September 30, 2023 with Prevention and Training Services for the cost of MRT Change Groups for a cost not to exceed \$22,000;

with Prevention and Training Services for the cost of Domestic Violence Intervention Groups for a cost not to exceed \$31,903; with Tri County Community Adjudication Program (TRI-CAP) for the cost of Opioid Specific Program services not to exceed \$30,000; with CEI Community Mental Health for the cost of Relapse Prevention and Recovery services not to exceed \$71,918; with Northwest Initiative - ARRO for the cost of CHOICES program services not to exceed \$40,000; and with Judicial Services Group. Ltd. for the cost of electronic monitoring services for Pretrial defendants not to exceed \$9,317.

BE IT FURTHER RESOLVED, that the Ingham County Board of Commissioners authorizes the continued funding of a special part-time (19 hours per week) Pretrial Services Investigator position at the ICEA PR006 salary grade not to exceed \$26,197.

BE IT FURTHER RESOLVED, that entering into the subcontracts and maintaining the Pretrial Services Investigator position are contingent upon entering into the Agreement with the State.

BE IT FURTHER RESOLVED, that the subcontracts and Pretrial Services Investigator position are contingent throughout the subcontract period on the availability of grant funds from the State of Michigan for these purposes.

BE IT FURTHER RESOLVED, that the Board Chairperson is authorized to sign any necessary contracts\subcontracts consistent with this resolution subject to approval as to form by the County Attorney.

LAW & COURTS: Yeas: Slaughter, Polsdofer, Celentino, Trubac, Cahill, Schafer, Maiville
Nays: None **Absent:** None **Approved 05/12/2022**

FINANCE: Yeas: Grebner, Crenshaw, Polsdofer, Stivers, Peña, Schafer
Nays: None **Absent:** Tennis **Approved 05/18/2022**

BY THE COMMITTEE _____
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the State Community Corrections Advisory Board, the Ingham County Board of Commissioners, and the City of Lansing approved the original Ingham County/City of Lansing Community Corrections Comprehensive Plan in 1991; and

WHEREAS, the Community Corrections Advisory Board approved the Funding Application and Plan for FY 2022-2023; and

WHEREAS, the FY 2022-2023 Application provides for the following CCAB Plans and Service programming: Relapse Prevention and Recovery (\$71,918) to be provided by C-E-I CMH; MRT Cognitive Change Groups (\$22,000) to be provided by Prevention and Training Services; Domestic Violence Intervention Groups (\$31,903) to be provided by Prevention and Training Services; Opioid Specific Program services (\$30,000) to be provided by Tri County Community Adjudication Program (TRI-CAP); CHOICES programming (\$40,000) to be provided by Northwest Initiative — ARRO; and, Electronic Monitoring Services for Pretrial defendants (\$9,317) to be provided by Judicial Services Group, Ltd., for a subcontracted program total of \$205,138 for the time period of October 1, 2021 through September 30, 2022; and

WHEREAS, the FY 2022-2023 Application also provides funding for a special part-time Pretrial Services Investigator (\$26,197) to enhance the community supervision capacity of 30th Circuit Court Pretrial Services and for CCAB Administration in the amount of \$95,125, for a Plans and Services total of \$326,460 for the time period of October 1, 2022 through September 30, 2023; and

WHEREAS, pursuant to the FY 2022-2023 Application, the County may enter into subcontracts for the purpose of implementing Plans and Services programs and services identified in the Community Corrections Plan and Application; and

WHEREAS, the Subcontractors for Plans and Services programming are willing and able to provide the services that the County requires.

THEREFORE BE IT RESOLVED, that the Lansing City Council authorizes submission of the Grant Application and, upon State approval, entering into an Agreement with the Michigan Department of Corrections for Ingham County/City of Lansing Community Corrections for FY 2022-2023 in the amount of \$326,460 in CCAB Plans and Services and Administration funds for the time period of October 1, 2022 through September 30, 2023.

BE IT FURTHER RESOLVED, that the Lansing City Council authorizes entering into subcontracts for CCAB Plans and Services programming from October 1, 2022 through September 30, 2023 with Prevention and Training Services for the cost of MRT Change Groups for a cost not to exceed \$22,000; with Prevention and Training Services for the cost of Domestic Violence Intervention Groups for a cost not to exceed

\$31,903; with Tri County Community Adjudication Program (TRI-CAP) for the cost of Opioid Specific Program services not to exceed \$30,000; with CEI Community Mental Health for the cost of Relapse Prevention and Recovery services not to exceed \$71,918; with Northwest Initiative - ARRO for the cost of CHOICES program services not to exceed \$40,000; and with Judicial Services Group. Ltd. for the cost of electronic monitoring services for Pretrial defendants not to exceed \$9,317.

BE IT FURTHER RESOLVED, that the Lansing City Council authorizes the continued funding of a special part-time (19 hours per week) Pretrial Services Investigator position at the ICEA PR006 salary grade not to exceed \$26,197.

BE IT FURTHER RESOLVED, that entering into the subcontracts and maintaining the Pretrial Services Investigator position are contingent upon entering into the Agreement with the State.

BE IT FURTHER RESOLVED, that the subcontracts and Pretrial Services Investigator position are contingent throughout the subcontract period on the availability of grant funds from the State of Michigan for these purposes.

Resolution #2022-###

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

WHEREAS, the City of Lansing Department of Public Service and the Lansing Board of Water & Light are partnering to construct the utility and infrastructure improvements associated with the Pennsylvania Avenue Reconstruction Project from Mt. Hope Avenue to Health Care Court; and

WHEREAS, this project includes a significant amount of underground sewer and water main work within the Pennsylvania Avenue right of way; and

WHEREAS, the construction contractor, C&D Hughes Inc., is required to complete the project within the 2022 construction season, which ends in approximately mid-November; and

WHEREAS, current supply issues industry wide with materials needed for the water main work associated with the project has pushed the original estimated project start date to mid-June; and

WHEREAS, from Council approval, through November 30, 2022, C&D Hughes, Inc., has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 5:00 PM; and

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

- allow the project to be completed in one construction season; and
- reduce the amount of time local access for property owners is impacted.

NOW THEREFORE BE IT RESOLVED that a public hearing be held on Monday, June 27, 2022, at 7:00 PM in the City of Lansing Council Chambers, 124 W. Michigan Ave., in consideration of the request for granting a waiver of the noise ordinance for construction noise on Saturdays from 8:00 AM to 5:00 PM, at the location described above, from approval by City Council until November 30, 2022.

Resolution #2022-###

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

WHEREAS, a public hearing was held on Monday, June 27, 2022, in consideration of the request by C & D Hughes, Inc., the construction contractor for the Pennsylvania Avenue Reconstruction, for issuance of a waiver of the noise ordinance on Saturdays from 8:00 AM to 5:00 PM from now until project completion in the fall of 2022; and

WHEREAS, this project includes a significant amount of underground sewer and water main work within the Pennsylvania Avenue right of way; and

WHEREAS, the construction contractor, C&D Hughes Inc., is required to complete the project within the 2022 construction season, which ends in approximately mid-November; and

WHEREAS, current supply issues industry wide with materials needed for the water main work associated with the project has pushed the original estimated project start date to mid-June; and

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

- allow the project to be completed in one construction season; and
- reduce the amount of time local access for property owners is impacted.

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

NOW THEREFORE BE IT RESOLVED that the City Council grant a waiver of the noise ordinance for construction noise on Saturdays from 8:00 AM to 5:00 PM, from approval of this resolution until November 30, 2022, in the area of the Pennsylvania Avenue right-of-way between Mt. Hope Avenue to Health Care Court.

Draft Resolution #2022-###

By the Committee _____

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 _____ 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.

Resolution #2022-###

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

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that the City of Lansing submits a Consolidated Plan every five years and an Annual Action Plan yearly in order to receive Community Development fund resources, including Community Development Block Grant (CDBG), HOME and Emergency Solutions Grant (ESG) program funds; and

WHEREAS, the City of Lansing has prepared its Five-Year Consolidated Plan, 2022-2026 and its Annual Action Plan, 2022-2023 for the upcoming fiscal year; and

WHEREAS, the CDBG (\$2,066,154), HOME (\$836,866) and ESG (\$175,479) entitlement amounts allocated to Lansing for the upcoming fiscal year beginning July 1, 2022-June 30, 2023 is \$3,078,499; and

WHEREAS, the City of Lansing estimated amounts of program income (PI) and previous year's (PY) annual funding available for CDBG are \$115,000 (\$75,000 PI, \$40,000 PY21) and HOME \$123,000 (\$85,000 PI, \$38,000 PY21); and

WHEREAS, the total amount of federal funding allocations, program income and previous year's funding equal \$3,316,499; and

WHEREAS, pursuant to program requirements, the city has conducted a citizen participation and open review process which has included planning consultations and virtual meetings with neighborhood groups, housing and supportive service providers, the State and neighboring local governments; and

WHEREAS, the City has further promoted participation, input and review in the process by conducting four (4) community forums each in the wards as well as specific target groups to gather information on community needs, an on-line survey, two (2) separate advertised public hearings before the Lansing Planning Board, the first one was held virtually on December 7, 2021 regarding housing and community development needs and the second was held on January 4, 2022 regarding proposed program objectives and projected use of Federal entitlement and formula program funds; and

WHEREAS, the City did also initiate and carry out the required thirty (30) day public comment period on the proposed Consolidated Plan, 2022-2026 and 2022-2023 Annual Action Plan by publishing a summary of the plan in the Lansing City Pulse March 9, 2022; and

WHEREAS, a public hearing was held by the Lansing City Council on April 25, 2022 to again receive citizen comments and recommendations and to give final review to the Consolidated Plan and Annual Action Plan; and

WHEREAS, Federal regulations require the City to make certain certifications and assurances to HUD as a part of the City's application,

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lansing adopts the Five-Year Consolidated Plan, 2022-2026 and the Annual Action Plan, 2022-2023 for the City of Lansing that includes housing and community development goals, objectives and strategies, and the budget for the use of community development fund resources as proposed by the Committee on Development and Planning; and

BE IT FURTHER RESOLVED that the Mayor, as the City's Chief Executive Officer, is hereby authorized to sign the Five-Year Consolidated Plan and Annual Action Plan application for FY 2022-2026 and 2022-2023 respectively, including all understandings, assurances and certifications contained therein, and to submit the grant application to the Department of Housing and Urban Development; and

BE IT FINALLY RESOLVED that the Mayor is authorized, as the official representative of the City of Lansing, to set-up budget line items, provide all information, to act in connection with the Consolidated Plan and Annual Action Plan application and to execute all agreements, contracts, and legal documents, including the agreement between the City and the Department of Housing and Urban Development, to secure CDBG, HOME and ESG funding and implement the Five-Year Consolidated Plan, FY 2022-2026 and Annual Action Plan, FY 2022-2023 programs.

BE IT FINALLY RESOLVED that Resolution #2022-128 is hereby rescinded and replaced.

**Department of Economic
Development and Planning**
Brian McGrain, Director



Development Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4040 – FAX: 517.483.6036
www.lansingmi.gov/development

MEMORANDUM

TO: Mayor Schor

FROM: Barbara Kimmel, Development Manager

DATE: 5.25.22

SUBJECT: 2022-2026 Consolidated Plan and Action Plan

The Department of Economic Development & Planning requests that the Mayor refer the attached resolution to the City Council for adoption of the 2022-2026 Consolidated Plan and Action Plan at the June 27, 2022 meeting. This resolution contains the *actual FY22 Federal CDBG, HOME and ESG grant allocations*. Note that a previous resolution, Resolution 2022-128 that contained estimated allocations for CDBG, HOME and ESG is rescinded within the attached Resolution.

The Public Hearing for the Consolidated Plan FY22-26 and Action Plan FY22-23 was held on April, 25, 2022.

DED&P Staff recommend scheduling of the Resolution to adopt the 5-Year Consolidated Plan FY22-26 and Action Plan FY22-23 for June 27th, 2022.

Resolution #2022-###

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 1224 DAKIN ST., Parcel # 33-01-01-31-22-256-201, legally described as: LOT 208 & N ½ LOT 207 EXCELSIOR LAND COMPANYS SUB, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on May 20, 2020 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on March 24, 2022, the Lansing Demolition Board held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by May 24, 2022; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe;

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, _____, 2022 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 1224 Dakin Street, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Compliance Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

Resolution #2022-###

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Compliance Officer has determined that the building located at 1224 DAKIN ST., Parcel # 33-01-01-22-256-201 legally described as LOT 208 & N ½ LOT 207 EXCELSIOR LAND COMPANYS SUB, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on May 20, 2020; and

WHEREAS, a hearing was held by the Lansing Demolition Board on March 24, 2022, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by May 24, 2022; and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on _____ 2022, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1224 Dakin Street, as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 30 days from the date of this resolution, _____ 2022.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. D2022-003
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Matter of the building/structure at 1224 DAKIN ST., which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: March 24, 2022 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE
2. Scott Sanford, Code Compliance MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, specifically (see attached)
5. ☒ The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. ☐ The building/structure has been substantially destroyed by ☐ fire ☐ wind ☐ flood
☒ other:
7. The state equalized value of the building/structure is \$26,500.00
8. The cost to repair the building or structure to make it safe is \$63,974.00
9. The real estate is described as follows:

Parcel Number: 33 01 01 22 256 201

**Lots 208 & N ½ LOT 207 EXCELSIOR LAND COMPANYS SUB
City of Lansing**

IT IS ORDERED THAT:

10. ☐ The matter is closed.
- ☒ The building/structure shall be made safe or demolished on or before May 24 2022
- ☐ The case be tabled until _____.
- ☐ The building or structure shall be demolished on or before _____ if not made safe as ordered herein.
- ☐ (If finding #5 is made) The exterior of the building shall be maintained, including
☐ lawns, trees and shrubs ☐ paint on structure ☐ other _____ on or before _____.

Date

3/24/22

Hearing Officer

David L Myller

**CITY OF LANSING - DEMOLITION BOARD
REPORT FOR CITY COUNCIL
CASE OVERVIEW SHEET**

ADDRESS:	1224 DAKIN STREET
PARCEL NUMBER:	33-01-01-22-256-201

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2022-003

LISTED TAXPAYER:	PIERCE, JOHN & JOAN PEOPLES
INTERESTED PARTIES:	PIERCE, JOHN & JOAN PEOPLES
SEV INFORMATION:	\$29,800.00
LAND VALUE:	\$5,529.00
BUILDING VALUE:	\$54,013.00
LOT SIZE:	49.5 X 123.750

HOUSING CODE VIOLATION LTR:	5/20/2020
ORIGINAL RED TAG DATE:	5/20/2020
ZONING:	"B" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$63,974.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 208 & N 1/2 LOT EXCELSIOR LAND COMPANYS SUB
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	3/24/2022
ORDER:	MAKE SAFE OR DEMOLISH BY 5/24/2022
REASON/CONDITIONS:	UNSAFE
HEARING OFFICER:	DAVE MUYLLE

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	5/25/2022
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

Resolution #2022-###

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

WHEREAS, the City of Lansing ("City") and the Lansing Board of Water and Light ("BWL") entered into an agreement dated June 30, 1992, regarding return on equity payments (the "Agreement"); and

WHEREAS, the Agreement has been amended from time to time for a total of five amendments; and

WHEREAS, the City and BWL desire to enter into a sixth amendment (the "Sixth Amendment") to extend the term of the Agreement for an additional two years commencing July 1, 2022, and terminating on June 30, 2024; and

WHEREAS, the BWL shall make return on equity payments to the City during the term of the Sixth Amendment in the amount of 6% of total BWL operating revenue, excluding inter-utility sales.

NOW, THEREFORE BE IT RESOLVED, that the Sixth Amendment is hereby approved.



May 24, 2022

Honorable Andy Schor
City of Lansing
124 W. Michigan Avenue
Lansing, MI 48933

RE: City of Lansing/Board of Water & Light Return on Equity Agreement, Amendment No. 6

Dear Mayor Schor,

As you are aware, the Lansing Board of Water & Light's (BWL) General Manager, Richard Peffley advised the Board of Commissioners of the City of Lansing's interest in extending the current Return on Equity Agreement for another 2 years, as expressed informally through yourself.

Mr. Peffley further recommended the extension, which resulted in the Commission's approval on May 24, 2022. The enclosed documents memorialize the extension and have been executed by BWL accordingly.

Once the required City of Lansing approval and all signatures have been obtained, please return a fully executed copy to my office for the BWL's corporate records.

Please contact me if you have any questions.

Thank you,


LaVella J. Todd
BWL Corporate Secretary

Email Attachments

cc: President Lansing City Council, Adam Hussain
Lansing City Attorney Jim Smiertka
David Price, BWL Chairperson
General Manager, BWL Peffley
Mark Matus, BWL Legal Counsel

Lansing Board of Water and Light
P.O. Box 13007
1201 S. Washington Ave.
Lansing, MI 48910

**AMENDMENT NO. 6 TO AGREEMENT
BETWEEN THE CITY OF LANSING AND
THE BOARD OF WATER & LIGHT**

This Amendment No. 6 is entered as of this ____ day of _____, 2022, by and between the City of Lansing, 124 W. Michigan Ave., Lansing, MI 48933, hereinafter referred to as “City,” and the Board of Water & Light, 1201 South Washington Ave., Lansing, Michigan 48910, hereinafter referred to as “Board.” The City and the Board are each a “Party” and, collectively are the “Parties.”

STATEMENT OF PURPOSE

- A. The Parties entered into an Agreement dated June 30, 1992 (the “Agreement”), a copy of which is attached as **Exhibit A**;
- B. The Parties entered into Amendment No. 1 to the Agreement on December 17th, 2001, which expired June 30, 2012, a copy of which is attached as **Exhibit B**;
- C. The Parties entered into Amendment No. 2 to the Agreement on June 30, 2012, which expired June 30, 2017, a copy of which is attached as **Exhibit C**;
- D. The Parties entered into Amendment No. 3 to the Agreement on December 23, 2013, which increased the Board’s annual payment to the City to 6.1% of its revenue from retail and wholesale sales of chilled water, electric, steam, heat and water utilities for the preceding 12-month period ending May 31st of each year (the “Payment”). A copy of Amendment No. 3 is attached as **Exhibit D**;
- E. Amendment No. 3 also extended the term of the Agreement for an additional year beyond that provided for in Amendment No. 2, such that the Agreement expired June 30, 2018, unless extended in writing by the Board of Commissioners and the City Council of Lansing;
- F. The Parties entered into Amendment No. 4 to the Agreement on July 1, 2018. Amendment No. 4 extended the terms and provisions of the Agreement by an additional two years such that the Agreement expired June 20, 2020, unless extended in writing by the Commissioners of the Board and the City Council of Lansing. A copy of Amendment No. 4 is attached as **Exhibit E**; and
- G. The Parties entered into Amendment No. 5 to the Agreement on July 1, 2020. Amendment No. 5 extended the terms and provisions of the Agreement by an additional two (2) years. Further, the Parties agreed that the Board would pay to the City a fixed dollar amount for each of the Fiscal Years 2020, 2021, and 2022 as follows: FY2020 \$23,100,000; FY2021 \$25,000,000; and FY2022 \$25,000,000. It was also agreed that in addition to the amounts described in the preceding paragraph, for each of FY2021 and FY2022, the Board would pay to the City an amount determined as follows:

(the Board's revenue from retail and wholesale sales of chilled water, electric, steam, heat and water utilities for the preceding 12-month period ending May 31st minus \$409,836,066) multiplied by 3%). A copy of Amendment No. 5 is attached as **Exhibit F**.

Including as modified by this Amendment No. 6, and by the prior Amendments Nos. 1-5, the Parties desire to extend the term and modify the return on equity payment calculation of the Agreement.

AGREEMENT

The Parties therefore agree as follows:

- 1) The term of the Agreement is extended by an additional two (2) years, such that the Agreement shall automatically terminate on June 30, 2024, unless extended further by the Commissioners of the Board and the City Council of Lansing.
- 2) The Board shall make return on equity payments to the City for the two fiscal years commencing on July 1, 2022, in the amount of 6% of total Board operating revenues, excluding inter-utility sales, as reported in the Board's audited financial statements.
- 3) Payments shall be made quarterly within 30 days after each quarter's end. Any changes to operating revenues or inter-utility sales after a quarterly payment has been made, such as in the case of a year-end audit adjustment, will be adjusted for in the subsequent quarter's payment.
- 4) This Agreement as amended contains the entire Agreement and any terms, conditions or provisions not contained in this Agreement as amended are not binding on either Party.
- 5) This Agreement shall inure to the benefit of the Parties to the Agreement.
- 6) This Agreement, or any of its terms or provisions, shall not be waived, modified or otherwise altered except as agreed in writing and executed by both Parties.
- 7) Except as modified in this Amendment No. 6, the Agreement shall remain in full force and effect. Nothing herein releases the Board from any payments it is obligated to make pursuant to the previous amendments to the Agreement.

[Signature page follows]

IN WITNESS WHEREOF the parties have signed this Amendment No. 5, and it shall become effective on the date first above written.

CITY OF LANSING

By: _____
Andy Schor, Mayor

By: _____
Chris Swope, City Clerk

BOARD OF WATER & LIGHT

By: Richard R. Peffley
Richard R. Peffley
General Manager

By: LaVella J. Todd
LaVella J. Todd
Corporate Secretary

Approved as to form only:

City Attorney

Approved as to form:

Marie A. Mireles
Board of Water & Light
Legal Counsel

Approved as availability of funds:
Account No. 101-674100

Controller

Ann C

EXHIBIT A

AGREEMENT
BETWEEN THE CITY OF LANSING AND
THE BOARD OF WATER & LIGHT

AGREEMENT dated the 3rd day of June, 1992, by and between the City of Lansing, hereinafter referred to as "City", and the Board of Water & Light, 123 West Ottawa, Lansing, Michigan 48933, hereinafter referred to as "Board".

WITNESSETH:

WHEREAS, pursuant to the 1978 City Charter, the Board and the City are encouraged to cooperate with each other; and

WHEREAS, Michigan law, specifically, Act 94, Public Acts of 1933, as amended, and various revenue bond covenants contained in revenue bonds issued by the Board provide that the Board shall not offer or furnish free utility service to any entity including the City; and

WHEREAS, pursuant to the 1978 City Charter the City provides to the Board, among other things, use of its streets, alleys, bridges and other public places of the City without compensation and the Board, as an agency of the City, is exempt from property taxation; and

WHEREAS, since 1972 the Board has contributed to the City an annual amount as a return on equity and City Council has now requested the Board to increase the amount it contributes to the City; and

WHEREAS, the Commissioners of the Board of Water & Light have agreed that the payment of a return on equity to the City is in the best interest of its ratepayers; and

WHEREAS, the Commissioners of the Board of Water & Light have offered to the City a proposal to modify the percentage used to calculate the Board's return on equity to the City and has requested the City to deed to the Board the parcel located at 123 W. Ottawa Street in a manner consistent with the City Charter; and

WHEREAS, the Mayor and his staff have reviewed the Board's proposal and recommend that the City Council approve of the Board's proposal;

NOW, THEREFORE, IT IS AGREED:

1. The Board's annual payment of a return on equity to the City for the next ten (10) years commencing on July 1, 1992 shall be 4.0 percent of net billed retail sales from its water, steam heat, and electric utilities for the preceding 12 month period ending May 31 of each year. Subject to the provisions of Act 94 Public Acts of 1933, as amended, and the Board's various bond covenants this amount shall be payable to the City no later than June 30th of each year.
2. In addition to any sums mentioned in paragraphs 1 and 2 of this Agreement the Board shall pay to the City the total sum of \$1,850,000.00 as consideration for a quitclaim deed from the City for the parcel at 123 West Ottawa Street. The quitclaim deed shall be in a form consistent with the 1978 City Charter and the parcel shall be held by the Board for its purposes. The sum of \$1,850,000.00 shall be payable as follows:
 - a. \$1,600,000 shall be paid to the City by the Board no later than June 30, 1992; and
 - b. \$250,000 shall be payable to the City by the Board no later than July 15, 1992.

3. The initial payment of 4.0 percent of the net billed retail sales from the Board's water, steam heat and electric utilities shall be made to the City no later than June 30, 1993, and this initial payment shall be in addition to the sum of \$250,000 which shall be paid to the City no later than July 15, 1992.
4. The City shall convey to the Board by quitclaim deed the parcel at 123 West Ottawa Street no later than June 30, 1992 in a manner consistent with the 1978 City Charter and the parcel shall be held by the Board for its purposes.
5. This Agreement shall automatically terminate on June 30, 2002, unless extended in writing by the Commissioners of the Board and the City Council of the City of Lansing.
6. This Agreement contains the entire Agreement and any terms, conditions or provisions not contained in this Agreement are not binding on either party.
7. This Agreement, or any of its terms or provisions, shall not be waived, modified or otherwise altered unless in writing and executed by both parties to this Agreement.

IN WITNESS WHEREOF the parties have signed this Agreement on the date first above written.

WITNESS:

Thomas R. Kagan
Cassidy L. Hartnett

CITY OF LANSING

By: *Terry J. McKee*
Terry J. McKee, Mayor

By: *James D. Black*
for James D. Black, City Clerk

WITNESS:

Beverly A. Bishop
Rosemary Sullivan

Approved as to form only:

Alvan P. Knot
Alvan P. Knot
City Attorney

BOARD OF WATER & LIGHT

By: Joseph Pandey, Jr.
Joseph Pandey, Jr.,
Director & General Manager
By: Mary E. Silva
Mary E. Silva,
Corporate Secretary

I hereby certify as to the availability of funds in Account
none required.

Stephen W. Duarte
for STEPHEN W. DUARTE
City Controller

APPROVED AS TO FORM
Laurence F. White
BOARD OF WATER & LIGHT
LEGAL COUNSEL

Resolution No. 92-8-2

ADMINISTRATIVE

WHEREAS, at the regular meeting of June 16, 1992, the Board adopted a resolution authorizing the General Manager and Corporate Secretary to enter into a Return on Equity Agreement with the City of Lansing subject to confirmation by a majority vote of the Board of Commissioners at the next regularly scheduled Board meeting, be it

RESOLVED, That the Agreement between the City of Lansing and the Board of Water and Light, dated June 30, 1992, governing the transfer of a parcel located at 123 W. Ottawa Street and a Return on Equity payment is hereby ratified, confirmed, and approved.

Recommended by Mary E. Sova 8/6/92
Mary E. Sova, Secretary Date

Approved by: Joe Pandey 8/11/92
Joseph Pandey, Jr., General Manager Date

Date Resolved by Board Action: August 25, 1992

**AMENDMENT NO. 1 TO AGREEMENT
BETWEEN THE CITY OF LANSING AND
THE BOARD OF WATER AND LIGHT**

This Amendment No. 1 is entered into as of this 17th day of December by and between the City of Lansing, 124 W. Michigan Avenue, Lansing, Michigan 48933, hereinafter referred to as "City", and the Board of Water and Light, 1232 Haco Drive, Lansing, Michigan 48912, hereinafter referred to as the "Board".

STATEMENT OF PURPOSE

The Parties have entered into an agreement (Agreement) dated June 30, 1992 which is set to expire June 30, 2002, a copy of which is attached as Exhibit A; and

Except as modified by this Amendment No. 1, the Parties desire to extend the terms and provisions of the Agreement (both this Amendment No. 1 and the Agreement are hereinafter referred to as Agreement); and

The Parties acknowledge that ownership of a utility entitles the City to receive certain benefits associated with that ownership; and

The Parties also acknowledge that it is generally accepted practice in the municipal utility industry for municipal utilities, being exempt from property taxes, to make payments to the state or local government.

AGREEMENT

The Parties therefore agree as follows:

- 1) The Board shall make an annual payment to the City for the next ten (10) years commencing on July 1, 2002, in the amount of 4.0 percent of its revenue from retail and wholesale sales of chilled water, electric, steam heat, and water utilities

for the preceding 12 month period ending May 31st of each year. Subject to the provisions of Act 94 Public Acts of 1933, as amended, and the Board's various bond covenants this amount shall be payable to the City no later than June 30th of each year.

- 2) In further consideration of this Agreement, the Board shall additionally pay to the City 4% of its wholesale sales for electricity and water for March-April-May of 2002; such payment will be made before June 30, 2002.
- 3) This Agreement shall automatically terminate on June 30, 2012, unless extended in writing by the Commissioners of the Board and the City Council of the City of Lansing.
- 4) This Agreement contains the entire Agreement and any terms, conditions or provisions not contained in this Agreement are not binding on either party.
- 5) This Agreement, or any of its terms or provisions, shall not be waived, modified or otherwise altered unless in writing and executed by both parties to this Agreement.
- 6) This Agreement shall inure to the benefit of the Parties.
- 7) Except as modified by this Amendment No. 1, the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF the parties have signed this Agreement on the date first above written.

WITNESS:

Linda M. Sanchez
William K. Miner

CITY OF LANSING

By: D. C. Hollister
David Hollister, Mayor

By: Steve Dougan
Steve Dougan, City Clerk

WITNESS:

Beverly A. Bishop
Rosemary Sullivan

BOARD OF WATER & LIGHT

By: Joseph M. Pandey, Jr.
Joseph Pandey, Jr.
Director and General Manager

By: Mary E. Sova
Mary E. Sova
Corporate Secretary

Approved as to form only:

James Schierka
James Schierka
City Attorney

I hereby certify that funds are available
Acct. No. none required
James Schierka
James Schierka, Principal Accountant
for City Controller

Approved as to form:

Lawrence H. Wilhite
Lawrence H. Wilhite
Board of Water & Light
Legal Counsel

(h:\bab\word\ip\city\city-bwlagnt-1a.doc)

**AMENDMENT NO. 2 TO AGREEMENT
BETWEEN THE CITY OF LANSING AND
THE BOARD OF WATER AND LIGHT**

This Amendment No. 2 is entered into as of this 30th day of June, 2012, by and between the City of Lansing, 124 W. Michigan Ave., Lansing, MI 48933, hereinafter referred to as "City", and the Board of Water and Light, 1232 Haco Drive, Lansing, Michigan 48912, hereinafter referred to as "Board".

STATEMENT OF PURPOSE

The Parties have entered into an agreement dated June 30, 1992, a copy of which is attached as **Exhibit A**; and

The Parties entered into Amendment No. 1 to the original agreement on December 17th, 2002, which is set to expire June 30, 2012, a copy of which is attached as **Exhibit B**; and

Except as modified by this Amendment No. 2, the parties desire to extend the terms and provisions of the Agreement (this Amendment No. 2, Amendment No. 1, and the original agreement are hereinafter referred to collectively as the "Agreement"); and

The parties acknowledge that ownership of a utility entitles the City to receive certain benefits associated with that ownership; and

The Parties acknowledge that it is generally accepted practice in the municipal utility industry for municipal utilities, being exempt from taxes, to make payments to the state or local government.

AGREEMENT

The Parties therefore agree as follows:

- 1) The Board shall make an annual payment to the City for five (5) years

commencing on July 1, 2012, in the amount of five (5.0%) percent of its revenue from retail and wholesale sales of chilled water, electric, steam heat, and water utilities for the preceding 12 month period ending May 31st of each year (the "Payment").

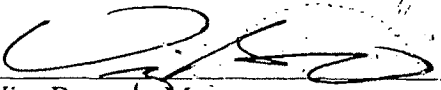
- 2) Subject to the provisions of Act 94 Public Acts of 1933, as amended, and the Board's various bond covenants, the Payment shall be payable to the City no later than June 30th of each year.
- 3) This Agreement shall automatically terminate on June 30, 2017, unless extended in writing by the Commissioners of the Board and the City Council of the City of Lansing.
- 4) This Agreement contains the entire Agreement and any terms, conditions or provisions not contained in this Agreement are not binding on either party.
- 5) This Agreement shall inure to the benefit of the Parties.

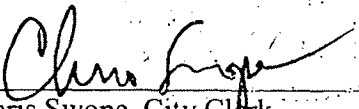
This Agreement, or any of its terms or provisions, shall not be waived, modified or otherwise altered unless in writing and executed by both parties to this agreement.

- 6) Except as modified in this Amendment No. 2, the original agreement and Amendment No. 2 shall remain in full force and effect. Nothing herein releases the Board from any payments it is obligated to make pursuant to the previously entered agreement and amendment.

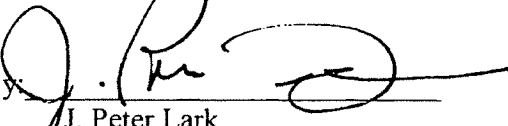
IN WITNESS WHEREOF the parties have signed this Agreement on the date first above written.

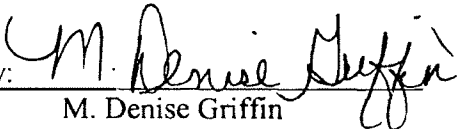
CITY OF LANSING

By: 
Virg Bernero, Mayor

By: 
Chris Swope, City Clerk

BOARD OF WATER AND LIGHT

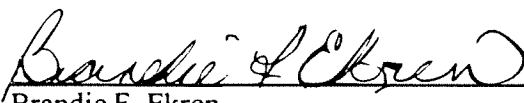
By: 
J. Peter Lark
Director and General Manager

By: 
M. Denise Griffin
Board Secretary

Approved as to form only:


City Attorney

Approved as to form:


Brandie F. Ekren
Board of Water and Light
Legal Counsel

**AMENDMENT NO. 3 TO AGREEMENT
BETWEEN THE CITY OF LANSING AND
THE BOARD OF WATER AND LIGHT**

This Amendment No. 3 ("Amendment #3") is entered into as of this 23rd day of December, 2013, by and between the City of Lansing, 124 W. Michigan Ave., Lansing, MI 48933, hereinafter referred to as "City", and the Board of Water and Light, 1232 Haco Drive, Lansing, Michigan 48912, hereinafter referred to as "Board".

STATEMENT OF PURPOSE

The Parties have entered into an agreement dated June 30, 1992, a copy of which is attached as **Exhibit A**; and

The Parties entered into Amendment No. 1 to the original agreement on December 17th, 2002, which was set to expire June 30, 2012, a copy of which is attached as **Exhibit B** ("Amendment #1"); and

The Parties entered into Amendment No. 2 to the original agreement on June 30, 2012, which was set to expire June 30, 2017, a copy of which is attached as **Exhibit C** ("Amendment #2"); and

Except as modified by this Amendment No. 3, the parties desire to extend the terms and provisions of the Agreement (this Amendment No. 3, Amendment No. 2, Amendment No. 1 and the original agreement are hereinafter referred to collectively as the "Agreement") by an additional year and increase the annual payment to the City for the remainder of the term; and

The parties acknowledge that ownership of a utility entitles the City to receive certain benefits associated with that ownership; and

The Parties acknowledge that it is generally accepted practice in the municipal utility industry for municipal utilities, being exempt from taxes, to make payments to the state or local government.

AGREEMENT

The Parties therefore agree as follows:

- 1) The term of Amendment No. 2, which is currently set to expire June 30, 2017, is extended to June 30, 2018.
- 2) The Board shall make payments to the City for the remaining five (5) years commencing on July 1, 2013, in the amount of six point one (6.1%) percent of its revenue from retail and wholesale sales of chilled water, electric, steam heat, and water utilities for the preceding 12 month period ending May 31st of each year (the "Payment").
- 3) Subject to the provisions of Act 94 Public Acts of 1933, as amended, and the Board's various bond covenants, the Payment shall be payable to the City in semi-annual installments due no later than thirty (30) days following each one-half (1/2) year this Agreement is in effect:

December 1 (estimated)
June 30 – to include reconciliation for entire fiscal year

The June 1 payment shall constitute the difference between the estimated payment for the first one-half (1/2) year and the actual calculated amount for the entire fiscal year.
- 4) This Agreement shall automatically terminate on June 30, 2018, unless extended in writing by the Commissioners of the Board and the City Council of the City of Lansing.

5) This Agreement contains the entire Agreement and any terms, conditions or provisions not contained in this Agreement are not binding on either party.

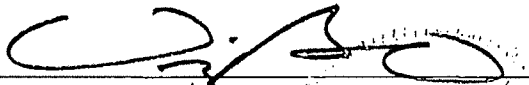
6) This Agreement shall inure to the benefit of the Parties.

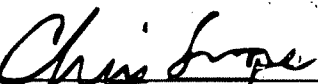
This Agreement, or any of its terms or provisions, shall not be waived, modified or otherwise altered unless in writing and executed by both parties to this agreement.

7) Except as modified in this Amendment No. 3, the original agreement and amendments shall remain in full force and effect. Nothing herein releases the Board from any payments it is obligated to make pursuant to the previously entered agreement and amendments.

IN WITNESS WHEREOF the parties have signed this Agreement on the date first above written.

CITY OF LANSING

By: 
Virg Bernero, Mayor

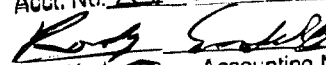
By: 
Chris Swope, City Clerk

Approved as to form only:

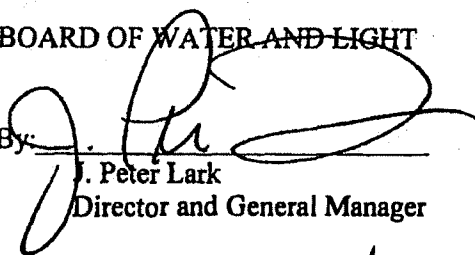

City Attorney

I hereby certify that funds are available

Acct. No. 101-674100


Tom Korkos Accounting Manager

BOARD OF WATER AND LIGHT

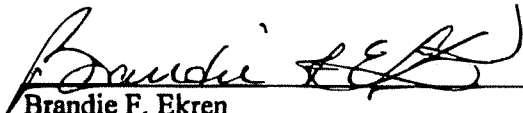
By: 

J. Peter Lark
Director and General Manager

By: 

M. Denise Griffin
Board Secretary

Approved as to form only:



Brandie F. Ekren
Board of Water and Light Legal Counsel

**AMENDMENT NO. 4 TO AGREEMENT
BETWEEN THE CITY OF LANSING AND
THE BOARD OF WATER AND LIGHT**

This Amendment No. 4 ("Amendment No. 4") is entered into as of this 1ST day of JULY, 2018 by and between the City of Lansing, 124 W. Michigan Ave., Lansing, MI 48933, hereinafter referred to as "City", and the Board of Water and Light, 1232 Haco Drive, Lansing, Michigan 48912, hereinafter referred to as "Board".

STATEMENT OF PURPOSE

- A. The Parties entered into an original agreement, dated June 30, 1992, a copy of which is attached as **Exhibit A**.
- B. The Parties extended the original agreement by Amendment No. 1, dated December 17th, 2002, which expired June 30, 2012; by Amendment No. 2, dated June 30, 2012, which expired June 30, 2017; and by Amendment No. 3, dated December 23, 2013, which is set to expire June 30, 2018. A copy of Amendment No. 3 is attached as **Exhibit B**.
- C. As modified by this Amendment No. 4, the Parties desire to extend the terms and provisions of the original agreement, as extended and modified by Amendments No. 1, No. 2, and No. 3, by this Amendment No. 4 (collectively "this Agreement") through June 30, 2020 to and continue the annual 6.1% Payment to the City for the remainder of this term.
- D. The Parties acknowledge that ownership of a utility entitles the City to receive certain benefits associated with that ownership, and that it is generally acceptable practice in

the municipal utility industry for municipal utilities, being exempt from taxes, to make payments to the state or local government.

AGREEMENT

The Parties, therefore, in acknowledgement and reliance on the Statement of Purpose and in consideration of the mutual covenants herein contained, agree as follows:

- 1) The term of Amendment No. 3, which is currently set to expire June 30, 2018, is extended to June 30, 2020.
- 2) The Board shall extend its payments to the City, under this Agreement, commencing on July 1, 2018 through June 30, 2020, in the continued amount equal to six point one (6.1%) percent of its revenue from retail and wholesale sales of chilled water, electric, steam heat, and water utilities for the proceeding 12 month period ending May 31st of each year (the "Payment").
- 3) Subject to the provisions of Act 94 Public Acts of 1933, as amended, and the Board's various bond covenants, the Payment shall be payable to the City in semi-annual installments due no later than thirty (30) days following each one/half (1/2) year that this Agreement is in effect as follows:

First ½ year – June 1 to December 1 of each Payment year – to be an estimated payment;

Second ½ year – December 2 to May 31 of each Payment year – to include reconciliation payment for entire fiscal year.

The May 31 payment date calculation shall constitute the difference between the estimated payment for the first one-half (1/2) year and the actual calculated amount for the entire fiscal year.

- 4) This Agreement shall automatically terminate on June 30, 2020, unless extended in writing by the Commissioners of the Board and the City Council of the City of Lansing.
- 5) This Agreement contains the entire agreement and any terms, conditions or provisions not contained in this Agreement are not binding on either party.
- 6) This Agreement shall inure the benefit of the Parties. This Agreement, or any of its terms or provisions, shall not be waived, modified or otherwise altered unless in writing and executed by both parties to this Agreement.
- 7) Except as modified in this Amendment No. 4, the original agreement and Amendments No. 1, No. 2 and No. 3 shall remain in full force and effect. Nothing herein releases the Board from any payments it is obligated to make pursuant to the previously entered original agreement and Amendments No. 1, No. 2 and No. 3.

IN WITNESS WHEREOF the parties have signed this Agreement on the date first above written.

CITY OF LANSING

By: _____

Andy Schor, Mayor

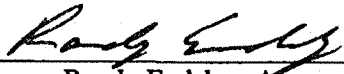
By: _____

Chris Swope, City Clerk

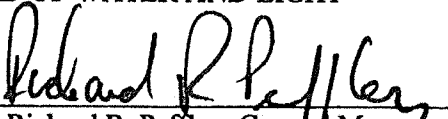
Approved as to form only:

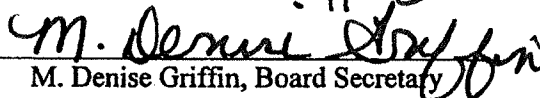

James D. Smerka, City Attorney

I hereby certify that funds are available

Acct. No. N/A

Randy Endsley, Accounting Manager

BOARD OF WATER AND LIGHT

By: 
Richard R. Peffley, General Manager

By: 
M. Denise Griffin, Board Secretary

Approved as to form only:

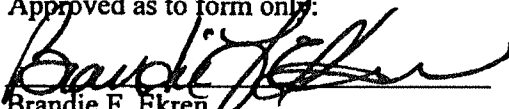

Brandie F. Ekren
Board of Water and Light Legal Counsel

EXHIBIT F

AMENDMENT NO. 5 TO AGREEMENT BETWEEN THE CITY OF LANSING AND THE BOARD OF WATER AND LIGHT

This Amendment No. 5 is entered as of this 1st day of July, 2020, by and between the City of Lansing, 124 W. Michigan Ave., Lansing, MI 48933, hereinafter referred to as "City", and the Board of Water and Light, 1201 South Washington Ave., Lansing, Michigan 48910, hereinafter referred to as "Board". The City and the Board are each a "Party" and, collectively are the "Parties".

STATEMENT OF PURPOSE

- A. The Parties entered into an Agreement dated June 30, 1992 (the "Agreement"), a copy of which is attached as **Exhibit A**; and
- B. The Parties entered into Amendment No. 1 to the Agreement on December 17th, 2001, which expired June 30, 2012, a copy of which is attached as **Exhibit B**; and
- C. The Parties entered into Amendment No. 2 to the Agreement on June 30, 2012, which expired June 30, 2017, a copy of which is attached as **Exhibit C**;
- D. The Parties entered into Amendment No. 3 to the Agreement on December 23, 2013, which increased the Board's annual payment to the City to 6.1% of its revenue from retail and wholesale sales of chilled water, electric, steam, heat and water utilities for the preceding 12 months period ending May 31st of each year (the "Payment"). A copy of Amendment No. 3 is attached as **Exhibit D**, and
- E. Amendment No. 3 also extended the term of the Agreement for an additional year beyond that provided for in Amendment No.2, such that the Agreement expired June 30, 2018, unless extended in writing by the Board of Commissioners and the City Council of Lansing.
- F. The Parties entered into Amendment No. 4 to the Agreement on July 1, 2018. Amendment No. 4 extended the terms and provisions of the Agreement by an additional two years such that the Agreement expires June 20, 2020, unless extended in writing by the Commissioners of the Board and the City Council of Lansing. A copy of Amendment No. 4 is attached as **Exhibit E**.

Including as modified by this Amendment No. 5, and by the prior Amendments No.s 1 – 4, the Parties desire to extend the terms and provisions of the Agreement by an additional two (2) years. Further, the Parties agree that the Board will pay to the City a fixed dollar amount for each of the Fiscal Years 2020, 2021, and 2022 as follows: FY2020 \$23,100,000: FY2021 \$25,000,000: and FY2022 \$25,000,000.

In addition to the amounts described in the preceding paragraph, for each of FY2021 and FY2022, the Board shall pay to the City an amount determined as follows:

(the Board's revenue from retail and wholesale sales of chilled water, electric, steam, heat and water utilities for the preceding 12 months period ending May 31st minus \$409,836,066) multiplied by 3%.

For purposes of illustration only:

In FY 2021, the Board will pay to the City \$25,000,000.

In addition, assuming the Board's revenues for the prior year ending May 2021 are \$420,000,000, the additional revenue calculation payable to the City would be:

$$\$420,000,000 - \$409,836,066 = \$10,163,934.$$

$$\$10,163,934 \times 3\% = \$304,918 \text{ payable to the city, in addition to } \$25,000,000.$$

If this calculation results in a negative number or zero (0), no additional payment will be required.

AGREEMENT

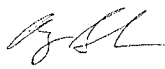
The Parties therefore agree as follows:

- 1) The terms of the Agreement are extended by an additional two years, such that the Agreement shall automatically terminate on June 30, 2022, unless extended further by the Commissioners of the Board and the City Council of Lansing.
- 2) The Agreement as amended contains the entire Agreement and any terms, conditions or provisions not contained in this Agreement as amended are not binding on either Party.
- 3) This Agreement shall inure to the benefit of the Parties to the Agreement.
- 4) This Agreement, or any of its terms or provisions, shall not be waived, modified or otherwise altered except as agreed in writing and executed by both Parties.
- 5) Except as modified in this Amendment No. 5, the Agreement shall remain in full force and effect. Nothing herein releases the Board from any payments it is obligated to make pursuant to the previous amendments to the Agreement.

[Signature page follows]

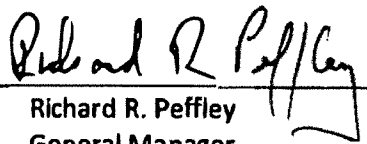
IN WITNESS WHEREOF the parties have signed this Amendment No. 5, and it shall become effective on the date first above written.

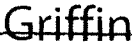
CITY OF LANSING

By: 
Andy Schor, Mayor

By: 
for Chris Swope, City Clerk

BOARD OF WATER AND LIGHT

By: 
Richard R. Peffley
General Manager

M. Denise
By: 
M. Denise Griffin
Corporate Secretary

Digitally signed by M. Denise Griffin
DN: cn=M. Denise Griffin, o=Lansing
Board of Water and Light, ou,
email=MDenise.Griffin@lwl.com,
c=US
Date: 2020.07.23 15:02:05 -04'00'

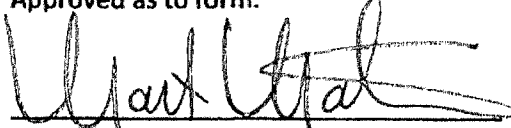
Approved as to form only:


City Attorney

Number P20608

076492.000026 4822-8219-0010.3

Approved as to form:


Board of Water and Light
Legal Counsel

Resolution #2022-###

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Compliance Officer has determined that the building located at 5017 HUGHES RD., Parcel # 33-01-01-32-353-201 legally described as S 54.8 FT OF W 1/3 LOT 11 BLOCK 92 ORIG PLAT., City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on April 11, 2016; and

WHEREAS, a hearing was held by the Lansing Demolition Board on March 24, 2022, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by May 24, 2022; and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on _____ 2022, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 5017 Hughes Road, as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 30 days from the date of this resolution, _____ 2022.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. D2022-002
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Matter of the building/structure at **5017 HUGHES RD.**, which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: **March 24, 2022** Hearing Officers: **DAVE MUYLLE, JOSEPH VITALE**
2. Scott Sanford, Code Compliance MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, specifically (see attached)
5. ☒ The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. ☐ The building/structure has been substantially destroyed by ☐ fire ☐ wind ☐ flood
☒ other:
7. The state equalized value of the building/structure is **\$30,300.00**
8. The cost to repair the building or structure to make it safe is **\$74,991.105**
9. The real estate is described as follows:

Parcel Number: 33 01 01 32 353 201

**S 54.8 FT OF W 1/3 LOT 11 BLOCK 92 ORIG PLAT
City of Lansing**

IT IS ORDERED THAT:

10. ☐ The matter is closed.
- ☒ The building/structure shall be made safe or demolished on or before May 24 2022
- ☐ The case be tabled until _____.
- ☐ The building or structure shall be demolished on or before _____ if not made safe as ordered herein.
- ☐ (If finding #5 is made) The exterior of the building shall be maintained, including
☐ lawns, trees and shrubs ☐ paint on structure ☐ other _____ on or before _____.

3/24/22
Date

David L Muelle
Hearing Officer



Mayor Virg Bernero

Lansing Fire Department

Fire Marshal's Office

Code Enforcement Section

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: 04/11/2016

Unsafe and Dangerous Correction Notice

Inspection Type: Safety
Inspection Date: 04/11/2016
Compliance Due Date: 05/11/2016

BORGMAN ROGER
5818 STINE RD
OLIVET, MI 49076

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 5017 HUGHES RD
Parcel No: 33-01-01-32-353-201

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 108 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

07 April 2016: At 3:00pm, a safety inspection was conducted with the permission & in the presence of the owner, Roger Borgman. All noted housing code violations to be corrected, any trades permits issued/approved & a re-inspection from this office before occupancy can occur. The following housing code violations were noted:

AREA: Basement

Sec 704.2 Lack of a minimum 5 year battery operated smoke detector in the basement.

Sec 603.1 The furnace has been installed without the benefit of a mechanical permit, a licensed mechanical contractor to conduct the work, & final inspection/approval from the City of Lansing Building Safety Office.

Sec 605.1 Electrical wiring & work has been conducted throughout the basement. An electrical permit is required for the work, a licensed electrical contractor to conduct the work, & final inspection/approval from the City of Lansing Building Safety Office.

Sec 504.1 The installation of the electric water heater, sump pump, soil waste, water distribution & laundry stand pipe requires a plumbing permit, a licensed plumbing contractor to conduct the work, & final inspection/approval from the City of Lansing Building Safety Office.

Sec 305.4 Carpet at stairway is loose - deteriorated - damaged.

Sec 305.2 Six (6) first floor joist have been altered/repaired. These joist to be brought to code with the benefit of a building permit & inspection/approval from the City of Lansing Building Safety Office.

AREA: Exterior

Sec 304.7 The roof to the house has been re-done without the benefit of a building permit & inspection. This work requires a building permit with final inspection/approval from the City of Lansing Building Safety Office.

Other exterior work not noted on this safety letter could be conducted at a later date - i.e.- garage door, rear garage window & garage siding.

AREA: First Floor

Sec 704.2 Lack of a minimum 5 year battery operated smoke detector at the first floor.

703.1 Window has been installed at the shared wall of the garage & kitchen - remove immediately!

Sec 504.1 The plumbing work for the kitchen sink & the bathroom require a plumbing permit, a licensed plumbing contractor to conduct the work, & final inspection/approval from the City of Lansing Building Safety Office.

AREA: Garage

Sec 304.7 Deteriorated roof wood members, roof sheathing & roof covering at the garage. This work may require a building permit with final inspection/approval from the City of Lansing Building Safety Office.

AREA: Second Floor

Sec 704.2 Lack of a minimum 5 year battery operated smoke detector at the second floor.

Sec 404.4.5 Sleeping rooms in attic do not meet code. Ceiling height is less than 7' and/or lacks an appropriate window or exterior door approved for emergency egress or rescue which is operable from the inside to provide a full clear opening without the use of separate tools. (Existing egress or rescue windows must have a minimum net clear opening of five square feet, with a minimum net clear opening height dimension of twenty-two inches and a maximum sill height of forty-eight inches.) The use of this area as a sleeping room must be authorized by the Building Board of Appeals.

This dwelling has been declared an UNSAFE STRUCTURE as defined in section 108 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - DO NOT ENTER, UNSAFE TO OCCUPY. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction. Violation with **Fines: \$500 per day for each violation.**

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 7620 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Greg Scrimger

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Taxpayer of Record: BORGMAN ROGER, 5818 STINE RD, OLIVET, MI 49076

CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. D2022-002
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Matter of the building/structure at 5017 HUGHES RD., which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: March 24, 2022 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE
2. Scott Sanford, Code Compliance MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, specifically (see attached)
5. ☒ The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. ☐ The building/structure has been substantially destroyed by ☐ fire ☐ wind ☐ flood
☒ other:
7. The state equalized value of the building/structure is \$30,300.00
8. The cost to repair the building or structure to make it safe is \$74,991.105
9. The real estate is described as follows:

Parcel Number: 33 01 01 32 353 201

S 54.8 FT OF W 1/3 LOT 11 BLOCK 92 ORIG PLAT
City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.
- ☒ The building/structure shall be made safe or demolished on or before May 24 2022
- ☐ The case be tabled until _____.
- ☐ The building or structure shall be demolished on or before _____ if not made safe as ordered herein.
- ☐ (If finding #5 is made) The exterior of the building shall be maintained, including
☐ lawns, trees and shrubs ☐ paint on structure ☐ other _____ on or before _____.

3/24/22
Date

David L Muelle
Hearing Officer

Resolution #2022-###

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 5017 HUGHES RD., Parcel # 33-01-01-32-353-201, legally described as: S 54.8 FT OF W 1/3 LOT 11 BLOCK 92 ORIG PLAT, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on April 11, 2016 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on March 24, 2022, the Lansing Demolition Board held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by May 24, 2022; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe;

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, _____, 2022 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 5017 Hughes Road, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Compliance Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

Resolution #2022-###

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Compliance Officer has determined that the building located at 5019 PLEASANT GROVE RD., Parcel # 33-01-01-32-351-171 legally described as LOTS 7, 8 & 9 PLEASANT GROVE SUB., City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on February 15, 2019; and

WHEREAS, a hearing was held by the Lansing Demolition Board on March 24, 2022, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by May 24, 2022; and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on _____ 2022, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 5017 Hughes Road, as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 30 days from the date of this resolution, _____ 2022.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

**CITY OF LANSING - DEMOLITION BOARD
REPORT FOR CITY COUNCIL
CASE OVERVIEW SHEET**

ADDRESS:	5019 PLEASANT GROVE RD.
PARCEL NUMBER:	33-01-01-32-351-171

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2022-004

LISTED TAXPAYER:	MERCADO, DAVID A & FELECIA Z
INTERESTED PARTIES:	MERCADO, DAVID A & FELECIA Z
SEV INFORMATION:	\$39,600.00
LAND VALUE:	\$20,796.00
BUILDING VALUE:	\$58,335.00
LOT SIZE:	120 X 131.4

HOUSING CODE VIOLATION LTR:	2/15/2019
ORIGINAL RED TAG DATE:	2/15/2019
ZONING:	"A" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$79,170.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 7, 8 & 9 PLEASANT GROVE SUB
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	
ORDER:	
REASON/CONDITIONS:	
HEARING OFFICER:	

CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	FURNACE & WATER HEATER 2019 APPROVED
PLUMBING:	N/A
DEMOLITION:	N/A

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	



Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: 02/17/2019

Unsafe and Dangerous Correction Notice

MERCADO DAVID A & FELECIA Z
5019 PLEASANT GROVE RD
LANSING, MI 48910-5005

Inspection Type: Safety
Inspection Date: 02/15/2019
Compliance Due Date: 03/17/2019

Warning:

Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)

Violation Location:	5019 PLEASANT GROVE RD
Parcel No:	33-01-01-32-351-171

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 108 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

At the request of LPD a Safety Inspection was performed on this Dwelling. Due to the amount of clutter and debris in the dwelling I was not able to do a complete inspection. Please contact Officer Meredith Johnson at 483-6849 to schedule a complete inspection; all corrections must be completed before any further occupancy of the dwelling will be allowed.

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction.

AREA: Exterior

Sec 605.1 Service entrance cable - raceway is not secured to structure.

Sec 304.15 Door jamb - door sill is deteriorated and/or damaged to the rear door.

Sec 304.2 Soffit and/or the fascia is deteriorated.

Sec 304.10 Steps are deteriorated - damaged - unstable - tipped and are not level.

INSPECTOR COMMENTS: At rear.

Section 304.6 Siding - trim is deteriorated - damaged - missing.

Section 304.13 Windows and/or trim around the windows are deteriorated and need to be repaired or replaced.

Sec 302.7 All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

AREA: Interior

Sec 603.1 Furnace is inoperable. Lack of heating facilities capable of maintaining a room temperature of sixty eight degrees Fahrenheit at a point three feet above the floor in all habitable rooms.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

Sec 504.3 Water heater shows signs of having been / is submerged in water / sewage. Have a licensed qualified contractor that is registered with the City of Lansing ensure safe and proper operation. Submit results in writing to the Code Compliance Office.

SEC 504.1 Temperature control dial is missing / damaged at water heater.

Sec 505.4 Discharge pipe from T.P. relief valve at water heater is improper length - missing - improper material - leaking.

Sec 504.1 Plumbing work has been done without a permit and inspection. Bring the plumbing up to code.

SEC 505.4 Hot water temperature at plumbing fixtures is less than requirements of the Plumbing Code.

Sec 308.1 Large accumulation of combustibles are stored throughout dwelling.

Sec 702.1 Lack of a safe, continuous and unobstructed path of travel from any point in a structure to the public way.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars. Note: All required smoke detectors shall have a minimum 5 year battery or be hardwired.

INSPECTOR COMMENTS: No smoke detectors throughout this dwelling.

Sec 605.1 Installation. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

Sec 604.3 Wiring is deteriorated and/or unsafe. Have a licensed contractor check the wiring, bring it up to code, and submit a copy of their report to our office.

Sec 605.1 Service panel lacks proper access. Maintain a three feet clearance in front of the service panel for emergency access.

INSPECTOR COMMENTS: *No access to service panel.*

Sec 305 Kitchen cabinet/countertop is deteriorated/damaged and/or loose from the wall.

Sec 305.3 Walls are deteriorated - damaged with holes - bowed - leaning.

Sec 305.3 Wall and/or ceiling covering is loose and hanging - deteriorated and/or damaged.

Sec 305.3 Water damaged drywall on the walls and ceilings throughout the structure.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

Sec 304.7 Roof decking and support posts are deteriorated - damaged - sagging - leaning.

Sec 505.2 Water supply lacks contamination protection by an approved atmospheric-type vacuum breaker or an approved hose connection vacuum breaker where hoses may be attached and left in place.

INSPECTOR COMMENTS: *Flexible shower head.*

This dwelling has been declared an UNSAFE STRUCTURE as defined in section 108 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - DO NOT ENTER, UNSAFE TO OCCUPY. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction. Violation with **Fines: \$500 per day for each violation.**

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 6849 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Meredith D Johnson Meredith.Johnson@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Taxpayer of Record: MERCADO DAVID A & FELECIA Z, 5019 PLEASANT GROVE RD, LANSING, MI 48910-5005

CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. D2022-0024
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Matter of the building/structure at 5019 PLEASANT GROVE RD., which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: March 24, 2022 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE
2. Scott Sanford, Code Compliance MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, specifically (see attached)
5. ☒ The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. ☐ The building/structure has been substantially destroyed by ☐ fire ☐ wind ☐ flood
☒ other:
7. The state equalized value of the building/structure is \$36,100.00
8. The cost to repair the building or structure to make it safe is \$79,170.00
9. The real estate is described as follows:

Parcel Number: 33 01 01 32 351 171

Lots 7, 8 & 9 PLEASANT GROVE SUB
City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.
☒ The building/structure shall be made safe or demolished on or before 5/24/2022
☐ The case be tabled until _____.
☐ The building or structure shall be demolished on or before _____ if not made safe as ordered herein.
☐ (If finding #5 is made) The exterior of the building shall be maintained, including
☐ lawns, trees and shrubs ☐ paint on structure ☐ other _____ on or before _____.

3/24/22
Date

David L Myller
Hearing Officer

Resolution #2022-###

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 5019 PLEASANT GROVE RD., Parcel # 33-01-01-32-351-171, legally described as: LOT 7,8 AND 9 PLEASANT GROVE SUB, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on February 15, 2019 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on March 24, 2022, the Lansing Demolition Board held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by May 24, 2022; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe;

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, _____, 2022 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 5019 Pleasant Grove Road, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Compliance Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

Resolution #2022-###

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Compliance Officer has determined that the building located at 3025 MALONEY ST., Parcel # 33-01-01-30-477-021 legally described as LOT 1 AVALON ACRES SUB REC L 20 P 3., City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on July 15, 2021; and

WHEREAS, a hearing was held by the Lansing Demolition Board on March 24, 2022, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by May 24, 2022; and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on _____ 2022, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 3025 Maloney Street, as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 30 days from the date of this resolution, _____ 2022.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

**CITY OF LANSING - DEMOLITION BOARD
REPORT FOR CITY COUNCIL
CASE OVERVIEW SHEET**

ADDRESS:	3025 MALONEY ST.
PARCEL NUMBER:	33-01-01-30-477-021

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2022-001

LISTED TAXPAYER:	SKOPEK, DAVID WAYNE
INTERESTED PARTIES:	SKOPEK, DAVID WAYNE
SEV INFORMATION:	\$52,500.00
LAND VALUE:	\$29,434.00
BUILDING VALUE:	\$75,508.00
LOT SIZE:	82.5 X 247.50

HOUSING CODE VIOLATION LTR:	7/15/2021
ORIGINAL RED TAG DATE:	7/15/2021
ZONING:	"A" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$89,900.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 1 AVALON SUB REC L 20 P 3
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	MARCH 24, 2022
ORDER:	MAKE SAFE OR DEMOLISH BY 5/24/2022
REASON/CONDITIONS:	UNSAFE
HEARING OFFICER:	DAVE MUYLLE

CURRENT CITY COUNCIL ACTIVITY

REQUEST FOR SHOW CAUSE SENT:	5/27/2022
SHOW CAUSE HEARING DATE:	
PUBLIC SAFETY COMMITTEE WILL REVIEW:	

CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

Resolution #2022-###

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 3025 MALONEY ST., Parcel # 33-01-01-30-477-021, legally described as: LOT 1 AVALON ACRES SUB REC L 20 P 3, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on July 15, 2021 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on March 24, 2022, the Lansing Demolition Board held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by May 24, 2022; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe;

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, _____, 2022 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 3025 Maloney Street, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Compliance Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

Resolution #2022-###

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

WHEREAS, the Mayor made the reappointments to various Boards as stated below:

Arts and Culture Commission:

Clara Martinez as the 1st Ward member for a term to expire on June 30, 2026

Board of Fire Commissioners:

Krishna Signh as an At-Large member for a term to expire June 30, 2026

Board of Zoning Appeals:

Marcie Alling as an At-Large member for a term to expire June 30, 2025

Christopher Iannuzzi as an At-Large member for a term to expire June 30, 2025

Mitchell Rice as an At-Large member for a term to expire June 30, 2025

Historic District Commission:

Carol Skillings as an At-Large member for a term to expire June 30, 2025

Human Relations and Community Services Advisory Board:

Ronald Embry as the 2nd Ward member for a term to expire June 30, 2026

Income Tax Board of Review:

Ken Salzman as an At-Large member for a term to expire June 30, 2026

Lansing Entertainment and Public Facilities Authority Board of Commissioners:

Cynthia Bowen as an At-Large member for a term to expire June 30, 2025

James Stajos as an At-Large member for a term to expire June 30, 2025

Michigan Avenue Corridor Improvement Authority Board of Directors:

Joseph Ruth as a member a term to expire June 30, 2026

Next Michigan Development Corporation Board:

Kris Nicholoff as an At-Large member for a term to expire April 15, 2023

Park Board:

Richard Kibbey as the 2nd Ward member for a term to expire June 30, 2026

Saginaw Street Corridor Improvement Authority Board of Directors:

James Houthoofd as a member for a term to expire June 30, 2025

WHEREAS, the Mayor's office has verified that the nominees have been vetted and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee of the Whole took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointments to various Boards as stated below:

Arts and Culture Commission:

Clara Martinez as the 1st Ward member for a term to expire on June 30, 2026

Board of Fire Commissioners:

Krishna Signh as an At-Large member for a term to expire June 30, 2026

Board of Zoning Appeals:

Marcie Alling as an At-Large member for a term to expire June 30, 2025

Christopher Iannuzzi as an At-Large member for a term to expire June 30, 2025

Mitchell Rice as an At-Large member for a term to expire June 30, 2025

Historic District Commission:

Carol Skillings as an At-Large member for a term to expire June 30, 2025

Human Relations and Community Services Advisory Board:

Ronald Embry as the 2nd Ward member for a term to expire June 30, 2026

Income Tax Board of Review:

Ken Salzman as an At-Large member for a term to expire June 30, 2026

Lansing Entertainment and Public Facilities Authority Board of Commissioners:

Cynthia Bowen as an At-Large member for a term to expire June 30, 2025

James Stajos as an At-Large member for a term to expire June 30, 2025

Michigan Avenue Corridor Improvement Authority Board of Directors:

Joseph Ruth as a member a term to expire June 30, 2026

Next Michigan Development Corporation Board:

Kris Nicholoff as an At-Large member for a term to expire April 15, 2023

Park Board:

Richard Kibbey as the 2nd Ward member for a term to expire June 30, 2026

Saginaw Street Corridor Improvement Authority Board of Directors:

James Houthoofd as a member for a term to expire June 30, 2025

BY THE COMMITTEE _____
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor has made the appointment of Robert Emerson as an At-Large member of the Income Tax Board of Review 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 _____ took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Robert Emerson as an At-Large member of the Income Tax Board of Review for a term to expire June 30, 2026.

Resolution #2022-###

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

WHEREAS, the Mayor has made the appointment of Peter Jones as an At-Large member of the Income Tax Board of Review 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 _____ took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Peter Jones as an At-Large member of the Income Tax Board of Review for a term to expire June 30, 2026.

BY THE COMMITTEE _____
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 _____ 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.

BY THE INTERGOVERNMENTAL RELATIONS COMMITTEE
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.

RESOLUTION #

**BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
CONFIRMATION OF SNOW AND ICE REMOVAL ASSESSMENT ROLL WINTER 2021-2022**

WHEREAS, pursuant to resolution **XXXXXX**, adopted by this Council, the City Council held a public hearing on **July 08, 2022**, regarding Assessment Roll **XXXXXX**, for the removal of snow and ice on public sidewalks adjacent to certain properties; and

WHEREAS, the cost incurred between December 1, 2021 and April 30, 2022, by the City totals \$19,207.00 ; and

WHEREAS, the Committee on City Operations met on **XXXXXX**, 2022 to review the public hearing findings and removed several properties from the assessment roll; and

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council hereby directs that special assessment roll number **XXXXXX** as returned by the City Assessor, be ratified and confirmed.

BE IT FINALLY RESOLVED, the Lansing City Council hereby directs the City Assessor notify the owners of properties affected by this roll in accordance with City Ordinance 1020.06.

PARCEL ID	SITE ADDRESS	COST
33010135127031	3728 STONELEIGH DR	\$289.00
33010133152061	3813 LOWCROFT AVE	\$289.00
33010133127052	3518 DAVIDSON DR	\$499.00
33010131205041	3627 WAINWRIGHT AVE	\$149.00
33010133154021	3842 WEGER PLACE	\$219.00
33010131154201	3617 ALPINE DR	\$219.00
33010130152001	2503 YORK RD	\$289.00
33010130152001	2503 YORK RD	\$289.00
33010129258061	1212 VICTOR AVE	\$149.00
33010129226161	1017 W MT HOPE AVE	\$219.00
33010129226161	1017 W MT HOPE AVE	\$149.00
33010129226161	1017 W MT HOPE AVE	\$149.00
33010129226141	1007 W MT HOPE AVE	\$149.00
33010133106001	3701 SCHLEE ST	\$359.00
33010130203131	2822 COOLEY DR	\$429.00
33010129101002	2121 W MT HOPE AVE	\$219.00
33010130378111	3222 SHETLAND RD	\$499.00
33010129258071	1208 VICTOR AVE	\$149.00
33010120486001	1017 SMITH AVE	\$429.00
33010117330091	1406 W WASHTENAW ST	\$219.00
33010128230032	2117 S CEDAR ST	\$499.00
33010120483011	1711 DELEVAN AVE	\$149.00
33010117452172	1300 W HILLSDALE ST	\$219.00
33010117332051	327 WEST ST	\$219.00
33010117332051	327 WEST ST	\$359.00
33010117330081	1408 W WASHTENAW ST	\$219.00

33010121380131	201 W BARNES AVE	\$359.00
33010117216151	1307 S GENESEE DR	\$289.00
33010115480041	419 REGENT ST	\$149.00
33010115480021	413 REGENT ST	\$149.00
33010115480181	537 REGENT ST	\$289.00
33010120152051	1915 MOORES RIVER DR	\$359.00
33010109377161	921 N CAPITOL AVE	\$219.00
33010109380201	833 N CAPITOL AVE	\$219.00
33010109380191	831 N CAPITOL AVE 1	\$219.00
33010109377171	927 N CAPITOL AVE	\$219.00
33010110328001	1220 E CESAR E. CHAVEZ AVE	\$499.00
33010109355011	923 N SYCAMORE ST	\$149.00
33010109352021	930 N SYCAMORE ST	\$149.00
33010109352031	928 N SYCAMORE ST	\$149.00
33010109355001	925 N SYCAMORE ST	\$359.00
33010109355001	925 N SYCAMORE ST	\$359.00
33010109355001	925 N SYCAMORE ST	\$289.00
33010109381021	820 N CAPITOL AVE	\$219.00
33010114352241	2010 E KALAMAZOO ST	\$149.00
33010114352221	400 S FAIRVIEW AVE	\$289.00
33010109180141	306 W WILLOW ST	\$289.00
33010108337001	1022 HAPEMAN ST	\$219.00
33010104477052	2119 N LARCH ST	\$219.00
33010108337011	1018 HAPEMAN ST	\$219.00
33010104477001	500 E THOMAS ST	\$219.00
33010104477001	500 E THOMAS ST	\$499.00
33010104378071	2211 TURNER ST	\$289.00
33010103353001	2128 N EAST ST	\$219.00
33010102451251	2933 TULANE DR	\$289.00
33010104378081	2227 TURNER ST	\$219.00
33010104176091	3002 TURNER ST	\$219.00
23500801481031	3931 TRUXTON LANE	\$219.00
33010114354181	400 S HAYFORD AVE	\$219.00
33010104379051	2201 TURNER ST	\$289.00
33010104177011	2916 TURNER ST	\$219.00
33010104276181	3131 N EAST ST	\$219.00
33010104277151	3023 N EAST ST	\$219.00
33010122255271	1200 BENSCH ST	\$359.00
33010110326481	1129 CAMP ST	\$149.00
33010109231024	N LARCH ST	\$359.00
33010108427041	645 W WILLOW ST	\$359.00
33010104328331	325 W RANDOLPH ST	\$219.00
33010104328251	2431 TURNER ST	\$359.00
33010109231103	1904 N LARCH ST	\$289.00
33010109377171	927 N CAPITOL AVE	\$219.00
33010109380191	831 N CAPITOL AVE 1	\$219.00
3301010437807A	2213 TURNER ST	\$289.00
		\$19,207.00

RESOLUTION #
BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

SNOW AND ICE REMOVAL ASSESSMENT ROLL WINTER 2021-2022

WHEREAS, pursuant to Chapter 1020.06, Snow and Ice, adopted by this Council, the City Assessor has completed the assessment roll for removal of snow and/or ice adjacent to certain properties within the City.

WHEREAS, the owners of these properties were given proper notice in accordance with Chapter 1020.06(c)(1) to remove the snow and/or ice from the public sidewalk adjacent to their property.

WHEREAS, the City incurred costs for the removal of snow and/or ice, which it is required to recover in accordance with Chapter 1020.06(c) (2).

WHEREAS, pursuant to Chapter 1020.06, the fees for those costs were adopted by Council.

WHEREAS, those costs incurred between December 1, 2021 and April 30, 2022, by the City total \$19,207.00.

NOW, THEREFORE, BE IT RESOLVED the Lansing City Council will hold a public hearing on [REDACTED] at 7:00 PM, in the Council Chambers, to review, prior to confirmation, said assessment roll; and

BE IT FURTHER RESOLVED, that the City Clerk shall give notice of hearings in special assessment proceedings to each owner of, or party in interest in, property to be assessed, whose name appears upon the last local tax assessment records, by first class mail addressed to such owner or party at the address shown on the tax records, at least ten days before the date of such hearing. Said notices shall include the time and place of the hearing; a description of the properties determined by the Director of Public Service to have violated Chapter 1020.06 which are contained in the special assessment roll; where the special assessment roll is on file with the City Clerk and may be examined at the City Clerk's office;

BE IT FURTHER RESOLVED, that any person aggrieved by the assessments as contained in the special assessment roll, or the necessity of the removal of snow and ice, may file a written objection thereto which must be delivered to the City Clerk prior to the close of the hearing, or the person may appear and protest the same at the public hearing in person or by his or her representative; that the appearance and protest or written protest in the manner described is required if the person desires to appeal the amount of the assessment to the Michigan Tax Tribunal;

BE IT FINALLY RESOLVED, that pursuant to the requirement of 1962 PA 162, as amended, a written appeal of the Special Assessment may be made to the Michigan Tax Tribunal, 611 West Ottawa St., P.O. Box 30232, Lansing, MI 48909; if filed within thirty days after confirmation of the special assessment roll and if the Special Assessment was protested at this hearing.

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING BROWNFIELD PLAN #81
NEOGEN EXPANSION BROWNFIELD REDEVELOPMENT PROJECT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #81 – NEOGEN Expansion Brownfield Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on **July 11, 2022**, and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on **July 11, 2022**, reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$71,500,000 million.
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on June 10, 2022, unanimously recommended approval of the Plan, for this Project; and

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly

considered the Plan, finds it is in compliance with the provisions of the Act and further finds:

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

BE IT FURTHER RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #81 – NEOGEN Expansion Brownfield Redevelopment Project'.

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
dave.vanhaaren@triterra.us
Phone: 517-853-2152

REVIEWED BY:

Lansing Brownfield Redevelopment Authority
1000 S. Washington Avenue, Suite 201
Lansing, Michigan 48910
Contact Person: Karl Dorshimer
karl@lansingcdc.com
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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- Attachment A: Legal Description of the Property
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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

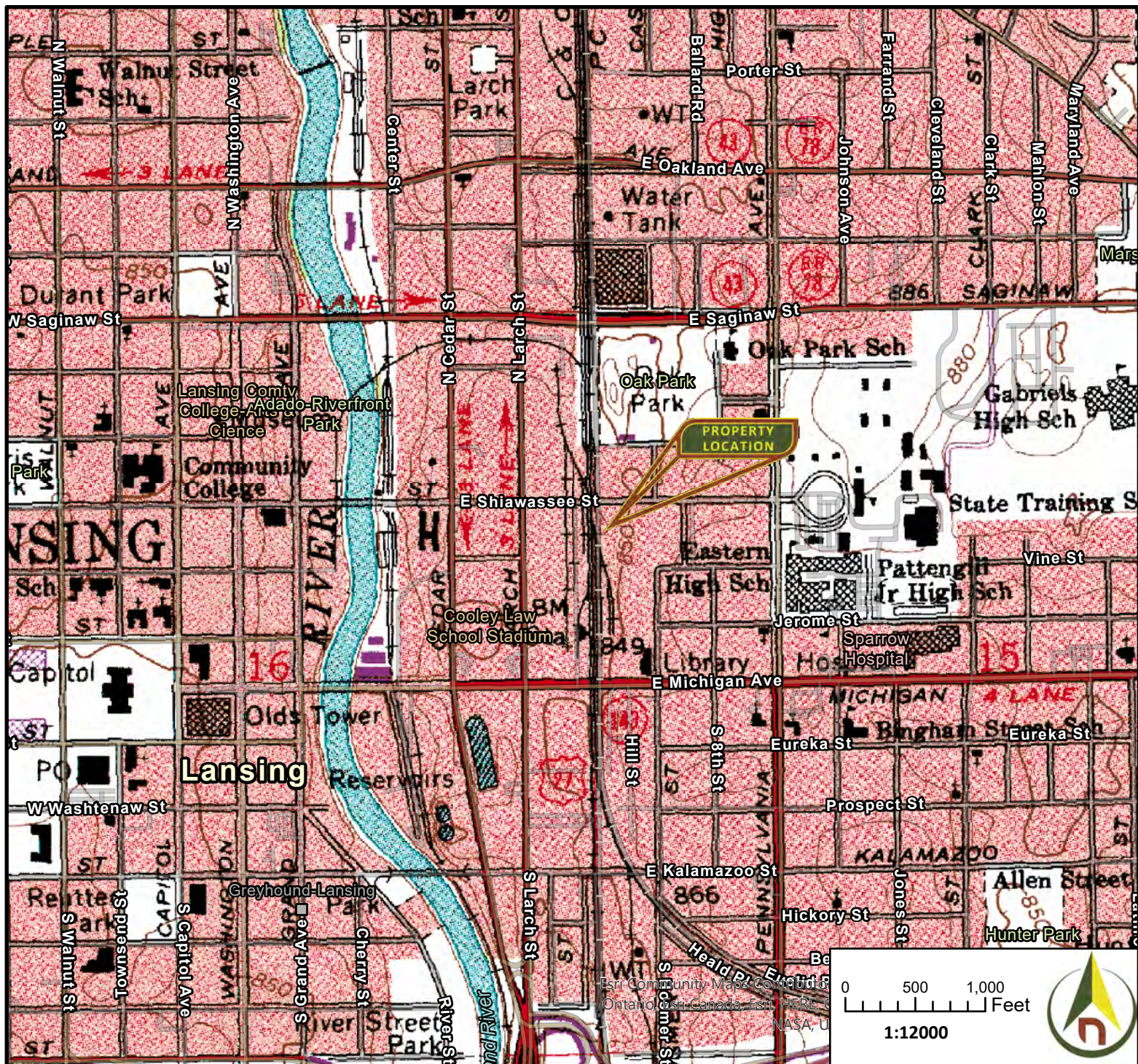
The LBRA and the Lansing City Council, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project described herein.

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

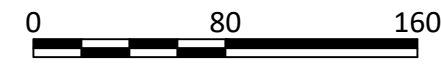
ELIGIBLE PROPERTY MAP

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

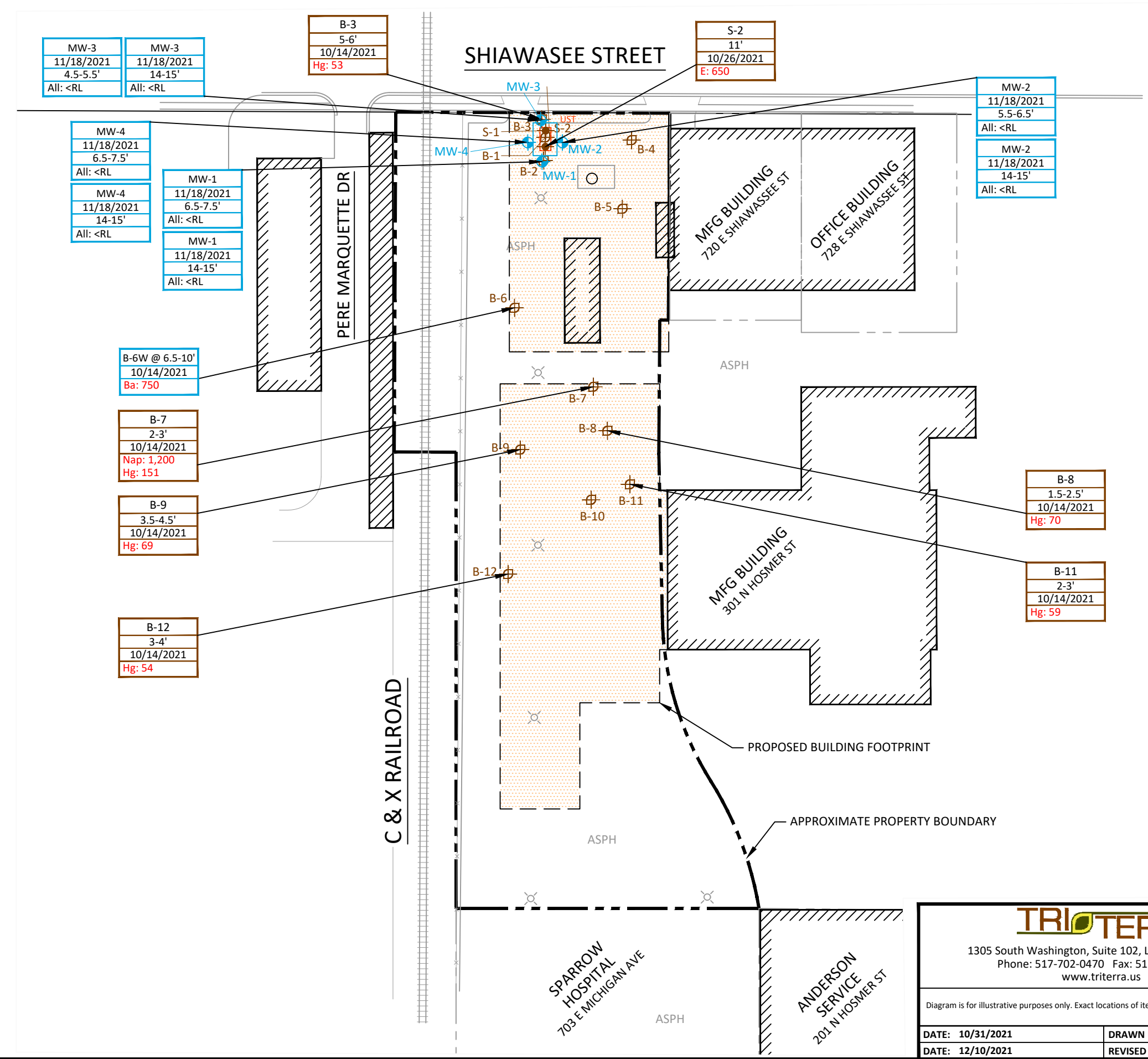
VOLATILES (VOCs)
E: Ethylbenzene
Nap: Naphthalene

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.



1305 South Washington, Suite 102, Lansing, MI 48910
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www.triterra.us

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 Local / State Annual Total Tax Capture	B Capture for State Brownfield Revolving Fund (SBRF)	C Capture for State and Local Taxing Units (10%) ("Pass-Through")	D Capture for BRA Administrative Fees and/or Local Brownfield Revolving Fund (10% of available Local TIR)	E = A-B-C-D Total State & Local TIR Available for Reimbursement to Developer	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		

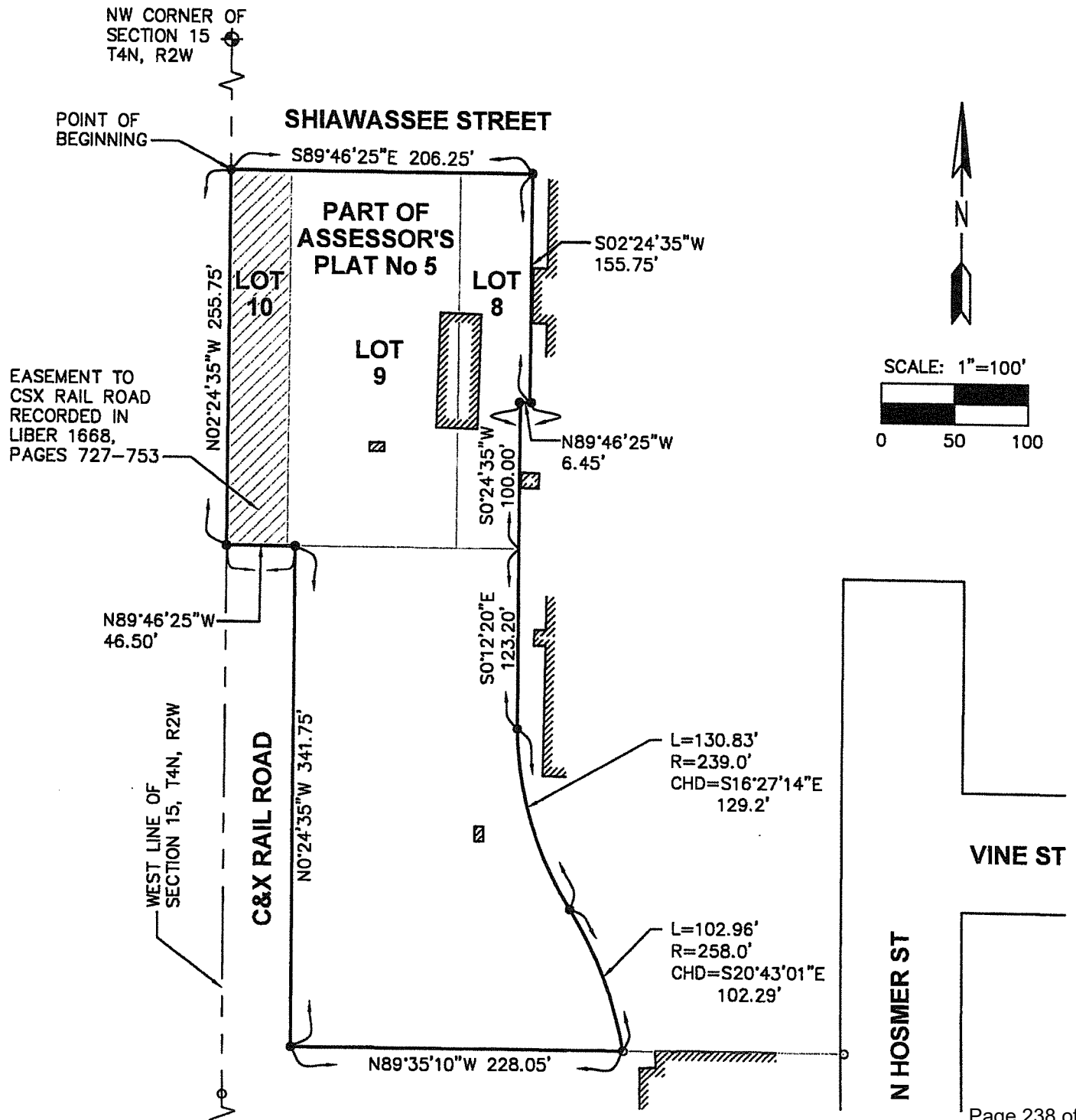
Attachment A

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"E 129.2 FEET, SOUTHEASTERLY 102.32 FEET ON 258 FOOT RADIUS CURVE TO RIGHT CHORD BEARING SOUTH 20°29'14"E 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
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 City of Lansing Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave. Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Brownfield Plan #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 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.

**Department of Economic
Development and Planning**
Brian McGrain, Director



Andy Schor, Mayor

Development Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4040 – FAX: 517.483.6036
www.lansingmi.gov/development

MEMORANDUM

TO: Mayor Schor

FROM: Barbara Kimmel, Development Manager

DATE: June 9, 2022

SUBJECT: Resolution for MEDC Small Business Support Grant

Attached please find the Resolution to accept the MEDC Small Business Support Grant of \$1,000,000 along with the Grant Information Form required by Council.

ED&P STAFF RECOMMEND FORWARDING THE RESOLUTION AND GRANT INFORMATION FORM TO THE CLERK FOR INCLUSION IN THE AGENDA FOR THE CITY COUNCIL MEETING SCHEDULED FOR MONDAY, JUNE 13, 2022.



LANSING CITY COUNCIL

GRANT INFORMATION FORM

(Required for all grant applications and acceptances)

REFERRAL DATE: 6.9.22

GRANT NAME: Michigan Economic Development Corporation Small Business Support Grant (CDBG-CV Funds)

DEPARTMENT: Development Office

CONTACT PERSON (INCLUDE EMAIL AND PHONE): Barbara Kimmel barb.kimmel@lansingmi.gov 517-483-4053

APPLICATION DATE: 6.9.22

AWARD DATE: Pending Council approval

GRANT CYCLE: Award Date through May 31, 2023

Check One: ☐ Annual ☒ One-Time

FUND AMOUNT: \$1,000,000 (Breakdown below should total this amount)

GOODS & SERVICES	\$0
PERSONNEL	\$150,000
CONSTRUCTION	<u>\$0.00</u>
LAND	\$0
OTHER (Small Business Support)	<u>\$ 850,000</u>

CITY MATCH (IF APPLICABLE): None required.

GRANT PAYS FOR: Administrative costs for City of Lansing Development Office, Administrative and personnel costs for Downtown Lansing Inc for Program Delivery, and grants to small businesses.

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

The purpose of the Small Business Assistance CARES program is to provide vital funding assistance, in the form of grants, in amounts ranging from \$10,000 to \$50,000 to support small businesses located within the Principal Shopping District A central business district that were greatly impacted by the COVID-19 pandemic. If awarded, selected businesses will receive reimbursement-based grant funds within 30 days of receiving copies of all receipts and a line-item budget breakdown of what eligible expenses were incurred.

Boundaries are:

North: Shiawasse Street

South: Lenawee Street

East: Pere Marquette (Including old Clara's site and the Courtyard Marriott)

West: East side of Capitol Avenue.

Eligible uses for grant funds will include

- payroll and other operating costs
- equipment and inventory costs
- expenses for technical assistance items for design and layout of interior and exterior space such as conceptual renderings of floor plans, merchandise layout, other interior and exterior design concepts
- training for business planning, accounting practices and systems, online sales, succession planning
- Expenses for outdoor and patio or retail pop-up sales space including seating, palates, hostess stands, outdoor signage, display racks, mobile point-of-sale systems, beer garden or other place-based outdoor activation that meet all requirements of the City of Lansing and are deemed acceptable by the MEDC
- Expenses for marketing, technology, operational changes such as shifting from dine-in to carry out, and point-of sale system, or inventory expenses for retail goods.

RESOLUTION #

**BY THE COMMITTEE ON WAYS AND MEANS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING**

Approval to Accept MEDC \$1,000,000 CDBG-CV Small Business Support Grant (CDBG-CV Funds)

WHEREAS, the Michigan Economic Development Corporation (MEDC) has awarded the City of Lansing \$1,000,000 in grant funds to be used over a 12-month period from 7.1.22 through 5.31.23 to assist small businesses within the Principal Shopping District A Central Business District that have been negatively impacted by the effects of COVID-19; and

WHEREAS, the MEDC desires timely implementation of grant activities and has requested the City to sign the grant agreement as soon as is practical; and

WHEREAS, there is no required match amount for this grant; and

WHEREAS, the MEDC Grant will provide funds for grants from \$10,000 to \$50,000 to approximately 20 qualifying businesses within the Principal Shopping District A who apply for funding and are approved to receive funding on a first-come, first-served basis while funding is available; and

WHEREAS, the City of Lansing will enter into a written agreement with Downtown Lansing Inc. to provide all services related to delivery of this program.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council approves the acceptance of the \$1,000,000 grant award by MEDC for the purpose of completing the activities funded through the FY23 MEDC Small Business Support Grant.

BE IT FINALLY RESOLVED that Andy Schor, Mayor of the City of Lansing, is authorized to accept the above-described award, and that upon receipt of the final grant agreement from MEDC, he shall be authorized to sign the contract and any necessary amendments or ancillary documents, and to establish new and separate accounts as required by HUD for this grant.

Andy Schor
Mayor



City Hall - 9th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
PH: 517.483.4141 – FAX: 517.483.6066
Lansing.Mayor@lansingmi.gov

Andy Schor, Mayor

OFFICE OF THE MAYOR
CITY OF LANSING, MICHIGAN

MEMORANDUM

To: Lansing City Council
From: Mark Lawrence
Date: June 9, 2022
Re: 2022 State of Michigan Revitalization and Placemaking (RAP) Grant Application

Councilmembers:

The City of Lansing has applied for more than \$19 million from the Michigan Economic Development Corporation's Revitalization and Placemaking (RAP) Grant Program.

The City of Lansing is seeking \$19,569,482 for the subgrant program. Of that total, \$17,790,439 is budgeted for subgrantee awards, and \$1,779,043 is budgeted for City of Lansing project management costs.

If awarded, funds will be distributed as follows:

1. The Ovation Center for Music and Arts: \$5,000,000
2. Atrium Development: \$5,000,000
3. Walter French Mixed-Use Rehabilitation: \$5,000,000
4. Ingham County Land Bank Row House Development: \$1,000,000
5. Middle Village Eats Incubator Kitchen: \$976,064
6. Reutter Park Activation: \$620,000
7. Lansing Center Balcony and Riverfront Activation: \$194,375

(cont...)

"Equal Opportunity Employer"



The City of Lansing's RAP application is a comprehensive effort to address the economic impacts that the region has experienced as a result of the pandemic. The projects selected represent a broad range of economic development opportunities. Each project was selected based on the current stage of development, acquisition of resources and funding, and project readiness. RAP grant dollars represent the "last dollar in" for each of the projects. The larger projects, including The Ovation Center, Atrium Development, Walter French Mixed-Use Development, and Ingham County Landbank Row House Development have seen significant increases in construction costs that have created an unexpected gap in their financing and equity requirements. The City of Lansing selected these projects out of a number of active developments because of the outsized impact the RAP dollars will have on the project completion.

The Ovation Center will create a destination in downtown Lansing while developing currently vacant space, creating a regional hub for artists, theater, and musicians, and bring to fruition a project over ten years in the making. The Atrium Development will serve as an anchor to downtown. Located on Washington Square, the transformational brownfield development will increase residency rates downtown, provide much-needed development along the riverfront, and spur growth of other businesses in the downtown to support the needs of its residents. The Walter French Mixed-Use Development will create affordable housing in a historic building along one of Lansing's busiest corridors. The development will support families with social services and provide space for other community nonprofits to better serve Lansing's citizens. The Ingham County Land Bank Row House Development will also provide access to affordable housing along Lansing's busy corridors connecting to the downtown district, while removing blighted and vacant properties. The smaller projects, including Middle Village Eats, the Reutter Park Activation, the Lansing Center Balcony and Riverfront Activation all create usable spaces that revitalize and activate the downtown area, support new and emerging small business owners, and positively impact surrounding businesses.

The Mayor believes that this package of projects is the best use of RAP funds and addresses the diverse needs of our community. Please let me know if you have any questions.



Resolution #2022-###

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

WHEREAS, in 2006 in an effort to promote economic development in qualifying communities, the Michigan Legislature passed Act 501 of the Public Acts of 2006, being Section 521a of the Michigan Liquor Control Code of 1998, being MCL 436.1521a, which established the criteria for Redevelopment Area Liquor Licenses; and

WHEREAS, through the provisions of Public Act 501 of 2006, as amended (“Act”) the Michigan Liquor Control Commission (LCC) may issue new public on-premises liquor licenses in addition to quota licenses in order to allow cities to enhance the quality of life for their residents and visitors to their communities; and

WHEREAS, The issuance of a Redevelopment Area Liquor License under Section 521a(1)(a) of the Act requires a proposed licensed premises to be located in a “Redevelopment Project Area”; and

WHEREAS, pursuant to the Act, the City of Lansing established the Red Cedar Redevelopment Project Area; and

WHEREAS, the City of Lansing received a request from The Old Bag of Nails Pub-Lansing, LLC (“Applicant”) regarding its intention to apply to the Michigan Liquor Control Commission for a New Class C Redevelopment Area Liquor License for its business located at 210 Cascade Blvd, Lansing MI, 48912 (“Proposed Licensed Premises”) which is located within the Red Cedar Redevelopment Project Area; and

WHEREAS, the Applicant has affirmed that the Proposed Licensed Premises meets the statutory requirements for a Redevelopment Area Liquor License under the Act including 1) that its business must be engaged in activities of dining, entertainment, or recreation and provide that activity not less than five (5) days per week, and 2) the licensed business must be open to the public not less than ten (10) hours per day, five (5) days per week; and

WHEREAS, the Committee on City Operations met on **[Insert Date]**, to review the request with affirmative action taken;

WHEREAS, the Applicant has been informed that licensure of the Proposed Licensed Premises will be subject to approval by the Michigan Liquor Control Commission.

NOW, THEREFORE, BE IT RESOLVED, that City Council recommends for the reasons stated above that the Michigan Liquor Control Commission consider the request from The Old Bag of Nails Pub-Lansing, LLC, for a New Class C License issued under the provisions of MCL 436.1521a(1)(a) for its business located at 210 Cascade Blvd Lansing, MI, 48912 within the Red Cedar Redevelopment Project Area.

BE IT FURTHER RESOLVED, the City Council directs the City Assessor to verify via an Affidavit 1) the total amount of investment in real and personal property within the Red Cedar Redevelopment Project Area of the City of Lansing during the preceding 3 years, and 2) the amount of investment money expended for manufacturing, industrial, residential, and commercial development within the Red Cedar Redevelopment Project Area of the City of Lansing during the preceding 3 years.

BE IT FINALLY RESOLVED, that the City Clerk forward a copy of this resolution to Hooked Community, LLC and the Michigan Liquor Control Commission.



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll-Free: 866-813-0011 - www.michigan.gov/lcc

Business ID: _____
Request ID: _____
(For MLCC Use Only)

On-Premises Retailer License & Permit Application (LCC-100a)

Part 1 - Applicant Information

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it is filed with the State of Michigan Corporation Division.

Applicant name(s): The Old Bag of Nails Pub - Lansing, LLC		
Address to be licensed: 210 Cascade Blvd.		
City: Lansing, MI	Zip Code: 48912	
City/township/village where license will be issued: Lansing		County: Ingham
Federal Employer Identification Number (FEIN): 87-3771818		

- | | |
|--|---|
| 1. Are you requesting a new license? | ☒ Yes ☐ No |
| 2. Are you applying ONLY for a new permit or permission? | ☐ Yes ☒ No |
| 3. Are you buying an existing license? | ☐ Yes ☒ No |
| 4. Are you transferring the classification of an existing on premises license? | ☐ Yes ☒ No |
| 5. Are you modifying the size of the licensed premises? | ☐ Yes ☒ No |
| If Yes, specify: ☐ Adding Space ☐ Dropping Space ☐ Redefining Licensed Premises | |
| 6. Are you transferring the location of an existing license? | ☐ Yes ☒ No |
| 7. Is this license being transferred as the result of a default or court action? | ☐ Yes ☒ No |
| 8. Do you intend to use this license actively? | ☒ Yes ☐ No |

Leave Blank - MLCC Use Only

Part 2 - License Transfer Information (If Applicable)

If transferring ownership of a license ONLY and not transferring the location of a license, fill out only the name of the current licensee(s)

Current licensee(s): N/A		
Current licensed address:		
City:	Zip Code:	
City/township/village where license is issued:		County:

Part 3 - Licenses, Permits, and Permissions

Applicants for on premises licenses, permits, and permissions (e.g. restaurants, hotels, bars, etc.) must complete the attached Schedule A and return it with this application. Transfer the fee calculations from the Schedule A to Part 4 below.

Part 4 - Inspection, License, and Permit Fees - Make checks payable to State of Michigan

Inspection Fees - Pursuant to MCL 436.1529(4) a nonrefundable inspection fee of \$70.00 shall be paid to the Commission by an applicant or licensee at the time of filing of a request for a new license or permit, a request to transfer ownership or location of a license, a request to increase or decrease the size of the licensed premises, or a request to add a bar. Requests for a new permit in conjunction with a request for a new license or transfer of an existing license do not require an additional inspection fee.

License and Permit Fees - Pursuant to MCL 436.1525(1), license and permit fees shall be paid to the Commission for a request for a new license or permit or to transfer ownership or location of an existing license.

Inspection Fees: 140. ⁰⁰	License & Permit Fees: @ Approval	TOTAL FEES: 140. ⁰⁰
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Schedule A - Licenses, Permits, & Permissions

Applicant name: _____

On-Premises License Type:	Base Fee:	Fee Code MLCC Use Only
New Transfer		
☐ B-Hotel License	\$600.00	
Number of guest rooms: _____		
☐ A-Hotel License	\$250.00	
Number of guest rooms: _____		
☒ Class C License	\$600.00	
☐ Tavern License	\$250.00	
☐ Resort License	Upon Licensure	
☒ DDA/Redevelopment License	Upon Licensure	
☐ Brewpub License	\$100.00	
☐ G-1 License	\$1,000.00	
☐ G-2 License	\$500.00	
☐ Aircraft License	\$600.00	
☐ Watercraft License	\$100.00	
☐ Train License	\$100.00	
☐ Continuing Care Retirement Center License	\$600.00	
☐ MCL 436.1545(1)(b)(i) ☐ MCL 436.1545(1)(b)(ii)		

B-Hotel or Class C Licenses Only:

☐ Additional Bar(s)
Number of Additional Bars: _____

B-Hotel or Class C licenses allow licensees to have one (1) bar within the licensed premises. A \$350.00 licensing fee is required for each additional bar over the one (1) bar initially issued with the license.

Licenses, permits, and permissions selected on this form will be investigated as part of your request. Please verify your information prior to submitting your application, as some licenses, permits, or permissions cannot be added to your request once the application has been sent out for investigation by the Enforcement Division.

Inspection, License, Permit, & Permission Fee Calculation

Number of Licenses: 2 x \$70.00 Inspection Fee

Total Inspection Fee(s): 140.00

Total License Fee(s): _____

Total Permit Fee(s): _____

TOTAL FEES DUE: 140.00

Please note that requests to transfer SDD licenses will require the payment of additional fees based on the seller's previous calendar year's sales. These fees will be determined prior to issuance of the license to the applicant.

Make checks payable to **State of Michigan**

On-Premises Permits:	Base Fee:	Fee Code MLCC Use Only
☒ Sunday Sales Permit (AM)*	\$160.00	
☒ Sunday Sales Permit (PM)**		
☐ Catering Permit	\$100.00	
☐ Social District Permit	\$250.00	
☐ Banquet Facility Permit - Complete Form LCC-200		
<i>A Banquet Facility Permit is an extension of the license at a different location. It may have its own permits and permissions. It is not a banquet room on the licensed premises.</i>		
☒ Outdoor Service	No charge	
☒ Dance Permit	No charge	
☒ Entertainment Permit	No charge	
☐ Extended Hours Permit:	No charge	
☐ Dance ☐ Entertainment Days/Hours: _____		
☐ Specific Purpose Permit:	No charge	
Activity requested: _____		
Days/Hours requested: _____		
☐ Living Quarters Permit	No charge	
☐ Topless Activity Permit	No charge	
☐ Off-Premises Storage	No charge	
☐ Direct Connection(s)	No charge	

Pursuant to MCL 436.1533, on-premises retailers may be issued a Specially Designated Merchant (SDM) license or a Specially Designated Distributor (SDD) license at the same location in conjunction with the on-premises license under certain circumstances.

Off-Premises License Type:	Base Fee:	Fee Code MLCC Use Only
New Transfer		
☒ SDM License	\$100.00	
☐ SDD License	\$150.00	
Off Premises Permits:	Base Fee:	
☐ SDD Sunday Sales Permit (PM)** For Spirit Products	\$22.50	
☐ SDM Sunday Sales Permit (PM)** For Mixed Spirit Drink Products	\$15.00	
☐ Motor Vehicle Fuel Pumps	No charge	

*Sunday Sales Permit (AM) allows the sale of spirits, mixed spirit drink, beer, and wine on Sunday mornings between 7:00am and 12:00 noon, if allowed by the local unit of government.

**Sunday Sales Permit (PM) allows the sale of spirits and mixed spirit drink on Sunday afternoons and evenings between 12:00 noon and 2:00am (Monday morning), if allowed by the local unit of government. No Sunday Sales Permit (PM) is required for the sale of beer and wine on Sunday after 12:00 noon. The Sunday Sales Permit (PM) fee is 15% of the fee for the license that allows the sale of spirits or mixed spirit drink. Additional bar fees and hotel room fees are also calculated as part of the permit fee. A separate Sunday Sales Permit (PM) is required for each license that will sell spirits or mixed spirit drink on Sunday after 12:00 noon.

Part 6 - Contact Information

Provide information on the contact person for this application. Please note that corporations and limited liability companies must provide documentation (e.g. meeting minutes, corporate resolution) authorizing anyone other than the applicant or an attorney of record to be the contact person. If an authorization is not provided, your contact person will not be acknowledged if they are anyone other than the applicant or attorney.

What is your preferred method of contact?				☐ Phone	☐ Mail	☒ Email	☐ Fax
What is your preferred method for receiving a Commission Order?				☐ Mail	☒ Email	☐ Fax	
Contact name: J. Patric Howe				Relationship: Attorney			
Mailing address: 280 N. Old Woodward Ave., Suite 12							
City: Birmingham				State: MI		Zip Code: 48009	
Phone: 248-385-3112		Fax number: 888-450-1682		Email: jphowe@jphowe.com			

Part 7 - Attorney Information (If You Have An Attorney Representing You For This Application)

Attorney name: J. Patrick Howe				Member Number: P- 68634			
Attorney address: 280 N. Old Woodward Ave., Suite 12, Birmingham, MI 48009							
Phone: 248-385-3112		Fax number: 888-450-1682		Email: jphowe@jphowe.com			
Would you prefer that we contact your attorney for all licensing matters related to this application?						☒ Yes	☐ No
Would you prefer any notices or closing packages be sent directly to your attorney?						☒ Yes	☐ No

Part 8 - Signature of Applicant

Be advised that the information contained in this application will only be used for this request. This section will need to be completed for each subsequent request you make with this office.

Notice: When purchasing a license, a buyer can be held liable for tax debts incurred by the previous owner. Prior to committing to the purchase of any license or establishment, the buyer should request a tax clearance certificate from the seller that indicates that all taxes have been paid up to the date of issuance. Obtaining sound professional assistance from an attorney or accountant can be helpful to identify and avoid any pitfalls and hidden liabilities when buying even a portion of a business. Sellers can make a request for the tax clearance certificate through the Michigan Department of Treasury.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. Approval of this application by the Michigan Liquor Control Commission does not waive any of these requirements. The licensee must obtain all other required state and local licenses, permits, and approvals for this business before using this license for the sale of alcoholic liquor on the licensed premises.

I certify that the information contained in this form is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. I also understand that providing **false** or **fraudulent** information is a violation of the Liquor Control Code pursuant to MCL 436.2003.

The person signing this form has demonstrated that they have authorization to do so and have attached appropriate documentation as proof.

J. Patrick Howe, Authorized Agent		5/13/22
Print Name of Applicant & Title	Signature of Applicant	Date

Please return this completed form along with corresponding documents and fees to:
Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Overnight deliveries: 2407 N. Grand River Avenue, Lansing, MI 48906
Fax to: 517-284-8557



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll-Free: 866-813-0011 - www.michigan.gov/lcc

Business ID: _____
Request ID: _____
(For MLCC Use Only)

New On-Premises Redevelopment or Development District License Questionnaire

Complete and submit this questionnaire along with a fully completed On-Premises Retailer License & Permit Application (LCC-100a) with the documents required to be submitted with that form and any other documents required as listed below.

Part 1 - Applicant Information

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it is filed with the State of Michigan Corporation Division.

Applicant name(s): The Old Bag of Nails Pub - Lansing, LLC		
Address to be licensed: 210 Cascade Blvd.		
City: Lansing, MI	Zip Code: 48912	
City/township/village where license will be issued: Lansing		County: Ingham
Contact Name: J. Patrick Howe	Phone: 248-385-3112	Email: jphowe@jphowe.com
Mailing address (if different from above): 1331 Walcutt Rd.		
City: Columbus, OH	Zip Code: 43228	

I am applying for the following on-premises redevelopment or development district license:

☒ **MCL 436.1521a(1)(a) - Redevelopment (RDA) License - Complete Parts 2a, 3, 4, & 5**

Select one: ☒ Class C ☐ B-Hotel ☐ Tavern ☐ A-Hotel

- The proposed licensed premises must be located in a redevelopment project area defined by the local governmental unit and the investment in the redevelopment project area must meet one (1) of following requirements:
 - Investment of not less than \$50 million in cities, townships, or villages having a population of 50,000 or more
 - Investment of not less than \$1 million per 1,000 people in cities, townships, or villages having a population of less than 50,000
- The licensed business must be engaged in activities related to dining, entertainment, or recreation and provide that activity not less than five (5) days per week
- The licensed business must be open to the public not less than ten (10) hours per day, five (5) days per week
- The initial enhanced license fee for a license issued under this section is \$20,000.00

☐ **MCL 436.1521a(1)(b) - Development District (DDA) License - Complete Parts 2b, 3, 4, & 5**

Select one: ☐ Class C ☐ B-Hotel ☐ Tavern ☐ A-Hotel

- The proposed licensed premises must be located in one of the development districts or areas listed in MCL 436.1521a(1)(b):
 - Tax Increment Finance Authority District Under Part 3 of Public Act 57 of 2018 (Formerly Public Act 450 of 1980)
 - Corridor Improvement Authority Act Development Area under Part 6 of Public Act 57 of 2018 (Formerly Public Act 280 of 2005)
 - Downtown Development Authority (DDA) District under Part 2 of Public Act 57 of 2018 (Formerly Public Act 197 of 1975)
 - Principal Shopping District under Public Act 120 of 1961
- The total investment in real and personal property within the development district or area shall not be less than \$200,000.00 over a period of the preceding five (5) years.
- The building may be new construction or the restoration or rehabilitation of an existing building.
- The building that will house the proposed licensed premises must have at least \$75,000.00 expended for new construction or the rehabilitation or restoration of the building over the preceding five (5) years or a commitment for a capital investment of at least \$75,000.00 in the building that must be expended before the license is issued.
- The licensed business must be engaged in activities related to dining, entertainment, or recreation.
- The licensed business must be open to the general public and have a seating capacity of not less than 25 persons.
- The initial enhanced license fee for a license issued under this section is \$20,000.00.

Please Note: Pursuant to MCL 436.1521a(8) a license issued under MCL 436.1521a cannot be transferred to another location and if the licensee goes out of business the license issued under MCL 436.1521a shall be surrendered by the licensee to the Commission and the Commission will terminate the license.

Part 2a - MCL 436.1521a(1)(a) - Redevelopment (RDA) License Required Documents

☒ Resolution from local governmental unit establishing the redevelopment project area
☒ Affidavit from the assessor, certified by the city, township, or village clerk, which states the following: • The amount of investment money expended for manufacturing, industrial, residential, and commercial development within the redevelopment project area during the preceding three (3) years (must specifically state start and end dates for the investment, i.e. January 1, 2013, to December 31, 2015). • Statement that the amount of commercial investment in the redevelopment project area constitutes not less than 25% of the total investment in real and personal property in the area.
☒ Legible map of the redevelopment project area which clearly labels all street names

Part 2b - MCL 436.1521a(1)(b) - Development District (DDA) License Required Documents

☐ Resolution from local governmental unit establishing the development district or area which specifically references the statute under which the area was established: • Part 3 of Public Act 57 of 2018 (Formerly Public Act 450 of 1980) for Tax Increment Finance Authorities • Part 6 of Public Act 57 of 2018 (Formerly Public Act 280 of 2005) for Corridor Improvement Authorities • Part 2 of Public Act 57 of 2018 (Formerly Public Act 197 of 1975) for Downtown Development Authorities • Public Act 120 of 1961 for Principal Shopping Districts
☐ Affidavit from the assessor, certified by the city, township, or village clerk, which states the following: • The total amount of public and private investment in real and personal property within the development district or area over a period of the preceding five (5) years (must specifically state start and end dates for the investment, i.e. January 1, 2011, to December 31, 2015).
☐ Legible map of the development district or area which clearly labels all street names

Part 3 - Available License Search

MCL 436.1521a(9) requires any person signing an application for an on-premises Redevelopment or Development District license to verify that he or she attempted to purchase any of the on-premises licenses that are in escrow that do not have a pending transfer on file with the MLCC within the county in which the applicant for the on-premises Redevelopment or Development District license proposes to operate.

You should not apply for an on-premises Redevelopment or Development District license if there is an available quota license in the local governmental unit in which the proposed licensed business will be located. You may verify the availability of quota licenses on the Commission's website using the [Local Government Quota search page](#).

☒ I verify that I have attempted to purchase any readily available on-premises escrowed licenses that do not have pending transfers on file with the MLCC in the county where the proposed licensed business will be located. • Applicant should provide a notarized affidavit outlining all attempts and responses (or lack thereof) to secure a readily available on-premises license. • Applicant should send certified letters of inquiry as to the availability of the license to each licensee at the address listed on the licensee listing report provided by the MLCC. • Applicant should submit copies of the letters sent, certified tags, signed certified return receipts, copies of any envelopes returned by the USPS, and copies of any correspondence received from the licensees. • Applicant should provide dates, the name of the person contacted, and a synopsis of the conversation if escrowed licensees are contacted by telephone. • Applicant should provide documentation regarding the fair market value of the license based on where the applicant will be located, if determinable, the size and scope of the proposed operation, and/or the existence of mandatory contractual restrictions or inclusion attached to the sale of the license when indicating to the MLCC that purchase of a license is not economically feasible or the license is not readily available.
☒ There are no readily available on-premises licenses in escrow in the county where the proposed licensed business will be located.
☒ There are no unissued, on-premises quota licenses readily available in the local governmental unit where the proposed licensed business will be located.

Part 4 - Local Governmental Approval

An applicant for a new on-premises Redevelopment or Development District license requires approval by the legislative body of the local governmental unit in which the licensed premises will be located. Applicants for a license in a city that has a population of 600,000 or more do not require local governmental approval. Please use the Local Governmental Unit Approval Form (LCC-106) or obtain a resolution from the local governmental unit that contains the same information required on the form. The form or a resolution from the city, village, or township must specifically state the applicant's legal name, if an individual person, or the corporate name of the business, the proposed licensed address, and contain a recommendation for the issuance of a license under one of the two following options:

- New Class C* license issued under the provisions of MCL 436.1521a(1)(a)
- New Class C* license issued under the provisions of MCL 436.1521a(1)(b)

**May substitute other license types such as Tavern, A-Hotel, or B-Hotel licenses*

Part 5 - Signature of Applicant

I certify that the information contained in this form is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. I also understand that providing **false** or **fraudulent** information is a violation of the Liquor Control Code pursuant to MCL 436.2003.

I certify that I understand that pursuant to MCL 436.1521a(8) a license issued under MCL 436.1521a cannot be transferred to another location and that if the licensee goes out of business the license issued under MCL 436.1521a shall be surrendered by the licensee to the Commission and the Commission will terminate the license.

J. Patrick Howe, Authorized Agent

Print Name of Applicant & Title

Signature of Applicant

May 13, 2022

Date

Please return this completed form along with corresponding documents:
Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Hand deliveries: Constitution Hall - 525 W. Allegan, Lansing, MI 48933
Overnight packages: 2407 N. Grand River Ave., Lansing, MI 48906
Fax to: 517-763-0059

Application for Redevelopment (RDA) Liquor License City of Lansing

To apply for a Redevelopment Liquor License (RDA), as defined in MCL 436.1521a(1)(a), a business must be located in a Redevelopment Project Area defined by the City of Lansing and the investment in the Redevelopment Project Area must not be less than \$50 million in the preceding 3 years.

Per State Law, Redevelopment District Liquor Licenses require the following:

1. The licensed business must be engaged in activities related to dining, entertainment, or recreation and provide that activity not less than five (5) days per week
2. The licensed business must be open to the public not less than ten (10) hours per day, five (5) days per week.
3. The amount of commercial investment in the Redevelopment Project Area constitutes not less than 25% of the total investment in real and personal property in the area.

You should also be aware of the following:

- The initial enhanced license fee for licenses issued is \$20,000.
- New license types that may be issued include Class C, Tavern, A-Hotel, or B-Hotel.
- Licenses issued under the Redevelopment Liquor License criteria may not be transferred to another location.
- If the licensee goes out of business, the licensee shall surrender the license to the Michigan Liquor Control Commission. The governing body of the local governmental unit may approve another applicant within the redevelopment project area to replace a licensee who has surrendered the license to the Commission.
- Do not invest any money in improvements or bind yourself in any agreements until you have been officially notified by the Michigan Liquor Control Commission that your request has been approved.
- The individual signing the application shall state and demonstrate that they attempted to secure an appropriate on-premises escrowed license first or quota license which may be available within the local unit of government in which the applicant proposes to operate.

The Lansing Economic Area Partnership (LEAP) will receive, process, and represent an application for a redevelopment liquor license for the initial approval through City Council. Once City Council has approved the application it is the applicant's responsibility to carry out the remaining application process with the State Liquor Control Commission.

There is a local fee of \$1,500 per application, due to LEAP at the time of application.

Please return the completed and signed application form along with corresponding documents to:

Lansing Economic Area Partnership (LEAP)
1000 S. Washington Ave. Ste. 201
Lansing, MI 48910

Application for Redevelopment Liquor License – City of Lansing (Rev. 08-2021)

Applicant and Property Information

Address to be licensed: 210 Cascade Blvd, Lansing Michigan, 48912.

Applicant's Legal Entity Name: The Old Bag of Nails Pub - Lansing, LLC

FEIN #: 87-3771818

Doing business as:
(if applicable) The Old Bag of Nails Pub

Contact Name: J. Patrick Howe (Attorney) Abigail Purdum (Corporate Representative)

Phone #: 248-835-2068 614-296-3089

Email Address: jphowe@jphowe.com abigail.purdum@oldbagofnails.com

Seating Capacity: approximately 313

Usage:
(circle all that apply) ☒ Dining | ☒ Entertainment | Recreation

Please write a brief description of your business below and why you would like to apply for a redevelopment liquor license:

The Old Bag of Nails Pub is a full service, family-friendly restaurant and bar specializing in Fish & Chips, home made burgers, Clam Chowder and other pub-style food. We are excited to apply for the redevelopment liquor license as we are expanding our chain outside of Ohio for the first time and want to be a part of this new development by bringing a unique concept, providing jobs and helping continue to build the Lansing community.

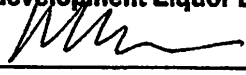
Additional Applicant Information:

- ☒ Completed City of Lansing Treasury Information Request Form
- ☒ Completed City of Lansing Litigation Affidavit
- ☒ \$1,500 Application Fee: Lansing Economic Area Partnership (LEAP)
- ☒ Completed IRS Form W-9 for Applicant Entity
- ☒ Proof of ownership of the property where Redevelopment Liquor License is requested (a copy of the deed).
 - ☒ If not the owner of subject address, please provide a valid copy of the signed and executed lease.

(Signature page follows.)

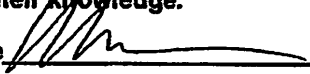
Application for Redevelopment Liquor License – City of Lansing (Rev. 08-2021)

I, the undersigned, state that, to the best of my knowledge, am current on all City of Lansing and State of Michigan taxes, personal and real, as they pertain to the property and entity located at the address indicated above, and that, failure to remain current on all taxes, personal and real, may result in the denial of application, or revocation of any issued Redevelopment Liquor License.

Signature  Date May 13, 2022

Print Name Michael R. Purdum, Member

By signing below, the undersigned represents and warrants their authority to submit this Redevelopment District Liquor License Application to the City of Lansing on behalf of the Applicant and certifies all information provided by Application is true and correct to the best of their knowledge.

Signature  Date May 13, 2022

Print Name Michael R. Purdum, Member

You will not be called to speak unless all required blanks on this form are completed.



Public Comment on City Government Matters Registration

*The City of Lansing welcomes and encourages public comment relating to City Government Related Matters. In order to facilitate public input, you **MUST** complete this card and submit it to the City Clerk or City Clerk Staff prior the close of registration as announced by the City Clerk.*

Each member of the public who has registered to speak will have up to a total of three minutes to address Council on City Government Related Matters that concern them. A **City Government Related Matter** is an issue or topic relevant to the operation or governance of the City.*

Topic(s) to be addressed Spoke Arrangements for my proposed
Name (print) Nicklas Zander E-Mail (optional) n.zander@gmail.com
Address (street, city, zip) 411 W Willard Avenue
Company or organization represented, etc. (if applicable) Decentralize Lansing
Signature Nicklas Zander

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
- Direct your comments to the Council President.
- No speaker called upon to speak shall by speech or conduct disturb, disrupt, delay, interfere with, or otherwise impede the orderly conduct of the Council meeting.
- No personal attacks or defamatory remarks towards any person will be permitted.
- Questions raised during public comment may or may not be answered by the President, another Council Member, the Mayor, or member of the City Staff during the meeting.
- Time limit to address the council on legislative matters is **3 Minutes***.
- Spokespersons for a group or shared viewpoint are encouraged; however, a speaker's time limit may not be increased through assignment of someone else's time or opportunity to speak.
- No registrations will be accepted after the deadline as announced by the City Clerk.
- If you wish to submit written materials, please provide them to the City Clerk or City Clerk staff along with this form.
- The City Council conducts its open meetings in an orderly manner in accordance with the Open Meetings Act. Council meetings will not be conducted as interactive forums or "town meetings."

Thank you for your involvement and interest in our City,
Chris Swope, Lansing City Clerk, MiPMC / MMC

* *The Presiding Officer may reduce the amount of time for each speaker if he or she determines that the number of registered speakers is so numerous that the meeting cannot be timely concluded without a reduction in the time allocated for each speaker.*

Persons with disabilities who need an accommodation to fully participate in this meeting should contact the City Clerk's Office at (517) 483-4131 (TDD (517) 483-4479). 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

You will not be called to speak unless all required blanks on this form are completed.



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Topic(s) to be addressed Gratitude
Name (print) Daniel Arnold E-Mail (optional) voice of the wh L ear l
Address (street, city, zip) 535 N. Cedar Lansing MI 48906
Apt. #304
Company or organization represented, etc. (if applicable) _____
Signature [Signature]

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Topic(s) to be addressed Operation Slow Down (Traffic Calming)

Name (print) David Ellis E-Mail (optional) daugetellis@gmail.com

Address (street, city, zip) 323 N Walnut St #908

Company or organization represented, etc. (if applicable) _____

Signature David Ellis

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Topic(s) to be addressed Free menstrual products in public restroom

Name (print) Harsna Chahal E-Mail (optional) chahalh1@msu.edu

Address (street, city, zip) 3668 Autumnwood lane, Okemos MI

Company or organization represented, etc. (if applicable) Associated Students For MSU

Signature [Handwritten Signature] (MSU student government)

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Topic(s) to be addressed ARPA Funds for Parks & Rec

Name (print) Michelle Medler E-Mail (optional) _____

Address (street, city, zip) 9778 S. Carlsen Rd. Fenwick MI 48834

Company or organization represented, etc. (if applicable) Capital City Family Bmx

Signature Michelle Medler

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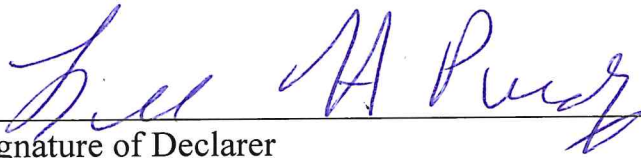
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AFFIDAVIT OF PUBLICATION

I, Lee Purdy, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement - CP#22-117 – Summary of Adopted Ordinance #1301 – Lansing City Clerk - appeared Wednesday, May 18, 2022, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 18th day of May 2022



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on May 18, 2022

By Lee Purdy



Suzi Smith, Notary Public

My commission expires February 26, 2025

AFFIDAVIT OF PUBLICATION

I, Lee Purdy, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement - CP#22-116 – Notice of Public Hearing – Lansing City Clerk - appeared Wednesday, May 18, 2022 and Wednesday, May 25, 2022, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 25th day of May 2022

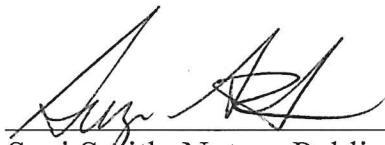


Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on May 25, 2022

By Lee Purdy



Suzi Smith, Notary Public

My commission expires February 26, 2025

Killing

From page 8
a home.

It was inside one of these homes, within weeks of meeting Decker, that Herman-Starnes said Decker drew a handgun and raped him. His friend was also in the house and did not intervene. "After that, you either surrendered yourself sexually to (Decker) on command or he would take it from you and you would get beaten," Herman-Starnes told City Pulse last week.

Herman-Starnes was a frequent visitor during the spring and summer of 2015, according to a neighbor's subsequent statement recorded by police. He would leave on the Eaton just before 7 a.m., shortly before Decker's then-fiancee was expected to return home from work.

In late November of that year, Herman-Starnes said he had sex with Decker in exchange for \$50 but Decker refused to pay. Later that day, Decker called him promising to pay for the sex and Herman-Starnes met Decker and climbed into his PT Cruiser in southwest Lansing.

They went to Decker's red barn house where Herman-Starnes said he was led upstairs, under the presumption Decker was engaging his sexual services again and would also pay him for the night before. Instead, he said Decker pulled out a handgun, laid out a white sheet in the room with various tools and said he had someone coming over to kill him for stealing his Vicodin.

Herman-Starnes was able to bolt out the front door when Decker was distracted, according to a police report and interview with Herman-Starnes, who is now serving time for an armed robbery conviction at the Gus Harrison Correctional Facility in Adrian. He knocked

over a bookshelf in the narrow hallway leading to the stairs to delay Decker and ran to a nearby home.

There, he beat on the front window of a nearby residence, pleading with them to dial 911 because someone was trying to hurt or kill him. While the startled residents inside the home called 911, they also shut off all the lights and retreated upstairs. The husband armed himself with a pistol.

Both the husband and wife also saw Decker's PT Cruiser be driven slowly past before it turned around, according to their statements to police. Shortly after, Decker called the neighbors to ask if a young man had run through or was in their yard. The neighbors lied, saying there was no one there to their knowledge. Decker went on to warn them that a young man had just pulled a knife on him and could be nearby and dangerous.

Deputies arrived and handcuffed Herman-Starnes, Decker and a third man — a recovering heroin user who was Decker's roommate — and transported them to the Delta substation.

Decker accused Herman-Starnes of pulling a knife on him and demanding \$100. Decker also claimed he knocked the knife from his hand with a phone book and that Herman-Starnes ran away with Decker in pursuit. When detectives tried to push back on his story based on what Herman-Starnes had told them, Decker demanded his attorney. He gave the detectives a name that did not appear to be an attorney on a Google search, and Decker then began screaming at his roommate and urging him not to speak with the detectives and to demand an attorney too.

Officers moved Decker to a location in the substation where he would be unable to hear the interviews, and while that was happening Decker became increasingly

belligerent — calling one of the officers "Dykezilla." He also faked falling into a wall, went limp and complained that he was having difficulty breathing — a complaint he had issued previously before refusing medical care or transportation to the hospital. The Delta Township Fire Department was then dispatched to the substation for the second time that evening to transport Decker to a local hospital.

After the investigation was finished, detectives sought a warrant for Decker's arrest for felonious assault. But county Prosecutor Doug Lloyd's office declined to issue the warrant. In a letter to City Pulse, Lloyd declined to elaborate on why the warrant was not authorized. He also declined to comment on Sadlak's prosecution, citing legal ethics that prevent disclosure.

Serious sex assault allegations

In November 2017, Eaton County law enforcement responded to a call about a young man hiding behind another home near Decker's distinctive red barn house and to an additional call that Decker and other men were talking about disposing of two dead bodies. When officers arrived on the scene, they found a man cowering in fear behind a nearby dwelling, reports showed.

The young man told law enforcement

he had run from Decker's house because the men were plotting to kill him. Because he was distraught and incoherent, law enforcement had the 20-year-old man taken to the emergency room at Sparrow Hospital's St. Lawrence campus.

While there, he disclosed that he had been repeatedly raped inside Decker's home. The lead nurse on duty — as legally required — called Eaton County dispatch to report the alleged rapes.

In an interview with a deputy, the young man said he was too embarrassed at the time he had his initial contact with Eaton County deputies to disclose that he had been held in the house for three days, plied with drugs and repeatedly raped by Decker and at least four other men. He told the deputy he could not recall how many times he had been raped by the five men because he had been drugged with something that made his mind go blank.

He told a deputy he had originally gone to the house to be injected with cocaine and then have sex with Decker. But the drug Decker injected him with made him feel different than cocaine. He also said that he laid in the den of Decker's home for a time in a fetal position before he felt someone fondling him. He assumed this was Decker.

Over next two and half days, the man
See Killing, Page 1

CITY OF LANSING SUMMARY OF ADOPTED ORDINANCE # 1301

Lansing City Council adopted an Ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances by amending Chapter 1300, Sections 1300.07, 1300.10, and 1300.11 to update the ordinance to reflect changes in laws and rules and the recently adopted Form-Based Zoning Code

Effective date: June 8

Notice: The full text of this Ordinance is available for review at the City Clerk's Office, 9th Floor, City Hall, Lansing, Michigan. A copy of the full text of this Ordinance may be obtained from the City Clerk's Office, 9th Floor, City Hall, Lansing, Michigan at a fee determined by City Council

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

CP#22-117

STATE OF MICHIGAN, PROBATE COURT, COUNTY OF INGHAM. Notice to Creditors Decedent's Estate. Case No. 22-435-DE. Estate of Julio A. Zacks. Date of birth: 12/3/1964. TO ALL CREDITORS: NOTICE TO CREDITORS: The decedent, Julio A. Zacks, died 12/18/2018. Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Eugenia Zacks-Carney, personal representative, or to both the probate court at 313 W. Kalamazoo St., Lansing, MI 48933 and the personal representative within 4 months after the date of publication of this notice: 05/06/2022. Eugenia Zacks-Carney 1542 Linden St., East Lansing, MI 48823.

CP#22-114

CITY OF LANSING NOTICE OF PUBLIC HEARING

The Lansing City Council will hold a public hearing on Monday, June 13, 2022, at 7:00 p.m. in the Tony Benavides City of Lansing Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave., Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of the amended Local Development Finance Authority Tax Increment Financing and Development Plan for the Lansing Regional SmartZone, within the following areas:

The City of 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 City of East Lansing portion of the boundaries of the property to which the Plan applies can more generally be described as real property within 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.

The complete development plan, including maps and compliance with the displaced persons relocation requirements, are available for public inspection at Lansing City Hall, 124 W. Michigan Ave., Lansing, Michigan, 48933, and East Lansing City Hall, 410 Abbot Rd., East Lansing, Michigan, 48823 and that all aspects of the development plan will be open for discussion at the public hearing. For more information, please call Joe Carr at the Lansing Economic Area Partnership, jcarr@purelansing.org or 517-230-2942.

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 cityclerk@lansingmi.gov.

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

CP#22-116

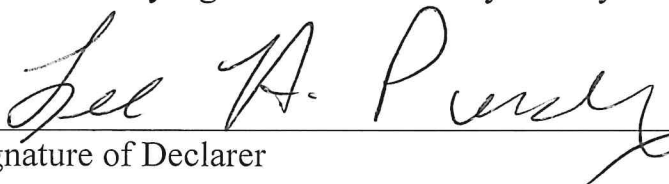
STATE OF MICHIGAN, PROBATE COURT, COUNTY OF INGHAM. Notice to Creditors Decedent's Estate. Case No. 22-593-DE. Estate of Mary Lou Goins. Date of birth: 7/16/1939. TO ALL CREDITORS: NOTICE TO CREDITORS: The decedent, Mary Lou Goins, died 3/25/2022. Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Bethany Goins, personal representative, or to both the probate court at 313 W. Kalamazoo St., Lansing, MI 48933 and the personal representative within 4 months after the date of publication of this notice: 05/4/2022. Bethany Goins, 218 N. Jensen Ave., Lansing, MI 48915. 517-648-5058

CP#22-115

AFFIDAVIT OF PUBLICATION

I, Lee Purdy, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement - CP#22-123 – Notice of Public Hearing – Lansing City Clerk - appeared Wednesday, May 25, 2022, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 25th day of May 2022



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on May 25, 2022

By Lee Purdy



Suzi Smith, Notary Public

My commission expires February 26, 2025

Pool

from page 5

"There's so much gun violence right now because these kids have nothing to do," Burton added. "I'm not saying that the pool would stop the crime, but if we saved one life because that pool was open, that'd be a big deal to me. It's important that these kids have more things to do."

Bill Castanier, president of the Historical Society of Greater Lansing, told the Council that he used to live down the block from the pool and swim there illegally every night in the summer.

"We feel we're taking away a whole lifetime of memories for our next generation," he said. "If we save the pool, there's no reason that this pool won't be usable 100 years from now. We desperately

want to be in a position where we can be able to say: 'We saved the pool.'"

Preservation Lansing President Dale Schrader said this year is a "turning point" for the pool.

"We want this one chance to live to see another day, so we're not asking for \$6 million. We're asking for \$118,000 for construction documents," he said. "With construction documents, it's shovel-ready. It's ready to go out to bid for contractors. They'll help us nail down the costs."

More than \$3.2 million of the \$49 million in federal American Rescue Plan Act funding that was handed to the city this year was dedicated to the city's parks — but still nothing for the pool.

Schor said this year's budget was crafted exclusively to fund "existing things." And by the time he had heard about the \$118,000 request from the Friends of Moores Park

Pool, he had already hashed out a plan on how to spend the city's \$49 million in COVID-19 relief funding, he said.

"I left \$1 million in that plan for the Council to spend, so I suggested they take it to the Council," Schor added. "I fully support the plan to look at this. We just don't have \$6 million to spend. There are too many other great things we can do across the entire city with those dollars."

Spadafore said he expects the Council to formally allocate those requested funds in July.

And for neighborhood organizers, it represents a \$120,000 glimmer of hope that could help get the pool opened by next summer — perhaps 2024, McGuire said. The Friends group has already managed to raise more than \$30,000 from more than 350 donors, with more to come.

"We don't at all feel abandoned by the

city. I think we all recognize this isn't going to happen overnight," McGuire added. "We have a good, working relationship with the city. This is a good step. We just need to find a way to make this happen, because it's too important to let it go."

Before it closed, the pool was open daily for 10 weeks a year, with annual costs of about \$100,000. Schor said he's "absolutely" committed to rolling the pool back into the annual budget — including staffing and routine maintenance costs — after a viable plan for repairs emerges.

"Even if it's fixed, we still don't have a sustainability plan," Schor cautioned. "I'd love to have the pool opened up, but only when we can afford to do it. We have a lot of priorities that need funding. This is on the list of things I'd like to get done, but we still need to figure things out."

— KYLE KAMINSKI

**ACCELERATING
MID-MICHIGAN
BUSINESS
SINCE 1992**

ACD
Phone • Internet • Fiber

517.999.999 | sales@acd.net | 1800 N Grand River Ave Lansing, MI

CITY OF LANSING NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, June 13, 2022 at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An Ordinance of the City of Lansing, Michigan to amend the Code of Ordinances of the City of Lansing by re-adopting the Codified Ordinances of the City of Lansing. Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TDD 517-483-4479) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

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

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

CP#22-123

CITY OF LANSING NOTICE OF PUBLIC HEARING

The Lansing City Council will hold a public hearing on Monday, June 13, 2022 at 7:00 p.m. in the Tony Benavides City of Lansing Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave., Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of the amended Local Development Finance Authority Tax Increment Financing and Development Plan for the Lansing Regional SmartZone, within the following areas:

The City of 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 City of East Lansing portion of the boundaries of the property to which the Plan applies can more generally be described as real property within 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.

The complete development plan, including maps and compliance with the displaced persons relocation requirements, are available for public inspection at Lansing City Hall, 124 W. Michigan Ave., Lansing, Michigan, 48933, and East Lansing City Hall, 410 Abbot Rd., East Lansing, Michigan, 48823 and that all aspects of the development plan will be open for discussion at the public hearing. For more information, please call Joe Carr at the Lansing Economic Area Partnership, jcarr@purelansing.org or 517-230-2942.

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
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CP#22-116