

REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF LANSING, MICHIGAN
CITY COUNCIL CHAMBERS, 10TH FLOOR
LANSING CITY HALL
124 W. MICHIGAN AVENUE



REVISED AGENDA FOR DECEMBER 12, 2016

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 on Monday, December 12, 2016 at 7:00 p.m. at the Council Chambers, 10th Floor, City Hall.

- I. ROLL CALL
- II. MEDITATION AND PLEDGE OF ALLEGIANCE
- III. READING AND APPROVAL OF PRINTED COUNCIL PROCEEDINGS
Approval of the Printed Council Proceedings of October 10, October 24, November 14, and November 28, 2016
- IV. 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.)
- V. TABLED ITEMS
- VI. SPECIAL CEREMONIES
 - 1. City Clerk Presentation; in recognition of City of Lansing Election Workers
 - 2. Tribute; in recognition of Jane Aldrich
 - 3. Mayoral Presentation; in recognition of the Entrepreneur Institute of Mid-Michigan
- VII. COMMENTS BY COUNCIL MEMBERS AND CITY CLERK
- VIII. COMMUNITY EVENT ANNOUNCEMENTS (Time, place, purpose, or definition of event – 1 minute limit)
- IX. SPEAKER REGISTRATION FOR PUBLIC COMMENT ON LEGISLATIVE MATTERS
- X. MAYOR'S COMMENTS
- XI. SHOW CAUSE HEARINGS

XII. 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 white form.)

A. SCHEDULED PUBLIC HEARINGS

1. In consideration of Z-7-2016; Rezoning from "F" & "DM-2" to "E-1"; Dunkel & Collins Road
2. In consideration of Brownfield Redevelopment Plan #66; Fluid Chiller Expansion

XIII. COUNCIL CONSIDERATION OF LEGISLATIVE MATTERS

A. REFERRAL OF PUBLIC HEARINGS

B. CONSENT AGENDA

1. BY COUNCIL MEMBERS BROWN CLARKE, HUSSAIN, DUNBAR, HOUGHTON, SPITZLEY, WASHINGTON, WOOD, AND YORKO
 - a. Tribute; in recognition of City of Lansing Election Workers
 - b. Tribute; in recognition of Jane Aldrich upon her retirement
 - c. Tribute; in recognition of World AIDS Day
 - d. Tribute; in recognition of Marian Benjamin in celebration of her 90th birthday
2. AD HOC COMMITTEE ON RENTAL AND LAND CONTRACT HOUSING
 - a. Requirement that Recorded Land Contracts be filed with the City Assessor
3. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
 - a. Obsolete Property Rehabilitation Act District; 204 E. Grand River Avenue; Looney Moon L.L.C.
 - b. Obsolete Property Rehabilitation Act Certificate; 204 East Grand River Avenue; Looney Moon L.L.C.
 - c. Brownfield Redevelopment Plan #66; Fluid Chiller Expansion
4. BY THE COMMITTEE ON GENERAL SERVICES
 - a. Denial of Claim #1287; \$484 trash and debris removal fee for property located at 525 N. Hayford
 - b. Special Assessment Claim Denial; \$6000 trash and debris removal fee for property located at 3101 W. Jolly Road

5. BY THE COMMITTEE OF THE WHOLE
 - a. City Council 2017 Regular Meeting Schedule
 - b. Establishment of the Central United Methodist Church Historic District Study Committee, 215 North Capitol
- C. RESOLUTIONS FOR ACTION
- D. REPORTS FROM COUNCIL COMMITTEES
- E. ORDINANCES FOR INTRODUCTION and Setting of Public Hearings
 1. BY THE COMMITTEE ON PUBLIC SAFETY
 - a. An Ordinance of the City of Lansing, Michigan to add Section 1460.04, Home Occupation Registration And Inspection, to Chapter 1460 of the Lansing Codified Ordinances to provide for the registration and inspection of any building or structure in a residentially-zoned district where the operation of a home occupation within such building or structure utilizes electricity that exceeds 3500 kwh (kilowatt hours) per month or where the operation emits gases, fumes, smoke, or odors outside of the building or structure and across the building or structure's property line; and to provide civil infraction penalties for noncompliance with Section 1460.04
- F. ORDINANCES FOR PASSAGE
- XIV. SPEAKER REGISTRATION FOR PUBLIC COMMENT ON CITY GOVERNMENT RELATED MATTERS
- XV. 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)
 - A. REPORTS FROM CITY OFFICERS, BOARDS, AND COMMISSIONS
 1. Letter(s) from the City Clerk re:
 - a. Elected Officers Compensation Commission (EEOC), setting first meeting for 2017 session
 2. Letter(s) from the Mayor re:
 - a. Act-11-2016, 637 E. Michigan Avenue, Vacate North East Street Easements
 - b. Obsolete Property Rehabilitation (OPRA) District, 500 S. Hosmer Street

- c. Obsolete Property Rehabilitation (OPRA) Certificate, 506 S. Hosmer Street

B. COMMUNICATIONS AND PETITIONS, AND OTHER CITY RELATED MATTERS

- 1. Affidavit of Disclosure from Robert Backus, Lansing Police Department
- 2. Affidavit of Disclosure from Jeromy Churchill, Lansing Police Department
- 3. Affidavit of Disclosure from Sean Mills, Lansing Police Department
- 4. Affidavit of Disclosure from Joel L. Mires, Lansing Police Department

XVI. MOTION OF EXCUSED ABSENCE

XVII. REMARKS BY COUNCIL MEMBERS

XVIII. REMARKS BY THE MAYOR OR EXECUTIVE ASSISTANT

XIX. 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.)

XX. 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 (TDD (517) 483-4479). 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-7-2016, 3600/3626 Dunckel Road & Vacant Parcel North of 4600 Collins Road
Rezoning - "DM-2" Residential & "F" Commercial Districts to "E-1" Apartment Shop District

The Lansing City Council will hold a public hearing on Monday, December 12, 2016, at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-7-2016. This is a request by Gateway, LLC to rezone the property at 3600/3626 Dunckel Road & vacant parcel north of 4600 Collins Road from "DM-2" Residential & "F" Commercial Districts to "E-1" Apartment Shop District. The purpose of the rezoning is to permit a mixed use development on the subject property consisting of residential apartments, a hotel and various retail and office uses.

For more information, please call Lansing City Council at 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

GENERAL INFORMATION

APPLICANT: Gateway, LLC
2422 Jolly Road, Suite 100
Okemos, MI 48864

OWNER: HILSUB Illinois, Inc. Lothamer Investment Co. LLC
874 Green Bay Road, Suite 120 3626 Dunckel Road
Winnetka, IL 60093 Lansing, MI 48910

REQUESTED ACTION: Rezone 3600 Dunckel Road from "DM-2" Residential to "E-1" Apartment Shop and rezone 3626 Dunckel Road and the vacant parcel north of 4600 Collins Road from "F" Commercial to "E-1" Apartment Shop District

EXISTING LAND USE: Vacant Hotel

EXISTING ZONING: "F" Commercial & "DM-2" Residential Districts

PROPOSED ZONING: "E-1" Apartment Shop District

PROPERTY SIZE: 3600 Dunckel: 12.16 acres
3626 Dunckel: .96 acres
Vacant: 1.73 acres

SURROUNDING LAND USE: N: Motel/Office/Educational
S: Post Office/Credit Union
E: Agricultural
W: Multiple Family Residential

SURROUNDING ZONING: N: "A" Residential & "F" Commercial Districts
S: "D-1" Professional Office & "F" Commercial Districts
E: Township Zoning
W: "CUP" Community Unit Plan Districts

MASTER PLAN: The Design Lansing Master Plan designates the subject property for "Research & Development" use. Dunckel Road is designated as a minor arterial and Collins Road is designated as a collector road.

DESCRIPTION:

Z-7-2016. This is a request by Gateway, LLC to rezone the properties at 3600/3626 Dunckel Road & vacant parcel north of 4600 Collins Road from "DM-2" Residential and "F" Commercial Districts to "E-1" Apartment Shop District. The purpose of the rezoning is to permit a mixed use development on the subject properties consisting of residential apartments, a hotel and various retail and office uses.

AGENCY RESPONSES

Assessing:	Assessing does not have any comments or objections.
BWL:	
Building Safety:	The BSO has no objections. Project will be subject to site and building plan reviews.
Development Office:	
Fire Marshal:	
Parks & Recreation:	No comments.
Public Service:	
Traffic Engineer:	The Transportation and Non-Motorized Group has no objection to the rezoning. The initial layout shows an access point at the US-127/I-496 ramp & Dunkel Road intersection. This access point would require approval by both the City of Lansing and the Michigan Department of Transportation. The applicant is encouraged to discuss this issue with MDOT and the City early in the design process as changes to the intersection and internal site circulation would probably be needed to make this access viable. Due to the size of the development, it is also likely that a traffic impact study will be required.

REZONING ANALYSIS**COMPATIBILITY WITH SURROUNDING LAND USE**

The proposed use of the site for a mixed use development consisting of apartments, a hotel and retail space will be compatible with the existing land uses in the surrounding area. There is already a large multiple family residential apartment complex to the west and a motel to the north. The site has historically been used as a hotel with an associated restaurant and recreational facilities. The building was most recently converted to condominiums for transient residential occupancy which is still considered a "hotel" by the standards of the Zoning Ordinance. Thus, converting the site to apartments, a hotel and various retail uses is not a significant change from how the site has historically been utilized. In its current state, the property detracts rather than contributes to the surrounding area. The building at this location has been vacant for a very long time and is in a significant state of deterioration. The proposed development will provide a renewed sense of vitality to the site and to the area in general.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Master Plan designates the subject property for “research and development” land use. While the proposed rezoning to “E-1” Apartment Shop District will not comply with the specific Master Plan designation for the subject property, the rezoning is consistent with one of its goals which is to concentrate this type of “suburban” commercial development on the outskirts of the City with easy access to the expressways, where the streets are designed to carry a very high volume of traffic and there are no nearby single family residential neighborhoods that would be negatively impacted. In fact, despite the Master Plan designation, commercial/multiple family residential development seems to be a far more appropriate use of the property than a “research and development” operation, given its convenient access to and visibility from the expressway. Research and development uses are destination type uses that do not depend on high visibility and convenient access. Development of the subject property for a research and development facility would be an underutilization of the site and would result in the loss of a parcel of land that is ideal for the type of development that depends on convenient access to an expressway.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The proposed development will have no negative impacts on the transportation systems in the area. Dunckel Road is designated as a minor arterial and Collins Road is designated as a collector road, both of which are designed to accommodate a relatively high volume of traffic. Furthermore, the site is located in very close proximity to the US-127 expressway entrance on Dunckel Road which makes it a good location for a hotel and a large multiple family residential apartment complex from a traffic standpoint.

IMPACT ON PUBLIC FACILITIES:

New construction will require site plan review at which time the adequacy of utilities to accommodate the proposed development will be evaluated. According to the City Transportation Engineer, it is likely that a traffic impact study will be required due to the size of the development in order to determine what, if any changes to the transportation system in the area are necessary to accommodate the traffic that will be generated by the development.

ENVIRONMENTAL IMPACT

Given the amount of human intervention already occurring on this site, the zoning proposal will have little impact on the physical environment. The proposed development will be required to go through an administrative site plan approval process, during which the drainage system as well as all other physical aspects of the development will be reviewed for compliance with city codes.

While the proposed development will generate additional traffic, noise, lighting, etc., the uses in the area should not be negatively impacted, particularly since the nearest residential use is separated from the subject property by the freeway.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

The proposed rezoning is not anticipated to have any negative impacts on future patterns of development in the area. The site adjoins a freeway to the west, farmland to the east, the Red Roof Inn and office buildings to the north and a post office to the south. The proposed mixed use development is therefore, consistent with the surrounding land uses. Furthermore, approval of the rezoning is not anticipated to set a negative precedent for future rezoning requests in the area since the characteristics of the subject property are very unique in comparison to other properties in the area. First, the subject property is already developed for a housing type of use and secondly, it is significantly larger than other parcels in the area in within the City limits. In fact, there are no other properties in the vicinity of the subject property that would be as appropriate for the type of development proposed by the current applicant.

SUMMARY

This is a request by Gateway, LLC to rezone the properties at 3600/3626 Dunckel Road & vacant parcel north of 4600 Collins Road from "DM-2" Residential and "F" Commercial Districts to "E-1" Apartment Shop District. The purpose of the rezoning is to permit a mixed use development on the subject properties consisting of residential apartments, a hotel and various retail and office uses.

The findings of fact as outlined in this staff report support a positive recommendation for the requested rezoning. The proposed development will be consistent with the existing land use patterns in the area and with the goals of the Design Lansing Comprehensive Plan. Additionally, the proposed rezoning will have no negative impacts on traffic patterns, the environment or future patterns of development in the area.

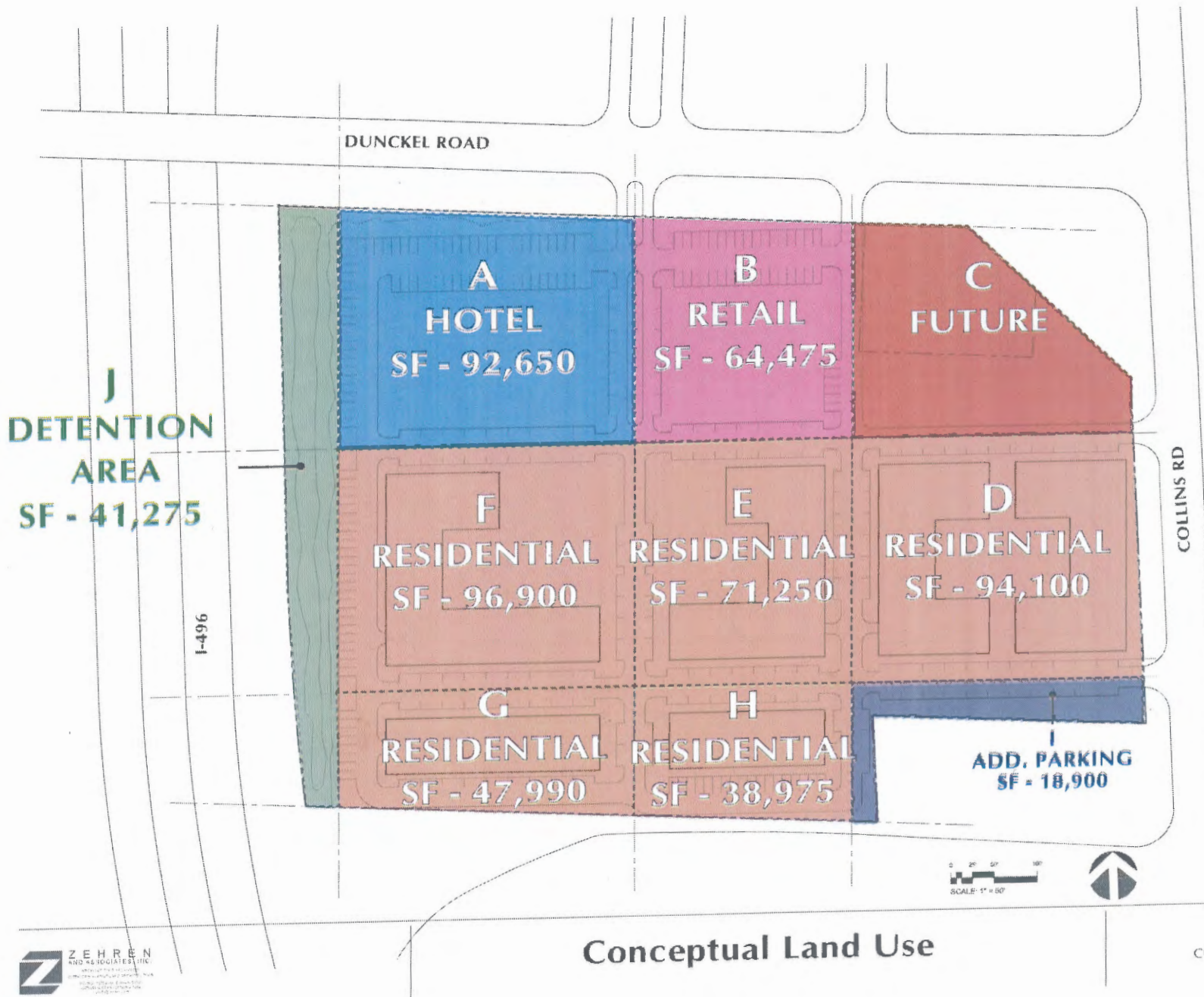
RECOMMENDATION

Pursuant to the findings described above, the following recommendations are offered for the Planning Board's consideration:

Staff recommends approval of Z-7-2013 to rezone the properties at 3600/3626 Dunckel Road & the vacant parcel north of 4600 Collins Road from "DM-2" Residential and "F" Commercial Districts to "E-1" Apartment Shop District, based on the findings of fact as outlined in this staff report.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator



Land Use Summary:

A - Hotel - 92,650

B - Retail - 65,475

C - Future Development - 62,175

D-H - Residential - 349,215

D - 94,100

E - 71,250

F - 96,900

G - 47,990

H - 38,975

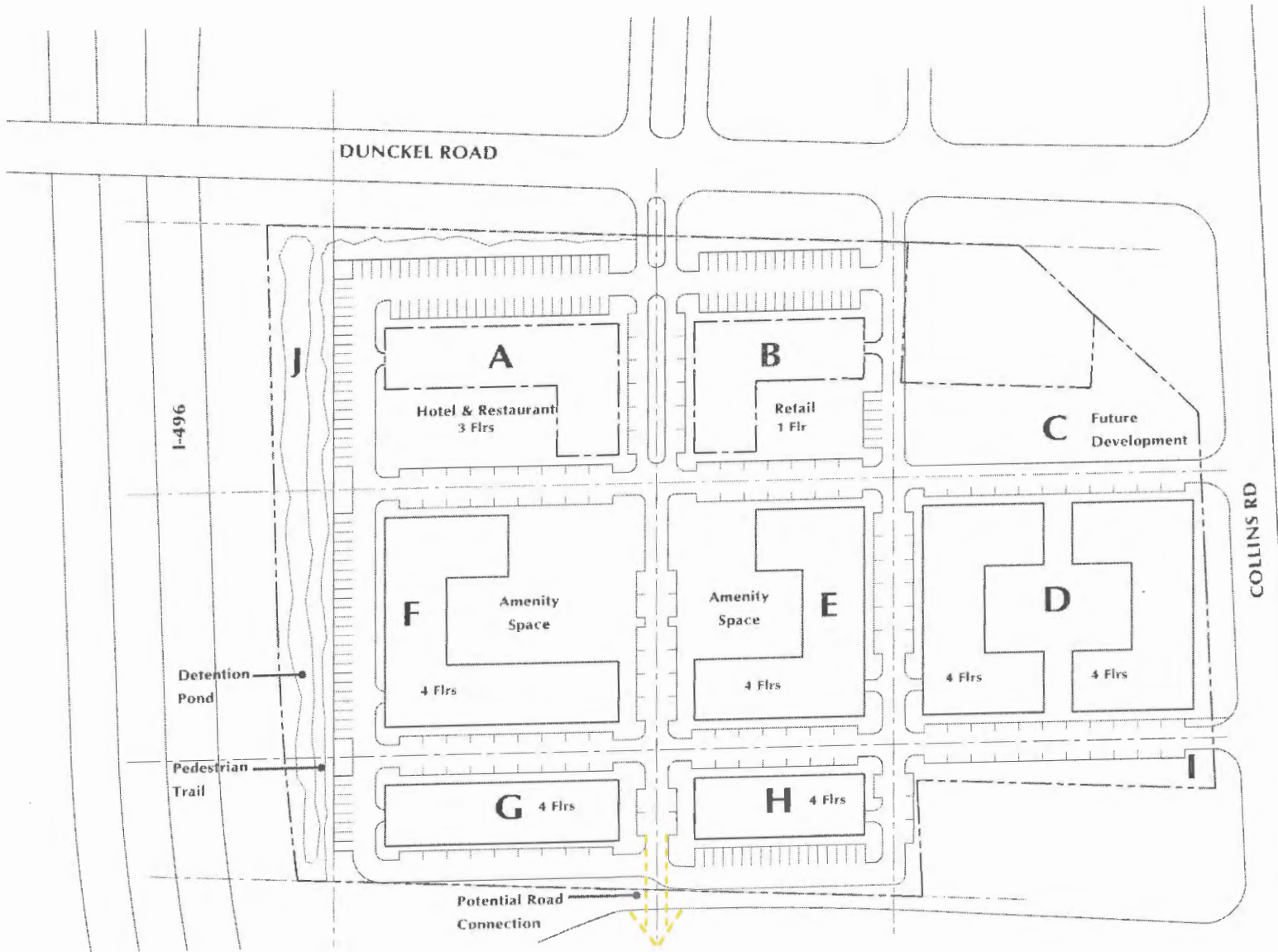
I - Additional Parking - 18,900

J - Detention Area - 41,275

TOTAL - 629,690 SF
(14.4 ACRES)

Conceptual Site Plan

3600 DUNCKEL
CONCEPTUAL DEVELOPMENT PLAN
August 25th, 2016



Development Summary:

Hotel & Restaurant

Gross F.A. Hotel: 57,750
Net F.A. Hotel: 49,087
90 Rooms Proposed
(500sf +/- each room)

Gross F.A. Restaurant: 4,875
Net F.A. Restaurant: 4,144

Parking Required: 130 Spaces

(1 per room + 20 employees + 20 Restaurant)
Parking Proposed: 145 Spaces
(85 surface, 60 underground)

Retail

Gross F.A.: 16,500
Net F.A.: 14,025

Parking Required: 56

(24 spaces per 1000)
Parking Proposed: 56

Residential

Dwelling Units: 453

Parking Required: 453

Parking Proposed: 538
(158 surface, 480 underground, 14 additional)

Total Sub Surface Parking: 441

Hotel & Restaurant: 60

Retail: 0

Residential: 381

Total Surface Parking: 313

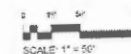
Hotel & Restaurant: 85

Retail: 56

Residential: 158

Additional: 14

Total Parking: 754



PARCEL / BLDG AREA (SF)	USE	FLOOR PLATE	FLOORS	TOTAL BLDG. GROSS F.A.	NET F.A. (85% OF GROSS)	DWELLING UNITS	AREA SF PER SPACE	PARKING REQUIRED	PARKING PROVIDE
A									
92,650	Hotel	20,875	3	57,750	49,088	90.0		110.0	
	Restaurant	4,875	1	4,875	4,144			20.0	
	Surface Parking						220-225		85
	Sub Surface Parking	20,875					350		60
						90.0		130	145
B									
64,475	Retail	16,500	1	16,500	14,025	0.0		56	
	Surface Parking					0	220-225		56
								56	56
C									
62,175	Residential	0	0	0		0.0		0.0	
	Parking					0.0		0	0
D									
94,100	Residential	45,250	4	181,000	153,850	154		154	
	Surface Parking						220-225		28
	Sub Surface Parking	45,250					350		129
						154		154	157
E									
71,250	Residential	29,900	4	119,600	101,660	102		102	
	Surface Parking						220-225		26
	Sub Surface Parking	29,900		One level below			350		85
						102		102	111
F									
96,900	Residential	30,500	4	122,000	103,700	104		104	
	Surface Parking						220-225		48
	Sub Surface Parking	30,500					350		87
						104		104	135
G									
47,990	Residential	16,000	4	64,000	54,400	54		54	
	Surface Parking						220-225		28
	Sub Surface Parking	16,000					350		46
						54		54	74
H									
38,975	Residential	11,625	4	46,500	39,525	40		40	
	Surface Parking						220-225		28
	Sub Surface Parking	11,625		One level below			350		33
						40		40	61
On Street parking						543		639	753

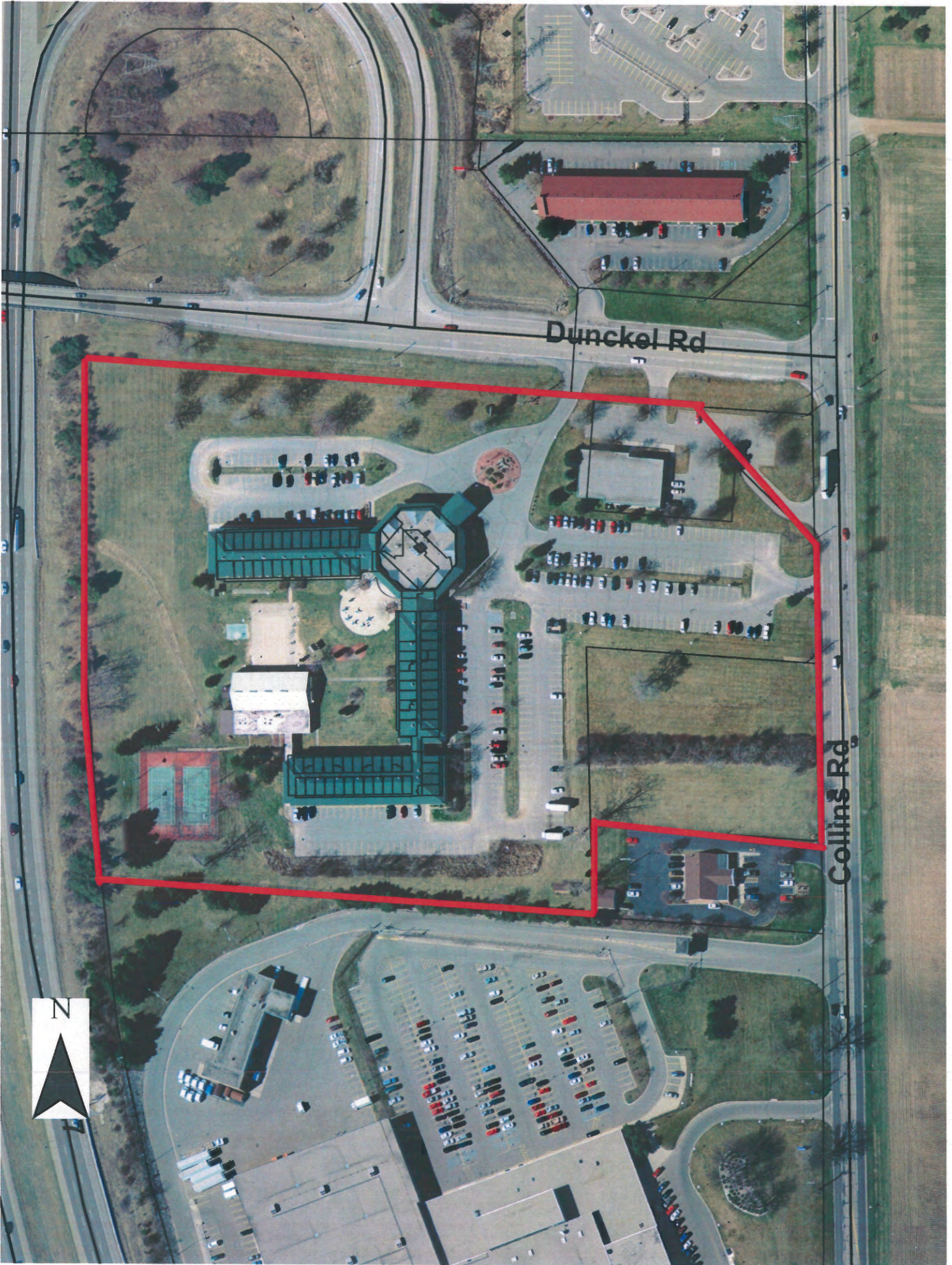
Parking Summary									
Surface Parking									
	Hotel								85
	Retail								56
	Residential								172
									313
Sub Surface Parking									
	Hotel								60
	Residential								361
									441
Parking Totals									754

Development Summary		Gross Floor Area	Net Floor Area	D.U.					
	Hotel	57,750	49,088	90					
	Restaurant	4,875	4,144						
	Residential	533,100	453,135	453					
	Retail	16,500	14,025						
Development Totals		612,225	520,391	543					

Residential Density (entire site = 14.44 acres) :				31.4					
Residential Density (residential blocks = 8.45 acres) :				54.0					

NOTES:

- 1 Maximum building height is 4 stories above grade.
- 2 All Parking is 1 level underground for each block (unless noted otherwise) with on street parallel and perpendicular parking.
- 3 Dwelling unit size is based on 1,000 SF per unit for residential and 500 SF per unit for hotel, calculated from Net Floor Area.
- 4 Parking is based on 1.0 spaces per dwelling unit and 4 spaces / 1000 SF retail.
- 5 All parking numbers and square footages are approximate based on conceptual level of detail.



Dunckel Rd

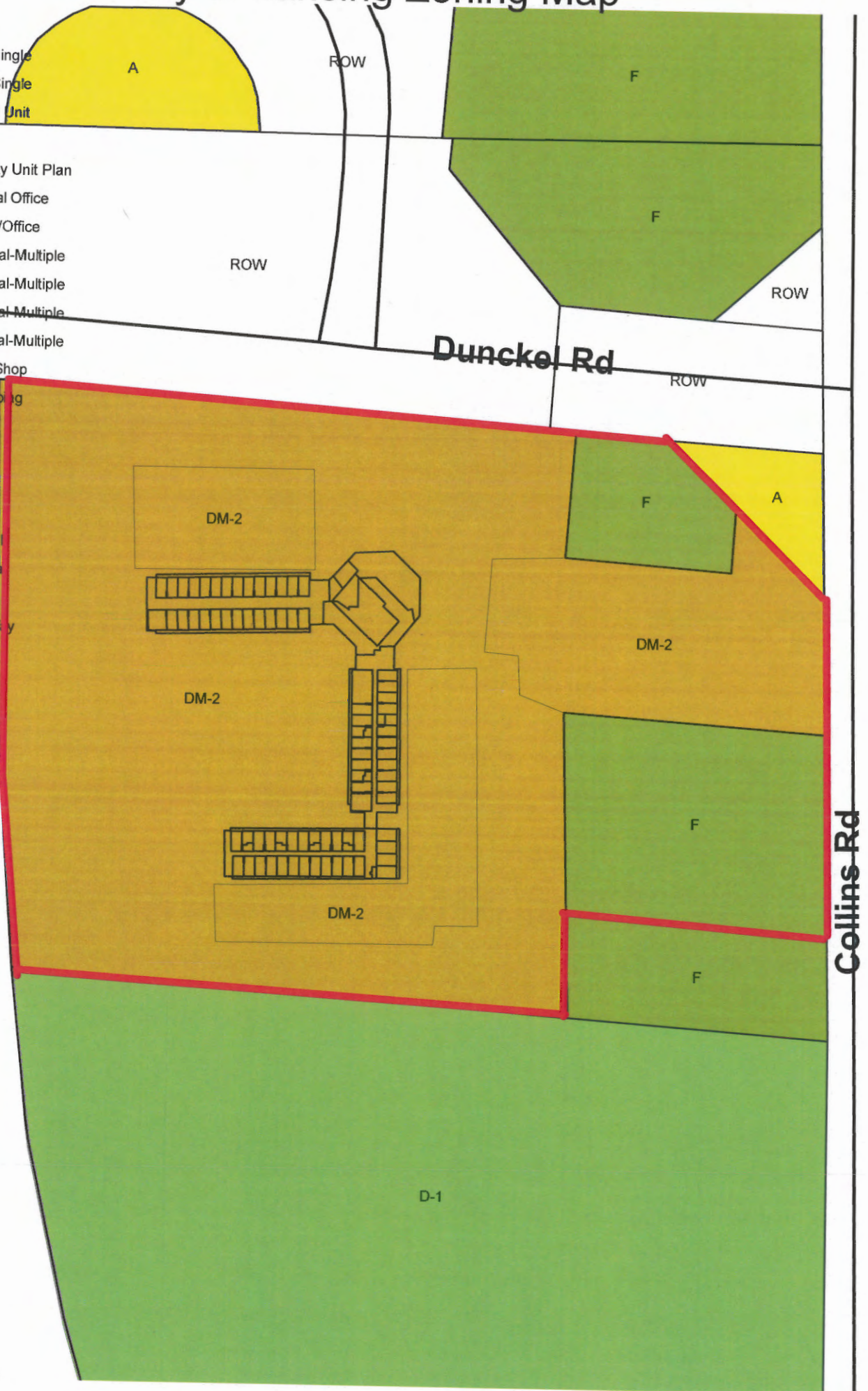
Collins Rd



Legend

- roads_final
- Tax Parcels
- A Residential-Single
- B Residential-Single
- C Residential-2 Unit
- NONE
- CUP Community Unit Plan
- D-1 Professional Office
- D-2 Residential/Office
- DM-1 Residential-Multiple
- DM-2 Residential-Multiple
- DM-3 Residential-Multiple
- DM-4 Residential-Multiple
- E-1 Apartment Shop
- E-2 Local Shopping
- F Commercial
- F-1 Commercial
- G-1 Business
- G-2 Wholesale
- H Light Industrial
- I Heavy Industrial
- J Parking
- ROW Right of Way

City of Lansing Zoning Map



City of Lansing
Notice of Public Hearing
Brownfield Plan #66 – Fluid Chillers Expansion Redevelopment Project

The Lansing City Council will hold a public hearing on December 12, 2016 at 7:00 p.m. in the City Council Chambers, 10th Floor, Lansing City Hall, Lansing, MI, 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 #66 – Fluid Chillers Expansion 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 3005 Alpha Access Street located in the City of Lansing, but more particularly described as:

A parcel of land in the Southwest $\frac{1}{4}$ of Section 27, Town 4 North, Range 2 West, City of Lansing, Ingham County, Michigan, including all of Lot 12 and Lot 13 and part of Lot 14 of CENTRAL WAREHOUSING a subdivision of part of the Southwest $\frac{1}{4}$ of Section 27, Town 4 North, Range 2 West, Lansing Township (now City of Lansing), Ingham County, Michigan, a recorded in Liber 16 of Plats, Page 43, Ingham County Records; the surveyed boundary of this parcel described as: Commencing at the South $\frac{1}{4}$ corner of said Section 27; thence N00°03'11"W, along the North-South $\frac{1}{4}$ line of Section 27, 1537.89 feet to the POINT OF BEGINNING of this parcel; thence S89°52'57"W, parallel with the East-West $\frac{1}{4}$ line of Section 27, 882.33 feet to the east line of Alpha Street and the southwest corner of Lot 12 of CENTRAL WAREHOUSING a subdivision; thence N16°45'00"W, along the east line of Alpha Street, 268.65 feet; thence N89°52'57"E, parallel with the East-West $\frac{1}{4}$ line of Section 27, 959.52 feet to the North-South $\frac{1}{4}$ line of Section 27; thence S00°03'11"E, along the North-South $\frac{1}{4}$ line, 257.42 feet to the POINT OF BEGINNING; containing 5.44 acres of land, Parcel # 33-01-01-27-327-113.

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 Karl Dorshimer – Director of Economic Development, Lansing Economic Area Partnership, 1000 South Washington, Suite 201, Lansing, MI 48912, (517) 702-3387.

For more information, please call Lansing City Council at 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
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PROVIDING SERVICES NATIONWIDE

Corporate Headquarters - Lansing Michigan
Toll free: 800-485-0090 - Corporate fax: 877-884-5775

LANSING BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN #66

October 12, 2016

**FOR THE FLUID CHILLERS EXPANSION
LOCATED AT 3005 ALPHA ACCESS STREET,
LANSING, MICHIGAN**

Approved by Lansing Brownfield Redevelopment Authority: _____
Approved by Lansing City Council: _____

Prepared on Behalf of:

Ayres Real Estate Holdings, LLC
2730 Alpha Access Street
Lansing, Michigan 48910
Contact Person: Mr. Tim Ayres
Telephone: (517) 484-9190

Prepared By:

PM Environmental, Inc.
3340 Ranger Road
Lansing, Michigan 48906
Contact Person: Jessica DeBone
Telephone: (517) 321-3331

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Appendix D	Functional Obsolescence Determination
Appendix E	Estimated Costs of Eligible Activities
Appendix F	Tax Increment Financing Table

PROJECT SUMMARY

Project Name:	Fluid Chillers Expansion
Project Location:	The property is located at 3005 Alpha Access Street in Township four north (T.4N), Range two west (R.2W), Section 27, Lansing, Ingham County Michigan 48910 (the "Property").
Type of Eligible Property:	The property is determined to be "Functionally Obsolete"
Eligible Activities:	Baseline Environmental Site Assessment Activities, Asbestos Containing Materials (ACM) Survey, Demolition, Infrastructure Improvements, Site Preparation, and Preparation of a Brownfield Plan and Act 381 Work Plan.
Developer Reimbursable Costs:	\$328,740 (includes eligible activities and 15% contingency)
LSRRF Reimbursement	\$10,035
Years to Complete Reimbursement :	12 Years from date of Plan approval
Estimated Capital Investment:	Approximately \$1 million (including Acquisition, Hard and Soft Costs)
Project Overview:	This project includes demolition, retrofitting and additions onto an existing structure for the expansion of a locally based business, Fluid Chillers, Inc., who serves companies worldwide. This expansion will allow Fluid Chillers to continue operations and grow in the City of Lansing, both retaining and creating long term jobs in the community. It is estimated that 20 construction jobs and 15 new permanent jobs in the first three years and an additional 10 expected by year 5 will be created in association with this expansion. The increase in jobs will result in an increase of City tax income revenue. The existing 34 permanent jobs will be retained.

I. INTRODUCTION AND PURPOSE

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

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

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

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

This Brownfield Plan contains information required by Section 13(1) of Act 381.

II. GENERAL PROVISIONS

A. Description of the Eligible Property (Section 13 (1)(h)) and Project

The Eligible Property consists of one (1) legal parcel totaling approximately 5.44 acres with a street address of 3005 Alpha Access Street, Lansing, Ingham County, Michigan (the “Property”). This parcel was recently split from a larger parcel referred to at 2727 South Pennsylvania Avenue, parcel ID 33-01-01-27-327-113.

Ayres Real Estate Holdings, LLC a development entity of Fluid Chillers, Inc., or any affiliate, or such other developer as approved by the Authority, are collectively the project developer (“Developer”).

Fluid Chillers, Inc. is a US based manufacturer of industrial chillers, medical chillers, food chillers, oil chillers, and all process fluid cooling systems from 1/8 tons to 500 ton capacity. Fluid Chillers has been in business and headquartered in Lansing since 2007 and is the fastest growing chiller/cooler company in North America. In the past year Fluid Chillers has seen growth rates of 35% with another 30% anticipated for this coming year. They serve clients that include large automotive suppliers, 3M, CocaCola, Johnson & Johnson, Rubbermaid, General Mills, Exxon Mobil, Nestle, numerous Universities across the United States and many others. In addition, they work with Lansing Community College and local schools to invest in training efforts for current and potential employees. Fluid Chillers provides jobs based in advanced manufacturing

and engineer. The proposed project outlined within this plan is part of Fluid Chillers continued efforts to invest and further expand within the city.

The parcel is currently zoned G-2 Wholesale, the Property is commercially developed with a 13,886 square foot vacant warehouse building in an area characterized by commercial and warehouse uses.

Standard and other historical sources were able to document the current building was constructed in 1966/1967, on previously vacant land. The property was occupied by a beverage distribution company (Spadafore) from construction until the early 1970s, utilized by the Michigan Department of Natural Resources (DNR) for office use, storage, and fish testing from the early 1970s until the late 1980s, and has been utilized for general warehousing for the adjoining hospital since at least 1991, and likely since the late 1980s.

Property location maps are included in Appendix A, the Property's legal description is included in Appendix B.

The proposed redevelopment includes demolition of the current addition on the north side of the building (which totals approximately 2,300 square feet), to prepare the property for a larger 5,000 square foot addition. The approximate 5,000 square foot addition will be incorporated into the existing warehouse building to maximize both spaces and will include a new loading dock. The existing warehouse building will undergo renovations including the relocation and upgrade of existing electrical utilities to meet modern demands upgrades to the design and fixtures of the existing bathrooms and break rooms, and the installation of new lighting, flooring, and other fixtures throughout the remainder of the building.

An additional expansion will be made to the back of the building totaling approximately 21,000 square feet. These initial improvements and additions will allow Fluid Chillers to move and expand their current operations into the newly improved building. This will be followed by upgrades to the four existing offices, reception and entry way to create more modern work spaces and an improved façade. Two new office additions will be made to the front of the building totaling approximately 1,500 square feet.

A final addition will be made approximately 12 to 24 months following business relocation activities, adding another 16,800 square feet to the back of the building. This will allow the company to expand their existing operations and employment base.

Facades will be applied to all additions to create a cohesive look to the building and parking lot improvements will be made as the building grows. The sidewalks, curbs and gutters will require replacement along Alpha Access Street to improve upon the current conditions. Overall the building will expand to approximately 55,000 square feet from the existing 13,866 square feet.

Demolition activities are anticipated to begin in the late fall of 2016 with new construction and renovations to take place in the spring of 2017. Renovations will continue over a two-year period as operations are relocated and expansion is ready to take place. Fluid Chillers will invest an estimated \$1 million in the development and create approximately 20 construction jobs, retain 34 existing jobs, and create 15 permanent jobs over the next three years with an additional 10 anticipated by year 5.

Preliminary site plans and elevations are included in Appendix C.

B. Basis of Eligibility (Section 13 (1)(h) and Section 2(o))

The Property is considered “Eligible Property” as defined by Act 381, Section 2 because: (a) it is located in a qualified local governmental unit and (b) a parcel comprising the Property has been determined to be a “functionally obsolete” by a Michigan Master Assessing Officer (MMAO) (formerly Level IV) as described below.

The Property was determined to be obsolete due to the following conditions:

- Uneven floor levels between building sections;
- Potential for water pooling at the location of the ramp between the original building and the north addition;
- Lack of restrooms in the office portion of the building and
- Building placement limiting truck sizes on the property.

The functional obsolescence determination is provided in Appendix D.

C. Summary of Eligible Activities and Description of Costs (Sec. 13 (1)(a-b))

Tax Increment Financing revenues will be used to reimburse the costs of “eligible activities” (as defined by Section 2 of Act 381) as permitted under the Brownfield Redevelopment Financing Act that include: baseline environmental site assessments, asbestos survey, demolition, infrastructure improvements, site preparation and preparation of a Brownfield Plan and Act 381 Work Plan. A summary of eligible activities is provided below with a complete itemization of these activity expenses included in Appendix E.

The following eligible activities and budgeted costs are intended as part of the development of the property and are to be financed solely by the developer. All activities are intended to be “Eligible Activities” under the Brownfield Redevelopment Financing Act. The Authority is not responsible for any cost of eligible activities and will incur no debt. The Authority is not obligated to reimburse any eligible activities conducted after October 31, 2019.

Eligible Activities	Total Estimated Costs	MSF Act 381 Eligible Activities	LSRRF Act 381 Eligible Activities Reimbursement (Local Only)
Baseline Environmental Site Assessment Activities	\$8,235		\$8,235
Asbestos Activities	\$1,800		\$1,800
Demolition Activities	\$28,000	\$28,000	
Infrastructure Improvements	\$12,000	\$12,000	
Site Preparation	\$232,817	\$232,817	
Brownfield/Work Plan Preparation	\$15,000	\$15,000	
Subtotal	\$297,852	\$287,817	\$10,035
15% Contingency*	\$40,923	\$40,923	\$0
Subtotal	\$338,775	\$328,740	\$10,035

* 15% contingency excludes the cost of baseline environmental assessment activities and preparation of the Brownfield Plan and Act 381 Work Plan

Administrative Activities	
LBRA Admin Fee (5% Annually)	\$13,617
LSRRF (5% Annually)	\$13,617
State Brownfield Fund	\$18,985
Total	\$46,219

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Sec. 13 (1)(c))

Incremental taxes on real property included in the redevelopment project will be captured under this Plan to reimburse eligible activity expenses. The taxable value of the real property was \$0 (exempt) for the current tax year. The estimated taxable value of the completed development is \$550,000. This assumes a three-year phase-in for completion of the redevelopment and phased increases based on the development timeline for the planned additions. This has been incorporated into the tax increment financing assumptions for this Plan. An annual increase in taxable value of 1% has been used for calculation of future tax increments in this Plan. Appendix F details the estimate of capture tax increment revenues for each year of the Plan from the eligible property.

E. Method of Financing and Description of Advances by the Municipality (Sec. 13 (1)(d))

Redevelopment activities at the property will be funded by Ayres Real Estate Holdings, LLC. Costs for eligible activities funded by Ayres Real Estate Holdings, LLC will be repaid under the Michigan Brownfield Redevelopment Financing Program (Michigan Public Act 381, as amended) with incremental taxes generated by future development of the property. The LBRA funded environmental assessment activities through their Local Site Remediation Revolving Fund (LSRRF) on this property totaling \$10,035 for Phase I and Phase II Environmental Site Assessments (ESAs) and an ACM Survey. No additional advances will be made by the LBRA for this project. All reimbursements authorized under this Brownfield Plan, as amended shall be guided by the Reimbursement Agreement.

F. Maximum Amount of Note or Bonded Indebtedness (Sec. 13 (1)(e))

No note or bonded indebtedness will be incurred by any local unit of government for this project.

G. Duration of Brownfield Plan (Sec. 13 (1)(f))

The duration of this Plan should not be less than the period required to reimburse all eligible activities and tax increment revenue intended to be captured by the LBRA for their Local Site Remediation Revolving Loan Fund (LSRRF). In no event, however, shall this Plan extend beyond 12 years from the date of its approval by the Lansing City Council, without the approval of the LBRA and the Lansing City Council.

H. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (Sec. 13 (1)(g))

The local tax capture shall be applied annually in the following order of priority: 1. Payment of LBRA Administrative Fee, 2. Payment of deposit into LBRA LSRRF, 3. Repayment of LBRA LSRRF funds used or loaned to the project, 4. Reimbursement of LBRA approved Developer Eligible Activity costs.

Ten percent of taxes will be captured for taxing jurisdictions on local captured millages throughout the duration of this Plan totaling approximately \$27,234. The table below outlines the new tax revenue that is estimated under this Plan over a 12 year period.

Millage	Rate	Taxes Generated for Life of Plan	Tax Increment Revenue Captured by Plan	Capture for Local Tax Units
Ingham County	3.0331	\$19,194	\$17,275	\$1,919
Airport Authority	0.6990	\$4,423	\$3,981	\$442
CATA	3.0070	\$19,029	\$17,126	\$1,903
CADL - Library	1.5600	\$9,872	\$8,885	\$987
Zoo Millage	0.4100	\$2,595	\$2,335	\$259
Lansing Operating	19.4400	\$123,022	\$110,719	\$12,302
Lansing Community College	3.8072	\$24,093	\$21,684	\$2,409
Ingham Intermediate	4.6956	\$29,715	\$26,744	\$2,972
Ingham County Sum	6.3842	\$40,401	\$36,361	\$4,040
Subtotal	43.0361	\$ 272,344	\$245,110	\$27,234
School Operating	18.0000	\$113,909	\$113,909	
SET	6.0000	\$37,970	\$37,970	
Subtotal	24.0000	\$ 151,878	\$ 151,878	
Lansing Debt	0.2600	\$1,645		\$1,645
Lansing School Debt	2.4000	\$15,188		\$15,188
Subtotal	2.6600	\$16,833		\$16,833
Total		\$ 441,055	\$396,988	\$ 44,067

Total Activities Reimbursed by TIF	Estimated Costs
Developer Reimbursement (including a 15% contingency)	\$ 328,740
LBRA Local Site Remediation Revolving Fund Reimbursement	\$ 10,035
LBRA Administrative Fees (5% of tax increment revenue)	\$ 13,617
LBRA Local Site Remediation Revolving Fund (5% of tax increment revenue)	\$ 13,617
3 Mills to State Brownfield Fund	\$ 18,985
Total	\$384,994

Tax Increment for Local Tax Units Breakout	Estimated Costs
Non-Capturable Millages	\$ 16,833
10% Capture for Local Tax Units	\$ 27,234
Remaining Tax Increment Estimated in Year 12	\$ 11,994
Total	\$ 56,061

For a complete breakdown of the captured millages and developer reimbursement please see "Table 2" in Appendix F.

I. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property (Sec. 13 (1)(h))

Property location maps are included in Appendix A.

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

A copy of the Functional Obsolescence Determination is included in Appendix D.

Personal property is not included in this plan as it is anticipated that personal property will be eligible under the Eligible Manufacturing Personal Property (EMPP) exemption.

J. Displacement/Relocation of Individuals on Eligible Property (Sec. 13 (1)(i-l))

No displacement of residents or families is expected as part of this project.

K. Local Site Remediation Revolving Fund ("LSRRF") (Sec. 13 (1)(m))

The LBRA funded environmental assessment activities through their LSRRF on this property totaling \$10,035 for Phase I and Phase II Environmental Site Assessments (ESAs) and an - (ACM) Survey. This total will be reimbursed utilizing Tax Increment Revenues.

L. Other Material that the Authority or Governing Body Considers Pertinent (Sec. 13 (1)(n))

None.

Appendix A

S Pennsylvania Ave

S Pennsylvania Ave

Alpha Access St

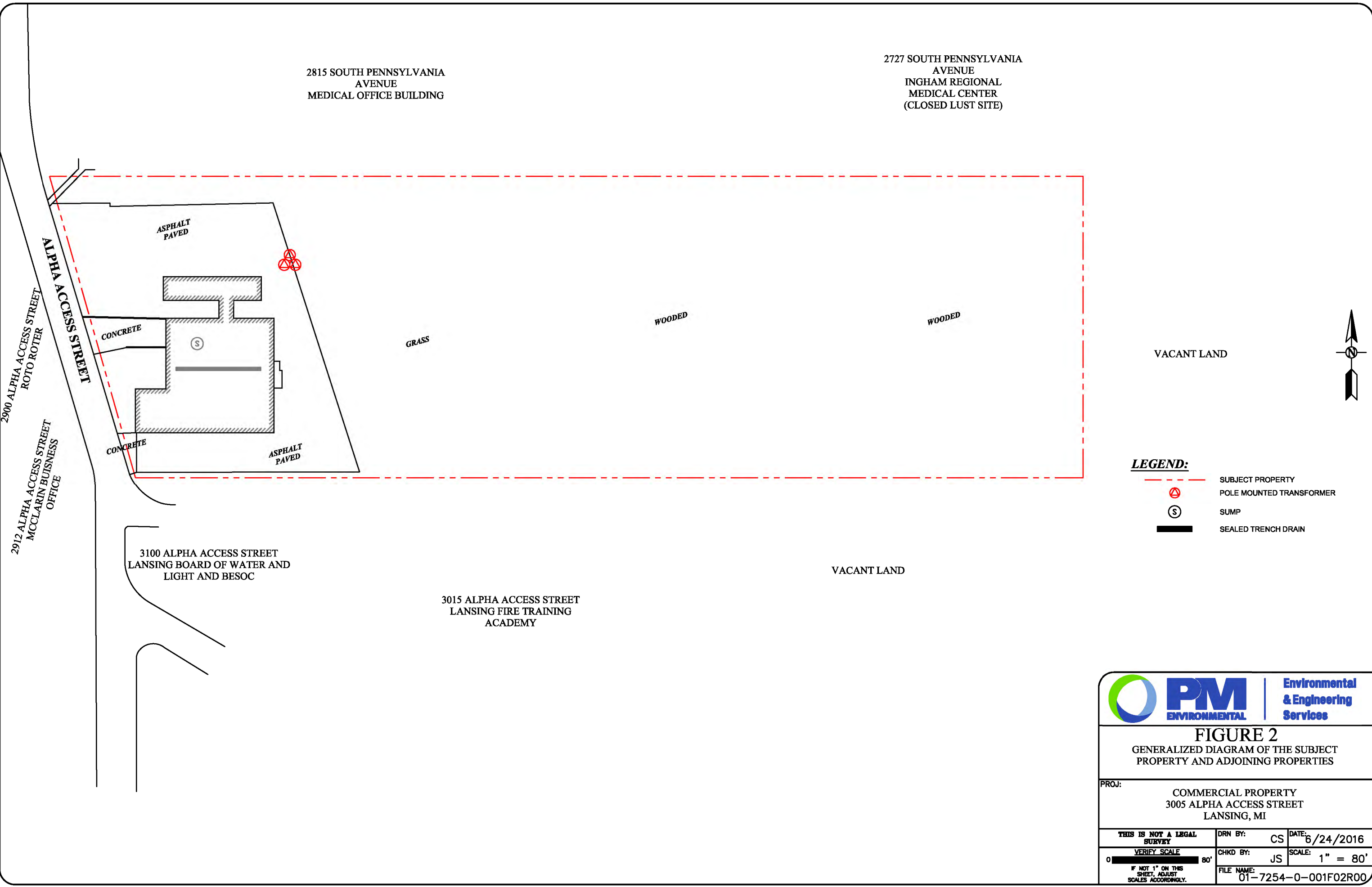
Old McLaughlin Rd

McLaughlin Rd

McLaughlin Dr

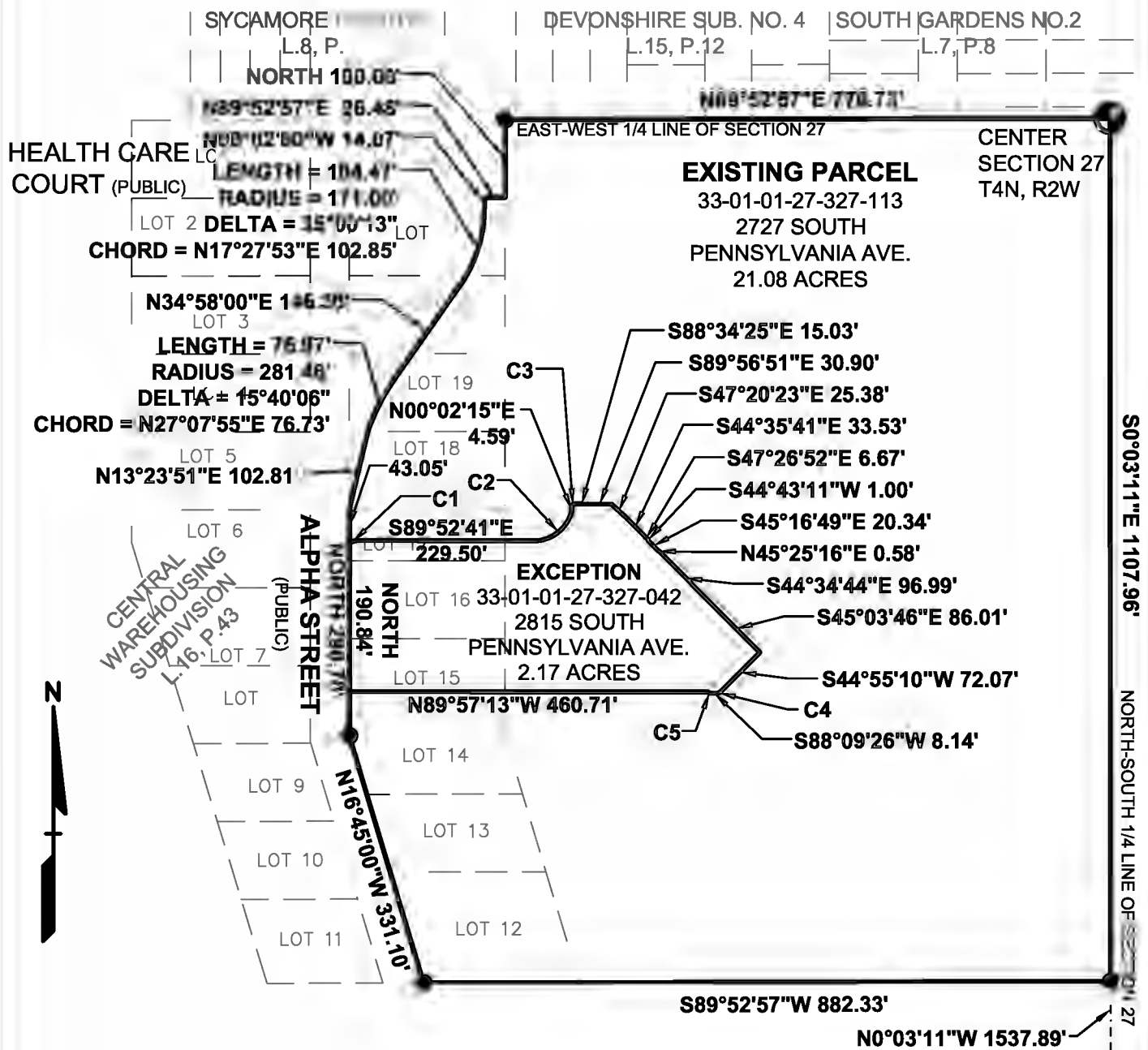
Alpha Access St





Appendix B

CERTIFICATE OF SURVEY



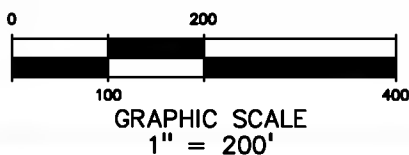
CURVE 1 (C1)
LENGTH = 10.63'
RADIUS = 26.82'
CHORD = N72°22'21"E 10.57'

CURVE 2 (C2)
LENGTH = 63.73'
RADIUS = 50.91'
CHORD = N50°35'31"E 59.65'

CURVE 3 (C3)
LENGTH = 8.50'
RADIUS = 4.70'
CHORD = N47°06'52"E 7.39'

CURVE 4 (C4)
LENGTH = 3.73'
RADIUS = 4.47'
CHORD = S67°51'35"W 3.62'

CURVE 5 (C5)
LENGTH = 4.62'
RADIUS = 5.40'
CHORD = N67°50'27"W 4.48'



LEGEND

- ⊗ IRON SET #32334
- IRON FOUND
- ⊘ P.K. NAIL SET
- ⊙ MONUMENT FOUND
- ⊕ SECTION CORNER FOUND

CLIENT:
McLaren Greater Lansing
G-3231 Beecher Road
Flint, MI., 48532

SCALE: 1" = 200'

JOB No: 2016-163

DATE: 19-Aug-2016

DWG. No: 1 of 4

PEA

PEA, Inc.

7927 Nemco Way, Ste 115
Brighton, MI 48116
t: 517.546.8583
f: 517.546.8973
www.peainc.com

CERTIFICATE OF SURVEY

DESCRIPTION EXISTING PARCEL

(Tax Parcel No. 33-01-01-27-327-113; 21.08 acres)

A Parcel of land in the Southwest 1/4 of Section 27, T4N, R2W, City of Lansing, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 27; thence N00°03'11"W along the North-South 1/4 line of said Section 1537.89 feet to the point of beginning of this description; thence S89°52'57"W parallel with the East-West 1/4 line of said Section 882.33 feet to the East line of Alpha Street, said point also being the Southwest corner of Lot 12 of Central Warehousing Subdivision, as recorded in Liber 16 of Plats, Page 43, Ingham County Records; thence along said East line the following seven courses: N16°45'00"W 331.10 feet; thence North 290.70 feet to the Southwest corner of Lot 18 of said Plat; thence N13°23'51"E 102.81 feet; thence 76.97 feet Northeasterly along the arc of a curve to the right, said curve having a radius of 281.46 feet, a delta angle of 15°40'06", and a chord length of 76.73 feet bearing N27°07'55"E; thence N34°58'00"E 146.30 feet; thence 104.47 feet Northeasterly along the arc of a curve to the left, said curve having a radius of 171.00 feet, a delta angle of 35°00'13", and a chord length of 102.85 feet bearing N17°27'53"E; thence N00°02'00"W 14.07 feet to the North line of Lot 21 of said Subdivision; thence N89°52'57"E along said North line 26.48 feet to the East line of said Subdivision; thence North along said East line 100.00 feet to said East-West 1/4 line; thence N89°52'57"E along said East-West 1/4 line and along the South lines of Devonshire Subdivision No. 4, as recorded in Liber 15 of Plats, Page 12, Ingham County Records, and South Gardens No. 2 Subdivision, as recorded in Liber 7 of Plats, Page 8, Ingham County Records, a distance of 776.73 feet to the Center of said Section; thence S00°03'11"E along said North-South 1/4 line 1107.96 feet to the point of beginning; said parcel containing 23.25 acres more or less; said parcel subject to all easements and restrictions if any.

EXCEPT WARRANTY DEED LIBER 3133, PAGE 986, INGHAM COUNTY RECORDS

(Tax Parcel No. 33-01-01-27-327-042; 2.17 acres)

A part of Lot 15 and 17 and all of Lot 16 Central Warehousing a subdivision of part of the SW 1/4 of Section 27, T4N, R2W, Lansing Township (now City of Lansing), Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 16 of Plats, Page 43, Ingham County Records, and a part of the Southwest 1/4 of said Section 27; described as beginning at a point S00°00'00"W 43.05 feet along the West line of said Lot 17 from the Northwest corner of said Lot 17; thence Northeasterly 10.63 feet along the arc of a 26.82 foot radius to the right whose chord bears N72°22'21"E 10.57 feet; thence S89°52'41"E 229.50 feet; thence Northeasterly 63.73 feet along the arc of a 50.91 foot radius curve to the left whose chord bears N50°35'31"E 59.65 feet; thence N00°02'15"E 4.59 feet; thence Northeasterly 8.50 feet along the arc of a 4.70 foot radius curve to the right whose chord bears N47°06'52"E 7.39 feet; thence S88°34'25"E 15.03 feet; thence S89°56'51"E 30.90 feet; thence S47°20'23"E 25.38 feet; thence S44°35'41"E 33.53 feet; thence S47°26'52"E 6.67 feet; thence S44°43'11"W 1.00 feet; thence S45°16'49"E 20.34 feet; thence N45°25'16"E 0.58 feet; thence S44°34'44"E 96.99 feet; thence S45°03'46"E 86.01 feet; thence S44°55'10"W 72.07 feet; thence Southwesterly 3.73 feet along the arc of a 4.47 foot radius curve to the right whose chord bears S67°51'35"W 3.62 feet; thence S88°09'26"W 8.14 feet; thence Northwesterly 4.62 feet along the arc of a 5.40 foot radius curve to the right whose chord bears N67°50'27"W 4.48 feet; thence N89°57'13"W 460.71 feet to the West line of said Central Warehousing subdivision; thence N00°00'00"E 190.84 feet along the West line of said Central Warehousing subdivision to the point of beginning.

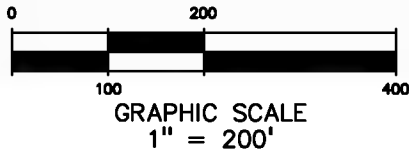
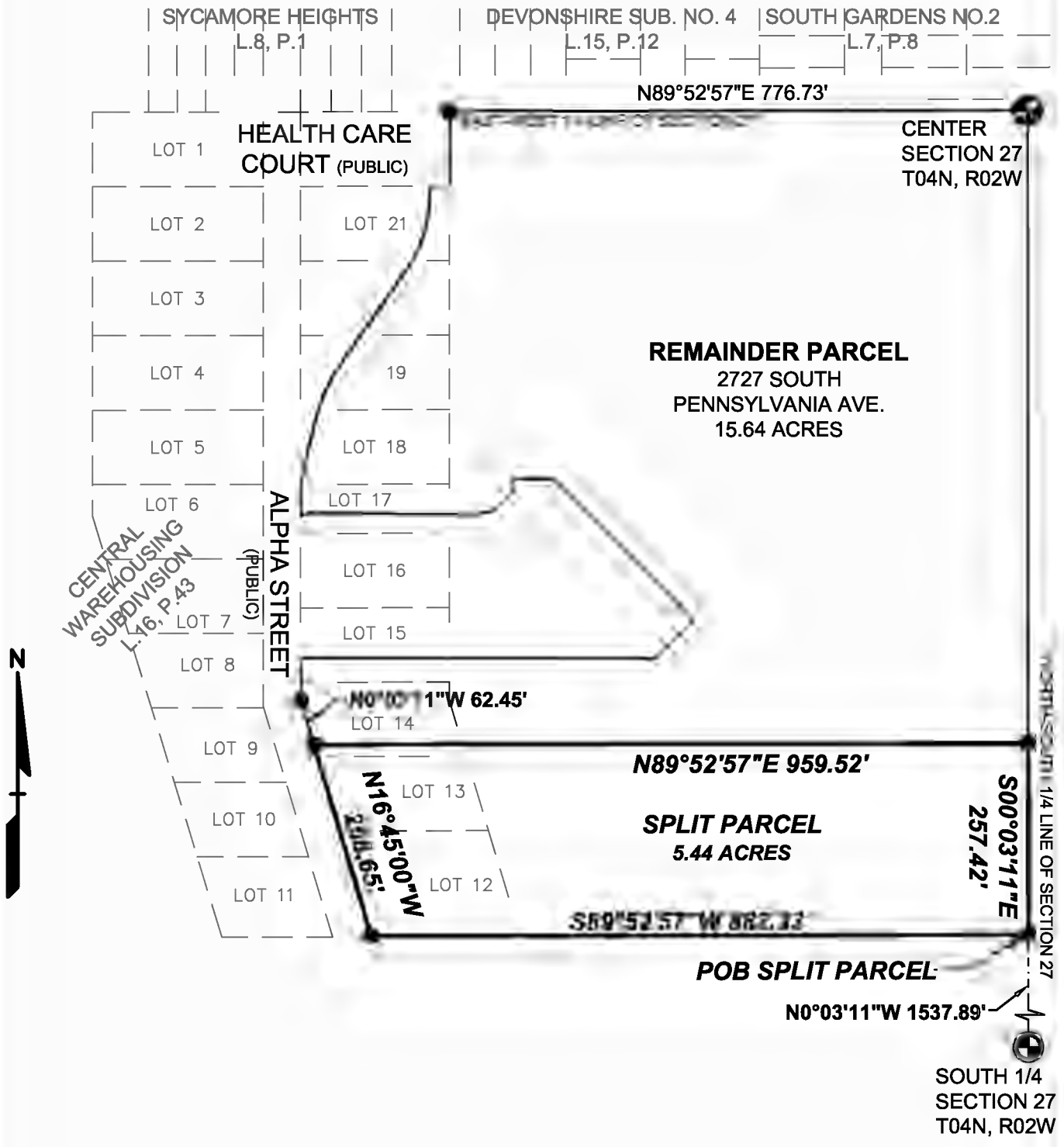


PEA, Inc.

7927 Nemco Way, Ste 115
Brighton, MI 48116
t: 517.546.8583
f: 517.546.8973
www.peainc.com

CLIENT: McLaren Greater Lansing G-3231 Beecher Road Flint, MI., 48532	SCALE: 1"= 200'	JOB No: 2016-163
	DATE: 19-Aug-2016	DWG. No: 2 of 4

CERTIFICATE OF SURVEY



- LEGEND
- ✕ IRON SET #32334
 - IRON FOUND
 - ∅ P.K. NAIL SET
 - ⊙ MONUMENT FOUND
 - ⊕ SECTION CORNER FOUND

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CLIENT: McLaren Greater Lansing G-3231 Beecher Road Flint, MI., 48532	SCALE: 1"= 200'	JOB No: 2016-163
	DATE: 19-Aug-2016	DWG. No: 3 of 4

CERTIFICATE OF SURVEY

DESCRIPTION OF SPLIT PARCEL

A parcel of land in the Southwest 1/4 of Section 27, Town 4 North, Range 2 West, City of Lansing, Ingham County, Michigan, including all of Lot 12 and Lot 13 and part of Lot 14 of CENTRAL WAREHOUSING a subdivision of part of the Southwest 1/4 of Section 27, Town 4 North, Range 2 West, Lansing Township (now City of Lansing), Ingham County, Michigan, as recorded in Liber 16 of Plats, Page 43, Ingham County Records; the surveyed boundary of this parcel described as: Commencing at the South 1/4 corner of said Section 27; thence N00°03'11"W, along the North-South 1/4 line of Section 27, 1537.89 feet to the **POINT OF BEGINNING** of this parcel; thence S89°52'57"W, parallel with the East-West 1/4 line of Section 27, 882.33 feet to the east line of Alpha Street and the southwest corner of Lot 12 of CENTRAL WAREHOUSING a subdivision; thence N16°45'00"W, along the east line of Alpha Street, 268.65 feet; thence N89°52'57"E, parallel with the East-West 1/4 line of Section 27, 959.52 feet to the North-South 1/4 line of Section 27; thence S00°03'11"E, along the North-South 1/4 line, 257.42 feet to the **POINT OF BEGINNING**. Containing 5.44 acres of land.

I, Christopher T. Beland, a Professional Surveyor in the State of Michigan, certify that I have surveyed the parcel of land hereon described; that the error of closure is 1:7500; and that the requirements of Section 3 of 1970 PA 132, Certified Surveys, MCL 54.213, have been met.



Christopher T. Beland, P.S., 49108

August 19, 2016

Date:



SOUTH 1/4 CORNER, SECTION 27, T04N-R02W
FOUND 3/4-inch STEEL BAR WITH
2-1/2-inch ALUMINUM INGHAM COUNTY REMONUMENTATION CAP #25837
PER LCRC BOOK 15, PAGE 32

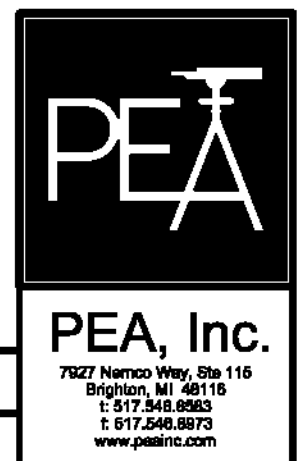
ACCESSORIES (FOUND PER LCRC BOOK 15, PAGE 32)

S83°E	21.47 ft	SE CORNER OF CONCRETE OUTLET STRUCTURE
N04°E	30.39 ft	SW CORNER OF CONCRETE OUTLET STRUCTURE
N22°E	58.44 ft	M.A.G. NAIL & INGHAM CO. REMON. TAG IN EAST FACE OF 28-inch SYCAMORE
N64°E	62.10 ft	M.A.G. NAIL & INGHAM CO. REMON. TAG IN EAST FACE OF 9-inch OAK

CENTER OF SECTION 27, T04N-R02W
FOUND 1/2-inch STEEL BAR
PER LCRC BOOK 14, PAGE 63

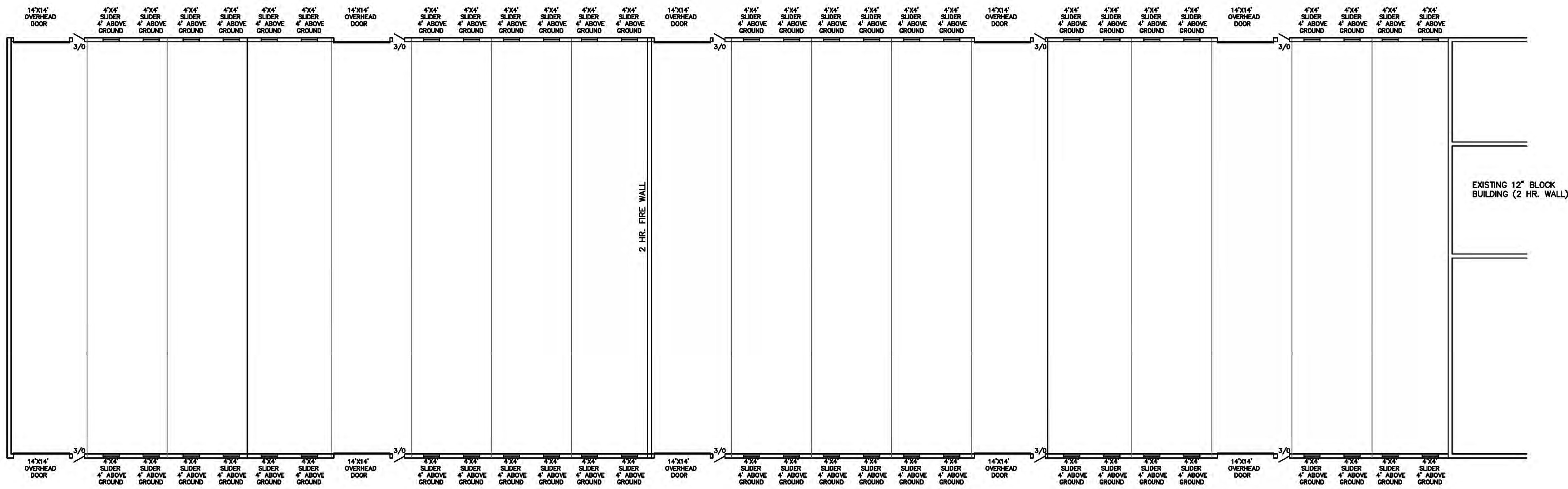
ACCESSORIES

N20°E	20.96 ft	SE CORNER OF CONCRETE FOUNDATION HOUSE #2608
N45°W	29.24 ft	SW CORNER OF CONCRETE FOUNDATION HOUSE #2608
S05°E	14.72 ft	SET NAIL AND TAG #32334 IN SOUTHWEST FACE OF 9-inch BLACK CHERRY
N75°W	10.15 ft	SET NAIL AND TAG #32334 IN SOUTH FACE OF 28-inch HACKBERRY



CLIENT: McLaren Greater Lansing G-3231 Beecher Road Flint, MI., 48532	SCALE: 1"= 200'	JOB No: 2016-183
	DATE: 19-Aug-2016	DWG. No: 4 of 4

Appendix C



REAR ADDITIONS FLOOR PLAN
SCALE: 1/16" = 1'-0"

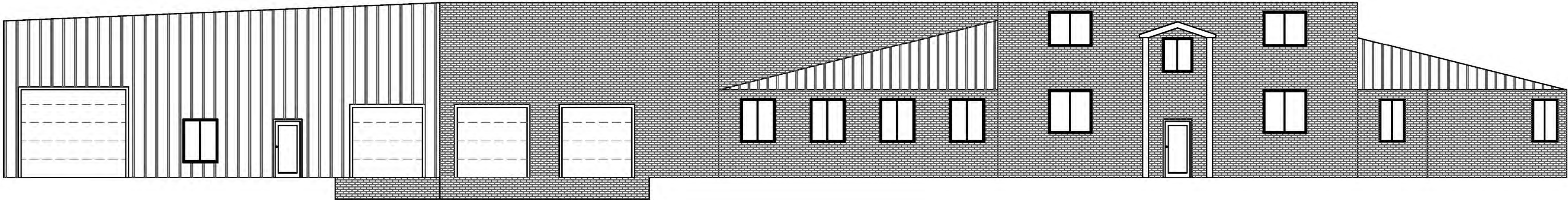
REVISIONS	BY	
	OWNER	BLDR.

FLUID CHILLERS, INC.
3005 ALPHA ACCESS
LANSING MI 48910

KATLER ENGINEERING ASSOCIATES
6093 ANCHOR COVE
PHONE: (517) 974-2343 katerengr@aol.com

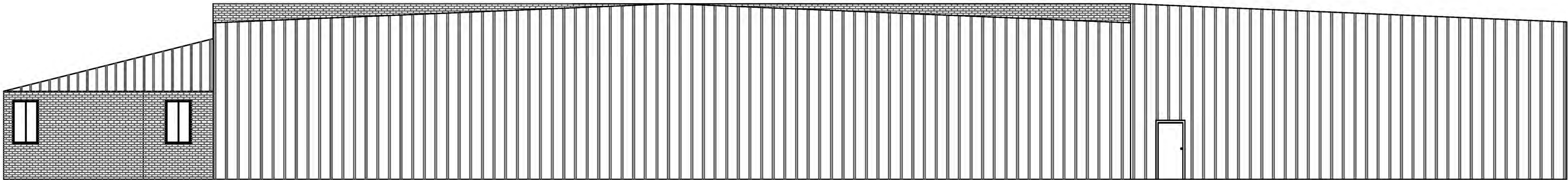
ACCEPTED OWNER	
BUILDER	
DRAWN T. BAKER	
CHECKED T. BAKER	
DATE 8-18-16	DRAWING NO. 01604304
SHEET 4 OF 4	

USE GROUP = F-2 (METAL FABRICATION)
CONSTRUCTION TYPE = 5B
SNOW LOAD = 30 PSF
WIND LOAD = 90 MPH
FLOOR LOAD = 100 PSF
ROOF LIVE LOAD = 30 PSF
SEISMIC CATEGORY = A
DESIGN BEARING = 2,000 PSF



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

INDEX

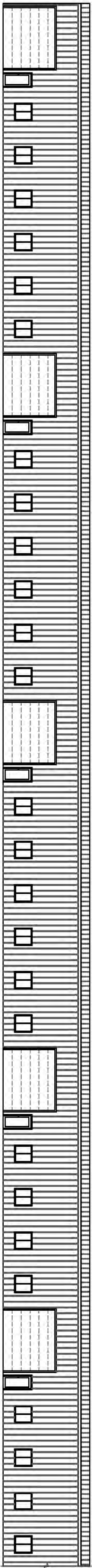
- 1. FRONT & REAR ELEVATIONS
- 2. NORTH & SOUTH ELEVATIONS
- 3. EXISTING & FRONT FLOOR PLANS
- 4. REAR ADDITION FLOOR PLANS
- 5. EXISTING & FRONT EGRESS PLANS
- 6. REAR ADDITION EGRESS PLANS
- 7. FRONT ADDITION FOUNDATION PLANS
- 8. REAR ADDITION FOUNDATION PLANS
- 9. TYPICAL SECTION PLANS

REVISIONS	BY	
	OWNER	BLDR.

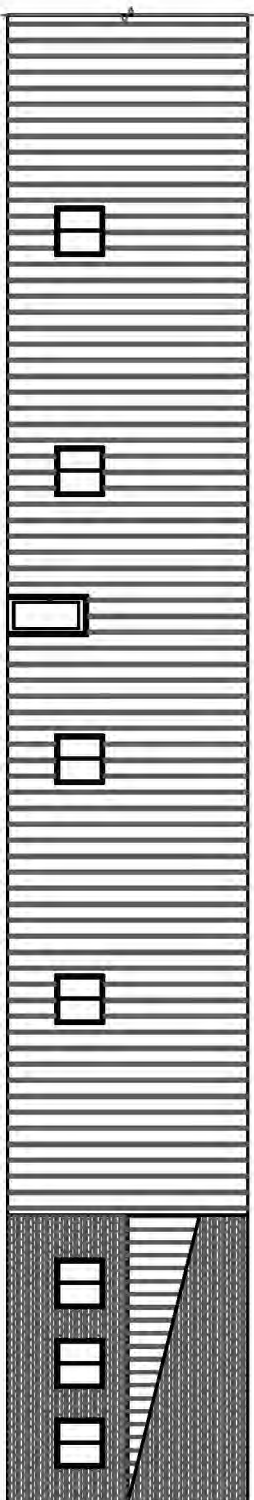
FLUID CHILLERS, INC.
3005 ALPHA ACCESS
LANSING MI 48910

KATIER ENGINEERING ASSOCIATES
6093 ANCHOR COVE
PHONE: (517) 974-2343 katerengr@aol.com

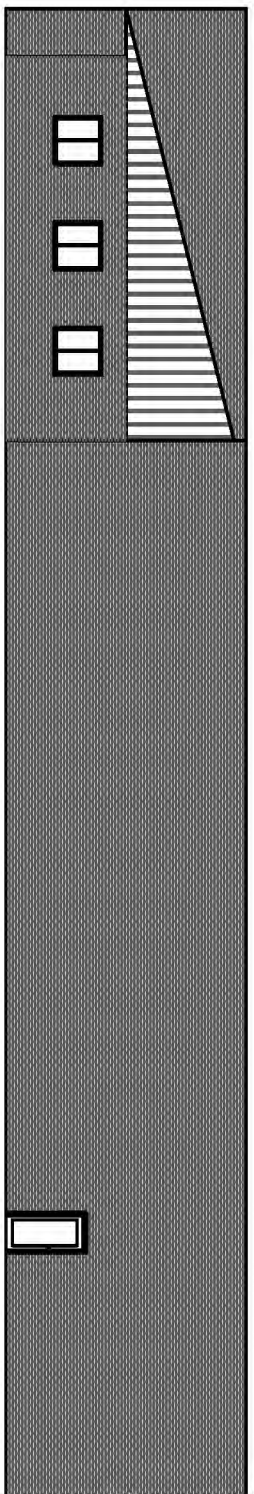
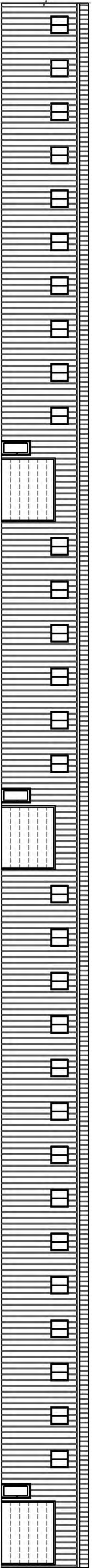
ACCEPTED	
OWNER	
BUILDER	
DRAWN T. BAKER	
CHECKED T. BAKER	
DATE 9-9-16	DRAWING NO. 01504301
SHEET 1 OF 9	



NORTH ELEVATION
Scale 1/8" = 1'-0"



SOUTH ELEVATION
Scale 1/8" = 1'-0"



REVISIONS	BY	
	OWNER	BLDR.

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FLUID CHILLERS, INC.
3005 ALPHA ACCESS
LANSING MI 48910

KATER ENGINEERING ASSOCIATES
6093 ANCHOR COVE
PHONE: (517) 974-2343 katerengr@aol.com

ACCEPTED

OWNER

BUILDER

DRAWN
T. BAKER

CHECKED
T. BAKER

DATE	DRAWING NO.
9-9-16	01504302

Appendix D



Virg Bernero, Mayor

CITY OF LANSING
ASSESSING DEPARTMENT
Sharon L. Frischman, MMAO (4),
Assessor
3rd Floor, City Hall
124 W. Michigan Ave.
Lansing, MI 48933
517-483-4020

Address: 3005 Alpha Access
Parcel #: Part of 33-01-01-27-327-113
Owner: Ayres Real Estate Holdings LLC

RE: Statement of Obsolescence

The subject is improved with a warehouse building with a small office. The site has been documented to have leaking underground storage tanks at one time. Stigma may be present even if the site has been remediated. The building consists of two sections joined by an opening approximately 10 feet wide. Because the floor levels are not at the same ground elevation, a ramp exists from the original building and the addition, creating a place for water to pool. The only restrooms are located in the warehouse area; there are none in the office section. The placement of the building on the site is too close to the street to allow a modern day sized truck to negotiate the turn into the truck loading ramp area. For these stated reasons, it is the opinion of this assessor that this building suffers more than 50% functional obsolescence.


Sharon Frischman, MMAO
City of Lansing Assessor

Date: 9-29-16

Appendix E

Table 1: Estimated Costs of Eligible Activities

Item/Activity	Total Estimated Cost	MSF Act 381 Eligible Activities	LSRRF Act 381 Eligible Activities (Local Only Taxes)	Comments
Baseline Environmental Assessment				
Phase I ESA	\$ 2,000		\$ 2,000	
Phase II ESA	\$ 6,235		\$ 6,235	
Baseline Environmental Assessment Sub-Totals	\$ 8,235		\$ 8,235	
Asbestos Activities				
Asbestos Survey, Sampling & Reporting Work	\$ 1,800		\$ 1,800	
Asbestos Sub-Total	\$ 1,800	\$ -	\$ 1,800	
Demolition				
Building Demolition (24x90 Block Building)	\$ 15,000	\$ 15,000		
Concrete and Asphalt Removal Around Block Building	\$ 8,000	\$ 8,000		
Removal of Sidewalks, Curbs and Gutters	\$ 5,000	\$ 5,000		
Demolition Sub-Total	\$ 28,000	\$ 28,000		
Infrastructure Improvements				
Sidewalks	\$ 5,000	\$ 5,000		
Curbs & Gutters	\$ 7,000	\$ 7,000		
Infrastructure Improvements Sub-Total	\$ 12,000	\$ 12,000		
Site Preparation				
Geotechnical Survey	\$ 5,000	\$ 5,000		
Clearing and Grubbing and Related Disposal of Trees and Stumps	\$ 20,000	\$ 20,000		
Topsoil Cut	\$ 3,500	\$ 3,500		
Fill (sand)	\$ 60,000	\$ 60,000		
Grading and Compaction	\$ 17,000	\$ 17,000		
Temporary Erosion Control	\$ 3,000	\$ 3,000		
Removal and Replacement of Electrical Utilities	\$ 108,000	\$ 108,000		
Power Poles Raised Associated with Electrical Utility Relocation	\$ 6,317	\$ 6,317		
Temporary Site Control	\$ 10,000	\$ 10,000		
Site Preparation Sub-Total	\$ 232,817	\$ 232,817		
Preparation of Brownfield Plan and Act 381 Work plan				
Brownfield Plan and Act 381 Work Plan	\$ 15,000	\$ 15,000		
Preparation of Brownfield Plan and Act 381 Work plan Sub-Total	\$ 15,000	\$ 15,000	\$ -	
Project Sub Totals	\$ 297,852	\$ 287,817	\$ 10,035	
15% Contingency	\$ 40,923	\$ 40,923	\$ -	Excludes Brownfield Plan/Act 381 Work Plan and Baseline Environmental Assessments
Total Developer Eligible Activities	\$ 338,775	\$ 328,740	\$ 10,035	
LBRA Administrative Fee	\$ 13,617			5% annual capture of the local tax increment
TIF Capture to Build Local Site Remediation Revolving Loan Fund	\$ 13,617			5% annual capture of the local tax increment
State Brownfield Fund	\$ 18,985			
Total Cost of Eligible Activities to be Funded through TIF	\$ 384,994	\$ 328,740	\$ 10,035	

Appendix F

Tax Increment Financing Estimates
Table 2

		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Totals	10% Capture for Local Tax Units Summary
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12		
Combined Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Estimated New Taxable Value (estimated increase of 1%/year)			\$ 150,000	\$ 400,000	\$ 550,000	\$ 555,500	\$ 561,055	\$ 570,000	\$ 575,700	\$ 581,457	\$ 587,272	\$ 593,144	\$ 599,076	\$ 605,066		
Incremental Difference (New Taxable Value <i>minus</i> Base Taxable Value)			\$ 150,000	\$ 400,000	\$ 550,000	\$ 555,500	\$ 561,055	\$ 570,000	\$ 575,700	\$ 581,457	\$ 587,272	\$ 593,144	\$ 599,076	\$ 605,066		
Local Taxes - Millage																
Ingham County	3.0331	\$ -	\$ 455	\$ 1,213	\$ 1,668	\$ 1,685	\$ 1,702	\$ 1,729	\$ 1,746	\$ 1,764	\$ 1,781	\$ 1,799	\$ 1,817	\$ 1,835	\$ 19,194	\$ 1,919
Airport Authority	0.6990	\$ -	\$ 105	\$ 280	\$ 384	\$ 388	\$ 392	\$ 398	\$ 402	\$ 406	\$ 411	\$ 415	\$ 419	\$ 423	\$ 4,423	\$ 442
CATA	3.0070	\$ -	\$ 451	\$ 1,203	\$ 1,654	\$ 1,670	\$ 1,687	\$ 1,714	\$ 1,731	\$ 1,748	\$ 1,766	\$ 1,784	\$ 1,801	\$ 1,819	\$ 19,029	\$ 1,903
CADL - Library	1.5600	\$ -	\$ 234	\$ 624	\$ 858	\$ 867	\$ 875	\$ 889	\$ 898	\$ 907	\$ 916	\$ 925	\$ 935	\$ 944	\$ 9,872	\$ 987
Zoo Millage	0.4100	\$ -	\$ 62	\$ 164	\$ 226	\$ 228	\$ 230	\$ 234	\$ 236	\$ 238	\$ 241	\$ 243	\$ 246	\$ 248	\$ 2,595	\$ 259
Lansing Operating	19.4400	\$ -	\$ 2,916	\$ 7,776	\$ 10,692	\$ 10,799	\$ 10,907	\$ 11,081	\$ 11,192	\$ 11,304	\$ 11,417	\$ 11,531	\$ 11,646	\$ 11,762	\$ 123,022	\$ 12,302
Lansing Community College	3.8072	\$ -	\$ 571	\$ 1,523	\$ 2,094	\$ 2,115	\$ 2,136	\$ 2,170	\$ 2,192	\$ 2,214	\$ 2,236	\$ 2,258	\$ 2,281	\$ 2,304	\$ 24,093	\$ 2,409
Ingham Intermediate	4.6956	\$ -	\$ 704	\$ 1,878	\$ 2,583	\$ 2,608	\$ 2,634	\$ 2,676	\$ 2,703	\$ 2,730	\$ 2,758	\$ 2,785	\$ 2,813	\$ 2,841	\$ 29,715	\$ 2,972
Ingham County Sum	6.3842	\$ -	\$ 958	\$ 2,554	\$ 3,511	\$ 3,546	\$ 3,582	\$ 3,639	\$ 3,675	\$ 3,712	\$ 3,749	\$ 3,787	\$ 3,825	\$ 3,863	\$ 40,401	\$ 4,040
Total Local Taxes (capturable)	43.0361	\$ -	\$ 6,455	\$ 17,214	\$ 23,670	\$ 23,907	\$ 24,146	\$ 24,531	\$ 24,776	\$ 25,024	\$ 25,274	\$ 25,527	\$ 25,782	\$ 26,040	\$ 272,344	\$ 27,234
New School Capture for Local Tax Units																
School Operating	18.0000	\$ -	\$ 2,700	\$ 7,200	\$ 9,900	\$ 9,999	\$ 10,099	\$ 10,260	\$ 10,363	\$ 10,466	\$ 10,571	\$ 10,677	\$ 10,783	\$ 10,891	\$ 113,909	
SET	6.0000	\$ -	\$ 900	\$ 2,400	\$ 3,300	\$ 3,333	\$ 3,366	\$ 3,420	\$ 3,454	\$ 3,489	\$ 3,524	\$ 3,559	\$ 3,594	\$ 3,630	\$ 37,970	
Total School Taxes (not captured)	24.0000	\$ -	\$ 3,600	\$ 9,600	\$ 13,200	\$ 13,332	\$ 13,465	\$ 13,680	\$ 13,817	\$ 13,955	\$ 14,095	\$ 14,235	\$ 14,378	\$ 14,522	\$ 151,878	
Debt Millages (not capturable)																
Lansing Debt	0.2600	\$ -	\$ 39	\$ 104	\$ 143	\$ 144	\$ 146	\$ 148	\$ 150	\$ 151	\$ 153	\$ 154	\$ 156	\$ 157	\$ 1,645	
Lansing School Debt	2.4000	\$ -	\$ 360	\$ 960	\$ 1,320	\$ 1,333	\$ 1,347	\$ 1,368	\$ 1,382	\$ 1,395	\$ 1,409	\$ 1,424	\$ 1,438	\$ 1,452	\$ 15,188	
Total Debt Millages (not capturable)	2.6600	\$ -	\$ 399	\$ 1,064	\$ 1,463	\$ 1,478	\$ 1,492	\$ 1,516	\$ 1,531	\$ 1,547	\$ 1,562	\$ 1,578	\$ 1,594	\$ 1,609	\$ 16,833	
Total Millages	69.6961	\$ -	\$ 10,454	\$ 27,878	\$ 38,333	\$ 38,716	\$ 39,103	\$ 39,727	\$ 40,124	\$ 40,525	\$ 40,931	\$ 41,340	\$ 41,753	\$ 42,171	\$ 441,056	
Total Available Tax Increment Revenue for Capture	67.0361		\$ 10,055	\$ 26,814	\$ 36,870	\$ 37,239	\$ 37,611	\$ 38,211	\$ 38,593	\$ 38,979	\$ 39,368	\$ 39,762	\$ 40,160	\$ 40,561	\$ 424,223	
LBRA Administrative Fee*			\$ 323	\$ 861	\$ 1,183	\$ 1,195	\$ 1,207	\$ 1,227	\$ 1,239	\$ 1,251	\$ 1,264	\$ 1,276	\$ 1,289	\$ 1,302	\$ 13,617	
Local Site Remediation Revolving Fund (LSRRF)**			\$ 323	\$ 861	\$ 1,183	\$ 1,195	\$ 1,207	\$ 1,227	\$ 1,239	\$ 1,251	\$ 1,264	\$ 1,276	\$ 1,289	\$ 1,302	\$ 13,617	
10% Capture for Local Tax Units			\$ 646	\$ 1,721	\$ 2,367	\$ 2,391	\$ 2,415	\$ 2,453	\$ 2,478	\$ 2,502	\$ 2,527	\$ 2,553	\$ 2,578	\$ 2,604	\$ 27,234	
Total Annual Available Local Tax Capture			\$ 5,164	\$ 13,772	\$ 18,936	\$ 19,125	\$ 19,316	\$ 19,624	\$ 19,821	\$ 20,019	\$ 20,219	\$ 20,421	\$ 20,626	\$ 20,832		
3 Mils to State Brownfield Fund			\$ 450	\$ 1,200	\$ 1,650	\$ 1,667	\$ 1,683	\$ 1,710	\$ 1,727	\$ 1,744	\$ 1,762	\$ 1,779	\$ 1,797	\$ 1,815	\$ 18,985	
Available School Tax After Fee			\$ 3,150	\$ 8,400	\$ 11,550	\$ 11,666	\$ 11,782	\$ 11,970	\$ 12,090	\$ 12,211	\$ 12,333	\$ 12,456	\$ 12,581	\$ 12,706		
Total Annual Available Tax Capture for Developer			\$ 8,314	\$ 22,172	\$ 30,486	\$ 30,791	\$ 31,099	\$ 31,594	\$ 31,910	\$ 32,230	\$ 32,552	\$ 32,877	\$ 33,206	\$ 33,538	\$ 350,769	
Total Cumulative Tax Capture After Admin. Fees			\$ 8,314	\$ 30,486	\$ 60,972	\$ 91,763	\$ 122,861	\$ 154,456	\$ 186,366	\$ 218,596	\$ 251,147	\$ 284,025	\$ 317,231	\$ 350,769		
MSF Reimbursed Expenses																
Local Taxes			\$ -	\$ 8,901	\$ 19,571	\$ 19,767	\$ 19,965	\$ 20,283	\$ 20,486	\$ 20,691	\$ 20,898	\$ 21,107	\$ 21,318	\$ 18,059	\$ 211,046	
School Taxes			\$ 3,150	\$ 8,400	\$ 10,914	\$ 11,024	\$ 11,134	\$ 11,311	\$ 11,424	\$ 11,539	\$ 11,654	\$ 11,771	\$ 11,888	\$ 3,485	\$ 117,694	
Total			\$ 3,150	\$ 17,301	\$ 30,486	\$ 30,791	\$ 31,099	\$ 31,594	\$ 31,910	\$ 32,230	\$ 32,552	\$ 32,877	\$ 33,206	\$ -	\$ 328,740	
Unreimbursed Eligible Expenses		\$ 328,740	\$ 325,590	\$ 308,289	\$ 277,803	\$ 247,012	\$ 215,913	\$ 184,319	\$ 152,408	\$ 120,179	\$ 87,627	\$ 54,750	\$ 21,544			
LSRRF Reimbursed Expenses																
Local Taxes			\$ 5,164	\$ 4,871											\$ 10,035	
School Taxes			\$ -	\$ -											\$ -	
Total			\$ 5,164	\$ 4,871											\$ 10,035	
Unreimbursed Eligible Expenses		\$ 10,035	\$ 4,871	\$ -												

*administrative fees are 5% of the local tax increment

**LSRRLF capture is 5% of the local tax increment

Tax Ratio	Millages	Percentage
Local Tax	43.0361	64.20%
School Tax	24.0000	35.80%
Total	67.0361	100%

Total eligible expense ratio		
MSF	\$ 328,740	100.00%
MDEQ	\$ -	0.00%
Total	\$ 328,740	100.00%

Eligible activity school/local reimbursement breakdown			
	Local	School	Total
MSF	\$211,046	\$117,694	\$ 328,740
Percentage	64.20%	35.80%	100%

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BY COUNCIL MEMBERS BROWN CLARKE, DUNBAR, HOUGHTON, HUSSAIN,
SPITZLEY, WASHINGTON, WOOD, AND YORKO
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the multiple elections held each year in the City of Lansing would not be possible without the help of our dedicated Election Inspectors who go above and beyond their civic duties by offering their time and hard work to ensure Election Day is fair and unbiased; and

WHEREAS, each election requires a different number of Election Inspectors, with only 250 inspectors working the smallest election and nearly 600 Election Inspectors working the largest; and

WHEREAS, for every election to ensure that elections are fair, unbiased, and comply with changing election law, twenty to forty hours per precinct are dedicated to training, so that all our Election Inspectors are knowledgeable, efficient, unbiased, and as helpful as allowed by law; and

WHEREAS, in 2016 alone, Lansing's diligent and energetic Election Inspectors worked a total of 24,430.11 hours in our forty-five precincts and our absent voter counting boards. In the 2016 elections held in March, May, August, and November, our Election Inspectors faithfully assisted the citizens of Lansing in casting 324,896 ballots; and

WHEREAS, our Election Inspectors range in age from sixteen to ninety; selflessly offer their time, effort, and spirit; and come from diverse generations, cultural backgrounds, and experiences; and

WHEREAS, all of the hard work and hours our Election Inspectors dedicate to make Election Day run as smoothly as possible are greatly appreciated by the City of Lansing and its voters;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council extends our gratitude to our Election Inspectors for their passion and their many hours of dedicated service to the voters of the City of Lansing.

BY COUNCIL MEMBERS BROWN CLARKE, DUNBAR, HOUGHTON, HUSSAIN,
SPITZLEY, WASHINGTON, WOOD, AND YORKO
RESOLVED BY THE CITY OF LANSING CITY COUNCIL

WHEREAS, Jane Aldrich was born and raised in Ann Arbor, Michigan and graduated from Alma College in 1978. Jane is married to Kip Bohne and together they have a daughter Emily; and

WHEREAS, Jane Aldrich worked at stations in Toledo, Ohio and in the Lansing area before establishing her life long career at 6 News; and

WHEREAS, Jane started as a reporter and an anchor for 6 News on October 14, 1985, and she has worked decades anchoring various shows, including 6 News at Noon, 5, 6, and 11 p.m.; and

WHEREAS, Jane Aldrich has hosted hundreds of events over the years for a variety of causes. Jane has co-hosted the annual Muscular Dystrophy Association's Labor Day Telethon., has supported the Alzheimer's Association, Hospice of Lansing, Special Olympics, Greater Lansing Food Bank, and Lansing Community College; and

WHEREAS, Jane Aldrich has founded the franchise called "Tell Me Something Good" – where good news, as well as interesting and inspirational stories are highlighted; and

WHEREAS, Jane Aldrich has won numerous awards for her work including an Associated Press award for her two-part series on organ donations called "A Perfect Match" along with the Michigan Association of Broadcasters award for investigative reporting on a Lansing-made product called "Gunzilla."

BE IT RESOLVED, Lansing City Council hereby congratulates Jane Aldrich on her retirement and would like to thank her for everything she has done to better our community. The Lansing City Council also declares Monday, December 12, 2016 Jane Aldrich Day in the City of Lansing.

BY COUNCIL MEMBERS BROWN CLARKE, DUNBAR, HOUGHTON, HUSSAIN,
SPITZLEY, WASHINGTON, WOOD, AND YORKO
RESOLVED BY THE CITY OF LANSING CITY COUNCIL

WHEREAS, the HIV/AIDS epidemic has been an ongoing crisis in the world and U.S. since it was first identified in 1981, and the World Health Organization reports at least 35 million people have died from the disease and at least 36.7 million are living with the HIV infection; and

WHEREAS, the Michigan Department of Health and Human Services reports that in 2015 there were an estimated 519 people living with HIV in Ingham County; and

WHEREAS, the Lansing Area AIDS Network provides support services for 1,300 people living with HIV over the past 31 years; and

WHEREAS, scientists and doctors have determined that early diagnosis through testing and access to medical care and medications is in the best interest of a person living with HIV as well as public health; and

WHEREAS, that study found that lack of information feeds stigma and fear of people living with HIV, and that persons living with HIV who have achieved an undetectable viral load through the use of anti-HIV drugs are considered uninfected, and with the use of certain anti-HIV drugs by those who are at risk for HIV infection, but not infected, is at least 92 percent effective (and likely as high as 99 percent effective) in preventing HIV acquisition.

NOW BE IT RESOLVED, the Lansing City Council recognizes and honors World Aids Day 2016 and December 1, 2016 as World AIDS Day in Lansing, Michigan; and

NOW BE IT FURTHER RESOLVED, the Lansing City Council acknowledges that HIV continues to be a major public health concern, but one which can, with modern science, be addressed; and

BE IT FURTHER RESOLVED, The Lansing City Council encourages those who are living with HIV to access medical care and encourages those at risk for HIV infection discuss pre-exposure prophylaxis with their medical care provider, and that medical providers throughout Lansing and Ingham county offer prescriptions for this necessary public health intervention.

BE IT RESOLVED, the Lansing City Council calls on all its citizens to work together to bring about an end to HIV in Lansing and the Capital region, and support ongoing efforts to combat the virus as well as the stigma and ignorance attached to it.

BY COUNCIL MEMBERS BROWN CLARKE, DUNBAR, HOUGHTON, HUSSAIN,
SPITZLEY, WASHINGTON, WOOD, AND YORKO
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, Marian Benjamin was born in 1926 and baptized at St. Casimir Parish; and

WHEREAS, Marian attended Moores Park Elementary School until moving to Holt, Michigan and began life on the farm; and

WHEREAS, Marian raised three children and cared for her own mother when she became ill; her book of life has had a series of challenges and hurdles to overcome; and

WHEREAS, Marian Benjamin has continuously served her family but also her community; over the years she has volunteered endless hours at:

- Holy Cross Church & School
- Served lunch during her lunch hour while working in downtown Lansing at the Rescue Mission on Michigan Avenue
- Volunteered for the Lansing Association for Human Rights
- Devoted 17 years to the Lansing Area AIDS Network
- Founding member and still volunteering for Pet Support Services, Inc.
- Supports & helps with various dinners for Lansing Police Department

THEREFORE BE IT RESOLVED that the Lansing City Council wishes to thank Marian Benjamin for her countless hours of selfless giving to Lansing over the years. We also wish Marian a wonderful and blessed 90th Birthday and a special wish for an additional 90 years. The Lansing City Council also declares Saturday, December 3, 2016 Marian Benjamin Day in the City of Lansing.



RESOLUTION NO. _____

**BY THE AD HOC COMMITTEE ON RENTAL
AND LAND CONTRACT HOUSING CONDITIONS**

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the City Council of the City of Lansing has determined that the filing of Principal Residence Exemption and/or Property Transfer Affidavits, by persons claiming homestead status or transfer of property through a land contract, are frequently not supported by an executed land contract between the applicants and the actual property owners; and

WHEREAS, this misleading and sometimes fraudulent activity serves to divest tax revenue from the City and schools in the City, creates obstacles for the Treasurer during tax foreclosure proceedings, and causes a hardship on consumers in the City because of the uncertain status of ownership which may be created by such practice; and

WHEREAS, the City Council of the City of Lansing has adopted an ordinance to amend section 1460.44, subsection (e) of chapter 1460, to provide documentation required to be filed with the office of code compliance and city assessor for verification of ownership for rental registration purposes; and

WHEREAS, the above referenced ordinance requires that, if there is a transfer of ownership for any rental dwelling or unit required to be registered under the section, and the registered owner or agent sells or transfers the property on a land contract or similar real estate installment sale agreement, the registered owner or agent shall provide a copy of that entire land contract or agreement which has been recorded with the County Register of Deeds to the Office of Code Compliance and the City Assessor's office within 15 days of such sale or transfer; and

WHEREAS, MCL 211.7cc (6) provides, "if the assessor of the local tax collecting unit believes that the property for which an exemption is claimed is not the principal residence of the owner claiming the exemption, the assessor may deny a new or existing claim by notifying the owner and the department of treasury in writing of the reason for the denial and advising the owner that the denial may be appealed to the residential and small claims division of the Michigan tax tribunal within 35 days after the date of the notice;" and

WHEREAS, the City Council of the City of Lansing further desires to protect the public from unclear, unfair or deceptive methods, acts or practices in the conduct of business or commerce, including the misuse of land contracts as disguised rental agreements, and to prevent clouds on property title;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lansing advises and recommends that the City Assessor require that any person filing a Principal Residence Exemption Affidavit, and whose homestead status is claimed to be

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through a land contract, shall provide a copy of that entire land contract or agreement which has been recorded with the County Register of Deeds; and

BE IT FURTHER RESOLVED that the City Council of the City of Lansing advises and recommends that the City Assessor require that any person filing a Property Transfer Affidavit, and whose purported transfer involves a land contract or similar real estate installment sales agreement, shall provide a copy of that entire land contract or agreement which has been recorded with the County Register of Deeds; and

BE IT FURTHER RESOLVED that this resolution is to be reviewed after one (1) year by the Ways and Means Committee of the City of Lansing; and

BE IT FINALLY RESOLVED that this resolution serves a public purpose intending to protect the health, safety, and welfare of the public.

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

Resolution to Establish an Obsolete Property Rehabilitation Act District
204 East Grand River Avenue

WHEREAS, the owner of property located at 204 East Grand River Avenue in the City of Lansing, Michigan (the "Properties") has requested in writing that the City of Lansing establish an Obsolete Property Rehabilitation District (the "District") as enabled by Public Act 146 of 2000, the Obsolete Property Rehabilitation Act (the "Act"), and

WHEREAS, the owner is Looney Moon, LLC, hereinafter called the "Developer", and

WHEREAS, the Developer is the legal owner of greater than fifty percent (50%) of all taxable value of the property located within the proposed District, and

WHEREAS, the Developer has, in writing, requested the District for the Properties and for the City of Lansing to take all necessary steps and actions to establish the District on their behalf, and

WHEREAS, the properties in question and the proposed boundary of the District is legally described as:

COM 44.44 FT W OF NE COR LOT 2, TH W 20 FT, S 80 FT, E 20 FT, N 80 FT TO BEG;
SUB OF BLOCK 12, 33-01-01-09-402-081, and

WHEREAS, the Act requires that before establishing the District the Lansing City Council shall give written notice by certified mail to the owners of all real property within the proposed District and shall hold a public hearing in order to provide an opportunity for owners, residents or other taxpayers of the City of Lansing to appear and be heard regarding the establishment of the District and that such notice was given and said public hearing was held on November 28, 2016;

NOW THEREFORE BE IT RESOLVED that the following properties are hereby approved and established as an Obsolete Property Rehabilitation District as provided by Public Act 146 of 2000 legally described as:

COM 44.44 FT W OF NE COR LOT 2, TH W 20 FT, S 80 FT, E 20 FT, N 80 FT TO BEG;
SUB OF BLOCK 12, 33-01-01-09-402-081.

BE IT FINALLY RESOLVED that this resolution shall not be construed as the City Council's approval of any future application for an Obsolete Properties Rehabilitation Exemption Certificate for the Developer or any other applicant.

[29771:6:20161209:122442]

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

Resolution to Approve an Obsolete Property Rehabilitation Act Certificate
204 East Grand River Avenue

WHEREAS, pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (PA 146 of 2000), Looney Moon, LLC has filed an application for an Obsolete Property Rehabilitation Exemption Certificate (OPRA Certificate) with the Lansing City Clerk, for a proposed obsolete facility at 204 East Grand River Avenue, Lansing, Michigan (Obsolete Property); and

WHEREAS, Looney Moon, LLC (the Developer) owns the proposed Obsolete Property; and

WHEREAS, the proposed Obsolete Property is located within an Obsolete Property Rehabilitation District legally established by resolution adopted December 12, 2016, after a public hearing was held on November 28, 2016, as provided by section 3 of PA 146 of 2000; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Lansing; and

WHEREAS, a public hearing was held on November 28, 2016 in order to provide an opportunity for the applicant, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA Certificate; and

WHEREAS, the Looney Moon, LLC has been certified in writing by the City of Lansing Treasurer to be not delinquent in any taxes related to the facility; and

WHEREAS, the application is for 7 years and under no circumstances or criteria will an extension of the exemption be considered; and

WHEREAS, the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000; and

WHEREAS, the applicant Looney Moon, LLC has provided answers to all required questions under the application instructions to the City of Lansing; and

WHEREAS, the City of Lansing requires that rehabilitation of the facility shall be completed by December 31, 2018; and

DRAFT

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in the City of Lansing eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, revitalize an urban area, and increase the number of residents in the community in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby grants an Obsolete Property Rehabilitation Exemption for the real property, excluding land, located in an Obsolete Property Rehabilitation District at 204 East Grand River Avenue legally described as LOT 8 & N 1 R LOT 7 BLOCK 63 ORIG PLAT, 33-01-01-16-127-001; for a period of 7 years, beginning December 31, 2016, and ending December 30, 2023, pursuant to the provisions of PA 146 of 2000, as amended.

BE IT FINALLY RESOLVED that the City Clerk shall cause the Application for Obsolete Property Rehabilitation Certificate to be completed, including the "Clerk Certification" and shall file the completed application, together with a certified copy of this resolution with the State Tax Commission.

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING BROWNFIELD PLAN #66
FLUID CHILLERS EXPANSION 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 #66 – Fluid Chillers Expansion Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on December 12, 2016 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 the December 12, 2016, 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 \$1,000,000,
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on November 4, 2016, unanimously recommended approval of the Plan, for this Project;

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;

DRAFT

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

IT IS FINALLY RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #66 – Fluid Chillers Expansion Redevelopment Project'.

BY THE COMMITTEE ON GENERAL SERVICES
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, Domonic Korzecke sought to eliminate a special assessment of \$484.00 for trash and debris removal fees, and all associated penalties and interest, on the property tax bill for 525 N. Hayford Avenue (Tax ID #33-01-01-14-104-321); and

WHEREAS, upon filing a claim to the Committee on General Services, the claim in the amount of \$84.00 was granted, and the remaining claim amount of \$400 was denied on December 5, 2016.

NOW, BE IT RESOLVED, that the City Council, hereby, denies the claim of Domonic Korzecke in the amount of \$400.00 for trash and debris removal fees and all associated penalties and interest on the property tax bill for 525 N. Hayford Avenue (Tax ID #33-01-01-14-104-321).

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

BY THE COMMITTEE ON GENERAL SERVICES
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, Dan and Nancy Wallace sought to eliminate a special assessment of \$6000.00 for trash and debris removal fees, and all associated penalties and interest, on the property tax bill for 3101 West Jolly Road (Tax ID #33-01-05-06-126-149); and

WHEREAS, upon filing a claim to the Committee on General Services, the claim in the amount of \$6,000.00 was denied on December 5, 2016.

NOW, BE IT RESOLVED, that the City Council, hereby, denies the claim of Dan and Nancy Wallace in the amount of \$6,000.00 for trash and debris removal fees and all associated penalties and interest on the property tax bill for 3101 W. Jolly Road (Tax ID #33-01-05-06-126-149).

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

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

WHEREAS, City Clerk Chris Swope submitted a recommended list of dates for the Lansing City Council meetings for 2017 to the Lansing City Council; and

WHEREAS, the Committee of the Whole will meet at 5:30 p.m. before all Monday Council meetings listed below; and

WHEREAS, the Lansing City Charter requires the City Council to meet at least 26 times each year; and

WHEREAS, the Committee of the Whole has reviewed the City Clerk's recommendations and concurs with the list of recommended meeting dates for 2017.

NOW, THEREFORE, BE IT RESOLVED the Lansing City Council hereby approves the recommendations of City Clerk Chris Swope for Lansing City Council meeting dates for 2017 as follows:

Tuesday, January 03, 2017	Annual Organizational - 1st meeting of year
Monday, January 09, 2017	
Monday, January 30, 2017	
Monday, February 13, 2017	
Monday, February 27, 2017	Board List - prior to first meeting in March
Monday, March 13, 2017	
Monday, March 27, 2017	Mayor's Budget - on or before 4th Monday in March
Monday, April 10, 2017	
Monday, April 24, 2017	Mayor's Board Appointments - prior to first meeting in May
Monday, May 08, 2017	Budget Public Hearing;
Monday, May 15 th , 2017	Adopt Budget- no later than 3 rd Monday in May
Monday, May 22, 2017	
Monday, June 12, 2017	Council Act on Appointments - at or before 1st meeting
in June	
Monday, June 26, 2017	
Monday, July 10, 2017	
Monday, July 24, 2017	
Monday, July 31, 2017	
Monday, August 14, 2017	
Monday, August 28, 2017	
Monday, September 11, 2017	
Monday, September 25, 2017	Budget Priorities – no later than October 1 st
Monday, October 09, 2017	
Monday, October 23, 2017	
Monday, October 30, 2017	
Monday, November 13, 2017	
Monday, November 27, 2017	

DRAFT

Monday, December 11, 2017

Except as otherwise noted, all meetings will be on a Monday at 7:00 p.m. in the Lansing City Council Chambers, 10th Floor City Hall.

BE IT FURTHER RESOLVED that the Council shall meet as a Committee of the Whole on Tuesday, January 3, 2017 at 5:30 p.m.

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

Establishment of Central United Methodist Church Historic District Study Committee

WHEREAS, Larry Beckon, Chair of the Central United Methodist Church (CUMC) Board of Trustees, by letter dated October 16, 2016, requests designation as a single resource historic district for the Central United Methodist Church building at 215 N. Capitol Ave. in Lansing; and

WHEREAS, the church consists of Romanesque style original building built in 1889-1890 and designed by Elijah E. Myers, and the Scott Temple House addition, donated by Richard and Gertrude Scott, and built in 1922-1923; and

WHEREAS, CUMC was listed on both the National and State Registers in 1980, and received a state historical marker in 1981; and

WHEREAS, the applicants have indicated their commitment to improving the property in accordance with the federal standards for its rehabilitation; and

WHEREAS, Penny Zago, of CUMC, has been designated as the applicants' representative on the historic district study committee; and

WHEREAS, Historic District Commission (HDC) members Cassandra Nelson, Carol Skillings, and Tom Truscott have also volunteered to serve on the historic district study committee, and would satisfy the study committee membership requirements under the Ordinance; and

WHEREAS, the Committee on Development and Planning has reviewed the request by the CUMC Board of Trustees within the proposed district;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby waives the optional public hearing on this proposal, which would have been held prior to the establishment of the historic district study committee, due to the fact that the proposed district is a single property district proposed by the property owners.

BE IT FURTHER RESOLVED, the City Council hereby establishes the Central United Methodist Church Historic District Study Committee pursuant to Chapter 1220 of the Lansing Code of Ordinances with the powers and duties thereunder to conduct studies and make reports and recommendations regarding the Central United Methodist Church.

BE IT FURTHER RESOLVED, the Mayor's appointments of Penny Zago and HDC members Cassandra Nelson, Carol Skillings, and Tom Truscott to the Study Committee are hereby confirmed.

DRAFT

BE IT FINALLY RESOLVED that the CUMC Historic District Study Committee make its reports and recommendations to the Council within 180 days after all its members have been appointed by the Mayor and confirmed by City Council.

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INTRODUCTION OF ORDINANCE
AMENDMENT TO CHAPTER 1460

Council Member Wood, Chair of the Committee on Public Safety introduced:

An Ordinance of the City of Lansing, Michigan to amend Chapter 1460 of the City of Lansing Codified Ordinances in its entirety; to add Section 1460.04 Home Occupation Registration and inspection to provide for the registration and inspection of any building or structure in a residentially zoned district where the operation of a home occupation within such building or structure utilizes electricity that exceeds 3,500 kwh (kilowatt hours) per month, and to provide penalties for violations of this Chapter.

The Ordinance is read a first time by its title and referred to the Committee on Public Safety

RESOLUTION SETTING PUBLIC HEARING
By Council Member Wood

RESOLVED BY THE CITY COUNCIL, CITY OF LANSING, that a public hearing be set for Monday, January 23, 2017 at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Avenue, Lansing, MI for the purpose of considering an amendment to Chapter 1460 of the City of Lansing Codified Ordinances in its entirety; to add Section 1460.04 Home Occupation Registration and inspection to provide for the registration and inspection of any building or structure in a residentially zoned district where the operation of a home occupation within such building or structure utilizes electricity that exceeds 3,500 kwh (kilowatt hours) per month, and to provide penalties for violations of this Chapter

Interested Persons are invited to attend this Public Hearing.

ORDINANCE NO: _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN TO ADD SECTION 1460.04, HOME OCCUPATION REGISTRATION AND INSPECTION, TO CHAPTER 1460 OF THE LANSING CODIFIED ORDINANCES TO PROVIDE FOR THE REGISTRATION AND INSPECTION OF ANY BUILDING OR STRUCTURE IN A RESIDENTIALLY-ZONED DISTRICT WHERE THE OPERATION OF A HOME OCCUPATION WITHIN SUCH BUILDING OR STRUCTURE UTILIZES ELECTRICITY THAT EXCEEDS 3500 KWH (KILOWATT HOURS) PER MONTH OR WHERE THE OPERATION EMITS GASES, FUMES, SMOKE, OR ODORS OUTSIDE OF THE BUILDING OR STRUCTURE AND ACROSS THE BUILDING OR STRUCTURE’S PROPERTY LINE; AND TO PROVIDE CIVIL INFRACTION PENALTIES FOR NONCOMPLIANCE WITH SECTION 1460.04.

THE CITY OF LANSING ORDAINS:

SECTION 1. That Section 1460.04 be added to Chapter 1460 of the Lansing Codified Ordinances (“Code”) to read as follows:

1460.04 HOME OCCUPATION REGISTRATION AND INSPECTION

(a) THE CITY OF LANSING FINDS THAT THE OPERATION OF A HOME OCCUPATION, AS DEFINED IN THE CODE, WHICH UTILIZES ELECTRICITY THAT EXCEEDS 3500 KWH PER MONTH , OR WHERE THE HOME OCCUPATION EMITS GASES, FUMES, SMOKE, OR ODORS OUTSIDE OF THE BUILDING OR STRUCTURE AND ACROSS THE BUILDING OR STRUCTURE’S PROPERTY LINE, PRESENTS A DANGER OF FIRE OR EXPLOSION OR OTHERWISE CREATES A PUBLIC NUISANCE, AS DEFINED IN CHAPTER 655 OF THE CODE, TO SURROUNDING RESIDENTIAL PROPERTIES; FURTHER, THAT SUCH UTILIZATION OR EMISSION PRESENTS A

24 CLEAR AND PRESENT DANGER TO THE PUBLIC HEALTH, SAFETY, AND WELFARE
25 OF THE RESIDENTS OF THE CITY OF LANSING, AND IT IS IN THE PUBLIC INTEREST
26 THAT SUCH HOME OCCUPATION BE INSPECTED FOR SAFETY REASONS AT LEAST
27 ANNUALLY.

28 (b) EVERY PERSON OPERATING, OR AS A LESSOR OF AN OWNER
29 ALLOWING AN OPERATION OF, A HOME OCCUPATION, AS DEFINED IN SECTION
30 1240.03 OF THE CODE, IN A RESIDENTIALLY-ZONED DISTRICT SHALL ANNUALLY
31 REGISTER THE BUILDING OR STRUCTURE WITHIN WHICH SUCH HOME
32 OCCUPATION IS SITUATED WITH THE CITY OF LANSING OFFICE OF CODE
33 COMPLIANCE IF:

34 1. THE HOME OCCUPATION UTILIZES ELECTRICITY THAT EXCEEDS 3,500
35 KWH PER MONTH; OR

36 2. THE HOME OCCUPATION EXHAUSTS OR EMITS GASES, FUMES, SMOKE
37 OR ODOR INTO THE SURROUNDING AREAS OUTSIDE OF THE BUILDING OR
38 STRUCTURE AND ACROSS THE BUILDING OR STRUCTURE'S PROPERTY LINE.

39 (c) ANY DWELLING OR ACCESSORY BUILDING USED AS PART OF A HOME
40 OCCUPATION REGISTERED PURSUANT TO THIS SECTION SHALL BE INSPECTED
41 ANNUALLY BY THE OFFICE OF CODE COMPLIANCE FOR CODE AND SAFETY
42 COMPLIANCE AND FOR ADEQUATE VENTING OF GASES, FUMES, SMOKE OR
43 ODOR SO AS NOT TO CAUSE A PUBLIC NUISANCE IN THE SURROUNDING AREAS.

44
45 (d) IT IS THE INTENT OF THIS SECTION THAT THE REGISTRATION REQUIRED
46 HEREIN BE FOR SAFETY REASONS RELATED TO BUILDINGS OR STRUCTURES AND

NOT RELATED TO THE OWNER OR OCCUPANT OF SUCH BUILDING OR
STRUCTURE; THUS, EXCEPT FOR A NAME AND NECESSARY CONTACT
INFORMATION, PERSONAL INFORMATION RELATED TO ANY PERSON
REGISTERING THE BUILDING OR STRUCTURE SHALL NOT BE REQUIRED OR
COLLECTED. FURTHER, TO THE EXTENT ALLOWABLE UNDER THE MICHIGAN
FREEDOM OF INFORMATION ACT AND PROTECTED UNDER MICHIGAN AND
FEDERAL LAWS, INCLUDING, BUT NOT LIMITED TO, MCL 333.26421 ET SEQ. AND
U.S.PUBLIC LAW 104 -191 AND FEDERAL REGULATIONS PROMULGATED
THEREUNDER, PERSONAL INFORMATION RELATED TO AN OWNER OR OCCUPANT
OF A REGISTERED BUILDING OR STRUCTURE SHALL NOT BE DISCLOSED.

(e) FAILURE TO REGISTER A HOME OCCUPATION BUILDING OR STRUCTURE
AS REQUIRED BY THIS SECTION SHALL CONSTITUTE A MUNICIPAL CIVIL
INFRACTION PURSUANT TO CHAPTER 203 OF THE CODE AND THE PENALTIES SET
FORTH IN SECTION 202.99 OF THE CODE SHALL APPLY TO EACH SUCH CIVIL
INFRACTION OR AS SUCH PENALTIES MAY BE AMENDED FROM TIME TO TIME BY
AN ORDINANCE ENACTED BY THE LANSING CITY COUNCIL.

(f) THE PROVISIONS OF THIS ORDINANCE SHALL EXPIRE FIVE YEARS
AFTER THE DATE OF ITS ENACTMENT.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules,
inconsistent with the provisions hereof are hereby repealed in their entirety and shall be void and
of no effect.

Draft – December 2, 2016

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

71 Section 4. This Ordinance shall take effect on the 30th day after enactment unless given
72 immediate effect by the City Council.

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Chris Swope
Lansing City Clerk

November 29, 2016

President and Members of Lansing City Council
124 W. Michigan Ave., 10th Floor
Lansing, MI 48933

Dear President Brown Clarke and Council Members:

Chapter 280, Section 280.03 of the Code of Ordinances requires that the City Council designate by resolution the date, time, and location for first meeting of the Elected Officers Compensation Commission (EOCC) in each odd-numbered year. The section further requires the City Clerk to notify the members of the EOCC of that meeting at least seven days in advance.

The EOCC's initial meeting must be prior to March 1, 2017. The commission can meet on not more than 15 session days; a session day is defined as a calendar day on which the EOCC meets and a quorum is present. The EOCC is required to make its determination within 45 days of the initial meeting.

Attached is a draft resolution calling the first meeting of the EOCC for 2017.

Sincerely,

Chris Swope
Lansing City Clerk

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

WHEREAS, pursuant to the Lansing City Charter and Chapter 280 of the Lansing Code of Ordinances, the Council shall designate in advance the first meeting of the Elected Officers Compensation Commission in odd-numbered years; and

WHEREAS, Chapter 280 of the Lansing Code of Ordinances requires the first meeting of the Elected Officers Compensation Commission to be prior to March 1, 2017 and that the commission meet on no more than 15 session days;

WHEREAS, Chapter 280 of the Lansing Code of Ordinances requires the Elected Officers Compensation Commission to make its determination within forty-five days after its first meeting;

NOW, THEREFORE, BE IT RESOLVED the Lansing City Council hereby calls upon the Elected Officers Compensation Commission to meet and conduct its business in 2017 and designates _____, February _____, 2017 at _____ p.m. in the City Council Conference Room on the 10th floor of City Hall as the first meeting of the Commission.

BE IT FURTHER RESOLVED the City Council Office Manager shall serve as the recording secretary to the Commission unless the Commission determines otherwise.

BE IT FINALLY RESOLVED the City Clerk shall notify the members of the Commission in writing concerning the designated date, time, and place of the first meeting at least seven calendar days in advance thereof.



Virg Bernero, Mayor

OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933-1694
(517) 483-4141 (voice)
(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

TO: City Council President Judi Brown Clarke and Councilmembers

FROM: Mayor Virg Bernero

DATE: 12-8-16

RE: Act-11-2016, 637 E. Michigan Avenue, Vacant N. East Street Easements

The attached correspondence is forwarded for your review and appropriate action.

VB/rh
Attachment



City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor

From: Susan Stachowiak, Zoning Administrator

Subject: CITY COUNCIL AGENDA ITEM
Act-11-2016, 637 E. Michigan Avenue, Vacant N. East Street Easements

Date: December 7, 2016

At its regular meeting held on December 6, 2016, the Planning Board voted unanimously (4-0) to recommend approval of Act-11-2016. The applicant, 637 E. Michigan, LLC is requesting that the City vacate utility easements remaining in the vacated N. East Street right-of-way (ROW) at the site of the former Clara's restaurant. The Planning Board found that the reservation of the easements is no longer necessary for the City, railroad or any other government agency or public/private utility.

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

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

Act-11-2016, 637 E. Michigan Ave. (former Clara's restaurant), PPN 33-01-01-16-277-403

Vacate N. East Street Easements

WHEREAS, Jason Kildea, of 637 E. Michigan, LLC, 330 Marshall St., Ste. 100, Lansing, MI, requests that the City vacate utility easements remaining in the vacated N. East Street right-of-way (ROW) at the site of the former Clara's restaurant; and

WHEREAS, on September 11, 1978 the Lansing City Council vacated the west 22.65 feet of the N. East Street ROW bordering the east side of the former Clara's property, reserving easements for utilities; and

WHEREAS, on October 8, 1990, the east 18.6 feet of the N. East Street ROW adjacent to Clara's were vacated, along with and the entire 41.25 foot width north to Shiawassee Street (approx. 1200 feet), reserving easements; and

WHEREAS, according to the applicants, they have reviewed the title insurance information with the Office of the City Attorney and Transportation Engineer Andy Kilpatrick, and they agree the easements are no longer needed nor will they be needed in the future; and

WHEREAS, at its meeting on December 6, 2016, the Planning Board reviewed the location, character, and extent of the proposal in accordance with is Act 33 Review procedures, and found that the reservation of easements is unnecessary; and

WHEREAS, on December 6, 2016, the Planning Board voted unanimously (4-0), to recommend the vacation of the easements reserved in the 1978 and 1990 resolutions located within the N. East Street ROW and now attached to the former Clara's property at 637 E. Michigan Avenue; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Board, and concurs therewith;

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council hereby approves Act-11-2016, and vacates the easements reserved in 1978 and 1990 over and under the property described as:

A parcel of land in the Northeast $\frac{1}{4}$ of Section 16, Town 4 North, Range 2 West, City of Lansing, Ingham County, Michigan, being described as:

Commencing at the East $\frac{1}{4}$ of said Section 16; thence North 00 degrees 02 minutes 00 seconds East along the East line of said Section 16, a distance of

107.75 to the Point of Beginning of this description; thence North 89 degrees 55 minutes 05 seconds West a distance of 18.95 feet; thence North 00 degrees 32 minutes 08 seconds East 542.59 feet; thence South 89 degrees 58 minutes 00 seconds East perpendicular to the East line of said Section 16, a distance of 14.20 feet to a point on the East line of said Section 16; thence South 00 degrees 02 minutes 00 seconds West along the East line of said Section 16, a distance of 542.58 feet to the Point of Beginning.

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

STAFF REPORT

APPLICANT/OWNER: 637 E. Michigan, LLC
330 Marshall St., Ste 100
Lansing, MI 48912

REQUESTED ACTION:

The Applicant requests that the City vacate utility easements remaining in the vacated N. East Street ROW at the site of the former Clara's restaurant. The street was vacated in 1990 with a reservation of utility easements that, according to the applicants, are no longer necessary.

EXISTING LAND USE: Vacant commercial building (former Clara's restaurant)

EXISTING ZONING: "H" Light Industrial.

EASEMENT SIZE & SHAPE: Rectangular Shape, approx. 41.25' x 542.58' (22,381 square feet)

SURROUNDING LAND USE: N: Parking lot, residential townhouses.
S: Light industrial, commercial.
E: Light industrial, commercial.
W: "Commercial, light industrial, Cooley Law School Park.

SURROUNDING ZONING: Primarily "H" Light Industrial.

MASTER PLAN DESIGNATION: The Design Lansing Comprehensive Plan designates the subject property as Downtown Mixed-Use Center: Edge.

BACKGROUND

On September 11, 1978 the Lansing City Council vacated the west 22.65 feet of the N. East Street ROW bordering the east side of the former Clara's property. On October 8, 1990, the east 18.6 feet were vacated. Utility easements were reserved in both cases.

The 1990 action (Act-21-90) was to vacate the remainder of the N. East Street adjacent to Clara's, and the entire 41.25 foot width north to Shiawassee Street (approx. 1200 feet).

AGENCY RESPONSES:

AT&T:

ATT Legacy does not have any phone lines north of Michigan Avenue adjacent to Clara's. This line was rerouted a number of years ago.

Board of Water and Light:

We have a water main along Pere Marquette west of Clara's. I do not show any water distribution facilities between the railroad and Clara's.

City Attorney:

In 1990 the City Council vacated portions of East Street lying between Michigan Avenue and Shiawassee Street. The vacation was done by resolution 551 passed September 27, 1990.

Preliminary to the passage of the resolution, the City had conducted an Act 285 review (n/k/a Act 33). Because of the Act 285 review, the City made the vacation subject to the reservation of certain interests in the vacated street.

In 2013, the owners of Clara's wanted to refinance their property and requested the City acknowledge the street vacation by a Quit Claim Deed. The Quit Claim Deed's purpose was solely to affirm that the West side of East Street had been vacated. The owners were represented by the law firm of Miller Canfield. Because the 1990 resolution was subject to certain reserved interests in the City, the Quit Claim Deed was made a subject to these interests. For the reason that the Council had already vacated the subject right of way, no additional Council action was needed for the Quit Claim Deed.

Parks and Recreation:

No comments.

Public Service - Engineering:

Railroad rights-of-way (which East Street was) are often used by telecoms and gas companies. I know CSX has storm sewer along their tracks. CSX may also have other utilities in the corridor.



In the picture from August 2015, there is an established pole line with wires on them. There is an *underground utility paralleling the tracks*. The railroad (CSX) has storm sewer in the grade and likely their own buried communication lines.

CSX Railroad:

Per Peter Trolle, Facilities Manager this will not impact CSX facilities. Thank you.

OTHER

According to the applicants, they have reviewed the title insurance information with the city attorney and Transportation Engineer Andy Kilpatrick, and they agree the easements are no longer needed or will they be needed in the future.

The overhead wires in the photograph on the previous page appear to be located on the original Union Depot (former Clara's) site, not within the former East Street ROW.

ANALYSIS

Please refer to the attached diagrams of the existing and proposed easements (Exhibits A & B, respectively).

Location: The subject easements are located just east of the former Clara's restaurant in the former N. East Street ROW, which was vacated (reserving utilities) and is now part of the former Clara's property.

Character: The character of the area will be unaffected by this decision.

Extent: The proposal is limited in extent to include only those easements reserved along the east side of the former Clara's property in the 1978 and 1990 Council resolutions (an area measuring approx. 41.25' x 542.58' (22,381 square feet).

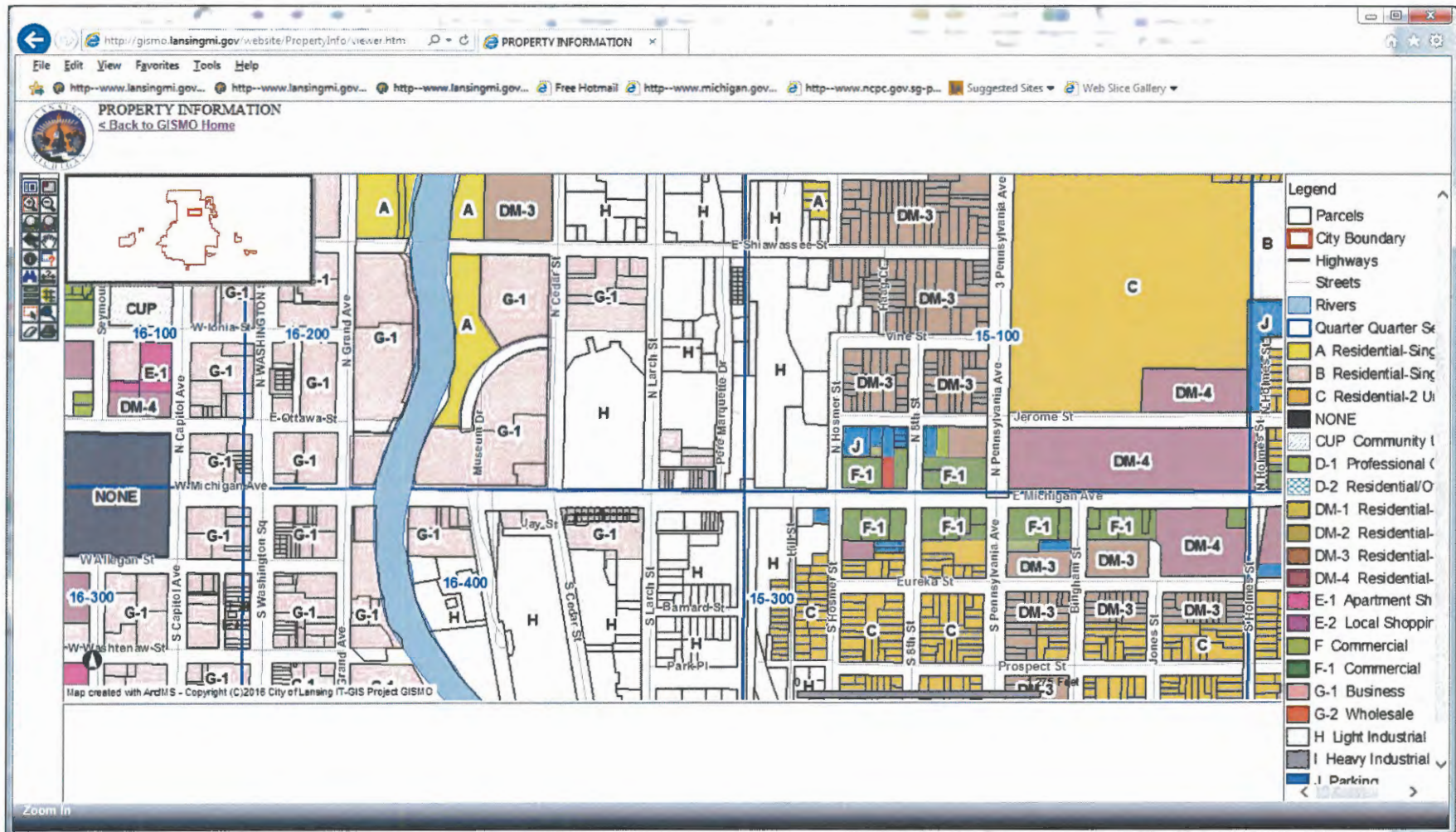
RECOMMENDATION

Staff recommends approval as proposed, based on a finding that the easements are no longer necessary.

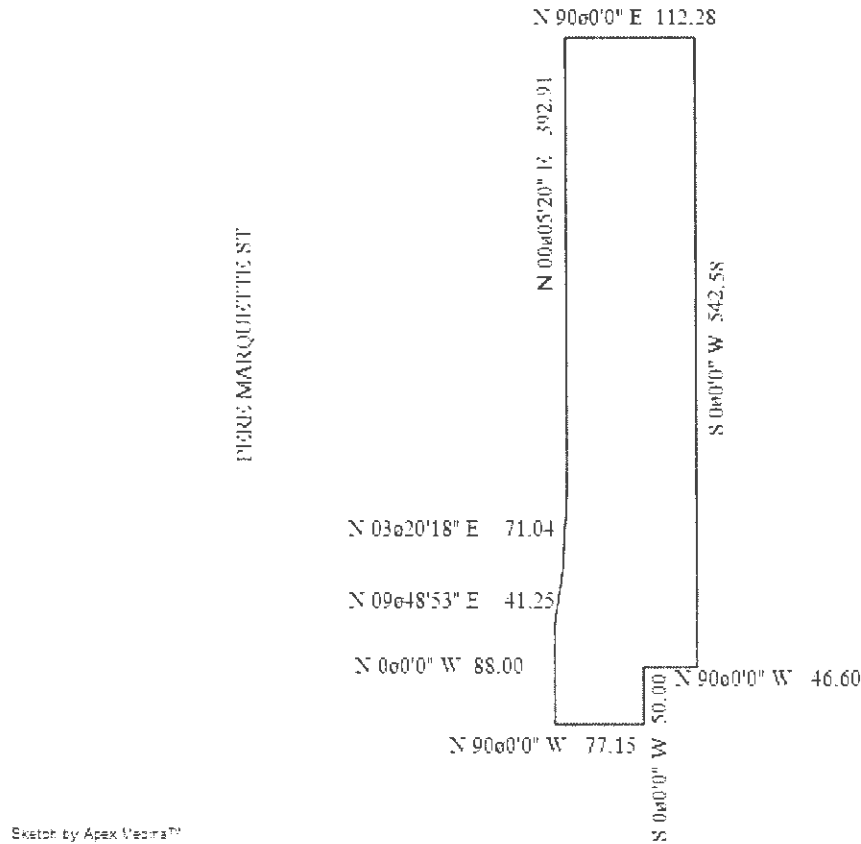


Google earth



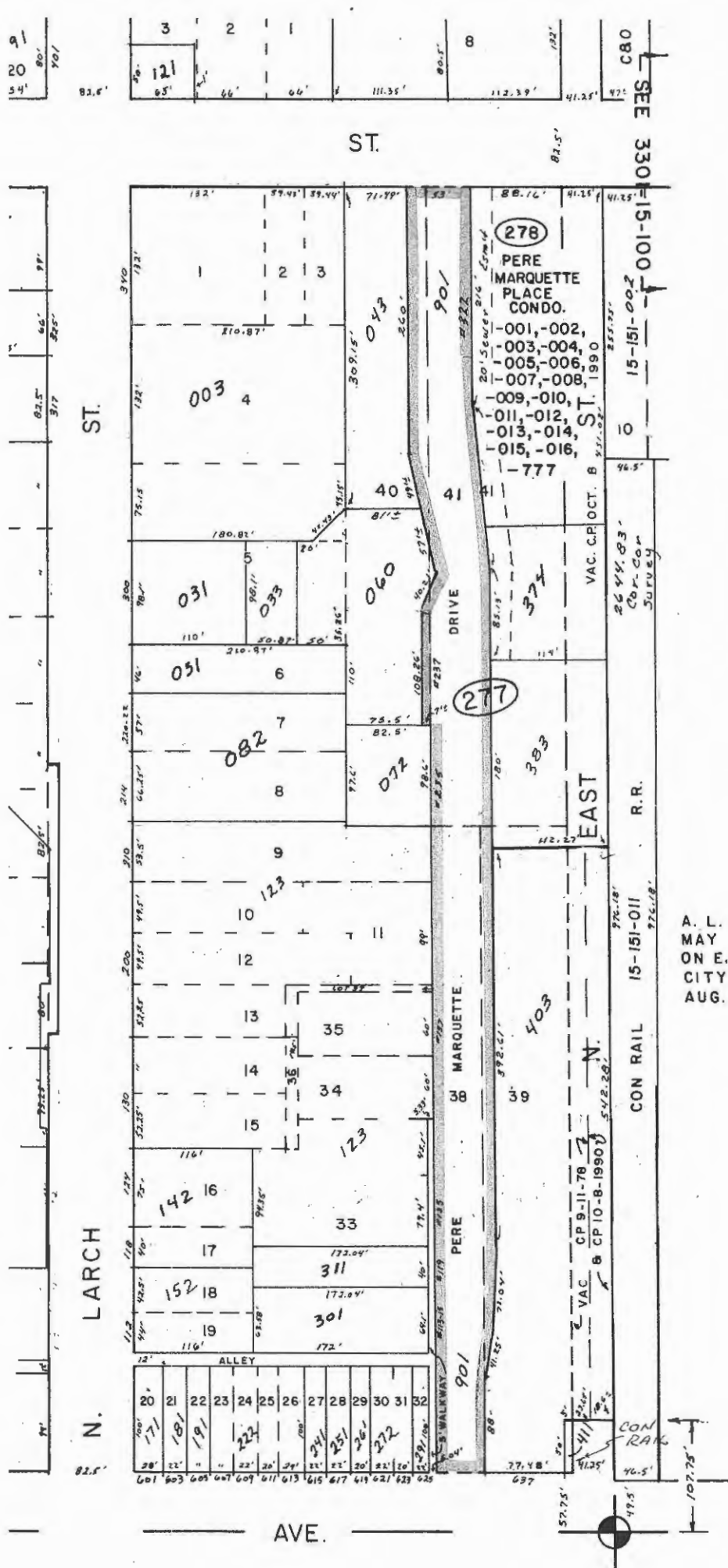


Image/Sketch for Parcel: 33-01-01-16-277-403



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LIBER 1866 PG 112

September 27, 1990

COMMITTEE ON PHYSICAL DEVELOPMENT

Act-21-90
North East Street

WHEREAS the City has determined that a portion of North East Street right-of-way between East Michigan Avenue and East Shiawassee Street is excess to City requirements; and

WHEREAS the North East Street ROM is located within the original plat of Lansing and is more particularly described as:

A parcel of land in the northeast 1/4 of Section 16, T4N, R2W, City of Lansing, Ingham County, Michigan; the boundary of said parcel being described as commencing at the east 1/4 corner of said Section 16; thence N 00° 02' 00" east along the east line of said Section 16 a distance of 157.75 feet to the point of beginning of this description; thence north 89° 55' 05" west a distance of 41.25 feet; thence north 00° 02' 00" east parallel to the east line of said Section 16 a distance of 1173.60 feet to the southerly line of Shiawassee Street; thence south 89° 55' 05" east along the southerly line of Shiawassee Street a distance of 41.25 feet to a point on the east line of said Section 16; thence south 00° 02' 00" west along the east line of said Section 16 a distance of 1173.60 feet to the point of beginning; said parcel containing +/- 1.111 acres;

and

WHEREAS the Lansing Planning Board has reviewed this request under the provisions of Act 285 of Michigan Public Acts of 1931 and has recommended the City vacate North East Street as described subject to the City maintaining public access easements for City and other public utilities and an easement for the encroachment of the existing railroad track; and

WHEREAS the Physical Development Committee of City Council has reviewed and concurred with the Planning Board's recommendations;

~~NOW, WHEREFORE, BE IT RESOLVED~~ that the Lansing City Council approves the vacation of the above-described portion of North East Street right-of-way; and

~~FURTHER, BE IT RESOLVED~~ that the vacation be subject to public utility easements for maintaining installation, repair or removal of sewer and utilities and the existing railroad tracks until such time as they are removed.

By Council Member Canady:

Carried unanimously; Council member Acado absent.



8 1 0 7 3 4 9

Tx:4064249

5/28/2013 2:26:00 PM

2013-027365

CURTIS HERTEL JR

INGHAM COUNTY MICHIGAN

REGISTER OF DEEDS

RECORDED ON:

05/29/2013 09:35 AM

PAGES: 2

CERTIFIED

MAY 29 2013

INGHAM COUNTY
REGISTER OF DEEDS*[space above this line for recording purposes]*

QUIT CLAIM DEED

The City of Lansing, a Michigan municipal corporation, whose business address is 124 W. Michigan Avenue, Lansing, Michigan 48933 ("Grantor"), conveys and quitclaims to Clara's Inc., a Michigan corporation whose address is 637 E. Michigan Avenue, Lansing, Michigan 48933 ("Grantee"), the following premises located in the City of Lansing, Ingham County, Michigan, legally described as:

A parcel of land in the Northeast 1/4 of Section 16, Town 4 North, Range 2 West, City of Lansing, Ingham County, Michigan, being described as: Commencing at the East 1/4 corner of said Section 16; thence North 00 degrees 02 minutes 00 seconds East along the East line of said Section 16, a distance of 107.75 feet to the Point of Beginning of this description; thence North 89 degrees 55 minutes 05 seconds West a distance of 18.95 feet; thence North 00 degrees 32 minutes 08 seconds East 542.59 feet; thence South 89 degrees 58 minutes 00 seconds East perpendicular to the East line of said Section 16, a distance of 14.20 feet to a point on the East line of said Section 16; thence South 00 degrees 02 minutes 00 seconds West along the East line of said Section 16, a distance of 542.58 feet to the Point of Beginning.

Subject to the reservation by the Grantor of an easement for the installation, maintenance, repair and removal of sewer and other public utilities and for the existing railroad tracks, if any, until such time as the railroad tracks are removed.

For and in consideration of the sum of \$1.00, the receipt and sufficiency of which is hereby acknowledged.

This deed is exempt from transfer taxes pursuant to MCL 207.505(a) and (l) and MCL 207.526(a) and (n).

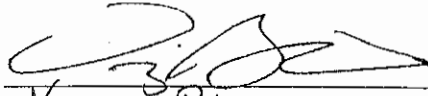
[signature page follows]

CERTIFIED

MAY 29 2013

INGHAM COUNTY
REGISTER OF DEEDS

GRANTOR:
City of Lansing

By: 

Name:

Virg Bernero

Title:

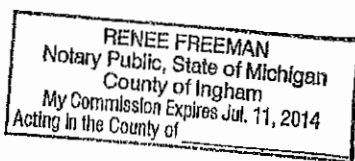
Mayor of Lansing

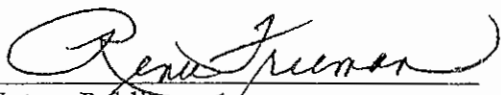
Date:

May 20, 2013

STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

The foregoing instrument was acknowledged before me on May 20th,
2013 by Virg Bernero, who is
THE Mayor of City of Lansing, a Michigan municipal
corporation, on behalf of the City.

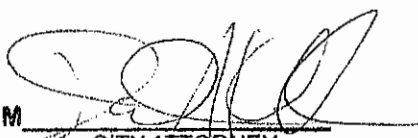



Notary Public
INGHAM County, Michigan
My commission expires: 7-11-14

Drafted by and when recorded return to:
Eric C. Bartley, Esq.
Miller Canfield Paddock & Stone
840 West Long Lake Road, Suite 200
Troy, Michigan 48098

21,135,935.2\151026-00001

APPROVED AS TO FORM


CITY ATTORNEY

SEPTEMBER 11, 1978

Whereas, the City of Lansing Planning Department has performed the Act 288 Resolution and the Deputy Director of Planning concur in the recommendation of the City Manager to dispose of subject property by Quit Claim Deed to clear title from our records forever; and

Whereas, the Committee on Buildings and Properties does concur with the recommendation of the Property Manager,

Therefore, Be It Resolved that the City Clerk are hereby authorized to execute a Quit Claim Deed in favor of Monroe, Chapin Executor of Jay B. Rappaport Estate, the property owner for the property described above, after approval as to the City Attorney, and after this deed has been posted in the City office for thirty (30) days after adoption, and after the thirty day period expires, this resolution is again in the Council Agenda by the Property Manager for final approval, subject to the following: For any and all purposes of ingress and egress in the name of the Board of Water and Light City of Lansing, the employees of either public or private, to use the land or so much as may be necessary for the installation, maintenance, removal of utilities.

Adopted by the following vote:

Unanimously.

COMMITTEE ON BUILDINGS AND PROPERTIES—

Resolved by the City Council of the City of Lansing:

Whereas, the deed for a parcel of land from the Department of Natural Resources has been lost before it could be

for the Department of Natural Resources to issue a new deed, the Mayor Clerk must sign an affidavit that the deed has been lost,

Therefore, Be It Resolved that the City Clerk will hereby be authorized to sign the affidavit needed to the property described above lost.

Intersection E line Westbury Sly line Delta River Dr. th Ely 2 ft. N to S line Delta Wly to beg.; Sec. 6, T4N,

3801-06-428-001

River Drive

Adopted: May 27, 1975

No. 105736

Adopted by the following vote:

Unanimously.

SEPTEMBER 11, 1978

COUNCIL PROCEEDINGS

883

By COMMITTEE ON BUILDINGS AND PROPERTIES—

Resolved by the City Council of the City of Lansing:

Whereas, East Street was dedicated in the original Plat of the Town of Michigan (now the City of Lansing) as recorded June 23, 1847, Liber 7, Page 698, Ingham County Records; and

Whereas, it is desirable to vacate the portion of East Street described as:

Commencing North 0°02' East 107.75 feet and North 89°55'05" West 12.95 feet from the East ¼ Corner of Section 16, Tract 4 North—Range 2 West, City of Lansing, Ingham County, Michigan. Thence North 0°32'08" East 542.59 feet, thence Southwesterly 39.47 feet along 296.92 foot radius curve to the right, chord bearing South 30°31'11" West 39.44 feet, thence Southwesterly 12 feet more or less along 209.71 foot radius curve to the left chord bearing South 22°54'13" West 152.25 feet, point being the west right-of-way line of East Street, thence South on west right-of-way line of East Street to a point 22.3 feet West of beginning, East 22.3 feet to beginning.

The above description to coincide with a line survey provided by Sir Pizza Corporation.

Subject to the following: For any and all purposes the right of ingress, and egress for the employees of the Board of Water and Light and the City of Lansing, the employees of utilities, either public or private, to use the land vacated or so much as may be necessary for the installation, maintenance, repair or removal of utilities.

Now, Therefore, Be It Resolved by the Action of the Lansing City Council that the portion of East Street described above be vacated.

Be It Further Resolved that the City Clerk is hereby authorized and directed to record a certified copy of this Resolution with the Register of Deeds, and shall also send a copy of the recorded Resolution to the State Treasurer.

Adopted by the following vote:

Yeas: Councilmen Adado, Baker, Belen, Brenke, Gunther, Hull, McKane—7.

Nay: Councilman Blair—1.

By COMMITTEE OF THE WHOLE—

Resolved by the City Council of the City of Lansing:

Whereas, the City of Lansing has been offered a parcel of property 70 feet by 750 feet lying south of properties fronting on Armstrong Street east of Joshua, and

Whereas, said property has been recommended for acquisition as part of a proposal park site and is being offered for the cost of recording the deed.

Now, Therefore Be It Resolved, the Property Manager is directed and hereby authorized to accept the deed for said property with the cost of recording the deed charged to Account 101-892-000 740.

Adopted by the following vote:

Unanimously.

By COMMITTEE ON PUBLIC SERVICE AND HIGHWAYS—

Resolved by the City Council of the City of Lansing:

That the Easement Grant between Lanny and Gaynelle Dittmer, husband and wife whose address is 1929 Gay Lane, and the City of Lansing, for the construction, reconstruction, and maintenance of a sidewalk and fence along the south ten (10) feet of the property described as follows, be approved.

Lot 79 exc. the N 40 ft. of the W 120 ft. Supervisors Plat of Prosperity Farms No. 1, City of Lansing, Ingham County, Michigan, and

That the City Clerk be directed to have said Easement Grant recorded with the Registrar of Deeds Office.

Adopted by the following vote:

Unanimously.

By COUNCILMEN BELEN, ADADO, and BAKER—

Resolved by the City Council of the City of Lansing:

Whereas, the City of Lansing has a franchise agreement with Continental Cablevision of Lansing, Inc., and the City of East Lansing has a franchise agreement with National Cable Company; and

Whereas, the two companies agree in principle to the concept of an interconnect between the systems so that Lansing and East Lansing cable subscribers may have access to local access programming from both systems; and

Whereas, both companies are prepared to work out the technological aspects of such an interconnect with the advice of appropriate governmental and advisory bodies; and

Whereas, all parties concerned have evidenced a willingness to work out the operational aspects of such an interconnect for the maximum benefit of residents of both cities;



Virg Bernero, Mayor

OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933-1694
(517) 483-4141 (voice)
(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

TO: City Council President Judi Brown Clarke and Councilmembers

FROM: Mayor Virg Bernero

DATE: 12-8-16

RE: Hosmer Storage LP OPRA Application

The attached correspondence is forwarded for your review and appropriate action.

VB/rh
Attachment



City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor

From: Karl Dorshimer

Subject: CITY COUNCIL AGENDA ITEM - Hosmer Storage LP OPRA Application

Date: December 8, 2016

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

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

Resolution to Set a Public Hearing Regarding the Establishment of an Obsolete
Property Rehabilitation Act District
506 South Hosmer Street

WHEREAS, Hosmer Storage, LP., the owner of the property located at 506 South Hosmer Street in the City of Lansing, Michigan (the "Property") has requested in writing that the City of Lansing establish an Obsolete Property Rehabilitation District (the "District") as enabled by Public Act 146 of 2000, the "Obsolete Property Rehabilitation Act" (the "Act"), and

WHEREAS, Hosmer Storage, LP has executed a Purchase Agreement to acquire the property and will be the legal owner of greater than fifty percent (50%) of all taxable value of the property located within the proposed District, and

WHEREAS, the property in question and the proposed boundary of the District is legally described as:

LOT 5 ASSESSORS PLAT NO 24 REC L 10 P 29, Ingham County, Michigan -- Parcel Number: 33-01-01-15-351-051, and

WHEREAS, the Act requires that before establishing the District the Lansing City Council shall give written notice by certified mail to the owners of all real property within the proposed District and shall hold a public hearing in order to provide an opportunity for owners, residents or other taxpayers of the City of Lansing to appear and be heard regarding the establishment of the District.

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 Monday, _____ at 7:00 p.m. for the purpose of receiving public comment on the establishment of an Obsolete Property Rehabilitation District under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing and that the Clerk also cause the owner of property within the proposed district to receive written notice of the public hearing to be delivered by certified mail.

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

Resolution to Establish an Obsolete Property Rehabilitation Act District
506 South Hosmer Street

WHEREAS, the owner of property located at 506 South Hosmer Street in the City of Lansing, Michigan (the "Property") has requested in writing that the City of Lansing establish an Obsolete Property Rehabilitation District (the "District") as enabled by Public Act 146 of 2000, the Obsolete Property Rehabilitation Act (the "Act"), and

WHEREAS, Hosmer Storage, LP, hereinafter called the "Developer", has executed a Purchase Agreement to acquire the property, and

WHEREAS, the Developer is the legal owner of greater than fifty percent (50%) of all taxable value of the property located within the proposed District, and

WHEREAS, the Developer has, in writing, requested the District for the Property and for the City of Lansing to take all necessary steps and actions to establish the District on their behalf, and

WHEREAS, the property in question and the proposed boundary of the District is legally described as:

LOT 5 ASSESSORS PLAT NO 24 REC L 10 P 29, Ingham County, Michigan -- Parcel Number: 33-01-01-15-351-051, and

WHEREAS, the Act requires that before establishing the District the Lansing City Council shall give written notice by certified mail to the owners of all real property within the proposed District and shall hold a public hearing in order to provide an opportunity for owners, residents or other taxpayers of the City of Lansing to appear and be heard regarding the establishment of the District and that such notice was given and said public hearing was held on **(Insert Date)**;

NOW THEREFORE BE IT RESOLVED that the following property are hereby approved and established as an Obsolete Property Rehabilitation District as provided by Public Act 146 of 2000 legally described as:

LOT 5 ASSESSORS PLAT NO 24 REC L 10 P 29, Ingham County, Michigan -- Parcel Number: 33-01-01-15-351-051, and

BE IT FINALLY RESOLVED that this resolution shall not be construed as the City Council's approval of any future application for an Obsolete Properties Rehabilitation Exemption Certificate for the Developer or any other applicant.

November 8, 2016

Lansing City Clerk
City Hall
124 West Michigan Ave.
Lansing, MI 48933

Re: Obsolete Property Rehabilitation Act District Application
506 South Hosmer Street, Lansing, Michigan

General Project Description

The undersigned applicant, with the written permission of the owner of the above property, hereby requests the establishment of an OPRA District covering this property. The applicant intends to acquire the property and re-habilitate the building as a self-storage facility. Property rehabilitation includes improving curb appeal/streetscape, building integrity (roof and structural repairs), new asphalt, improvements to the interior. The project will include a total of 678 new storage units ranging in size from 25 square feet to 300 square feet.

District Establishment Purpose

In an effort to maximize the utility value of the functionally obsolete building, the applicant is committed to doing complete rehabilitation of the building. In that context, and as more fully detailed below, the developer will incur considerable renovation costs. The establishment of the OPRA District, with its multi-year property tax deferment benefit is vital to making the economics of this project work.

Community Benefits

Redevelopment of the property would provide numerous benefits to the City. While the specific facility would undergo considerable renovation, the entire area would benefit from the transformation of a vacant building into a thriving and fully utilized property.

Basis of Eligibility

The property must be an "Obsolete property" which means commercial property or commercial housing property that is 1 or more of the following:

- (i) A "Facility" as that term is defined under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101. This can be determined by an environmental firm.
- (ii) Functionally Obsolete. If the project is on property that is functionally obsolete, the applicant shall include, with the application, an affidavit signed by a level 3 or level 4 assessor, that states that it is the assessor's expert opinion that the property is functionally obsolete and the underlying basis for that opinion.

The property is considered an eligible "Obsolete property" 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); (c) the property has been determined to be a "facility", as the term is defined under section 20101 of the Natural Resources and Environmental Protection Act (NREPA), Michigan Public Act 451 of 1994, MCL 324.20101, as amended ("Part 201"); and (d) the property has been determined to be functionally obsolete by the City of Lansing, Assessor's Office as defined in Sections 2(e) and 2(s), respectively, of Act 381.

Project Costs and Phasing

The OPRA tax abatement is a significant component of this project. The petitioner has estimated the renovation costs at approximately \$2,998,612. Renovations are anticipated to be complete by December 2017. The renovation estimate includes:

Demolition and Asbestos Abatement	\$ 280,355
Construction	1,777,630
Equipment and Fixtures	290,000
Soft Cost of Construction	650,627
TOTAL	\$ 2,998,612

Major renovation efforts are required to put the vacant, dilapidated building back to use. Renovation efforts will include, but are current not limited to, new or improved fixed building equipment, including heating, ventilation, and lighting, improved roof structure, wall and floor replacement, improved wall placement, improved interior and exterior appearance, and other physical changes required to restore or change the obsolete property to an economically efficient condition.

Property Taxable Value and Legal Description

The property is 506 S. Hosmer Street. Specifics on this property are as follows:

Owner's Name: Eydel Properties LLC
Sq Feet of Building: Approximately 81,414
Tax ID Number: 33-01-01-15-351-051
Tax Value Land: \$140,600 (2016)
Tax Value Land Improvements: \$0 (2016)
Tax Value Building: \$139,400 (2016)
SEV Total: \$280,000 (2016)
Legal Description: LOT 5 ASSESSORS PLAT NO 24 REC L 10 P 29

Thank you in advance for your assistance and consideration in this matter.

Sincerely,

Hosmer Storage LP



Will Mathews

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on **(Insert Date)** at 7:00 p.m. in the City Council Chambers, 10th Floor, Lansing City Hall, Lansing, MI, 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 establishment of an Obsolete Property Rehabilitation District (the "District"), pursuant to and in accordance with the provisions of the Obsolete Property Rehabilitation Act, Public Act 146 of 2000, for the property located at 506 South Hosmer Street, Lansing, Michigan, legally described as follows:

LOT 5 ASSESSORS PLAT NO 24 REC L 10 P 29, Ingham County, Michigan -- Parcel Number: 33-01-01-15-351-051

Creation of this District will enable the owner or potentially the developer of property within the District to apply for an Obsolete Property Rehabilitation Exemption Certificate which would result in the abatement of certain property taxes. Further information regarding this issue may be obtained from Karl Dorshimer, Lansing Economic Area Partnership (LEAP), 1000 S. Washington Ave., Suite 201, Lansing, MI 48910, 517-702-3387.

**ECONOMIC DEVELOPMENT CORPORATION
LANSING CITY TREASURER APPROVAL FORM
BUSINESS**

Business Name: Hosmer Storage LP
Business Contact Person: Tom Wach
Phone Number: 403 612 7799

Project Location: 506 S. Hosmer, Lansing, MI 48912

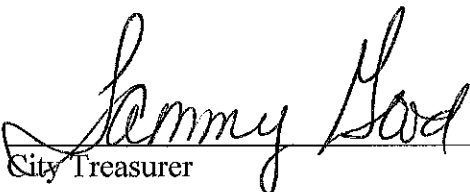
Type of EDC Service: OPRA Application

EDC Contact Person Name: Karl Dorshimer

Email: karl@purelansing.com Phone Number: 517-243-3512

Due Date: As soon as possible

Approval:



City Treasurer



AGREEMENT IN CONSIDERATION OF DEVELOPMENT INCENTIVES

THIS AGREEMENT in Consideration of Development Incentives ("Agreement") is made and entered this 24th day of November, 2016, by and between the City of Lansing, Michigan, a Michigan municipal corporation ("City"), and Hosmer Storage LP, a Michigan Corporation ("Applicant"), (collectively the "Parties");

I. STATEMENT OF PURPOSE:

The City of Lansing welcomes new investment and the creation of new jobs. To achieve these goals, the City offers a variety of economic incentives that are designed to facilitate the expansion of existing businesses and the location of new businesses within the City, as well as the rehabilitation of obsolete structures and the reuse of environmentally contaminated sites.

Economic incentives typically do not provide City funds to developers or businesses, but rather encourage new investment and job creation in the City that would not have occurred without the incentive. The purpose of this Agreement is to establish performance expectations, reporting requirements, and preferences for Lansing-based firms, resident employees and union employees in hiring, contracting, subcontracting and procurement related to the acceptance of economic incentives by the Applicant.

Economic incentives are beneficial to both the City and the Applicant. The approval of incentives must be a transparent and public process that produces a clear agreement between the Parties regarding the responsibilities of both the City and the Applicant. This public process does not end with the approval of the incentive, but continues until the commitments made by the Applicant under this Agreement are met.

II. DEFINITIONS

As used in this Agreement, the definitions herein shall be the mutually understood meaning of the following terms:

"Incentive" means a reduction in City taxes levied on real or personal property, or other financial benefit to Applicant, for a limited number of years as specified in this Agreement, and which may include, but is not limited to, those tax reductions or other

financial benefits authorized by the Obsolete Property Rehabilitation Act (Public Act 146 of 2000, as amended), Neighborhood Enterprise Zone Act (Public Act 147 of 1992, as amended), Brownfield Redevelopment Financing Act (Public Act 381 of 1996, as amended), Plant Rehabilitation and Industrial Development Districts (Public Act 198 of 1974, as amended) and the New Personal Property Tax Exemption authorized by Public Act 328 of 1998.

"Lansing-based firm" means an incorporated business entity that owns or leases an office, warehouse, distribution center, or wholesale or retail store located within the corporate limits of the City of Lansing.

"Full-time Equivalent Employees (FTE)" means a combination of full-time and part-time employees that represents all employees as a comparable number of full-time employees.

III. RECITALS:

A. APPLICANT/PROJECT INFORMATION

Name of Project: 506 S. Hosmer Redevelopment Project

Business Name of Applicant (if applicable): Hosmer Storage LP

Name of Parent Company (if applicable): _____

List Managing Partner and all other Partners, including percentage ownership interest of each partner:

<u>Hosmer Storage LP</u>	<u>100</u>	<u>%</u>
_____	_____	<u>%</u>
_____	_____	<u>%</u>
_____	_____	<u>%</u>

List City incentive(s) and number of years requested for each:

<u>Obsolete Property Rehabilitation Act (OPRA) Tax Abatement</u>	<u>12</u>	<u>Years</u>
_____	_____	<u>Years</u>
_____	_____	<u>Years</u>
_____	_____	<u>Years</u>

List all Federal, State or other incentives and their estimated value that may be part of this project:

Name of Financial Institution(s) funding the Project *(if unavailable upon execution of this Agreement, Applicant agrees to furnish commitment letter(s) from lending institution(s) to the LEDC when available):*

Estimated number of new, permanent full-time equivalent employees (FTE) upon Project Completion *(if applicable):*

2 - 3 FTE

Estimated total investment in real and personal property, including acquisition and construction costs, upon Project Completion:

\$ 2,998,612

Estimated average hourly wage or annual salary of new, permanent employees *(if applicable):*

\$ 14.00 - \$17.00 per hr.

**B. APPLICANT ACCEPTANCE OF NOTICE AND REPORTING REQUIREMENTS
AND LOCAL PREFERENCES IN HIRING, PROCUREMENT OF GOODS AND
SERVICES, CONTRACTING AND SUBCONTRACTING**

(initial spaces below to indicate acceptance) (on the final executed copy the client needs to be willing to initial each of these)



Applicant agrees to notify the LEDC and City Assessor of any and all partnership changes during the term of any incentives approved for the Project.



Applicant agrees, and may be required to provide written documentation at the request of the LEDC, to consider and hire as many Lansing residents and Lansing-based firms, including but not limited to consultants, suppliers, contractors and sub-contractors, as reasonably possible.



Applicant agrees, and may be required to provide written documentation at the request of the LEDC, to make good faith efforts to hire contractors and sub-contractors that employ union labor when economically feasible.

- Applicant agrees that all employees, contractors and sub-contractors related to this Project will pay all City individual income tax.
- Applicant agrees to report annually to the City Treasurer all gross individual income taxes paid and current residential addresses of all employees.
- Applicant agrees that all contractors and sub-contractors will report annually to the City Treasurer all gross individual income taxes paid and current residential addresses of all employees.

C. LEDC STAFF/ADMINISTRATION RECOMMENDATION

Name of Lead Staff Person: Karl Dorshimer

Revenue currently paid to the City by the site or project (12 yrs.): \$ 62,894.64

Estimated total revenue to the City upon Project Completion (12 yrs.): \$ 142,621.64

Estimated total value of City Incentive(s) (12 yrs.): \$ 157,108.00

Estimated total new net revenue to the City (12 yrs.): \$ 79,727.00

Staff Comments (*indicate reasons for providing Incentive and describe any additional value to the City as a result of approval*):

Project Timeline: The project is anticipated to begin in March of 2017 and be completed by the August of 2017.

Have all appropriate City Incentive fees been received? YES NO

Staff Recommendation: APPROVE DENY MODIFY

(if DENY or MODIFY please explain in space provided below)

Administration Recommendation:

APPROVE

DENY

MODIFY

(if DENY or MODIFY please explain in space provided below)

D. ADDITIONS:

1. Applicant, in seeking local legislative approval, has made certain representations to the City as more fully set forth herein.
2. The Applicant has applied for Brownfield Tax Increment Financing (TIF) for the purpose of rehabilitation of the existing building and site structural features including asbestos surveys and abatement, extensive interior demolition, Baseline Environmental Assessment activities, due care and additional response activities, site preparation activities and public infrastructure improvements ("Project"). The Project is anticipated to create 2 - 3 new full-time equivalent employees (FTE) with a total estimated investment in real property of \$1,802,630 and personal property of \$290,000, when completed.
3. The Applicant has supplied to the LEDC all application and supporting documentation, including a list of all partners of the Applicant with an ownership interest in the Project, which in turn has been forwarded to the City prior to the approval of the Incentive.
4. The Applicant has provided to the LEDC detailed information including wage and benefit information for the Project and new, permanent full-time equivalent employees (FTE) expected to be hired or retained as a result of the Project, which in turn has been forwarded to the City prior to approval of the Incentive.
5. The Applicant and the City desire to enter into an agreement whereby the Applicant and City specify and agree on the Project performance measures under which the Incentive is granted, and some of the conditions under which such Incentive can be modified or revoked by the City and/or State of Michigan. Nothing in this Agreement supersedes or diminishes any rights of the City or the State established by Federal, State, or Local law or regulations.
6. The Lansing City Treasurer has verified in writing the Applicant is not delinquent and/or late on any property taxes owed to the City for all properties in which the applicant owns a twenty-five percent (25%) or more interest.
7. The Lansing City Treasurer has verified in writing the Applicant, if an employer in the City, is in compliance with all required City wage withholding and income reporting requirements for all of their employees.

8. The Lansing City Treasurer has verified in writing the Applicant is not delinquent and/or late on any corporate or other business income taxes owed the City, if any.

9. The LEDC has verified that all application fees due have been paid in full by the Applicant.

IV. AGREEMENT:

NOW, THEREFORE, in consideration of the recitals and mutual covenants and agreements herein contained and pursuant to MCL Public Act 146 of 2000, as amended (the "Act"), as amended, the Parties agree as follows:

A. Reliance on Recitals

The Parties acknowledge Applicant has made representations contained within its application, and the recitals and additions above, with the purpose and intent of City's reliance thereon, as well as for compliance with the Act, as amended, and the City relies upon these representations in its determination that the Incentive should be approved.

B. Project Area

The location of the Project is commonly known as 506 South Hosmer Street ("Project Area") and legally described as follows:

LOT 5 ASSESSORS PLAT NO 24 REC L 10 P 29

C. Project Timeframe.

The Applicant and City agree the City's approval of the Incentive is based upon completion of the Project within a specific time period ("Project Timeframe"). The Project Timeframe starts March 31, 2017 and ends August 31, 2017.

D. Project Completion

The Applicant and the City agree that for the Project to be considered complete, the Applicant must perform all of the following in the Project Area within the Project Timeframe ("Project Completion"):

1. Use best efforts to create at approximately 3-5 new, permanent full-time equivalent employees (FTE).
2. Purchase and/or locate within the Project Area, personal property with a fair market value of \$290,000. This personal property may not be moved to the Project Area from another location within the City of Lansing.

3. Make improvements to the real property currently estimated at \$2,347,985 (including infrastructure). Improvements include only hard costs, and exclude architectural, engineering & legal costs.
4. Obtain all necessary building permits and site plan approvals, including payment of all required fees, plus final inspections including a Certificate of Occupancy from the City of Lansing and all other appropriate authorities and agencies.
5. Upon Project Completion, the applicant will provide to the LEDC, upon request, any and all appropriate financial records that are referenced as part of this Agreement.
6. Project Completion to be performed by August 31, 2017.

E. Project Completion Progress Reports

The Applicant shall file an annual report with the LEDC on the Applicant's progress toward achieving Project Completion. Reports shall be submitted in compliance with all LEDC reporting requirements. Applicant understands and agrees that the information submitted to the LEDC will be available for public viewing, unless prior approval is requested and granted for specific confidential business information that is not subject to disclosure under the Freedom of Information Act (Public Act 442 of 1976, being MCL 15.231 et. seq., as amended). Non-compliance with reporting requirements may result in the modification or revocation of the Incentive.

Lack of performance and compliance with this agreement, may be considered as relevant information in consideration of the approval of all future incentive applications to the LEDC or City by the Applicant or any person or entity with (25%) or more ownership in the Project.

F. Verification of Project Completion

No later than thirty (30) days after the end of the Project Timeframe, the Applicant shall provide in writing to the LEDC a Final Project Completion Report ("Final Report") with proof of Project Completion. Acceptable forms of proof may include, as directed by LEDC, proof of employment, proof of paid invoices, executed and filed tax documentation, final financing documents and similar material which confirm original financial data, engineering and architectural "as-built" drawings, photographs, and other like evidence of completion of the Project in the Project Area. If at any time during the Project Timeframe the Applicant completes the Project as agreed upon in Section (4), the Applicant may submit the Final Project Completion Report to the LEDC.

G. Consideration of Applicant's Compliance with the Agreement.

Within 60 days of receiving the Final Report, or 90 days after the end of the Project Timeframe, the LEDC shall make a preliminary determination if the Applicant has achieved Project Completion. In the event the preliminary determination concludes the Project was completed per this Agreement, written notification of such finding shall be sent from the LEDC to the Applicant and the City of Lansing Finance Director. In the event the LEDC makes the determination the Applicant did not complete the project per this Agreement, the LEDC will

forward in writing its findings and a recommended course of action to the Applicant and the City of Lansing Finance Director. Prior to any action that might lead to the modification or revocation of all or part of the Incentive, the City shall offer the Applicant the reasonable opportunity to appear before the Council and be heard. In the event of the revocation of all or part of the Applicant's Incentive, the City may consider the breach of contract when contemplating the approval of all future Incentive applications to the City by the Applicant or any partners listed as required in the Recitals.

H. Failure of Applicant to Pay Tax Applicable to Personal Property

If any property tax applicable to the personal property that makes up the project is not paid within the time permitted by law for payment without penalty during the life of the Incentive being granted by this Agreement, the City may seize and sell the personal property to pay the tax, expenses of sale, and interest on the tax, or may commence civil litigation to recover the amount of tax and interest thereon, in accordance with Michigan law.

I. Failure of Applicant to Pay Tax Applicable to Real Property

If any property tax applicable to the real property that makes up the project is not paid within the time permitted by law for payment without penalty during the life of the Incentive being granted by this Agreement, the City may place a lien on the real property. The City may enforce the lien in the same manner as provided by law for the foreclosure in the circuit courts of mortgage liens upon real property, in accordance with Michigan law.

J. City's Rights under Act

Nothing in this Agreement shall supersede the City's ability to request the State Tax Commission to revoke the Incentive as otherwise provided, or as may hereafter be provided, under the Act, as amended. Nothing in this Agreement supersedes or diminishes any rights of the City or the State established by Federal, State, or Local law or regulations.

K. Ambiguity

If this Agreement or any of its terms and conditions are determined to be ambiguous, this Agreement and all its terms and conditions shall be considered as if drafted by both parties.

L. Rights and Remedies Cumulative

The Parties shall have all the rights and remedies available at law, in equity or in this Agreement to enforce the rights and obligations under this Agreement. All remedies shall be cumulative and none will be exclusive of any other. The exercise by either party of any one or more of such remedies shall not preclude the exercise by it, at the same or different times, of any other such remedies for the same default or breach or of any of its remedies for any other default or breach by the other party. No waiver made by either such party with respect to the performance, or manner or time thereof, or any obligation under the Agreement shall be considered a waiver of any rights of the party making the waiver with respect to the particular obligation of the other party or condition to its own obligation beyond those expressly waived in

writing and to the extent thereof, or a waiver in any respect in regard to any other rights of the party making the waiver or any other obligations of the other party.

M. Right In Third Parties

This Agreement is not intended nor shall it create any rights, expectations or benefit to any third parties, including any creditor of the parties.

N. Severability

The invalidity of any portion of this Agreement shall not affect the validity of the remainder thereof.

O. Subsequent Waivers

One or more waivers of any provision, covenant, or condition of this Agreement shall not be construed as a waiver of a subsequent breach of the same provision, covenant, or condition, or as a waiver of a subsequent breach of other provisions, covenants, or conditions. The consent or approval to or for any act shall not be deemed to render unnecessary the consent or approval to or for any subsequent similar act.

P. Termination

This Agreement terminates upon verification of project completions by the LEDC, or upon the written agreement of the Parties.

Q. Authority.

The Applicant's execution, delivery and performance of this Agreement have been duly authorized. The Applicant's representative executing this Agreement does so with requisite authority to fully and completely bind the Applicant.

IN WITNESS WHEREOF, the undersigned Parties hereto execute this Agreement as of the day and year first above written.

WITNESSES:

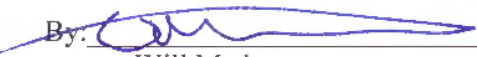


Tom Wach

Approved as to form:

Janene McIntyre
City Attorney

HOSMER STORAGE LP:

By: 

Will Mathews

Its: _____ Member

CITY OF LANSING:

By: _____
Virg Bernero

Its: Mayor

**LANSING ECONOMIC
DEVELOPMENT CORPORATION:**

By: _____
Robert L. Trezise, Jr.

Its: Representative

I hereby certify that funds are available
in Account No.: _____

City Controller



Virg Bernero, Mayor

OFFICE OF THE MAYOR

9th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933-1694
(517) 483-4141 (voice)
(517) 483-4479 (TDD)
(517) 483-6066 (Fax)

TO: City Council President Judi Brown Clarke and Councilmembers

FROM: Mayor Virg Bernero

DATE: 12-8-16

RE: Hosmer Storage LP OPRA Application

The attached correspondence is forwarded for your review and appropriate action.

VB/rh
Attachment



City of Lansing
Inter-Departmental
Memorandum



To: Virg Bernero, Mayor

From: Karl Dorshimer

Subject: CITY COUNCIL AGENDA ITEM - Hosmer Storage LP OPRA Application

Date: December 8, 2016

Please forward this resolution to City Council for placement on the Agenda.

If you have any questions, or need additional information, please give me a call.

Attachments

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

Resolution to Set a Public Hearing Regarding the Granting of an
Obsolete Property Rehabilitation Act Certificate
506 South Hosmer Street

WHEREAS, Hosmer Storage, LP, owner of the property located at 506 South Hosmer Street in the City of Lansing, Michigan (the "Property") has applied to the City of Lansing for the City to approve the issuance of an Obsolete Property Rehabilitation Exemption Certificate (the "OPRA Certificate"), pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Property in question of the Certificate is legally described as:

LOT 5 ASSESSORS PLAT NO 24 REC L 10 P 29, Ingham County, Michigan -- Parcel Number: 33-01-01-15-351-051, and

WHEREAS, the Act requires that before granting a Certificate the Lansing City Council hold a public hearing in order to provide an opportunity for the applicant, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA Certificate.

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 Monday, _____ at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA Certificate under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

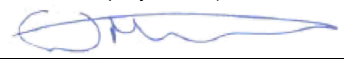
Applicant (Company) Name (applicant must be the OWNER of the facility)		
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code)		
Location of obsolete facility (No. and street, City, State, ZIP Code)		
City, Township, Village (indicate which)		County
Date of Commencement of Rehabilitation (mm/dd/yyyy)	Planned date of Completion of Rehabilitation (mm/dd/yyyy)	School District where facility is located (include school code)
Estimated Cost of Rehabilitation	Number of years exemption requested	Attach Legal description of Obsolete Property on separate sheet
Expected project likelihood (check all that apply):		
☐ Increase Commercial activity	☐ Retain employment	☐ Revitalize urban areas
☐ Create employment	☐ Prevent a loss of employment	☐ Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment _____		
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion.		
☐		

APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents)	Telephone Number	Fax Number
Mailing Address		Email Address
Signature of Company Officer (no authorized agents) 		Title

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

Signature	Date application received
-----------	---------------------------

FOR STATE TAX COMMISSION USE

Application Number	Date Received	LUCI Code
--------------------	---------------	-----------

LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

Action Date: _____		
☐ Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)		
☐ Denied		
Date District Established	LUCI Code	School Code

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

A statement that the local unit is a Qualified Local Governmental Unit. A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000. A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit. A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years. A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing. A statement that the applicant is not delinquent in any taxes related to the facility. If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit. A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.	A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000. A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District. A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district. A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in. A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000. A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.
--	---

PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC).

Taxable Value		State Equalized Value (SEV)	
Building(s)			
Name of Governmental Unit	Date of Action on application	Date of Statement of Obsolescence	

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

Name of Clerk	Clerk Signature		Date	
Clerk's Mailing Address	City	State	ZIP Code	
	Telephone Number	Fax Number	Email Address	

Mail completed application and attachments to: Michigan Department of Treasury
State Tax Commission
P.O. Box 30471
Lansing, Michigan 48909-7971

If you have any questions, call (517) 373-2408.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.

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

Resolution to Approve an Obsolete Property Rehabilitation Act Certificate
506 South Hosmer Street

WHEREAS, pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (PA 146 of 2000), Hosmer Storage, LP has filed an application for an Obsolete Property Rehabilitation Exemption Certificate (OPRA Certificate) with the Lansing City Clerk, for a proposed obsolete facility at 506 South Hosmer Street, Lansing, Michigan (Obsolete Property); and

WHEREAS, Hosmer Storage, LP (the Developer) owns the proposed Obsolete Property; and

WHEREAS, the proposed Obsolete Property is located within an Obsolete Property Rehabilitation District legally established by resolution adopted **(Insert Date)**, after a public hearing was held on **(Insert Date)**, as provided by section 3 of PA 146 of 2000; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Lansing; and

WHEREAS, a public hearing was held on **(Insert Date)** in order to provide an opportunity for the applicant, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA Certificate; and

WHEREAS, Hosmer Storage, LP has been certified in writing by the City of Lansing Treasurer to be not delinquent in any taxes related to the facility; and

WHEREAS, the application is for 12 years and under no circumstances or criteria will an extension of the exemption be considered; and

WHEREAS, the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000; and

WHEREAS, the applicant Hosmer Storage, LP has provided answers to all required questions under the application instructions to the City of Lansing; and

WHEREAS, the City of Lansing requires that rehabilitation of the facility shall be completed by December 31, 2018; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in the City of Lansing eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, revitalize an urban area, and increase the number of residents in the community in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby grants an Obsolete Property Rehabilitation Exemption for the real property, excluding land, located in an Obsolete Property Rehabilitation District at 506 South Hosmer Street legally described as LOT 5 ASSESSORS PLAT NO 24 REC L 10 P 29, Ingham County, Michigan -- Parcel Number: 33-01-01-15-351-051; for a period of 12 years, beginning December 31, 2017 and ending December 30, 2029.

BE IT FINALLY RESOLVED that the City Clerk shall cause the Application for Obsolete Property Rehabilitation Certificate to be completed, including the "Clerk Certification" and shall file the completed application, together with a certified copy of this resolution with the State Tax Commission.

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on Monday, **(Insert Date)** at 7:00 p.m. in the City Council Chambers, 10th Floor, Lansing City Hall, Lansing, MI, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, City Assessor, other interested persons and ad valorem taxing units to appear and be heard on the approval of an Obsolete Property Rehabilitation Certificate (the "Certificate"), pursuant to and in accordance with the provisions of the Obsolete Property Rehabilitation Act, Public Act 146 of 2000, for property located at 506 South Hosmer Street, Lansing, Michigan, but more particularly described as follows:

LOT 5 ASSESSORS PLAT NO 24 REC L 10 P 29, Ingham County, Michigan -- Parcel Number: 33-01-01-15-351-051, and

Approval of this Certificate will provide the owner or potentially the developer of property an abatement of certain property taxes for the improvements to the property noted above. Further information regarding this issue may be obtained from Karl Dorshimer, Lansing Economic Area Partnership (LEAP), 1000 S. Washington Ave., Suite 201, Lansing, MI 48910, 517-702-3387.

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XV B 1

CITY OF LANSING
AFFIDAVIT OF DISCLOSURE

TO: CITY CLERK

DATE: 11/28/16

I ROBERT BACKUS make the following disclosure under oath:
(Name)

PLEASE CHECK THE BOX AND FILL IN THE APPROPRIATE BLANKS FOR EACH OF THE FOLLOWING ITEMS

- | | <u>Yes</u> | <u>No</u> | |
|----|-------------------------------------|-------------------------------------|---|
| 1. | ☒ | ☐ | I am an ☐ elected or ☐ appointed ☒ officer or ☐ employee of the City of Lansing holding the position of <u>LIEUTENANT</u> in the <u>POLICE DEPT</u> Department |
| | ☐ | ☒ | I am an immediate family member related to an elected or appointed officer or employee of the City of Lansing named _____, holding the position of _____ in the _____ Department |
| | ☐ | ☒ | I am a Business Associate of an elected or appointed officer or employee of the City of Lansing named _____ holding the position of _____ in the _____ Department. |
| 2. | ☐ | ☒ | I may derive income or benefit directly or indirectly from the bidding of, negotiation of, solicitation of or entry into a contract with the City or from and City action detailed below. (Charter 5-505.1) |
| | ☐ | ☒ | I may have a conflict between a personal interest and the public interest, the nature of which is disclosed below. (Charter 5-505.2) [Chapter 290.04(l) of the Code of Ordinances] |
| | ☐ | ☒ | I may have a financial interest in a matter proposed to be acted upon by the City of Lansing as described below. [Chapter 290.04(l) of the Code of Ordinances] |
| | ☐ | ☒ | I make this disclosure because of a possible appearance that I may be in violation of or in conflict with the City of Lansing Ethics Ordinance as provided for in the Code of Ordinances and in the City Charter. |

3. My City of Lansing position is:
☒ Full-time ☐ Part-time (less than 25 hours/wk) ☐ Unpaid

4. PLEASE DESCRIBE IN DETAIL YOUR REASON(S) FOR SUBMITTING THIS DISCLOSURE AND EXPLAIN WHY YOU THINK A CONFLICT MAY/MAY NOT EXIST.

I AM SUBMITTING THIS PER POLICY AND DO NOT BELIEVE A CONFLICT EXISTS.

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

The foregoing Affidavit of Disclosure was executed on this 30th day of November, 2016.

State of Michigan, County of Ingham

Subscribed and sworn to before me this 30th

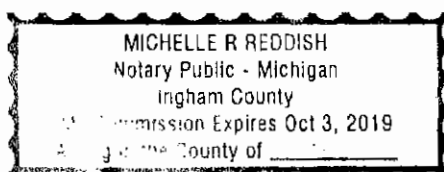
day of

November, 2016

Michelle Reddish
Notary Public/or Deputy Clerk

Ingham County, Michigan

My Commission Expires: 10-3-2019



ATTACHMENT TO AFFIDAVIT OF DISCLOSURE

Please provide additional information about your outside business or employment. Of special interest to the Board is how the activities of the business or employment may directly or indirectly affect the City. This disclosure is about information and is not an indication of any anticipated conflict of interest or suspected wrongdoing. Therefore, please describe for the Board what it is you actually do and be detailed and specific. You are not required to limit your disclosure only to the following questions. For each business, include in your answer such things as:

- What is the form of your business entity and what percentage do you own? _____

0 %
- Are you self-employed? NO
- Who is your employer, if applicable? MICHIGAN STATE UNIVERSITY
(MSU)
- What are the things you actually do in the business? MY RESPONSIBILITY
WILL CONSIST OF RESEARCHING AND RELAYING
EDUCATIONAL TOPICS
- Who are your clients and who receives your goods or services? MSU STUDENTS

- How and where are your services performed? SERVICES ARE PERFORMED
IN A MSU CLASSROOM VIA LECTURE.

- How often do you do outside work? I AM SCHEDULED
TWO TIMES A WEEK FROM JANUARY 2017 TO
APRIL 2017.
- Does your business or employer contract with the City? MSU MAY IN
SOME REGARD BUT I AM NOT INVOLVED NOR
AWARE.
- In performing your business or outside employment, do you use any City facilities or equipment?
NO If so, describe: _____

- Is any of your business or employment conducted in the City? NO If so, describe:

- Does your business advertisement or circulars, if any, contain any reference to the City or your
City employment? NO

- Is there any additional information that you believe would assist the Board of Ethics in its review
of your business or personal activities for potential conflicts of interest? NO If so, please
describe: _____

In providing this additional information, the Board of Ethics asks that you give special attention to the Conflicts of Interest section of the Charter found at 5-505.1 – 5-505.3. A copy is enclosed for your convenience.



CITY OF LANSING
AFFIDAVIT OF DISCLOSURE

TO: CITY CLERK

DATE: 11/03/16

I Jeremy Churchill make the following disclosure under oath:
(Name)

PLEASE CHECK THE BOX AND FILL IN THE APPROPRIATE BLANKS FOR EACH OF THE FOLLOWING ITEMS

- | | Yes | No | |
|----|-------------------------------------|-------------------------------------|--|
| 1. | ☒ | ☐ | I am an ☐ elected or ☐ appointed ☐ officer or ☒ employee of the City of Lansing holding the position of <u>Sergeant</u> in the <u>Police</u> Department |
| | ☐ | ☒ | I am an immediate family member related to an elected or appointed officer or employee of the City of Lansing named _____ holding the position of _____ in the _____ Department |
| | ☐ | ☒ | I am a Business Associate of an elected or appointed officer or employee of the City of Lansing named _____ holding the position of _____ in the _____ Department. |
| 2. | ☐ | ☒ | I may derive income or benefit directly or indirectly from the bidding of, negotiation of, solicitation of or entry into a contract with the City or from and City action detailed below. (Charter 5-505.1) |
| | ☐ | ☒ | I may have a conflict between a personal interest and the public interest, the nature of which is disclosed below. (Charter 5-505.2) [Chapter 290.04(I) of the Code of Ordinances] |
| | ☐ | ☒ | I may have a financial interest in a matter proposed to be acted upon by the City of Lansing as described below. [Chapter 290.04(I) of the Code of Ordinances] |
| | ☒ | ☐ | I make this disclosure because of a possible appearance that I may be in violation of or in conflict with the City of Lansing Ethics Ordinance as provided for in the Code of Ordinances and in the City Charter. |

3. My City of Lansing position is:
☒ Full-time ☐ Part-time (less than 25 hours/wk) ☐ Unpaid

4. PLEASE DESCRIBE IN DETAIL YOUR REASON(S) FOR SUBMITTING THIS DISCLOSURE AND EXPLAIN WHY YOU THINK A CONFLICT MAY/MAY NOT EXIST.

The reason I am submitting this disclosure is that the city of Lansing paid for the training used for my outside employment. I was trained as a emergency vehicle operation Instructor by the city of Lansing. I will be working as a Emergency vehicle operation Instructor at LCA.

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

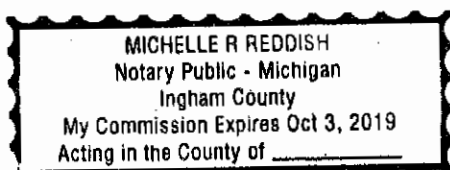
The foregoing Affidavit of Disclosure was executed on this 7 day of November, 2016.

State of Michigan, County of Ingham

Subscribed and sworn to before me this 7th day of November, 2016

[Signature]
Signed

[Signature]
Notary Public or Deputy Clerk
Ingham County, Michigan
My Commission Expires: 10-3-19



ATTACHMENT A

Please provide additional information about your outside business or employment. Of special interest to the Board is how the activities of the business or employment may directly or indirectly affect the City. This disclosure is about information and is not an indication of any anticipated conflict of interest or suspected wrongdoing. Therefore, please describe for the Board what it is you actually do and be detailed and specific. You are not required to limit your disclosure only to the following questions. For each business, include in your answer such things as:

- What is the form of your business entity and what percentage do you own? N/A

- Are you self-employed? NO

- Who is your employer, if applicable? Lansing Community College

- What are the things you actually do in the business? N/A

- Who are your clients and who receives your goods or services? N/A
Lansing Community College Students

- How and where are your services performed? Performed at the Lansing Community College West Campus. I will be teaching at the Lansing Community College's Police Academy.

- If you provide training or education as part of your business:

Do you identify yourself to your clients or students as being employed by the City of Lansing? No

Do you include in any of the written materials or aids or reference in any way in your presentations reference to policies, procedures, methods or materials as being those also used by the City of Lansing? No If so, attach a copy of the material or aid and explain the reference in your presentation. _____

- Is there any additional information that you believe would assist the Ethics Board in its review of your business or personal activities for potential conflicts of interest? No If so, please describe: _____

In providing this additional information, the Board of Ethics asks that you give special attention to the Conflicts of Interest section of the Charter found at 5-505.1- 5-505.3. A copy is enclosed for your convenience.



CITY OF LANSING
AFFIDAVIT OF DISCLOSURE

TO: CITY CLERK

DATE: 12/4/16

I Sean Mills make the following disclosure under oath:
 (Name)

PLEASE CHECK THE BOX AND FILL IN THE APPROPRIATE BLANKS FOR EACH OF THE FOLLOWING ITEMS

- | | <u>Yes</u> | <u>No</u> | |
|----|-------------------------------------|-------------------------------------|---|
| 1. | ☒ | ☐ | I am an ☐ elected or ☐ appointed ☐ officer or ☒ employee of the City of Lansing holding the position of <u>Police Sergeant</u> in the <u>Lansing Police</u> Department |
| | ☐ | ☒ | I am an immediate family member related to an elected or appointed officer or employee of the City of Lansing named _____, holding the position of _____ in the _____ Department |
| | ☐ | ☒ | I am a Business Associate of an elected or appointed officer or employee of the City of Lansing named _____ holding the position of _____ in the _____ Department. |
| 2. | ☐ | ☒ | I may derive income or benefit directly or indirectly from the bidding of, negotiation of, solicitation of or entry into a contract with the City or from and City action detailed below. (Charter 5-505.1) |
| | ☐ | ☒ | I may have a conflict between a personal interest and the public interest, the nature of which is disclosed below. (Charter 5-505.2) [Chapter 290.04(1) of the Code of Ordinances] |
| | ☐ | ☒ | I may have a financial interest in a matter proposed to be acted upon by the City of Lansing as described below. [Chapter 290.04(1) of the Code of Ordinances] |
| | ☐ | ☒ | I make this disclosure because of a possible appearance that I may be in violation of or in conflict with the City of Lansing Ethics Ordinance as provided for in the Code of Ordinances and in the City Charter. |

3. My City of Lansing position is:
☒ Full-time ☐ Part-time (less than 25 hours/wk) ☐ Unpaid

4. PLEASE DESCRIBE IN DETAIL YOUR REASON(S) FOR SUBMITTING THIS DISCLOSURE AND EXPLAIN WHY YOU THINK A CONFLICT MAY/MAY NOT EXIST.

I am seeking supplemental employment at the Mid Michigan Police Academy. When I applied for the driving instructor position at the Lansing Police Department, it was requested that I be willing to teach at the police academy also. The question has been raised reference the Lansing Police Dept. paying for the intitial driving instructor training through the Michigan State Police. An individual must be sponsored and employed by a department to receive this training. It has been past practice to have department trained driving instructors also teach at the academy. The city has a vested interest in having instructors at the academy, as this is the academy we sponsor new recruits through and often draw from for new officers. Though instructors are compensated through a wage, it is considerably less than my hourly wage through the city and is not the reason that I am seeking the supplemental employment. It has also been common practice for officers to use skills they have obtained through their employment with the Lansing Police Dept, to obtain supplemental employment or employment in retirement. I do not believe that a conflict of interests or ethics exists.

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

The foregoing Affidavit of Disclosure was executed on this 4th day of December, 2016.

Sean D Mlb
Signed

State of Michigan, County of _____

Subscribed and sworn to before me this _____ day of _____, 20____

Notary Public/or Deputy Clerk

County, Michigan

My Commission Expires: _____

ATTACHMENT TO AFFIDAVIT OF DISCLOSURE

Please provide additional information about your outside business or employment. Of special interest to the Board is how the activities of the business or employment may directly or indirectly affect the City. This disclosure is about information and is not an indication of any anticipated conflict of interest or suspected wrongdoing. Therefore, please describe for the Board what it is you actually do and be detailed and specific. You are not required to limit your disclosure only to the following questions. For each business, include in your answer such things as:

- What is the form of your business entity and what percentage do you own? Part time driving instructor for the Mid Michigan Police Academy;
0 %
- Are you self-employed? No
- Who is your employer, if applicable? Lansing Community College
- What are the things you actually do in the business? Part time driving instructor
for the Mid Michigan Police Academy
- Who are your clients and who receives your goods or services? Students / Recruits of the Mid Michigan Police Academy
- How and where are your services performed? Instruction at the
Lansing Community College.

- How often do you do outside work? Occasional instruction during driving week while the academy is in session. Approx 15-20 days per year
- Does your business or employer contract with the City? No
- In performing your business or outside employment, do you use any City facilities or equipment? No If so, describe: _____
- Is any of your business or employment conducted in the City? No If so, describe: _____
- Does your business advertisement or circulars, if any, contain any reference to the City or your City employment? No
- Is there any additional information that you believe would assist the Board of Ethics in its review of your business or personal activities for potential conflicts of interest? No If so, please describe: _____

In providing this additional information, the Board of Ethics asks that you give special attention to the Conflicts of Interest section of the Charter found at 5-505.1 – 5-505.3. A copy is enclosed for your convenience.



RECEIVED

2016 NOV 18 PM 12:29
 CITY OF LANSING
 AFFIDAVIT OF DISCLOSURE
 LANSING CITY CLERK

TO: CITY CLERK

DATE: November 16, 2016

I JOEL L. Mires make the following disclosure under oath:
 (Name)

PLEASE CHECK THE BOX AND FILL IN THE APPROPRIATE BLANKS FOR EACH OF THE FOLLOWING ITEMS

Yes No

1. ☒ ☐ I am an ☐ elected or ☐ appointed ☒ officer or ☐ employee of the City of Lansing holding the position of Detective in the Lansing Police Department
- ☐ ☒ I am an immediate family member related to an elected or appointed officer or employee of the City of Lansing named _____, holding the position of _____ in the _____ Department
- ☐ ☒ I am a Business Associate of an elected or appointed officer or employee of the City of Lansing named _____ holding the position of _____ in the _____ Department.
2. ☐ ☒ I may derive income or benefit directly or indirectly from the bidding of, negotiation of, solicitation of or entry into a contract with the City or from and City action detailed below. (Charter 5-505.1)
- ☐ ☒ I may have a conflict between a personal interest and the public interest, the nature of which is disclosed below. (Charter 5-505.2) [Chapter 290.04(1) of the Code of Ordinances]
- ☐ ☒ I may have a financial interest in a matter proposed to be acted upon by the City of Lansing as described below. [Chapter 290.04(1) of the Code of Ordinances]
- ☐ ☒ I make this disclosure because of a possible appearance that I may be in violation of or in conflict with the City of Lansing Ethics Ordinance as provided for in the Code of Ordinances and in the City Charter.

3. My City of Lansing position is:
☒ Full-time ☐ Part-time (less than 25 hours/wk) ☐ Unpaid

4. PLEASE DESCRIBE IN DETAIL YOUR REASON(S) FOR SUBMITTING THIS DISCLOSURE AND EXPLAIN WHY YOU THINK A CONFLICT MAY/MAY NOT EXIST.

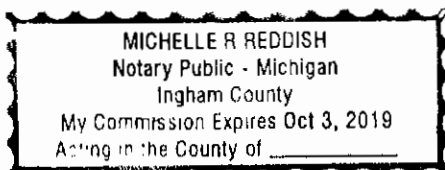
I have been offered a part time job conducting audits at various apartment development complexes owned by Management Resources Development. The properties are not located in the City of Lansing. I will not be engaged in Law Enforcement Duties. There is no conflict as I will not be employed in a Law Enforcement Capacity.

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

The foregoing Affidavit of Disclosure was executed on this 17th day of November, 2016.

State of Michigan, County of Ingham

Subscribed and sworn to before me this 17th day of November, 2016.



Michelle R. Reddish
Signed
Notary Public or Deputy Clerk
Ingham County, Michigan
My Commission Expires: 10-3-2019

ATTACHMENT TO AFFIDAVIT OF DISCLOSURE

Please provide additional information about your outside business or employment. Of special interest to the Board is how the activities of the business or employment may directly or indirectly affect the City. This disclosure is about information and is not an indication of any anticipated conflict of interest or suspected wrongdoing. Therefore, please describe for the Board what it is you actually do and be detailed and specific. You are not required to limit your disclosure only to the following questions. For each business, include in your answer such things as:

- What is the form of your business entity and what percentage do you own? _____
_____ ;
_____ $\emptyset$ _____ %
- Are you self-employed? yes
- Who is your employer, if applicable? Management Resource Development
321 Woodward Pass Suite 100, East Lansing
- What are the things you actually do in the business? I will be conducting
Audits for proper occupancy and ensuring
Properties are being maintained
- Who are your clients and who receives your goods or services? The client is
Management Resource Development. I will be
working with and under the supervision of
Robert Baldwin.
- How and where are your services performed? Inspections will be at
different locations outside the City of Lansing.

- How often do you do outside work? Occasionally as needed.
It will depend on my availability.

- Does your business or employer contract with the City? NO

- In performing your business or outside employment, do you use any City facilities or equipment?
NO If so, describe: _____

- Is any of your business or employment conducted in the City? NO If so, describe:

- Does your business advertisement or circulars, if any, contain any reference to the City or your City employment? NO

- Is there any additional information that you believe would assist the Board of Ethics in its review of your business or personal activities for potential conflicts of interest? NO If so, please describe: _____

In providing this additional information, the Board of Ethics asks that you give special attention to the Conflicts of Interest section of the Charter found at 5-505.1 – 5-505.3. A copy is enclosed for your convenience.