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

AGENDA FOR MARCH 27, 2017

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, March 27, 2017 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 March 13, 2017

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. Mayoral Presentation; Mayor’s FY 2018 Budget

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 Brownfield Plan #67; 2200 Block Redevelopment Project, 2216-2224 E. Michigan Avenue

2. In consideration of Brownfield Plan #20a; LorAnn Oils, Inc., Amendment 1, 2017 Building Expansion, 4518 Aurelius Road

3. In consideration of OPRA District; DED Development, LLC, 629 W. Hillsdale

4. In consideration of OPRA Certificate; DED Development, LLC 629 W. Hillsdale

5. In consideration of OPRA District; Best Case ScenaREO, LLC, 1101 & 1103 S. Washington Avenue

6. In consideration of Glenburne Commons Annual Maintenance

7. In consideration of Michigan Natural Resources Trust Fund Grant; Canoe/Kayak Launch, Riverfront/City Market

8. In consideration of Michigan Natural Resource Trust Fund Grant; Canoe/Kayak Launch, Moores Park

9. In consideration of Michigan Natural Resource Trust Fund Grant; Canoe/Kayak, Crego Park Kruger Landing

XIII. COUNCIL CONSIDERATION OF LEGISLATIVE MATTERS

A. REFERRAL OF PUBLIC HEARINGS

B. CONSENT AGENDA

1. BY COUNCIL MEMBER YORKO

   a. Reappointment of Keith Kris as Fourth Ward Representative for the Ethics Board for a Term to Expire June 30, 2020

2. BY THE COMMITTEE ON GENERAL SERVICES

   a. Fireworks Display by Lansing Lugnuts & Roger Bonney at Thomas M. Cooley Law School Stadium, 505 E. Michigan Avenue on various dates

3. BY THE COMMITTEE ON PUBLIC SERVICES

   a. 2016/2017 Special Assessment Roll for Snow and Ice Removal

4. BY THE COMMITTEE OF THE WHOLE

   a. Ratification of the Capitol City Labor Program, Inc. (CCLP) Non-Supervisory Unit Amendment to the Collective Bargaining Unit

   b. Ratification of the Capitol City Labor Program, Inc. (CCLP) Supervisory Unit Amendment to the Collective Bargaining Agreement

5. BY THE COMMITTEE ON WAYS AND MEANS

   a. Claim Settlement; Worker's Compensation Claim #WC20628760002014530001

   b. Michigan Natural Resources Trust Fund Grant; Canoe/Kayak Launch – Riverfront/City Market

   c. Michigan Natural Resource Trust Fund Grant; Canoe/Kayak Launch, Moores Park

   d. Michigan Natural Resource Trust Fund Grant; Canoe/Kayak, Crego Park Kruger Landing

C. RESOLUTIONS FOR ACTION

1. BY THE COMMITTEE ON WAYS AND MEANS

   a. Grant Acceptance; Cities for Financial Empowerment

   b. Grant Appropriation; Public Act 302 Police Training Funds

D. REPORTS FROM COUNCIL COMMITTEES

E. ORDINANCES FOR INTRODUCTION and Setting of Public Hearings

1. BY THE COMMITTEE ON PUBLIC SERVICES

   a. An Ordinance of the City of Lansing, Michigan to amend Chapter 1026, Special Assessments, Section 1026.06, Assessment Procedure, to eliminate the requirement that notice be published in a daily newspaper of the City

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. Minutes of Boards, Commissions, and Authorities placed on file in the Clerk's Office

   b. Determination of the Elected Officers Compensation Commission

c. Request for Recognition of Non-Profit Status; Center for Financial Health

d. Grant Acceptance; Federal Help America Vote Act and State-appropriated funds for new Voting System

e. Transfer interest in a Resort Class C and SDM Liquor License; Los Tres Amigos South Side, Inc.

2. Letter(s) from the Mayor re:

a. Claim Settlement; Worker's Compensation Claim #WC2062904000200925200

b. Claim Settlement; Worker's Compensation Claim #WC20628760002019329

c. Claim Settlement; Worker's Compensation Claim #WC20629040002012718001

d. Claim Settlement; Worker's Compensation Claim #WC20629040002009067001

e. Reappointment of Sandra Zerkle as a Fourth Ward Member of the Board of Water & Light Board of Directors for a term to expire June 30, 2020

f. Reappointment of Tracy Thomas as an At-Large Member of the Board of Water & Light Board of Directors for a term to expire June 30, 2020

g. Decertification of Vacated Street Segments, Removal from Act 51 Street System

h. Z-9-2016; Rezoning the properties 2122 N. MLK & Vacant properties to the North from "A" Residential, "DM-4" Residential, "CUP" Community Unit Plan, "E-1" Apartment Shop, "F" Commercial and "J" Parking Districts to "H" Light Industrial, "G-2" Wholesale and "F" Commercial Districts

i. Lansing Board of Water & Light Grant for the LIFT-UP Program

j. Michigan State University Outreach and Engagement Sponsorship of the Cities for Financial Empowerment Coalition Meeting

k. Jackson National Life Sponsorship of the Cities for Financial Empowerment Coalition Meeting

l. Ratification of Capitol City Labor Program, Inc. (CCLP) Collective Bargaining Agreement Amendments –Supervisory

m. Ratification of Capitol City Labor Program, Inc. (CCLP) Collective Bargaining Agreement Amendments –Non-Supervisory

n. Dedication of Multipurpose Athletic Complex to Honor Willard Walker

o. Mayor's FY 2018 Budget

B. COMMUNICATIONS AND PETITIONS, AND OTHER CITY RELATED MATTERS

1. Notices from the Michigan Liquor Control Commission regarding:

   a. New SDM license, Sunday Sales Permit (AM), Beer and Wine Tasting and Gas Pumps for Admiral Petroleum Company, 5200 S. Pennsylvania Ave

   b. New SDM license, Sunday Sales Permit (AM), Beer and Wine Tasting and Gas Pumps for Admiral Petroleum Company, 2626 N. Grand River Ave

   c. New SDM license, Sunday Sales Permit (AM), Beer and Wine Tasting and Gas Pumps for Admiral Petroleum Company, 3400 S. Waverly Rd

   d. New SDM license, Sunday Sales Permit (AM), Beer and Wine Tasting Permit and New Gas Pumps for Meijer Inc., 6250 S. Pennsylvania Ave

2. Claim Appeal; Claim #1291, Anthony Mullen for trash fee at 3812 Churchill Avenue

3. Claim Appeal; Claim #1377, Lawrence E. and Kimberly K. McMillen for trash fee at 1233 Vermont Avenue

4. Claim Appeal; Jon Addiss for trash fee at property located on S. Hosmer Street

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

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

The Lansing City Council will hold a public hearing on **March 27, 2017** 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 #67 – 2200 Block 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 2216 and 2224 East Michigan Avenue located in the City of Lansing, but more particularly described as:

2224 E. Michigan Avenue Lansing, MI 48912. Parcel number 33-01-01-14-304-391 LOTS 363 & 364 LESLIE PARK SUB.

2216 E. Michigan Avenue Lansing, MI 48912. Parcel number 33-01-01-304-401 LOTS 360, 361 & 362 LESLIE PARK SUB

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.

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

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

Lansing Brownfield Redevelopment Authority

Lansing Brownfield Redevelopment Authority
2200 Block Redevelopment Project

Brownfield Plan #67

2216-2224 E. Michigan Avenue
Lansing, Michigan 48912

PREPARED BY:

Triterra
1210 N. Cedar Street, Suite A
Lansing, Michigan 48906
Contact Person: Dave Van Haaren
dave.vanhaaren@triterra.us
Phone: 517-702-0470

REVIEWED BY:

Lansing Brownfield Redevelopment Authority
1000 S. Washington Avenue, Suite 201
Lansing, Michigan 48910
Contact Person: Karl Dorshimer
karl@purelansing.com
Phone: 517-999-9039

November 23, 2016
Revised January 10, 2017

Approved by the LBRA on ____________

Adopted by the Lansing City Council on ____________

2200 Block Redevelopment
Brownfield Plan #67
November 23, 2016
Revised January 10, 2017

Table of Contents

1. Project Summary Sheet

The purpose of this Brownfield Plan (the "Plan") is to identify eligible activities and cost estimates for redevelopment of the property located at 2216 – 2224 E. Michigan Avenue in Lansing, Michigan. Brownfield tax increment financing is necessary to support redevelopment of the property.

Project Name: 2200 Block Redevelopment Project (the "Project")

Developer: 2200 BLOCK, LLC

Property Location: 2216 and 2224 East Michigan Avenue, Lansing, Michigan 48912 (the "Property")

Parcel Information: Parcel IDs 33-01-01-14-304-401 and 33-01-01-14-304-391

Type of Eligible Property: "Facility"

Project Description: A complete redevelopment of the subject Property located in downtown Lansing. The Project includes a complete demolition and redevelopment of the vacant property located at 2216 – 2224 E. Michigan Avenue. The mixed-use development includes the construction of a 4-story building including 6,000 to 9,500 square feet of office/retail use on the first floor and between 33 and 37 residential units. The new structure will also include underground parking.

Brownfield Eligible activities include asbestos surveys and abatement, building and site demolition, Baseline Environmental Assessment activities, due care activities, site preparation and public infrastructure improvements.

Total Capital Investment: Property and Building Improvements: Estimated at $7,000,000 of which $1,747,533 is estimated as eligible for Brownfield Reimbursement.

Estimated Job Creation/Retention: The redevelopment is anticipated to generate 15 to 20 new full-time equivalent (FTE) jobs in the office/retail components of the Project. In addition, this redevelopment will result in the creation/retention of 20 to 30 temporary construction related jobs.

Duration of Plan: 19 years (starting in 2018)

Uses of New Taxes and Tax Increment Revenue (TIR):

Revenue	**Uses**	
TIR	To Reimburse Developer for Eligible Activity Costs	$ 1,252,455.00
	To Reimburse LBRA/Lansing Regional Brownfield Coalition (LRBC) for Eligible Activity Costs under EPA Brownfield Assessment Grant	$ 36,145.00
	To Reimburse LBRA for Eligible Activity Costs under Local Site Remediation Revolving Fund (LSRRF)	$ 0.00
	To Reimburse Developer for Contingencies on Eligible Activity Costs*	$ 185,738.00
	To Reimburse Developer for Interest on Eligible Activity Costs	$ 273,195.00
	Total Reimbursement to Developer	**$1,747,533.00**
TIR	To LBRA Plan Administration	$ 62,953.00
TIR	To LBRA Local Site Remediation Revolving Fund (LSRRF)	$ 62,953.00
TIR	To State Revolving Fund (SRF)	$ 97,520.00
	Total TIR Captured	**$1,970,959.00**
New Taxes	(10%) Distribution to Taxing Units	$ 208,160.00
New Taxes	New Taxes to Lansing School Sink Fund, City Debt, School Debt	$ 159,608.00
	TOTAL	**$2,338,727.00**

* BEA, Asbestos Survey, Brownfield Plan and Act 381 Work Plan preparation activities are excluded from contingency calculation

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

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

The Plan will allow the LBRA to use tax increment financing to reimburse 2200 BLOCK, LLC (the "Developer") for the costs of eligible activities required to redevelop the eligible property located at 2216 and 2224 E. Michigan Avenue in the City of Lansing, Michigan, (the "Property"). Any proposed redevelopment of the Property will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein. The location of the Property is depicted on Figure 1.

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

Eligible Property		
Address	**Tax ID**	**Basis of Eligibility**
2216 E. Michigan Avenue	33-01-01-14-304-401	Facility
2224 E. Michigan Avenue	33-01-01-14-304-391	Facility

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

The Property consists of two parcels of land with three single-story commercial buildings, two of which have walkout basements. The third building, which is much smaller, has no basement and is located on the southern portion of the parcel at 2216 E. Michigan Avenue The Property has a combined acreage of 0.46 acres, and currently vacant. The existing buildings were constructed on the Property between 1925 and 1930. A gasoline filling station and automotive repair businesses historically operated on the Property. A more complete history of the property is provided in Attachment B, Summary of Known Environmental Conditions.

The Property is considered an "eligible property" as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) it is located within the City of Lansing, a qualified local governmental unit under MCL 125.2782(k); and (c) the Property has been determined to be a "facility" as the term is defined by Part 201 of Michigan's Natural Resources and Environmental Protection Act, P.A. 451, as amended. Areas of impact are shown on Figure 3.

3. Brownfield Project Description

The Project includes demolition of all existing obsolete buildings and site features at the subject Property. Redevelopment plans include the construction of a new 4-story mixed-use building including 6,000 to 9,500 square feet of office/retail use on the first floor and between 33 and 37 residential units on floors two through four. The Project also includes the construction of an underground parking structure to maximize parking capacity at the Property.

Total capital investment is estimated at $7,000,000. Redevelopment activities include asbestos abatement, demolition of the buildings, site demolition, due care activities, site preparation and infrastructure improvements.

The Project will result in the revitalization of historically vacant and deteriorating properties in the city of Lansing and will transform the appearance of this area along the Michigan Avenue Corridor. This Project will result in the creation of 15 to 20 new, full time equivalent jobs at an average hourly wage of $14.50 per hour. The Project is also projected to create/leverage 20 to 30 temporary construction related jobs.

4. Developer Eligible Activities

The Developer will be reimbursed for the costs of eligible activities necessary to support redevelopment of the Property. The activities that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381 and include due care activities, asbestos abatement, demolition activities, site preparation, infrastructure improvements and preparation of the Brownfield Plan and Act 381 Work Plan.

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local tax revenues generated by the Property redevelopment and captured by the LBRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the "Reimbursement Agreement"). The total cost of activities eligible for reimbursement from tax increment revenues is projected to be $1,747,533.

<u>ELIGIBLE ACTIVITIES</u>

ENVIRONMENTAL

Baseline Environmental Assessment Activities	$28,450.00
Due Care Activities	$523,250.00
Total Environmental Costs	**$551,700.00**

NON-ENVIRONMENTAL

Asbestos Activities	$31,300.00
Demolition	$107,900.00
Site Preparation Activities	$195,700.00
Public Infrastructure Improvements	$391,500.00
Total Non-Environmental Costs	**$726,400.00**
Total Environmental and Non-Environmental Eligible Activities	**$1,278,100.00**
Contingency (15%)*	$185,738.00
Brownfield Plan & Act 381 Work Plan Preparation	$10,500.00
Total Estimated Costs of Eligible Activities	**$1,474,338.00**
Interest (3%, simple)**	$273,195.00
Total Anticipate TIR Available for Reimbursement	**$1,747,533.00**
LBRA Plan Administration	$62,953.00
LBRA Local Site Remediation Revolving Fund	$62,953.00
State Revolving Fund	$97,520.00
Total Local/State TIR Capture	**$1,970,959.00**

* BEA, Asbestos Survey, Brownfield Plan and Act 381 Work Plan preparation activities are excluded from contingency calculation

** Interest is calculated at 3% on Developer costs only. Interest is not calculated on EPA Brownfield Assessment Grant activities completed for the Project or Brownfield Redevelopment Loan activities being pursued for the Project.

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

Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment. As long as the total cost limit described in this Plan is not exceeded, line item costs of eligible activities may be adjusted after the date this Plan is approved by the City of Lansing City Council.

5. Captured Taxable Value and Tax Increment Revenues

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local and state tax revenues generated by the Property redevelopment and captured by the LBRA. The LBRA will not be obligated to reimburse the Developer for Eligible Activities completed after December 31, 2018. Reimbursement of Eligible Activities completed after December 31, 2018 will be on a case-by-case basis.

The taxable value of the Property at the completion of this Brownfield Plan was $169,394, which is the initial taxable value for this Plan. The new projected taxable value for 2018 was estimated at $1,750,000 upon completion of the Project. Estimated taxable values were based on estimates determined by the Project's development team. The actual taxable value will be determined by the City's Assessor after the Project is completed.

It is estimated that the LBRA will capture tax increment revenues from 2018 through 2035 to reimburse the Developer for the cost of eligible activities, pay for the LBRA's administration of the Plan and make deposits into the LBRA's Local Site Remediation Revolving Fund. Ten percent of the local and state taxes generated by the increase in taxable value will be returned to the taxing units.

The captured incremental taxable value and associated tax increment revenue will be determined by the City Assessor. The actual increased taxable value of the land and all future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue available under this Plan will be based on the actual millage levied annually by each local taxing jurisdiction on the increase in tax value resulting from the redevelopment project that is eligible and approved for capture.

6. Method of Brownfield Plan Financing

The Developer is ultimately responsible for financing the costs of eligible activities included in this Plan. At this time, neither the LBRA nor the County of Ingham will advance any funds to finance the eligible activities described in this Plan. However, the LBRA is currently considering applying for additional financial support through the Michigan Department of Environmental Quality (MDEQ) Brownfield Redevelopment Grant (BRG) and Brownfield Redevelopment Loan (BRL) program.

The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the Developer to fund such reimbursements.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan.

The LBRA will be reimbursed for its costs to administer the Plan by utilizing 5% of the new local taxes captured per year for the duration of the Plan. The LBRA will also deposit 5% of the new local taxes captured per year for the duration of the Plan for deposit into its Revolving Fund.

7. Amount of Note or Bonded Indebtedness Incurred

None.

8. Duration of the Brownfield Plan

Unless amended by the Lansing City Council, the Plan is anticipated to remain in effect until all approved activities in this plan are covered or until the end of the year 2035, whichever occurs first.

9. Estimated Impact on Taxing Jurisdictions

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

Projected Impact to Taxing Jurisdictions			
Taxing Unit	**10% of New Taxes to Taxing Units**	**90% of New Taxes for BRA Administration, LSRRF Deposits and Developer Reimbursement**	**100% Total New Taxes**
Lansing Operating	$ 63,193	$ 568,736	$ 631,929
Ingham County	9,860	88,736	98,596
Ingham County Sum	20,753	186,776	207,529
Airport Authority	2,272	20,450	22,722
CATA	9,775	87,973	97,748
Capital Area District Library	5,071	45,639	50,710
Potter Park Zoo	1,333	11,995	13,328
Lansing Community College	12,376	111,383	123,759
Ingham Inter. School District	15,264	137,374	152,638
Lansing School District Operating	58,512	526,608	585,120
State Education Tax (3 mills)	9,752	87,768	97,520
Subtotals	***$ 208,160***	***$ 1,873,439***	***$ 2,081,599***
State Education Tax (3 mills State BRF)*			97,520
City Debt*			8,452
School Debt*			151,156
Subtotal			***$ 257,128***
Total			**$ 2,338,727**

* Increased by investment, but not captured for TIF reimbursement

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

10. Legal Description & Site Map

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

11. Personal Property

Incremental tax revenues resulting from new personal property will be captured if available. Any such funds will be used to reimburse the LBRA and Developer for eligible activities.

12. Displacement of Persons

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

13. LBRA Local Site Remediation Revolving Fund

No Local Site Remediation Revolving Funds will be used on this Brownfield Project. The LBRA will deposit 5% the new local taxes captured per year for the duration of the Plan into the LBRA's Local Site Remediation Revolving Fund as permitted by Act 381 of 1996, as amended ("the Act").

14. Other Information

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

FIGURES

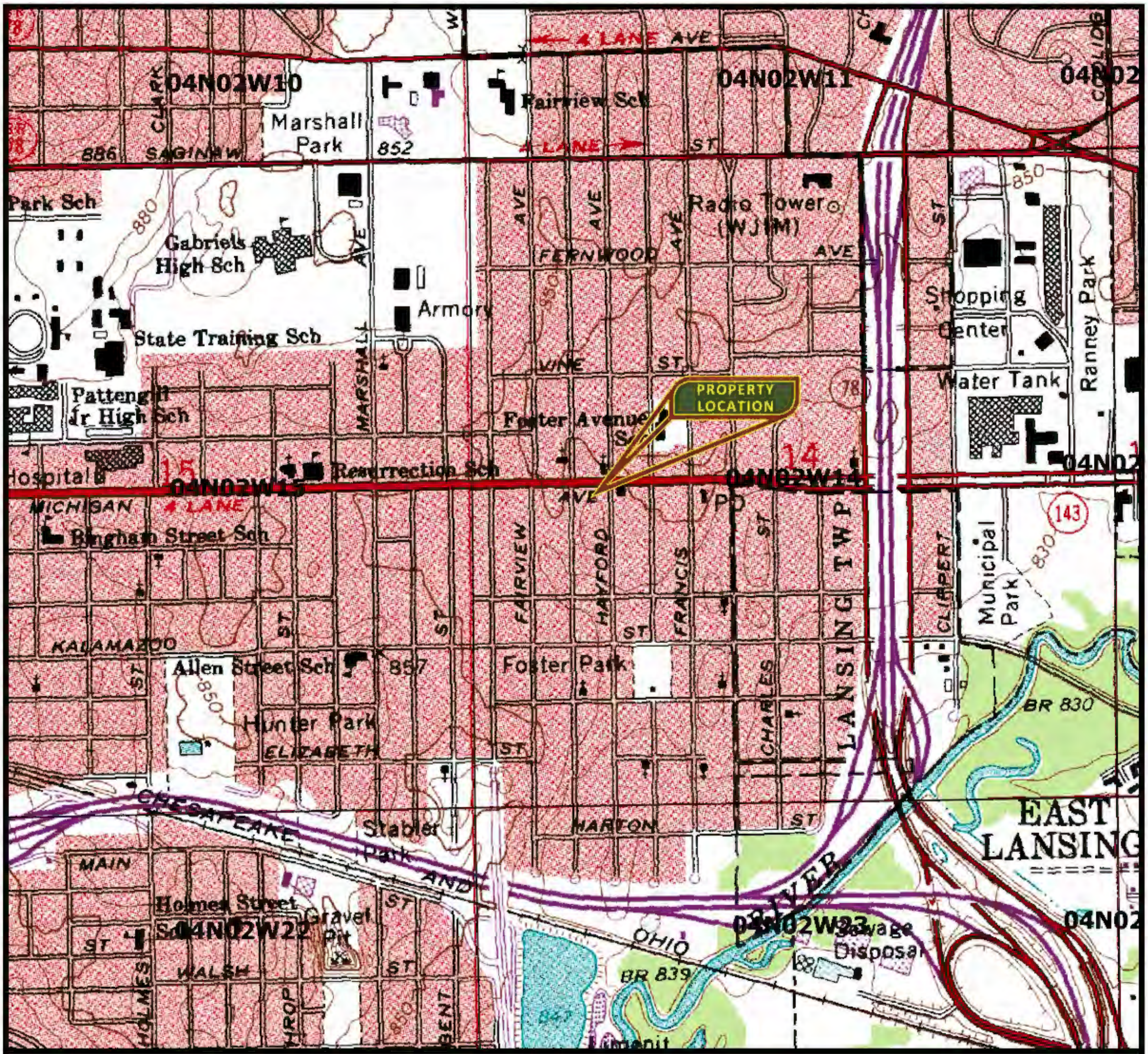

FIGURE 1
PROPERTY LOCATION

2216 - 2224 E. MICHIGAN AVENUE
LANSING, MICHIGAN 48912

INGHAM COUNTY
T. 04 N., R 02 W., SECTION 14

PROJECT NUMBER: 15-1536-12

1000 0 1000 2000 ft

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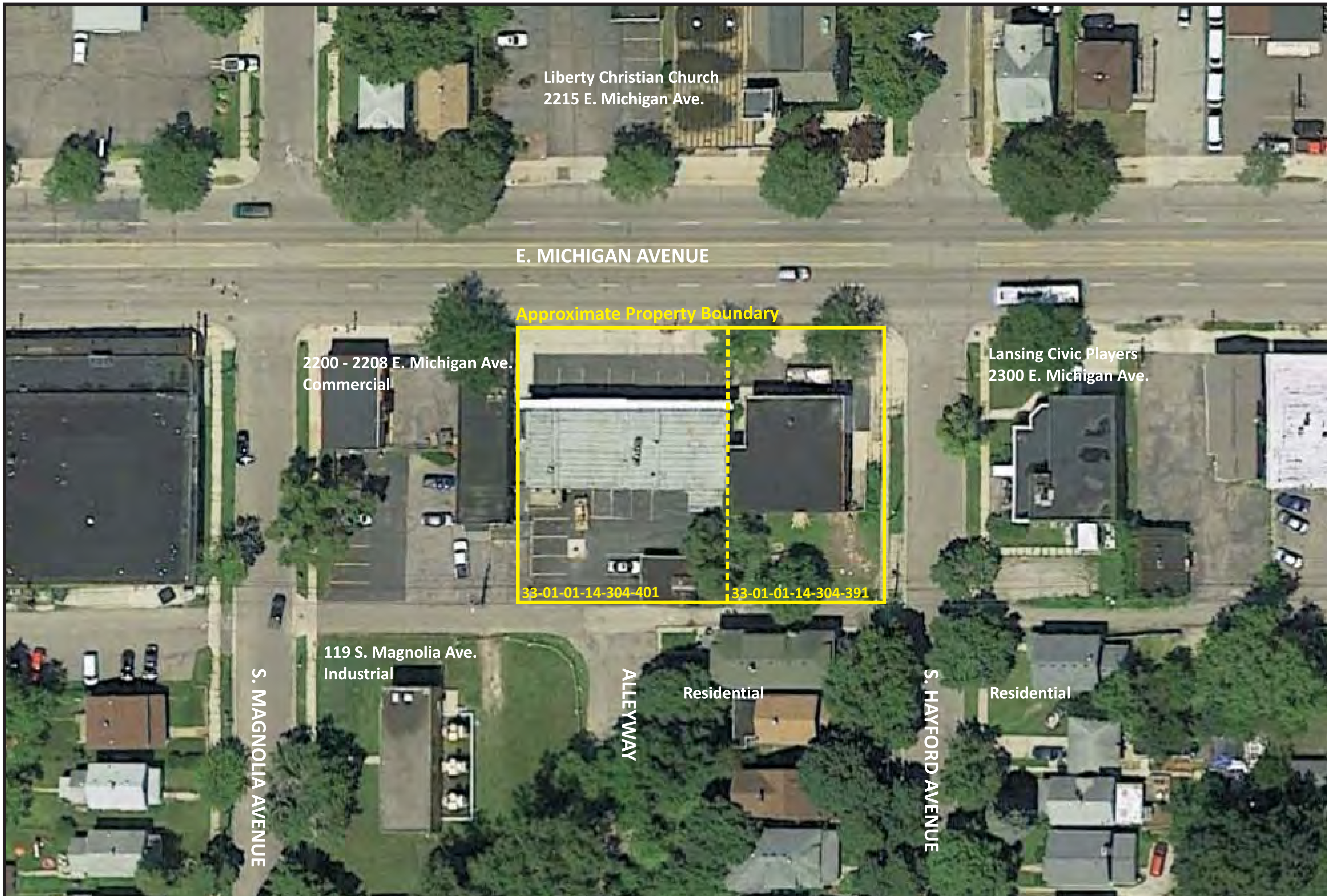
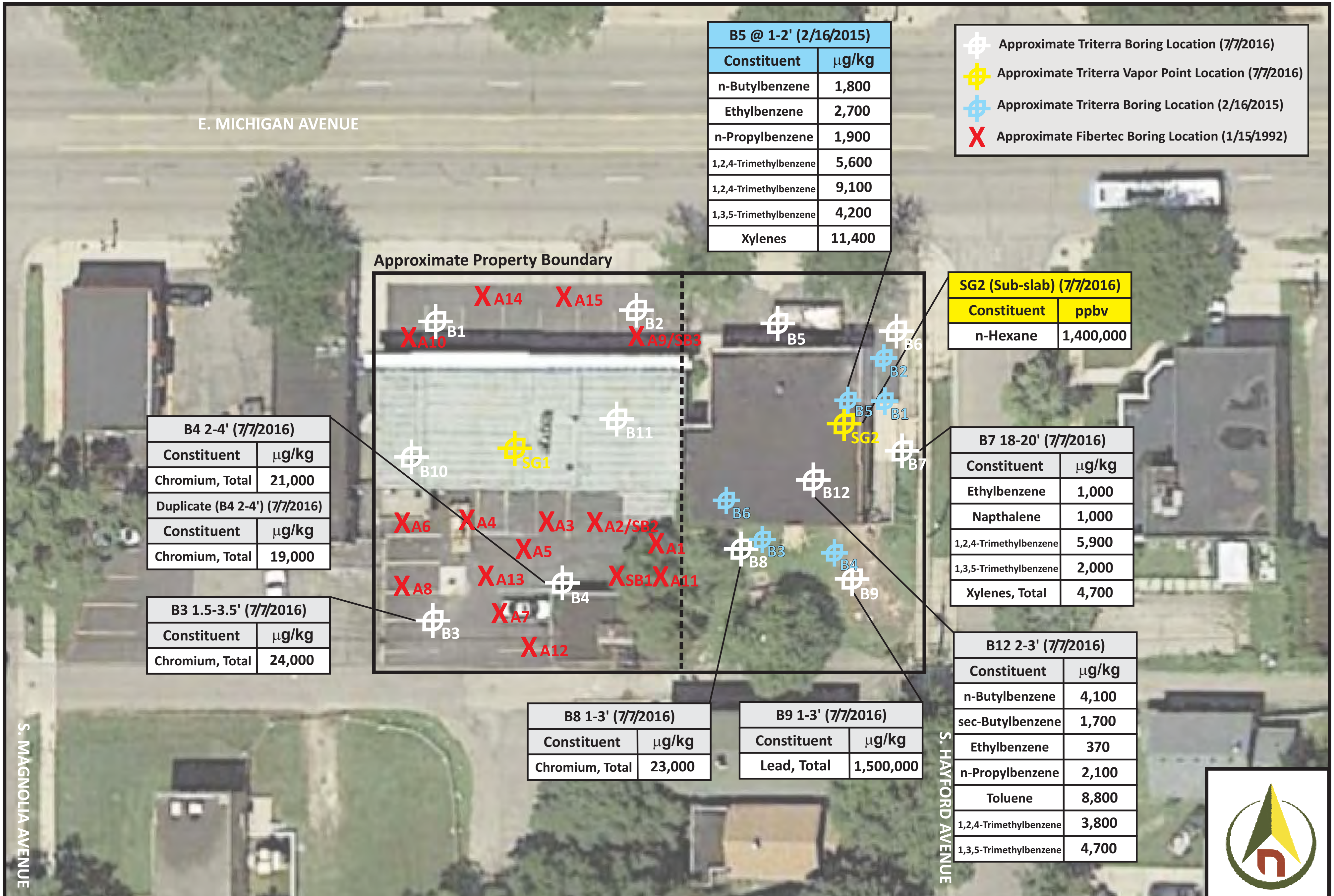


TRI TERRA

FIGURE 2	2216 - 2224 E. MICHIGAN AVENUE LANSING, MICHIGAN 48912
PROPERTY ORIENTATION DIAGRAM	
PROJECT NUMBER: 15-1536-12	DIAGRAM CREATED BY: RD DATE: 8/3/16



B5 @ 1-2' (2/16/2015)	
Constituent	µg/kg
n-Butylbenzene	1,800
Ethylbenzene	2,700
n-Propylbenzene	1,900
1,2,4-Trimethylbenzene	5,600
1,2,4-Trimethylbenzene	9,100
1,3,5-Trimethylbenzene	4,200
Xylenes	11,400

SG2 (Sub-slab) (7/7/2016)	
Constituent	ppbv
n-Hexane	1,400,000

B4 2-4' (7/7/2016)	
Constituent	µg/kg
Chromium, Total	21,000
Duplicate (B4 2-4') (7/7/2016)	
Constituent	µg/kg
Chromium, Total	19,000

B7 18-20' (7/7/2016)	
Constituent	µg/kg
Ethylbenzene	1,000
Napthalene	1,000
1,2,4-Trimethylbenzene	5,900
1,3,5-Trimethylbenzene	2,000
Xylenes, Total	4,700

B3 1.5-3.5' (7/7/2016)	
Constituent	µg/kg
Chromium, Total	24,000

B12 2-3' (7/7/2016)	
Constituent	µg/kg
n-Butylbenzene	4,100
sec-Butylbenzene	1,700
Ethylbenzene	370
n-Propylbenzene	2,100
Toluene	8,800
1,2,4-Trimethylbenzene	3,800
1,3,5-Trimethylbenzene	4,700

B8 1-3' (7/7/2016)	
Constituent	µg/kg
Chromium, Total	23,000

B9 1-3' (7/7/2016)	
Constituent	µg/kg
Lead, Total	1,500,000

TRITERRA

FIGURE 3

BORING LOCATIONS & ANALYTICAL RESULTS EXCEEDING MDEQ PART 201 GRCC & SCREENING LEVELS

2216 - 2224 E. MICHIGAN AVENUE
LANSING, MICHIGAN 48912

PROJECT NUMBER: 15-1536-12

DIAGRAM CREATED BY: RD DATE: 5/3/2016

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Schedule Tax Increment Revenue

Table 1
Brownfield Eligible Activities
2216-2224 E. Michigan Avenue
Lansing, MI
January 9*, 2017*

STATE AND LOCAL ELIGIBLE ACTIVITIES	COST		INCREMENTAL TAX CAPTURE STATE/SCHOOL			INCREMENTAL TAX CAPTURE LOCAL		
ENVIRONMENTAL								
Baseline Environmental Assessment Activities	$	28,450	35.80%	$	10,185	64.20%	$	18,265
Due Care Activities	$	523,250	35.80%	$	187,324	64.20%	$	335,927
Environmental Subtotal:	**$**	**551,700**		**$**	**197,509**		**$**	**354,191**
NON-ENVIRONMENTAL								
Asbestos Activities	$	31,300	35.80%	$	11,205	64.20%	$	20,095
Demolition	$	107,900	35.80%	$	38,628	64.20%	$	69,272
Site Preparation	$	195,700	35.80%	$	70,061	64.20%	$	125,639
Infrastructure Improvements	$	391,500	35.80%	$	140,157	64.20%	$	251,343
Non-Environmental Subtotal:	**$**	**726,400**		**$**	**260,051**		**$**	**466,349**
Total Environmental and Non-Environmental:	**$**	**1,278,100**						
Contingency (15%)	$	185,738	35.80%	$	66,494	64.20%	$	119,244
Brownfield Plan Preparation/Act 381 Work Plan	$	10,500	35.80%	$	3,759	64.20%	$	6,741
Interest (3%, simple)	$	273,195	35.80%	$	97,804	64.20%	$	175,391
GRAND TOTAL - ELIGIBLE ACTIVITIES:	**$**	**1,747,533**		**$**	**625,617**		**$**	**1,121,916**

NOTES:

These costs and revenue projections should be considered approximate estimates based on expected conditions and available information.
We cannot guarantee that the costs and revenue projections will not vary from these estimates
Contigency calculation excluded from BEA, Brownfield Plan and Act 381 Work Plan activities.

Table 2
Schedule of Tax Increment Revenue
2216-2224 E. Michigan Avenue
Lansing, MI
January 9, 2017

	Calendar Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2027	2028	2029
	Plan Year		1	2	3	4	5	6	7	8	9	10	11	12	13
Initial Taxable Value (TV)		$ 169,394	$ 169,394	$ 169,394	$ 169,394	$ 169,394	$ 169,394	$ 169,394	$ 169,394	$ 169,394	$ 169,394	$ 169,394	$ 169,394	$ 169,394	$ 169,394
Projected Annual Increase in TV				1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Projected TV		$ 169,394	$ 1,750,000	$ 1,767,500	$ 1,785,175	$ 1,803,027	$ 1,821,057	$ 1,839,268	$ 1,857,660	$ 1,876,237	$ 1,894,999	$ 1,913,949	$ 1,933,089	$ 1,952,420	$ 1,971,944
Total Captured TV		$ -	$ 1,580,606	$ 1,598,106	$ 1,615,781	$ 1,633,633	$ 1,651,663	$ 1,669,874	$ 1,688,266	$ 1,706,843	$ 1,725,605	$ 1,744,555	$ 1,763,695	$ 1,783,026	$ 1,802,550
Annual TIF Revenue by Taxing Jurisdiction	**Millage Rate**														
Local Capture															
Lansing Operating	19.4400	$ -	$ 30,727	$ 31,067	$ 31,411	$ 31,758	$ 32,108	$ 32,462	$ 32,820	$ 33,181	$ 33,546	$ 33,914	$ 34,286	$ 34,662	$ 35,042
Ingham County	3.0331	$ -	$ 4,794	$ 4,847	$ 4,901	$ 4,955	$ 5,010	$ 5,065	$ 5,121	$ 5,177	$ 5,234	$ 5,291	$ 5,349	$ 5,408	$ 5,467
Ingham County Sum	6.3842	$ -	$ 10,091	$ 10,203	$ 10,315	$ 10,429	$ 10,545	$ 10,661	$ 10,778	$ 10,897	$ 11,017	$ 11,138	$ 11,260	$ 11,383	$ 11,508
Airport Authority	0.6990	$ -	$ 1,105	$ 1,117	$ 1,129	$ 1,142	$ 1,155	$ 1,167	$ 1,180	$ 1,193	$ 1,206	$ 1,219	$ 1,233	$ 1,246	$ 1,260
CATA	3.0070	$ -	$ 4,753	$ 4,806	$ 4,859	$ 4,912	$ 4,967	$ 5,021	$ 5,077	$ 5,132	$ 5,189	$ 5,246	$ 5,303	$ 5,362	$ 5,420
Capital Area District Library	1.5600	$ -	$ 2,466	$ 2,493	$ 2,521	$ 2,548	$ 2,577	$ 2,605	$ 2,634	$ 2,663	$ 2,692	$ 2,722	$ 2,751	$ 2,782	$ 2,812
Potter Park Zoo	0.4100	$ -	$ 648	$ 655	$ 662	$ 670	$ 677	$ 685	$ 692	$ 700	$ 707	$ 715	$ 723	$ 731	$ 739
Lansing Community College	3.8072	$ -	$ 6,018	$ 6,084	$ 6,152	$ 6,220	$ 6,288	$ 6,358	$ 6,428	$ 6,498	$ 6,570	$ 6,642	$ 6,715	$ 6,788	$ 6,863
Ingham Intermediate School District	4.6956	$ -	$ 7,422	$ 7,504	$ 7,587	$ 7,671	$ 7,756	$ 7,841	$ 7,927	$ 8,015	$ 8,103	$ 8,192	$ 8,282	$ 8,372	$ 8,464
School Capture															
School Operating	18.0000	$ -	$ 28,451	$ 28,766	$ 29,084	$ 29,405	$ 29,730	$ 30,058	$ 30,389	$ 30,723	$ 31,061	$ 31,402	$ 31,747	$ 32,094	$ 32,446
State Education Tax (SET)	6.0000	$ -	$ 9,484	$ 9,589	$ 9,695	$ 9,802	$ 9,910	$ 10,019	$ 10,130	$ 10,241	$ 10,354	$ 10,467	$ 10,582	$ 10,698	$ 10,815
Total Millage	67.0361														
Total Capture Available															
Local Tax Capture Available		$ -	$ 68,023	$ 68,776	$ 69,537	$ 70,305	$ 71,081	$ 71,865	$ 72,656	$ 73,456	$ 74,263	$ 75,079	$ 75,903	$ 76,734	$ 77,575
Sub-total State Tax Capture Available		$ -	$ 37,935	$ 38,355	$ 38,779	$ 39,207	$ 39,640	$ 40,077	$ 40,518	$ 40,964	$ 41,415	$ 41,869	$ 42,329	$ 42,793	$ 43,261
Capture for State Brownfield Redevelopment Fund (3 mills of SET) (25-Yrs)		$ -	$ 4,742	$ 4,794	$ 4,847	$ 4,901	$ 4,955	$ 5,010	$ 5,065	$ 5,121	$ 5,177	$ 5,234	$ 5,291	$ 5,349	$ 5,408
State Tax Capture Available		$ -	$ 33,193	$ 33,560	$ 33,931	$ 34,306	$ 34,685	$ 35,067	$ 35,454	$ 35,844	$ 36,238	$ 36,636	$ 37,038	$ 37,444	$ 37,854
Local Tax Increment to Taxing Units (10%)		$ -	$ 6,802	$ 6,878	$ 6,954	$ 7,031	$ 7,108	$ 7,186	$ 7,266	$ 7,346	$ 7,426	$ 7,508	$ 7,590	$ 7,673	$ 7,757
School Tax Increment to Taxing Units (10%)		$ -	$ 3,319	$ 3,356	$ 3,393	$ 3,431	$ 3,468	$ 3,507	$ 3,545	$ 3,584	$ 3,624	$ 3,664	$ 3,704	$ 3,744	$ 3,785
Local Tax Increment (90%)		$ -	$ 61,221	$ 61,899	$ 62,583	$ 63,275	$ 63,973	$ 64,678	$ 65,391	$ 66,110	$ 66,837	$ 67,571	$ 68,312	$ 69,061	$ 69,817
School Tax Increment (90%)		$ -	$ 29,873	$ 30,204	$ 30,538	$ 30,876	$ 31,216	$ 31,561	$ 31,908	$ 32,259	$ 32,614	$ 32,972	$ 33,334	$ 33,699	$ 34,068
Cumulative Captured Taxes (90%)		$ -	$ 91,094	$ 183,197	$ 276,319	$ 370,469	$ 465,658	$ 561,897	$ 659,196	$ 757,566	$ 857,017	$ 957,560	$ 1,059,206	$ 1,161,966	$ 1,265,852
Reimbursement of BRA Administration Costs															
Capture for BRA Administrative Costs		$ -	$ 3,061	$ 3,095	$ 3,129	$ 3,164	$ 3,199	$ 3,234	$ 3,270	$ 3,306	$ 3,342	$ 3,379	$ 3,416	$ 3,453	$ 3,491
Capture for BRA Local Site Revolving Loan Fund (LSRRF)		$ -	$ 3,061	$ 3,095	$ 3,129	$ 3,164	$ 3,199	$ 3,234	$ 3,270	$ 3,306	$ 3,342	$ 3,379	$ 3,416	$ 3,453	$ 3,491
Cumulative BRA Capture		$ -	$ 6,122	$ 12,312	$ 18,570	$ 24,898	$ 31,295	$ 37,763	$ 44,302	$ 50,913	$ 57,597	$ 64,354	$ 71,185	$ 78,091	$ 85,073
Reimbursement of Remaining Eligible Activities to Developer ($1,752,095)															
Local/State Annual Total Tax Capture		$ -	$ 84,972	$ 85,913	$ 86,863	$ 87,823	$ 88,792	$ 89,771	$ 90,760	$ 91,759	$ 92,767	$ 93,786	$ 94,815	$ 95,854	$ 96,904
Local/State Remaining Tax Increment Reimbursement		$ 1,747,533	$ 1,662,561	$ 1,576,648	$ 1,489,785	$ 1,401,962	$ 1,313,170	$ 1,223,399	$ 1,132,639	$ 1,040,880	$ 948,113	$ 854,327	$ 759,512	$ 663,658	$ 566,754

Taxes - Proportionality		
Local Taxes	43.0361	64.20%
State Taxes	24.0000	35.80%
Total	67.0361	100.00%

Debt Millage - Not Captured - New Tax Revenue		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2027	2028	2029
Lansing Debt	0.2600	$ -	$ 411	$ 416	$ 420	$ 425	$ 429	$ 434	$ 439	$ 444	$ 449	$ 454	$ 459	$ 464	$ 469
Lansing School Debt	4.6500	$ -	$ 7,350	$ 7,431	$ 7,513	$ 7,596	$ 7,680	$ 7,765	$ 7,850	$ 7,937	$ 8,024	$ 8,112	$ 8,201	$ 8,291	$ 8,382
Cumulative Debt Millage Capture	4.9100	$ -	$ 7,761	$ 15,607	$ 23,541	$ 31,562	$ 39,672	$ 47,871	$ 56,160	$ 64,541	$ 73,014	$ 81,579	$ 90,239	$ 98,994	$ 107,844

Table 2
Schedule of Tax Increment Revenue
2216-2224 E. Michigan Avenue
Lansing, MI
January 9, 2017

	Calendar Year	2030	2031	2032	2033	2034	2035	
	Plan Year	14	15	16	17	18	19	
Initial Taxable Value (TV)		$ 169,394	$ 169,394	$ 169,394	$ 169,394	$ 169,394	$ 169,394	
Projected Annual Increase in TV		1%	1%	1%	1%	1%	1%	
Projected TV		$ 1,991,663	$ 2,011,580	$ 2,031,696	$ 2,052,013	$ 2,072,533	$ 2,093,258	
Total Captured TV		$ 1,822,269	$ 1,842,186	$ 1,862,302	$ 1,882,619	$ 1,903,139	$ 1,229,935	
Annual TIF Revenue by Taxing Jurisdiction	**Millage Rate**							Total
Local Capture								
Lansing Operating	19.4400	$ 35,425	$ 35,812	$ 36,203	$ 36,598	$ 36,997	$ 23,910	$ 631,929
Ingham County	3.0331	$ 5,527	$ 5,588	$ 5,649	$ 5,710	$ 5,772	$ 3,731	$ 98,596
Ingham County Sum	6.3842	$ 11,634	$ 11,761	$ 11,889	$ 12,019	$ 12,150	$ 7,852	$ 207,529
Airport Authority	0.6990	$ 1,274	$ 1,288	$ 1,302	$ 1,316	$ 1,330	$ 860	$ 22,722
CATA	3.0070	$ 5,480	$ 5,539	$ 5,600	$ 5,661	$ 5,723	$ 3,698	$ 97,748
Capital Area District Library	1.5600	$ 2,843	$ 2,874	$ 2,905	$ 2,937	$ 2,969	$ 1,919	$ 50,710
Potter Park Zoo	0.4100	$ 747	$ 755	$ 764	$ 772	$ 780	$ 504	$ 13,328
Lansing Community College	3.8072	$ 6,938	$ 7,014	$ 7,090	$ 7,168	$ 7,246	$ 4,683	$ 123,759
Ingham Intermediate School District	4.6956	$ 8,557	$ 8,650	$ 8,745	$ 8,840	$ 8,936	$ 5,775	$ 152,638
School Capture								
School Operating	18.0000	$ 32,801	$ 33,159	$ 33,521	$ 33,887	$ 34,256	$ 22,139	$ 585,120
State Education Tax (SET)	6.0000	$ 10,934	$ 11,053	$ 11,174	$ 11,296	$ 11,419	$ 7,380	$ 195,040
Total Millage	67.0361							**$ 2,179,119**
Total Capture Available								
Local Tax Capture Available		$ 78,423	$ 79,280	$ 80,146	$ 81,021	$ 81,904	$ 52,932	
Sub-total State Tax Capture Available		$ 43,734	$ 44,212	$ 44,695	$ 45,183	$ 45,675	$ 29,518	
Capture for State Brownfield Redevelopment Fund (3 mills of SET) (25-Yrs)		$ 5,467	$ 5,527	$ 5,587	$ 5,648	$ 5,709	$ 3,690	$ 97,520
State Tax Capture Available		$ 38,268	$ 38,686	$ 39,108	$ 39,535	$ 39,966	$ 25,829	
Local Tax Increment to Taxing Units (10%)		$ 7,842	$ 7,928	$ 8,015	$ 8,102	$ 8,190	$ 5,293	$ 139,896
School Tax Increment to Taxing Units (10%)		$ 3,827	$ 3,869	$ 3,911	$ 3,953	$ 3,997	$ 2,583	$ 68,264
Local Tax Increment (90%)		$ 70,581	$ 71,352	$ 72,132	$ 72,919	$ 73,713	$ 47,638	
School Tax Increment (90%)		$ 34,441	$ 34,817	$ 35,198	$ 35,581	$ 35,969	$ 23,246	
Cumulative Captured Taxes (90%)		$ 1,370,874	$ 1,477,043	$ 1,584,372	$ 1,692,872	$ 1,802,555	$ 1,873,439	
Reimbursement of BRA Administration Costs								
Capture for BRA Administrative Costs		$ 3,529	$ 3,568	$ 3,607	$ 3,646	$ 3,686	$ 2,382	
Capture for BRA Local Site Revolving Loan Fund (LSRRF)		$ 3,529	$ 3,568	$ 3,607	$ 3,646	$ 3,686	$ 2,382	
Cumulative BRA Capture		$ 92,131	$ 99,266	$ 106,479	$ 113,771	$ 121,143	$ 125,906	$ 125,906
Reimbursement of Remaining Eligible Activities to Developer ($1,752,095)								
Local/State Annual Total Tax Capture		$ 97,964	$ 99,035	$ 100,116	$ 101,208	$ 102,311	$ 66,120	$ 1,747,533
Local/State Remaining Tax Increment Reimbursement		$ 468,790	$ 369,756	$ 269,640	$ 168,432	$ 66,120	$ 0	**$ 2,179,119**

Debt Millage - Not Captured - New Tax Revenue								
Lansing Debt	0.2600	$ 474	$ 479	$ 484	$ 489	$ 495	$ 320	$ 8,452
Lansing School Debt	4.6500	$ 8,474	$ 8,566	$ 8,660	$ 8,754	$ 8,850	$ 5,719	$ 151,156
Cumulative Debt Millage Capture	4.9100	$ 116,792	$ 125,837	$ 134,981	$ 144,224	$ 153,569	$ 159,608	**$ 159,608**
								$ 2,338,727

Attachment A

Legal Descriptions of the Property

ATTACHMENT A

Legal Description of the Property
2216-2224 E. Michigan Avenue
Lansing, MI

Tax ID	Property Address	Legal Description
33-01-01-14-304-401	2216 and 2220 E. Michigan Avenue	LOTS 360, 361 & 362 LESLIE PARK SUB
33-01-01-14-304-391	2224 E. Michigan Avenue	LOTS 363 & 364 LESLIE PARK SUB

2216 E MICHIGAN AVE LANSING, MI 48912 (Property Address)

Parcel Number: 33-01-01-14-304-401

Item **1** of **4** 2 Images / 2 Sketches

Property Owner: 2200 BLOCK L L C

Summary Information

- > Commercial/Industrial Building Summary
  - Yr Built: 1969
  - # of Buildings: 1
  - Total Sq.Ft.: 4,180
- > Property Tax Information found
- > Assessed Value: $167,700 | Taxable Value: $129,494
- > 1 Building Department records found across 1 property

Owner and Taxpayer Information

Owner	2200 BLOCK L L C 329 S WASHINGTON SQ SUITE # 1 LANSING, MI 48933	**Taxpayer**	SEE OWNER INFORMATION

General Information for Tax Year 2016

Property Class	COMMERCIAL	**Unit**	33 CITY OF LANSING - INGHAM
School District	LANSING	**Assessed Value**	$167,700
MAP #	P -1680 -0534	**Taxable Value**	$129,494
TOP TEN	*Not Available*	**State Equalized Value**	$167,700
NEW PERMITS	*Not Available*	**Date of Last Name Change**	09/28/2016
USER ALPHA 3	*Not Available*	**Notes**	*Not Available*
Historical District	*Not Available*	**Census Block Group**	*Not Available*
TYPE CODE	*Not Available*		

Principal Residence Exemption Information

Homestead Date	12/30/1997

Principal Residence Exemption	June 1st	Final
2016	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2015	$149,200	$149,200	$129,107
2014	$133,700	$133,700	$127,074
2013	$123,400	$123,400	$123,400

Land Information

Zoning Code	*Not Available*	**Total Acres**	0.277
Land Value	$44,600	**Land Improvements**	$4,650
Renaissance Zone	No	**Renaissance Zone Expiration Date**	*Not Available*
ECF Neighborhood	O215-E MICHIGAN AVE-OFFICES	**Mortgage Code**	*Not Available*
Lot Dimensions/Comments	SQ 12078	**Neighborhood Enterprise Zone**	No

Lot(s)	Frontage	Depth
Lot 1	99.00 ft	122.00 ft
	Total Frontage: 99.00 ft	**Average Depth: 122.00 ft**

Legal Description

LOTS 360, 361 & 362 LESLIE PARK SUB

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
09/23/2016	$250,000.00	WD	NORTH SHORE ENTERPRISE L L C	2200 BLOCK L L C	CASH	2016 034600
05/12/1997	$254,000.00	WD	AMBS MESSAGE CENTER	JA RAR ENTERPRISES L L C	UNKNOWN	2460/390
07/30/1996	$0.00	??	JA RAR ENTERPRISES L.L.C.	NORTH SHORE ENTERPRISE L L C	CASH/CONV-NOT USED	UNRECORDED
03/01/1992	$175,000.00	WD			1ST SALE AFTER BANK	1946/1109

Building Information - 4180.00 sq ft Office Building (Commercial)

Floor Area	4,180 sq ft	**Estimated TCV**	*Not Available*
Occupancy	Office Building	**Class**	C
Stories Above Ground	1	**Average Story Height**	11 ft
Basement Wall Height	*Not Available*		
Year Built	1969	**Year Remodeled**	1993
Percent Complete	0%	**Heat**	Package Heating & Cooling
Physical Percent Good	39%	**Functional Percent Good**	100%
Economic Percent Good	100%	**Effective Age**	41 yrs

2224 E MICHIGAN AVE LANSING, MI 48912 (Property Address)

Parcel Number: 33-01-01-14-304-391

Item **1** of **6** 4 Images / 2 Sketches

Property Owner: 2200 BLOCK L L C

Summary Information

> Commercial/Industrial Building Summary
- Yr Built: 1925 - # of Buildings: 1
- Total Sq.Ft.: 3,090

> Property Tax Information found

> 5 Invoices Found, Amount Due: 0.00

> Assessed Value: $39,900 | Taxable Value: $39,900

> 4 Building Department records found across 1 property

Owner and Taxpayer Information

Owner	2200 BLOCK L L C 329 S WASHINGTON SQ SUITE # 1 LANSING, MI 48933	**Taxpayer**	SEE OWNER INFORMATION

General Information for Tax Year 2016

Property Class	COMMERCIAL	**Unit**	33 CITY OF LANSING - INGHAM
School District	LANSING	**Assessed Value**	$39,900
MAP #	P -1680 -0529	**Taxable Value**	$39,900
TOP TEN	*Not Available*	**State Equalized Value**	$39,900
NEW PERMITS	*Not Available*	**Date of Last Name Change**	09/28/2016
USER ALPHA 3	*Not Available*	**Notes**	*Not Available*
Historical District	*Not Available*	**Census Block Group**	*Not Available*
TYPE CODE	*Not Available*		

Principal Residence Exemption Information

Homestead Date	12/30/1997

Principal Residence Exemption	June 1st	Final
2016	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2015	$78,200	$78,200	$39,000
2014	$84,500	$84,500	$73,718
2013	$79,300	$79,300	$72,558

Land Information

Zoning Code	*Not Available*	**Total Acres**	0.185
Land Value	$29,800	**Land Improvements**	$3,078
Renaissance Zone	No	**Renaissance Zone Expiration Date**	*Not Available*
ECF Neighborhood	R215-E MICHIGAN AVE-RETAIL	**Mortgage Code**	*Not Available*
Lot Dimensions/Comments	SQ 8052	**Neighborhood Enterprise Zone**	No

Lot(s)	Frontage	Depth
Lot 1	66.00 ft	122.00 ft
	Total Frontage: 66.00 ft	**Average Depth: 122.00 ft**

Legal Description

LOTS 363 & 364 LESLIE PARK SUB

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
09/23/2016	$130,000.00	WD	AB GROUP L L C	2200 BLOCK L L C	CASH	2016 034597
01/06/2015	$75,000.00	WD	MARKS JANIE	AB GROUP L L C	CASH/CONV-NOT USED	2015000760
05/02/2014	$0.00	QC	BARKHAM JOHN D	MARKS JANIE	CASH/CONV-NOT USED	2014 019840
12/06/2013	$0.00	QC	SMITH LEON & BARBARA	BARKHAM JOHN D	CASH/CONV-NOT USED	2014 019145
09/13/2013	$0.00	QC	SMITH LEON & BARBARA	BARKHAM JOHN D	L C	UNRECORDED
09/13/2013	$35,000.00	QC	ALLMAN BARBARA B-TRUST	BARKHAM JOHN D	CASH/CONV-NOT USED	UNRECORDED
05/01/1998	$160,000.00	LC	BARKHAM JOHN & BB ALLMAN-TRUST	SMITH LEON & BARBARA	L C	L3205-P921
12/15/1987	$118,000.00	WD	BARKHAM JOHN	BARKHAM JOHN & ALLMAN BARBARA	L C	L1670 P391

Building Information - 3090.00 sq ft Store, Retail (Commercial)

Floor Area	3,090 sq ft	**Estimated TCV**	*Not Available*
Occupancy	Store, Retail	**Class**	C
Stories Above Ground	1	**Average Story Height**	12 ft
Basement Wall Height	*Not Available*		
Year Built	1925	**Year Remodeled**	1978
Percent Complete	45%	**Heat**	Package Heating & Cooling
Physical Percent Good	37%	**Functional Percent Good**	100%
Economic Percent Good	100%	**Effective Age**	57 yrs

Attachment B

Summary of Environmental Conditions

ATTACHMENT B

Summary of Known Environmental Conditions
2216-2224 E. Michigan Avenue
Lansing, Michigan

The Property is comprised of two parcels of land located on the Michigan Avenue Corridor in the city of Lansing. The existing Property contains two adjacent buildings totaling 7,270 square feet on approximately 0.46 acres. Both structures are vacant and under major disrepair. In 1925 the existing building located on the 2224 parcel was constructed on the property and operated as a gasoline filling station (Pulver Brothers) with two underground storage tanks (USTs). The USTs remain on the eastern portion of the property. By 1930 the current building located on the 2216 and 2220 parcel was constructed. From 1930 to approximately 1979 a filling station and an auto repair business operated on the Property. During this time period the following businesses were listed for the Property: G and M Auto Sales, Truxell Sales and Service, Tire Engineering Service Co., Stover Co., Pulver Oil Co., Michigan Modern Overall Cleaners, and Geo Reagan Auto Sales. These historical operations would have involved the use and storage of petroleum products and/or hazardous chemicals. By 1985 the Property is no longer utilized for automotive services. From approximately 1985 to 2016 the Property was used for commercial office and retail space. The Property is currently vacant.

The following environmental assessments and hazardous material surveys were conducted to evaluate current conditions of the Property:

- Phase I Environmental Site Assessment (ESA) dated May 5, 2014, prepared by Triterra;
- Asbestos Containing Materials Inspection on July 27, 2016, completed by Triterra;
- Baseline Environmental Assessment (BEA) (including a Phase II investigation) dated August 22, 2016, prepared by Triterra;

The aforementioned asbestos survey identified asbestos containing building materials within the structures located on the Property. ACM documented at the Property included floor tile, mastic, and window caulking and glazing) that will require abatement prior to demolition.

The aforementioned ESAs identified heavy metals and petroleum-based contamination in subsurface soil and groundwater at the Property. Therefore, the Property meets the definition of a “facility” as the term is defined by Part 201 of Michigan’s Natural Resources and Environmental Protection Act (P.A. 451, as amended). The areas of impact are shown on Figure 3.

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on **March 27, 2017** 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 #20a-rev1 – LorAnn Oils, Inc. 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 4518 Aurelius Road located in the City of Lansing, but more particularly described as:

Part of the Southeast ¼ of Section 34, T4N, R2W, City of Lansing, Ingham County, Michigan, being more particularly described as follows; Commencing at the East ¼ Corner of said Section 34; thence S00°01'03"W, 744.50 feet along the East line of said Section 34; thence N89°53'43"W, 356.24 feet to the point of beginning of the following described Parcel; thence continuing N89°53'43"W, 193.76 feet; thence S00°01'03"W, 168.07 feet, parallel with the said East line; thence S89°19'29"E, 193.77 feet; thence N00°01'03"E, 170.00 feet, parallel with the said East line to the Point of Beginning. Containing 0.75 acres, more or less and subject to any easements or restriction of use of record. Parcel Number: 33-01-01-34-426-016, Ingham, County, Michigan.

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.

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

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

Lansing Brownfield
Redevelopment Authority

LorAnn Oils, Inc.
4518 Aurelius Road,
Lansing, Michigan

Redevelopment Project -
Amendment 1
2017 Building Expansion

Brownfield Plan #20a-rev1

Lansing Brownfield Redevelopment Authority
Lansing, Michigan

PREPARED BY:

SME
2663 Eaton Rapids Road
Lansing, Michigan 48911

REVIEWED BY:

Lansing Economic Area Partnership (LEAP)
1000 S. Washington Ave., Suite 201 – Krentel Building
Lansing, Michigan 48912

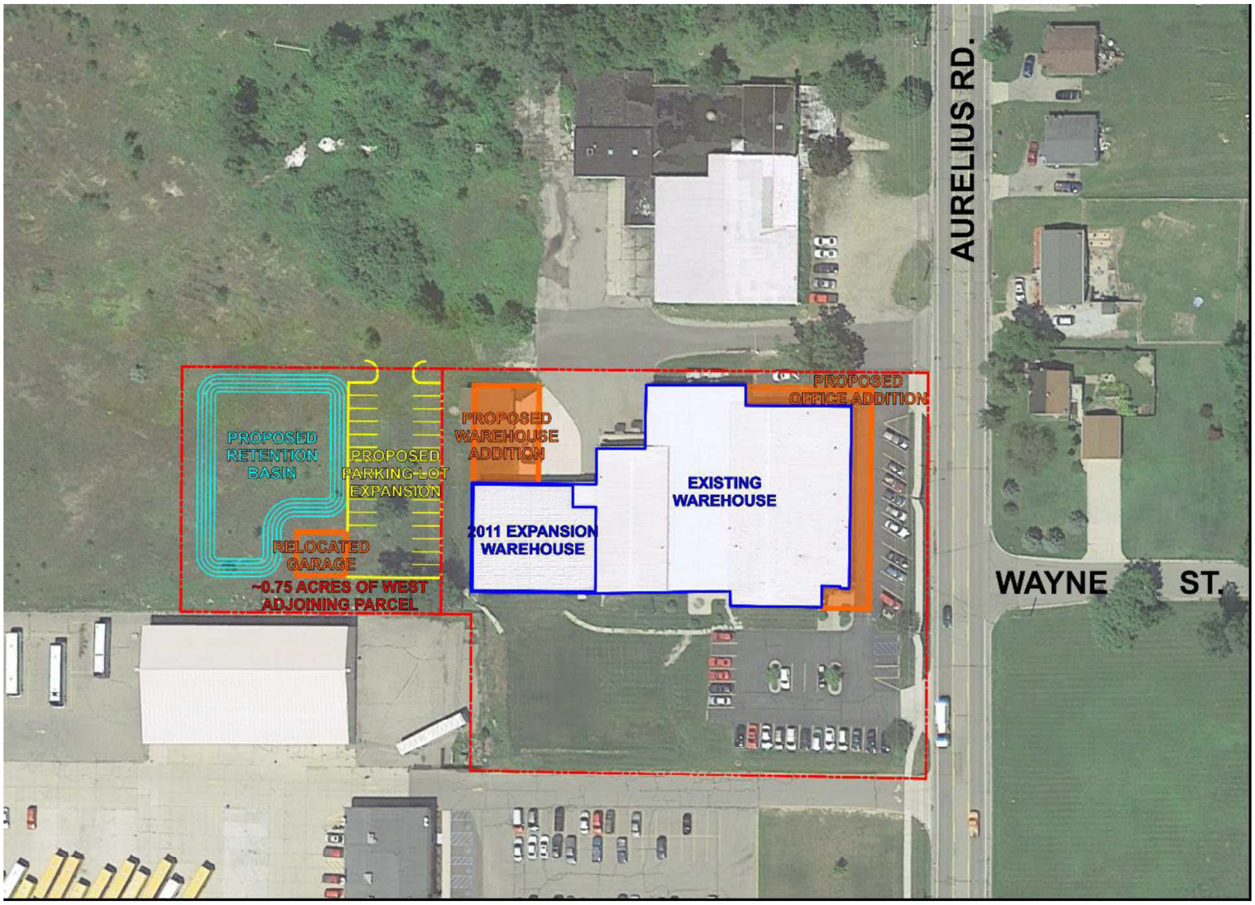
Approved by the Brownfield Redevelopment Authority on

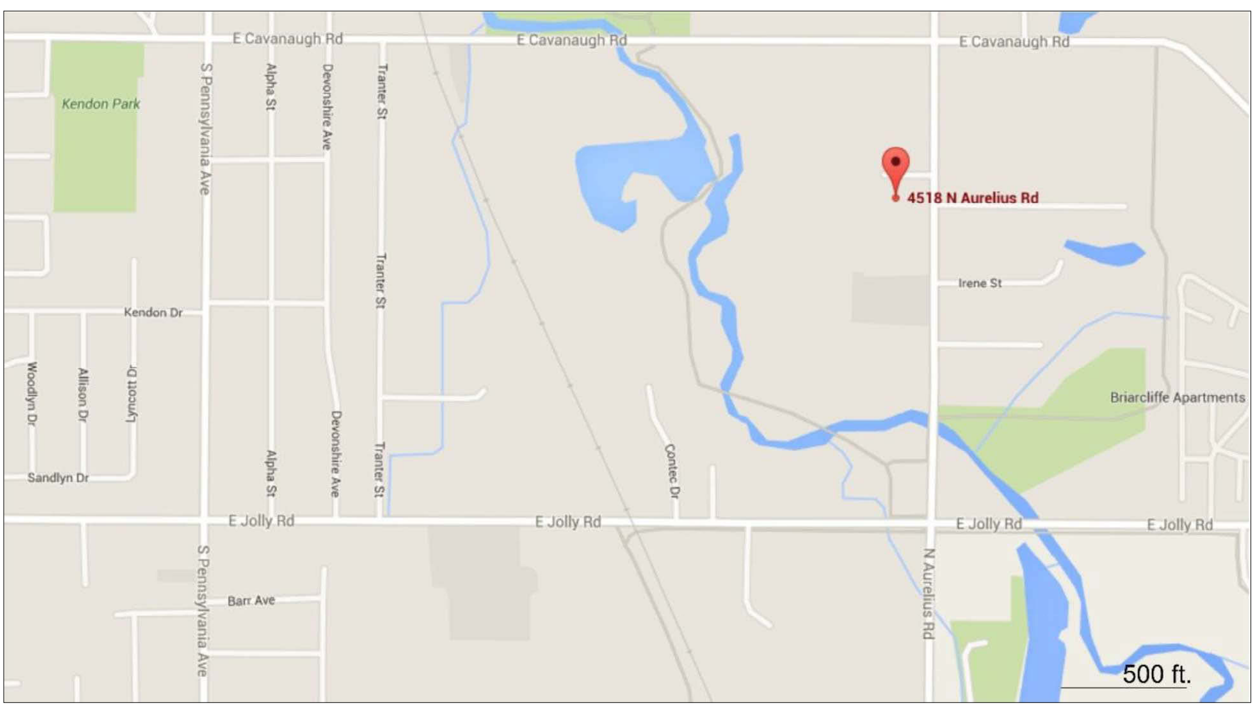
____

Approved by the Lansing City Council on

____

1. Site Location and Features





2. Project Summary Sheet – Brownfield Plan #20a

In 2005, LorAnn Oils, Inc. (LorAnn Oils), a longtime Lansing-based company came to the City and asked for help expanding their business in south Lansing. The City and Brownfield Authority approved a Brownfield Plan for LorAnn which allowed them to stay and grow in the City. They further expanded their facility in 2012. Now, twelve years later, the company has grown so large that they need to expand again. As a result, they have come back to the City to ask that their original Brownfield Plan be extended for 11 more years to include the eligible activities associated with this newest expansion. By approving this Amendment, and extending the Brownfield Plan, the City can retain the company in south Lansing and encourage LorAnn Oils to make addition investments and create more jobs.

This Amendment 1 leaves the original plan in place while adding approximately 0.75 acres to the Property from the west adjoining parcel, new eligible activities for an approximately 7,000 square foot plant expansion, and the incremental taxes to reimbursement the eligible investment for the expansion. The Original Plan project is not changed or hindered in any way by the proposed amendment. All of the rights, responsibilities, terms and conditions of the Reimbursement Agreement executed in conjunction with the Original Plan are not intended to be changed or affected in a negative manner. Information from the Original Plan is restated in this amended plan and will remain in the Amended Plan.

Project Name: ***Original Plan*** – LorAnn Oils Inc. Redevelopment Project

Amendment 1 – 2017 Building Expansion

Business Line: ***Original Plan*** – Manufacturing and packaging of flavoring oils and scents for wholesale and retail stores.

Amendment 1 – Manufacturing and packaging of flavoring oils and scents for wholesale and retail stores.

Property Location: 4518 Aurelius Road Lansing, Michigan

Property Num. & Size: ***Original Plan*** included two parcels and consisting of approximately 2.15 acres.

Amendment 1 adds approximately 0.75 acres of the west adjoining parcel.

Project Description: ***Original Plan*** – The renovation of an existing 18,013 square-foot facility plus a building addition of 5,810 square-feet to meet increased office and production needs.

Amendment 1 – The expansion will consist of two single-story additions to the existing structure. An approximately 3,220 square-foot addition will be added to the northwest portion for warehouse space and an approximately 3,784 square-foot addition will be added to the east portion for office space. The approximately 0.75 acre west adjoining parcel will be used to expand parking and construct a retention basin.

Investment:

Original Plan – The plan outlined a monetary investment of $914,700. The actual investment made was approximately $1,121,000. In addition, in 2012, LorAnn invested an additional $452,000 to add a 6,242 square-foot warehouse expansion to their building. Therefore, the total investments leveraged by the Original investment was $658,300 more than committed in 2005.

Amendment 1 – Approximately $1,542,200 of capital investment.

Estimated Job Creation/Retention:

Original Plan – The plan outlined the creation of 16 full-time jobs and 10 part-time jobs. The actual number of jobs created through 2016 is 20 additional full-time jobs and 8 part-time jobs.

Amendment 1 – This redevelopment will result in the creation of 9 full-time jobs over three years.

Duration of Plan:

Original Plan - 14 years with the last year of tax capture in 2018. Local only capture.

Amendment 1 – Beginning in 2017, the new eligible activities and remaining 2005 eligible activities will be reimbursed over 11 years with a combination of local and state school taxes. State school tax capture is projected to be completed in 2024 and local tax capture is projected to be completed in 2029. This amendment will also include the BRA funding their LSRRF will be funded to the statutory maximum after completion of the reimbursement of eligible activities and the Brownfield Plan Amendment 1 is expected to terminate in 2033.

New Property Taxes Generated by Project:

USES OF NEW TAXES	ORIGINAL PLAN	AMENDMENT 1
TIFA (state school taxes)	$88,186	$101,781
Lansing School District Debt	$4,185	$10,406
City of Lansing Debt	$3,796	$9,441
City of Lansing Local Taxes	$13,177	$68,004
Total to Tax Units	**$109,344**	**$189,632**
LBRA Administration	$11,859	$23,803
LBRA Revolving Fund	$5,930	$96,097
Reimbursed to LBRA for Eligible Activities	$0	$24,200
Reimbursement to Developer for Eligible Activities	$100,801	$280,200
Total Brownfield Plan	**$118,590**	**$424,300**

Total Use New Taxes: $227,934 (Original Brownfield Plan)
$613,932 (Amendment 1)

3. Past Use of the Property - Site History

Original Plan (LorAnn Oils Facility)
The 2.15-acre brownfield project site hereinafter referred to as "the Property" was originally developed in 1965 for Contractors Machinery Company. From 1971 until the present, the site has been occupied by LorAnn Oils, Inc.

Previous environmental assessment work has detected contamination on the site. Based on these finding, the Property is a "Facility" as defined in section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

Amendment 1
A 6.368-acre parcel of land adjoins the LorAnn Oils property to the west. This amendment adds approximately 0.75 acres of this west-adjoining parcel to the LorAnn Oils property. The west-adjoining parcel has been designated a "Facility" based on the presence of contamination in fill above MDEQ Part 201 generic residential cleanup criteria found on the site during environmental assessments.

The sampling locations and constituents above MDEQ Part 201 generic residential cleanup criteria are shown on the figures in Appendix B.

A list of the original two parcels and the tax ID for the parent parcel of which the approximately 0.75 acres will be split and their basis for eligibility under Act 381 is presented in the table below:

Eligible Properties		
Address	**Tax ID**	**Basis of Eligibility**
4518 Aurelius Road	33-01-01-34-426-011	Facility
4518 Aurelius Road	33-01-01-34-426-009	Facility
6.368-acre parent parcel *split pending	33-01-01-34-426-016	Facility

A legal survey showing the 0.75 acre split (Parcel 2) from the parent parcel is provided in Exhibit A.

4. The Lansing Brownfield Redevelopment Authority

In August of 1997, Lansing City Council established the Lansing Brownfield Redevelopment Authority (LBRA) and designated the City of Lansing as a "Brownfield Zone." The primary purpose of the LBRA is to encourage the redevelopment of blighted, contaminated and functionally obsolete property within the Brownfield Zone by providing financial incentives to support redevelopment.

5. Brownfield Project Description

This Amendment 1 restates the original LorAnn Oils Inc. Redevelopment Project Brownfield Plan and leaves those provisions in place while adding an approximately 0.75-acre portion of the west adjoining parcel to facilitate new investments and eligible activities on the LorAnn Oil property located at 4518 Aurelius Road. The original brownfield project is restated below followed by a summary of the new brownfield project associated with 2017 building expansion. The legal descriptions of the parcels included in the original plan and the new parcel added by this amendment are included in Exhibit A.

Original Plan (LorAnn Oils Facility)
LorAnn Oils, Inc. hereinafter called "the Developer", plans to invest approximately $914,700 in eligible activities and the redevelopment of the Property. The project will involve the extensive renovation and expansion of an 18,013 square foot existing manufacturing facility to accommodate both increased office and production needs. The proposed addition is approximately 5,810 square feet and this includes a new truck loading dock. The addition will be used primarily for production purposes. The offices would be expanded to make room for two more offices and a conference room. Construction would be primarily metal/steel and address roof issues plus heating, electrical and air conditioning deficiencies.

Within the new addition, the company will be addition one handicap accessible bathroom, additional heating and air condition capacity, a water heater plus plumbing, drains and washbasins to facilitate daily cleaning of production equipment. There will also be a number of minor improvements to the current employee areas- such as bathrooms, break rooms and kitchen. Outside of the building, LorAnn will relocate and expand the current parking lot for employees and plant visitors.

Work on this project was expected to begin in late Fall of 2004 and be completed by the Summer of 2005.

The costs for the eligible activities will be funded by the Developer and are proposed as a reimbursable expense under this plan.

The reimbursed funds associated with the Original Plan were invaluable to the developer. LorAnn was able to successfully expand their business, which lead to substantial growth, financial success, and the creation of new jobs in south Lansing. In fact, LorAnn's growth was so substantial that they further expanded their facility with additional warehouse space in 2012. Now with this most recent expansion, they need to purchase a portion of the west-adjoining parcel to accommodate this larger footprint meet their needs. This will result in an increased contribution to the local tax pool and the creation of more jobs.

Amendment 1 (2017 Expansion to LorAnn Oils Facility)
Due to the rapid growth and increased demand from customers, LorAnn needs to expand their facilities again. The expansion is necessary to address the needs of their clients and will allow for the company to remain and continue to flourish in south Lansing. LorAnn Oils intends to build two new additions onto the existing structure. Site preparation and environmental assessment activities are anticipated on the west-adjoining parcel and demolition and site preparation on the main LorAnn Oil parcel are included in the eligible activities for this 2017 expansion. The expansion will consist of two single-story additions to the existing structure. An approximately 3,220 square-foot addition will be added to the northwest portion for warehouse space and an approximately 3,784 square-foot addition will be added to the east portion for office space. The approximately 0.75 acre west-adjoining parcel will be used to expand parking and a construct retention basin. This new expansion will provide critical growth space for LorAnn Oils. They are in need of additional office and manufacturing space as well as parking.

The construction of the proposed expansion described in this Brownfield Plan Amendment 1 is anticipated to begin in spring of 2017. The project is anticipated to create 9 new full-time jobs and approximately 15 temporary construction jobs.
The assistance from the LBRA and the City of Lansing in approving this Brownfield Plan Amendment 1 is critical to the project financing and success. The tax increment financing for the 2017 building additions will include both local taxes and

state school taxes for costs incurred during development of the eligible property. A breakdown of Brownfield eligible activities included in this amendment are presented on Table 1.

6. Eligible Activities

The eligible activities for the Original Brownfield Plan and this Brownfield Plan Amendment 1 are presented on Table 1. The LBRA funded environmental assessment and a preliminary geotechnical evaluation (site preparation) of the 0.75-acre west adjoining parcel. The eligible brownfield activities consist of environmental assessment activities, demolition, site preparation, and preparation of Brownfield Plans. The table below presents the eligible activities and the estimated eligible costs for the Original Brownfield Plan and for the Amendment to the Original Plan:

ELIGIBLE ACTIVITIES	ORIGINAL BROWNFIELD PLAN	AMENDMENT 1
1. Environmental Activities: Assessment, Due Care, Remediation, Response Actions, Etc.	$0	$22,200
Portion of #1 reimbursed with *Local Tax Capture*	$0	$15,490
Portion of #1 reimbursed with *State Tax Capture*	$0	$6,710
2. Non-Environmental Activities: Site Preparation, Demolition, Lead & Asbestos Abatement, Public Infrastructure, Work Plan, Etc.	$137,200	$282,200
Est. Portion of #2 reimbursed with *Local Tax Capture*	$137,200	$230,477
Est. Portion of #2 reimbursed with *State Tax Capture*	$0	$51,723
Total Tax Capture Amount Reimbursed to LBRA	**$0**	**$24,200**
Total Tax Capture Amount Reimbursed to Developer	**$137,200**	**$280,200**
3.LBRA Costs: Amount of *Local Tax Capture* to LBRA for Administrative and Legal Costs	$11,859	$23,803
Amount of *Local Tax Capture* to LBRA Revolving Fund	$5,930	$96,097
Total Tax Capture to LBRA	**$17,789**	**$119,900**
Total Tax Capture to Prospective Developer & LBRA	**$154,989**	**$424,300**
Total Brownfield Incentive to Developer including assessment costs funded by LBRA	**$137,200**	**$304,400**

The eligible activities and associated costs included in this Plan were developed based on general information that was provided by the LorAnn Oils, Inc. These estimates were developed with uncertainties and assumptions about the final development of the site and the estimates are subject to considerable change. These estimates should not be assumed to be precise or final.

7. Captured Taxable Value and Tax Increment Revenues

The tax capture on the Original Brownfield Plan began in 2005. The tax capture projections are summarized on Table 2. The actual tax captures are provided for 2005 through 2014 and estimated captures are provided for 2015 through the projected end of tax capture in 2033. The actual tax captures from 2005 through 2014 were less than projected in the Original Plan due to a lower initial increase in taxable value. The following table provides a less detailed summary than Table 2 of the anticipated taxable value and the tax increment revenue it will provide:

	ORIGINAL BROWNFIELD PLAN			AMENDMENT 1		
Tax Year	Annual Incremental Taxable Value	Annual Incremental Taxes Captured	Cumulative Incremental Taxes Captured	Annual Incremental Taxable Value	Annual Incremental Taxes Captured	Cumulative Incremental Taxes Captured
2005	$114,338	$3,679	$3,679	$13,338	$227	$227
2006	$228,675	$7,358	$11,037	$198,021	$6,455	$6,682
2007	$235,535	$7,578	$18,615	$214,010	$6,795	$13,477
2008	$242,601	$7,806	$26,421	$215,860	$7,106	$20,583
2009	$249,879	$8,040	$34,461	$220,560	$7,443	$28,026
2010	$257,376	$8,281	$42,742	$153,860	$5,080	$33,106
2011	$265,097	$8,530	$51,272	$120,060	$3,846	$36,952
2012	$273,050	$8,785	$60,057	$225,960	$9,558	$46,510
2013	$281,241	$9,049	$69,106	$228,960	$10,627	$57,137
2014	$289,679	$9,321	$78,427	$228,160	$13,307	$70,444
2015	$298,369	$9,600	$88,027	$222,160	$8,411	$78,855
2016	$307,320	$9,888	$97,915	$218,660	$8,279	$87,134
2017	$316,540	$10,185	$108,100	$218,660	$13,474	$100,608
2018	$326,036	$10,490	$118,590	$325,622	$20,063	$120,671
2019				$336,817	$20,753	$141,424
2020				$348,236	$21,456	$162,880
2021				$359,884	$22,174	$185,054
2022				$371,764	$22,907	$207,961
2023				$383,882	$23,653	$231,614
2024				$396,242	$23,824	$255,438
2025				$408,850	$16,387	$271,825

Table continued on next page

	ORIGINAL BROWNFIELD PLAN			AMENDMENT 1		
Tax Year	Annual Incremental Taxable Value	Annual Incremental Taxes Captured	Cumulative Incremental Taxes Captured	Annual Incremental Taxable Value	Annual Incremental Taxes Captured	Cumulative Incremental Taxes Captured
2026				$421,710	$16,902	$288,727
2027				$434,827	$17,429	$306,156
2028				$448,206	$17,965	$324,121
2029				$461,853	$18,514	$342,635
2030				$475,773	$19,071	$361,706
2031				$489,971	$19,640	$381,346
2032				$504,453	$20,218	$401,564
2033				$519,225	$20,811	$422,375
2034				$534,292	$1,925	$424,300

NOTE:

1. Cumulative incremental taxes captured do not include incremental tax revenues for Lansing School District Debt or City of Lansing Debt. Local School Operating and State Educational incremental taxes will be used to reimburse the new 2017 eligible activities described in this Brownfield Plan Amendment 1.
2. The incremental taxable value dropped in 2010 and 2011 due to temporary changes to tax laws that allowed certain personal property investments to be depreciated faster.

The captured incremental taxable value and associated tax increment revenue will be determined by the City Assessor. The actual increased taxable value of the land and future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue available under this Plan will be based on 100% of the actual millage levied annually by each taxing jurisdiction and the increase in tax value resulting from the redevelopment project that is eligible and approved for capture.

8. Method of Brownfield Plan Financing

Original Brownfield Plan

The costs associated with the eligible activities, listed in Section 6 (Items 1-2) will be initially paid for by the Developer. The Developer will be reimbursed for these costs by the LBRA utilizing 85% of the local tax increment captured from the project over the fourteen (14) year capture period of this Plan. If the actual capture is less than that projected in this plan. The total amount of reimbursement from the LBRA to the Developer may be less than $100,801. Additionally, the LBRA is not obligated to reimburse the Developer for more than $137,200 of total Eligible Activities during the fourteen-year period (2005 to 2018).

The LBRA will provide financing for its costs to implement and administer the Plan by utilizing 10% of the total tax increment capture per year for the duration of the Plan. This expense is noted in Section 6 (Item 5) above.

Amendment 1
Initial environmental assessments and the preliminary geotechnical assessment of the west-adjoining parcel to support site preparation activities were funded by the LBRA's LSRRF. The remaining eligible activities will be funded by the Developer. The new combined total of unreimbursed eligible activities will be reimbursed starting in 2017 with 90% of the available local and state school taxes with 10% passing through to the local taxing jurisdictions. The portion eligible for reimbursement with state school taxes is anticipated to be completed in 2024 and the remaining activities will be reimbursed with local only taxes. The investments made by the LBRA will be reimbursed in first position and the Developer will be reimbursed for eligible activities after the LBRA has been fully reimbursed.

Capture will continue until the total amount of eligible activities of $302,400 have been reimbursed, or the statutory maximum of 30 years of capture (2034), whichever occurs first.

After completion of the reimbursement of eligible activities, the LBRA will capture 90% of the available local taxes to fund the LSRRF to the maximum extent permitted, equal to 5 years of total capture as allowed per the Brownfield Redevelopment Act.

The LBRA will provide financing for its costs to implement and administer the Plan by utilizing 5% of the local taxes captured per year starting in 2017 and for the duration of the Plan. This expense is noted in Section 6 (Item 5) above. The LBRA will also capture 5% of the local taxes to fund its LSRRF and capture the maximum permitted by the statue to fund the LSRRF after completion of reimbursement of eligible activities.

9. Amount of Note or Bonded Indebtedness Incurred

None.

10. Estimated Impact on Taxing Jurisdictions

The following table presents a summary of the estimated tax revenues generated by the taxing jurisdictions whose millage is subject to capture by the LBRA under this plan.

Jurisdiction	Original Brownfield Plan Taxes Captured by LBRA	Amendment 1 Taxes Captured by LBRA (90% of available taxes)	Amendment 1 Taxes Not Captured by LBRA (10% of available taxes)
LOCAL TAXES			
County of Ingham	$26,881	$77,365	$9,799
Regional Airport Authority	$1,651	$5,743	$564
Capitol Area Transportation Authority	$7,257	$24,702	$727
Capital Area District Library	$4,843	$12,813	$1,624
Potter Park Zoo	* This millage was not included in the Original Plan	$2,898	$332
City of Lansing	$49,426	$159,701	$20,231
City of Lansing Debt	$0	$0	$9,441
Lansing Community College	$12,786	$31,277	$3,963
Lansing School District Debt	$0	$0	$10,406
Ingham Intermediate School District	$15,747	$38,576	$4,886
Lansing School Sink	$0	$12,323	$1,561
STATE TAXES			
Local School Operating Tax	$0	$43,779	$89,546
State Education	$0	$14,654	$29,971
Totals	**$118,590**	**$423,831**	**$183,051**

11. Duration of the Brownfield Plan

Unless amended by the Lansing City Council, the Plan is anticipated to remain in effect until the reimbursement of eligible activities plus five years of capture for the LSRRF or the maximum Plan duration of 30 years (2034), whichever occurs first.

12. Legal Description & Site Map

A legal survey showing the 0.75 acre split (Parcel 2) from the parent parcel is provided in Exhibit A. A Site Map is provided on page 1.

13. Personal Property

Estimates of taxable value attributed to personal property are included in this plan. The LBRA will capture all incremental tax revenues resulting from personal property and will use these funds to reimburse the LBRA and Developer for eligible activities as outlined in Section 4 above, within the specified time frame.

14. Displacement of Persons

There are no persons currently residing on the property.

15. Site Assessment and Remediation Revolving Funds

The LBRA will capture 5% of the local taxes captured per year for the duration of the Plan until the completion of reimbursement of eligible activities, at which time the LBRA will capture the full amount of local taxes until the maximum amount permitted by the statute has been deposited. These funds will be placed in the City's Remediation Revolving Fund for future eligible brownfield projects. The funds in the LBRA's LSRRF will be used in a manner consistent with the requirements of the Act.

The LBRA used LSRRF funds to pay for initial environmental assessment and geotechnical assessments. These costs will be reimbursed in first position before the Developers is reimbursed for eligible activities.

Capture for the State Brownfield Redevelopment Fund will be added for the incremental state school taxes generated by the 0.75-acre west adjoining parcel. However, since the parcel will include only parking and a retention pond, the incremental school tax revenues are expected to be minimal and were not calculated or shown on Table 2.

16. Other Information

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

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on Monday, March 27, 2017 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 629 West Hillsdale Street, Lansing, Michigan, legally described as follows:

LOT 1 CAPITOL COMMONS URBAN RENEWAL PLAT NO 1, Ingham County, Michigan -- Parcel Number: 33-01-01-16-360-002

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.

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

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on Monday, March 27, 2017 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 629 West Hillsdale Street, Lansing, Michigan, but more particularly described as follows:

LOT 1 CAPITOL COMMONS URBAN RENEWAL PLAT NO 1, Ingham County, Michigan -- Parcel Number: 33-01-01-16-360-002, 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.

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

OFFICE OF MAYOR VIRG BERNERO
124 W. MICHIGAN AVENUE – NINTH FLOOR
LANSING, MI 48933

AGREEMENT IN CONSIDERATION OF DEVELOPMENT INCENTIVES

THIS AGREEMENT in Consideration of Development Incentives ("Agreement") is made and entered this ______day of ________________, _______, by and between the City of Lansing, Michigan, a Michigan municipal corporation ("City"), and DED Development, LLC, 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: Redevelopment of 629 W. Hillsdale Street

Location of Project: See Exhibit A

Business Name of Applicant *(if applicable): DED Development, LLC*

Name of Parent Company *(if applicable):* N/A

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

Derek Dalling	100 %
	%
	%
	%

Project description:

DED Development, LLC is planning to redevelop the existing building into a new office for Kindsvatter Dalling & Associates, Inc. ("KD&A"). KD&A is a multi-client lobbying and association management consulting firm. KD&A is looking to acquire a permanent headquarters for the firm and have identified the vacant former firehouse as a property that could meet the firm's needs. The facility would not only serve as a day-to-day work environment for our present staff of eleven but it would also meet the firm's clients' needs by providing space for meetings, receptions, and training. KD&A would like to be secured in the new office by mid to late 2017 with acquisition and building upgrades taking place in 2017.

List all past projects started in the city of Lansing by any of the partners listed above:

None

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

OPRA Certificate	7	Years
		Years
		Years
		Years

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

None

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):*

Capitol National Bank and MCDC SBA

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

2 FTE

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

$ 775,000

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

$ 30 /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)

DD 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.

DD 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.

DD 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.

DD Applicant agrees that all employees, contractors and sub-contractors related to this Project will pay all City individual income tax.

DD Applicant agrees to report annually to the City Treasurer all gross individual income taxes paid and current residential addresses of all employees.

DD Applicant agrees to request that all contractors and sub-contractors 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: Eric Pratt

Revenue currently paid to the City by the site or project: $ 0

Estimated total revenue to the City upon Project Completion: $ 428

Estimated total value of City Incentive(s): (7 Years) $ 74,363

Estimated total new net revenue to the City: (7 Years) $ 2,994

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

The Developer has a purchase agreement with the City of Lansing to acquire the former Fire Station No. 3 building and plans to invest over $570,000 to renovate the building for commercial office. This project will promote the adaptive reuse of a building built for a very specific use. Further, this project will promote the full utilization of the building and reduce blight.

Project Timeline: The project will commence with the approval of the OPRA Certificate by the City Council and be completed by December 31, 2018.

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 Incentive for the purpose of rehabilitating the vacant former Fire Station No. 3 building into a new office building for KD&A ("Project"). The Project is expected to generate an estimated 2 new or retain at least 9 full-time equivalent employees

(FTE) and requiring a total investment in real property of at least \$570,000 and personal property of approximately \$80,000 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 (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 629 W. Hillsdale Street ("Project Area") and legally described as follows:

LOT 1 CAPITOL COMMONS URBAN RENEWAL PLAT NO 1

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 April 31, 2017 and ends December 31, 2018.

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. Hire at least 2 new, permanent full-time equivalent employees (FTE) and/or retain at least 9 full-time equivalent employees (FTE).

2. Purchase and/or locate within the Project Area, personal property with a fair market value of approximately $80,000. This personal property may not be moved to the Project Area from another location within the City of Lansing.

3. Make approximately $570,000 of improvements to the real property. Improvements include only hard costs, and exclude architectural and engineering 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 must be performed by December 31, 2018.

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 (on-line, not of a proprietary nature but based on information contained in this agreement). 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 on-line") 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 on line.

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 an 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 is 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 the end of the life of the incentive.

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:

____

____

____

____

____

____

DED DEVELOPMENT, LLC

By: ______________________
Derek Dalling

Its: Manager

CITY OF LANSING:

By: ______________________
Virg Bernero

Its: Mayor

LANSING ECONOMIC DEVELOPMENT CORPORATION:

By: ______________________
Karl R. Dorshimer

Its: Authorized Representative

Approved as to form:

____
James Smiertka
City Attorney

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

____
City Controller

EXHIBIT A

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on **March 27, 2017** 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 1101 & 1103 South Washington Street, Lansing, Michigan, legally described as follows:

W 80 FT LOT 40 SPARROWS SUB OF BLOCK 200

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.

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., April 10, 2017, 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**

OFFICE OF MAYOR VIRG BERNERO
124 W. MICHIGAN AVENUE – NINTH FLOOR
LANSING, MI 48933

AGREEMENT IN CONSIDERATION OF DEVELOPMENT INCENTIVES

THIS AGREEMENT in Consideration of Development Incentives ("Agreement") is made and entered this ______day of _________________, 2017, by and between the City of Lansing, Michigan, a Michigan municipal corporation ("City"), and **BEST CASE SCENAREO LLC**, 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: 1101 & 1103 South Washington Project

Location of Project (provide attached map):

Business Name of Applicant *(if applicable):* Best Case ScenaREO, LLC

____

Name of Parent Company *(if applicable):* ______________________

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

Ryan Wert	11 %
Megan Wert	11 %
Andrej Walilko	11 %
Hillary Walilko	11 %
Daniel Nunez	56 %

Project description:

This project will entail the renovation of the two (2) commercial buildings located at 1101 and 1103 S. Washington Avenue. The building at 1101 S. Washington will be converted into a mixed-use development with a local craft beer brewery and restaurant on the first floor; and commercial office on the second floor. Similarly, the building at 1103 S. Washington Avenue will be converted into a mixed-use development with a local arts studio on the first floor and market-rate housing on the second floor. Upon creation of the OPRA District, the two building will be separated and given new legal descriptions. However, before the two buildings can be legally separated, a new fire-rated building wall we have to be built.

List all past projects started in the city of Lansing by any of the partners listed above:

Super Fancy Enterprises	100 %
Elm Street Recording	100 %
	%

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

Obsolete Property Rehabilitation Act (OPRA) Tax Abatement	10 Years
	Years
	Years
	Years

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):*

____9____FTE

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

$ 507,755

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

$ 10.00 - $11.68 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 submitted with OPRA application materials the client needs to be willing to initial each of these)

RW 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.

RW 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.

RW 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.

RW Applicant agrees that all employees, contractors and sub-contractors related to this Project will pay all City individual income tax.

RW Applicant agrees to report annually to the City Treasurer all gross individual income taxes paid and current residential addresses of all employees.

RW 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: Eric Pratt

Revenue currently paid to the City by the site or project: (10 Years)	$	12,519
Estimated total revenue to the City upon Project Completion: (10 Years)	$	23,938
Estimated total value of City Incentive(s): (10 Years)	$	25,056
Estimated total new net revenue to the City: (10 Years)	$	11,418

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

The Developer is proposing to renovate two (2) functionally obsolete buildings and invest $500,000 to convert them into two (2) mixed used development with hospitality and arts studio on the ground-floors; with office and market-rate housing on the upper-floors.

Project Timeline: The project is anticipated to begin in April 31, 2017 and be completed by December 30, 2018.

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 expected to hire at least 9 or retain at least 0 new full-time equivalent employees (FTE) and requiring a total investment in real property of at least $348,500.00 and personal property of $112,000.00, 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 1101 & 1103 South Washington Project ("Project Area") and legally described as follows:

W 80 FT LOT 40 SPARROWS SUB OF BLOCK 200

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 April 31, 2017 and ends December 30, 2018.

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. Hire at least 9 new, permanent full-time equivalent employees (FTE) and/or retain at least 0 full-time equivalent employees (FTE).

2. Purchase and/or locate within the Project Area, personal property with a fair market value of at least $ 112,000. This personal property may not be moved to the Project Area from another location within the City of Lansing.

3. Make at least $ 348,500 of improvements to the real property (including infrastructure). Improvements include only hard costs, and exclude architectural and, engineering 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 must be performed by December 30, 2018.

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 an 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 the end of the life of the incentive.

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:	**BEST CASE SCENAREO LLC:**
______________________	By: ______________________
Alexa Springsteen	Ryan Wert
	Its: Manager
	CITY OF LANSING:
______________________	By: ______________________
	Virg Bernero
______________________	Its: Mayor
	LANSING ECONOMIC DEVELOPMENT CORPORATION:
______________________	By: ______________________
	Karl R. Dorshimer
______________________	Its: Authorized Representative

Approved as to form:

____

James Smiertka
City Attorney

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

____
City Controller

CITY OF LANSING
NOTICE OF PUBLIC HEARING

RESOLVED BY THE CITY COUNCIL, CITY OF LANSING, that an informative public hearing be set for Monday, March 27, 2017 at 7:00 P.M. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering a Special Assessment for the Glenburne Commons Maintenance, that includes mowing and trash/debris cleanup.

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

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

WHEREAS, each property owner in the Glenburne Subdivision, by accepting a deed to property within the Subdivision, is per the Declarations of Covenants, Conditions and Restrictions filed with Eaton County, Michigan by the developer, Francis M. Fine, a member of the Glenburne Subdivision Association; and

WHEREAS, per the Declarations, members of the Association jointly own and are collectively responsible for the maintenance of an 11 acre green space within the Subdivision, known as Glenburne Commons; and

WHEREAS, the City of Lansing through its Code Compliance Office has determined the current state of the Commons requires immediate nuisance abatement in order to eliminate hazards to public health and safety; and

WHEREAS, the City Council Public Service Committee has considered options for maintenance and will hold a public hearing on March 27, 2017 to make the affected residents aware of the special assessment on their Winter 2017 tax bill; and

WHEREAS, the City of Lansing has established the need for a special assessment district that includes all properties of the Glenburne Subdivision Association for the purpose of financing the mowing and maintenance of the Commons; and

WHEREAS, the Lansing Fire Department, Code Enforcement Section has calculated the estimated cost for mowing two times per month and trash clean up at $15,000.00 per year for an estimate of $48.23 per parcel per year.

NOW THEREFORE BE IT RESOLVED, that the City Council hereby determines there is a public necessity to mow and maintain the Glenburne Commons and hereby establishes the Glenburne Commons special assessment district that includes all of the parcels within this area:

Glenburne Subdivision

Glenburne Subdivision No. 2

Glenburne Subdivision No. 3

Glenburne Subdivision No. 4

Glenburne Subdivision No. 5

Part of the North 2 and South East ¼ of Section 36, T4N, R3W

City of Lansing, Eaton County, Michigan

BE IT FURTHER RESOLVED, the special assessment shall include all direct costs for mowing and trash removal, as well as indirect costs for determining estimates, preparing of the assessment and the roll, providing notices and for the assessment to be reviewed and adjusted annually based on actual cost to provide this service.

BE IT FURTHER RESOLVED, that the Office of Code Compliance has determined the necessary cost estimates for the special assessment as contained in this resolution in sufficient detail to establish the special assessment district commencing 2017, and the applicable assessment to the properties in the district, and to furnish this information to the Mayor and City Council.

BE IT FURTHER RESOLVED, the initial annual assessment is $48.23 per parcel for calendar year 2017.

BE IT FINALLY RESOLVED, a public hearing will be held on March 27, 2017, to give notice of the establishment of a special assessment district for Glenburne Commons and the cost to be assessed by the City Assessor for preparation of the assessment roll as authorized by Public Act No. 59 of 1978, as amended and Chapter 1026 of the Lansing Code of Ordinances.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

RESOLVED BY THE CITY COUNCIL, CITY OF LANSING, that three (3) public hearings be set for Monday, March 27, 2017 at 7:00 P.M. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering three (3) Grant Applications to the Michigan Department of Natural Resources (MDNR) Michigan Natural Resources Trust Fund (MNRTF) for the purchase and installation of three (3) Universally Accessible Canoe/Kayak Launches to be located at:

- Crego Park Kruger Landing
- Moores Park
- Lansing City Market

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

BY COMMITTEE ON WAYS AND MEANS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Michigan Natural Resources Trust Fund (MNRTF) will be accepting grant applications for the next grant cycle no later than April 1, 2017; and

WHEREAS, MNRTF requires a resolution from the governing body of the applicant supporting the application, acknowledging the required match and committing to the amount and source of match that are specified in the application; and

WHEREAS, on March 23, 2015 the City Council through Resolution #2015-077 adopted the City of Lansing Parks and Recreation Five Year Master Plan for 2015 through 2020; and

WHEREAS, on Wednesday, March 8, 2017 the Parks Board recommended by a 7 to0 vote the below project be recommended to the Mayor for submission to the City Council for approval; and

WHEREAS, the City of Lansing will install a Universally Accessible canoe/kayak launch on the Grand River located near Lansing City Market; and

WHEREAS, the Parks and Recreation Director is recommending that the City apply for grant funds for the following project:

MNR TRUST FUND
Universally Accessible Canoe/Kayak Launch – City Market

MNRTF	$33,600.00
Parks Millage Match 30%	$14,400.00

(Account # 1289043823.970000)

WHEREAS, if the grant is awarded, the City match would be required in fiscal year 2018.

NOW, THEREFORE, BE IT RESOLVED that the Mayor recommends to the City Council that the above project has a grant application prepared and submitted to the Michigan Natural Resources Trust Fund.

BE IT FINALLY RESOLVED that if the grant is awarded, the City of Lansing, Michigan, will accept the terms of the agreement as received from the MNRTF, and that the City of Lansing does hereby specifically agree, but not by way of limitation, as follows:

1. That if the proposed grant is received, in an amount requiring less than or equal City match to the amount indicated in the application document(s), the administration is authorized to create appropriate accounts and transfer necessary funds to administer and monitor the grant and to appropriate such additional funds as shall be necessary to complete the project subject to the City Council transfer policies.

2. To maintain satisfactory financial accounts, documents, and records to make them available to the MNRTF for auditing at reasonable times.

3. To construct the project and provide such funds, services, and materials as may be necessary to satisfy the terms of said Agreement.

4. To authorize Virg Bernero, Mayor of the City of Lansing, to be the local authorized representative to sign documents in behalf of the City of Lansing.

5. To comply with any and all terms of said MDNRTF agreement including all terms not specifically set forth in the foregoing portion of this resolution.

BY COMMITTEE ON WAYS AND MEANS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Michigan Natural Resources Trust Fund (MNRTF) will be accepting grant applications for the next grant cycle no later than April 1, 2017; and

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WHEREAS, the City of Lansing will install a Universally Accessible canoe/kayak launch on the Grand River located within Moores Park; and

WHEREAS, the Parks and Recreation Director is recommending that the City apply for grant funds for the following project:

MNR TRUST FUND
Universally Accessible Canoe/Kayak Launch – Moores Park

MNRTF	$24,500.00
Parks Millage Match 30%	$10,500.00

WHEREAS, if the grant is awarded, the City match would be required in fiscal year 2018.

NOW, THEREFORE, BE IT RESOLVED that the Mayor recommends to the City Council that the above project has a grant application prepared and submitted to the Michigan Natural Resources Trust Fund.

BE IT FINALLY RESOLVED that if the grant is awarded, the City of Lansing, Michigan, will accept the terms of the agreement as received from the MNRTF, and that the City of Lansing does hereby specifically agree, but not by way of limitation, as follows:

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necessary funds to administer and monitor the grant and to appropriate such additional funds as shall be necessary to complete the project subject to the City Council transfer policies.

2. To maintain satisfactory financial accounts, documents, and records to make them available to the MNRTF for auditing at reasonable times.

3. To construct the project and provide such funds, services, and materials as may be necessary to satisfy the terms of said Agreement.

4. To authorize Virg Bernero, Mayor of the City of Lansing, to be the local authorized representative to sign documents in behalf of the City of Lansing.

5. To comply with any and all terms of said MDNRTF agreement including all terms not specifically set forth in the foregoing portion of this resolution.

BY COMMITTEE ON WAYS AND MEANS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

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WHEREAS, the City of Lansing will install a Universally Accessible canoe/kayak launch on the Red Cedar River located adjacent to Crego Park; and

WHEREAS, the Parks and Recreation Director is recommending that the City apply for grant funds for the following project:

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Universally Accessible Canoe/Kayak Launch Crego Park Kruger Landing

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Parks Millage Match 30%	$10,500.00
(Account # 1289043823.970000)	

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BE IT FINALLY RESOLVED that if the grant is awarded, the City of Lansing, Michigan, will accept the terms of the agreement as received from the MNRTF, and that the City of Lansing does hereby specifically agree, but not by way of limitation, as follows:

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2. To maintain satisfactory financial accounts, documents, and records to make them available to the MNRTF for auditing at reasonable times.

3. To construct the project and provide such funds, services, and materials as may be necessary to satisfy the terms of said Agreement.

4. To authorize Virg Bernero, Mayor of the City of Lansing, to be the local authorized representative to sign documents in behalf of the City of Lansing.

5. To comply with any and all terms of said MDNRTF agreement including all terms not specifically set forth in the foregoing portion of this resolution.

BY COUNCIL MEMBER YORKO
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the term for Keith Kris, Fourth Ward representative on the Board of Ethics, expired June 30, 2016; and

WHEREAS, the Fourth Ward Councilmember Jessica Yorko has recommended the reappointment of Keith Kris of 1611 S. Genesee Dr., Lansing, Michigan 48915; and

BE IT RESOLVED, that the recommendation has been reported on and vetted, and meets all Charter Requirements; and

NOW, THEREFORE BE IT RESOLVED the Lansing City Council, hereby, reappoints Keith Kris to the Board of Ethics, Fourth Ward position, term to expire June 30, 2020.

DRAFT

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

WHEREAS, the City Clerk has forwarded an application for a City License, which has been routinely processed without objection, and is ready for final action by this Council; and,

WHEREAS, all required signatures have been obtained supporting the application for a fireworks display license;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the application for a City License as follows:

FIREWORKS DISPLAY LICENSE:

Lansing Lugnuts/Roger Bonney for a public display of fireworks in the City of Lansing at 505 E Michigan Ave., to be held on April 8, May 5, 6, June 16, 17, July 4, 14, 15, 28, 29, August 11, 12, 18, 19, 25, 26 and September 5, 2017

DRAFT

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

CONFIRMATION OF SNOW AND ICE REMOVAL ASSESSMENT ROLL
WINTER 2016-17

WHEREAS, pursuant to resolution 2017-035, adopted by this Council, the City Council held a public hearing on March 13, 2017, regarding Assessment Roll SR-006 for the removal of snow and ice on public sidewalks adjacent to certain properties; and

WHEREAS, the cost incurred between December 15, 2016 and February 6, 2017, by the City totals $13,720.00; and

WHEREAS, the Committee on Public Services met on March 17, 2017 to review the public hearing findings and removed several properties from the assessment roll; and

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council hereby directs that special assessment roll number SR-006 as returned by the City Assessor, be ratified and confirmed.

FURTHER BE IT RESOLVED, the Lansing City Council hereby directs the City Assessor notify the owners of properties affected by this roll in accordance with City Ordinance 1020.06.

Parcel Number	Street Address	Total Cost
33010102377091	2707 MONTEGO DR	$149
33010102452161	2115 VASSAR DR	$149
33010103353001	2128 N EAST ST	$219
33010106252001	4415 N GRAND RIVER AVE	$219
33010108226141	ROSENEATH AVE	$219
33010108226151	1615 ROSENEATH AVE	$149
33010108228051	1600 LANSING AVE	$149
33010108426002	1230 N M L KING JR BLVD	$219
33010109207021	1616 JAMES ST	$149
33010109231024	N LARCH ST	$219
33010109408041	914 N WASHINGTON AVE	$149
33010110181261	1223 E GRAND RIVER AVE	$219
33010114105081	610 N HAYFORD AVE	$149
33010114105091	606 N HAYFORD AVE	$149
33010114106061	419 N CLEMENS AVE	$149
33010114301081	120 S CLEMENS AVE	$149
33010114301121	134 S CLEMENS AVE	$149
33010114301131	138 S CLEMENS AVE	$149
33010114301251	238 S CLEMENS AVE	$219
33010114302151	227 S CLEMENS AVE	$149
33010114307071	325 S CLEMENS AVE	$149

33010115126101	1025 ORCHARD ST	$149
33010115126101	1025 ORCHARD ST	$149
33010115126101	1025 ORCHARD ST	$219
33010115253051	1409 VINE ST	$149
33010115302202	220 S HOSMER ST	$219
33010115356201	917 LARNED ST	$219
33010115380011	605 S PENNSYLVANIA AVE	$149
33010115380131	1111 LARNED ST	$149
33010116157081	513 W IONIA ST	$149
33010117205001	1127 W SAGINAW ST	$219
33010121203003	E MALCOLM X ST	$219
33010121430075	1523 S CEDAR ST	$289
33010122202111	942 BENSCH ST	$219
33010122204131	936 MCCULLOUGH ST	$149
33010122206001	1001 BENSCH ST	$359
33010122208001	1001 MCCULLOUGH ST	$219
33010122208011	1005 MCCULLOUGH ST	$149
33010122226331	943 MCCULLOUGH ST	$219
33010122252122	DAKIN ST	$149
33010122253171	1124 MCCULLOUGH ST	$149
33010122253211	1416 WALSH ST	$219
33010122279141	1033 REGENT ST	$149
33010128106011	2109 S RUNDLE AVE	$149
33010128106031	2119 S RUNDLE AVE	$289
33010128334091	116 ASTOR AVE	$149
33010128334101	3022 STABLER ST	$219
33010128336241	215 ASTOR AVE	$149
33010128336261	223 ASTOR AVE	$149
33010128406401	220 PARIS AVE	$149
33010128426003	2701 S CEDAR ST	$219
33010128433101	551 PARIS AVE	$149
33010128435151	572 PARIS AVE	$149
33010129207171	1319 POXSON AVE	$149
33010129231162	2104 S RUNDLE AVE	$359
33010129451022	3330 S M L KING JR BLVD	$289
33010129477083	3232 S WASHINGTON AVE	$359
33010130301051	3600 SANDHURST DR	$219
33010130328131	2926 DEERFIELD AVE	$219
33010130402011	2923 DEERFIELD AVE	$219
33010132201223	3512 S M L KING JR BLVD	$219
33010132201256	1211 W HOLMES RD	$219
33010132201264	1301 W HOLMES RD	$149
33010132201273	1315 W HOLMES RD	$219
33010133203275	3630 S CEDAR ST	$359
33010133203275	3630 S CEDAR ST	$219
33010133230132	3601 S CEDAR ST	$289

33010133351121	4921 BURCHFIELD AVE	$149
33010133476121	561 KENDON DR	$219
33010508426022	6726 S WASHINGTON AVE	$219
	TOTAL	**$13,720**

DRAFT

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

WHEREAS, the City of Lansing and the Capitol City Labor Program, Inc. Non-Supervisory Unit, have negotiated an amendment to the collective bargaining agreement (the "agreement") for the period covering July 1, 2015 through June 30, 2019, which is summarized in the amended agreement approved by the parties; and

WHEREAS, the Union membership ratified this amendment to the agreement on March 2, 2017; and

WHEREAS, the Mayor recommends the amendment to the agreement be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the amendment to the agreement of the parties for the collective bargaining agreement between the City of Lansing and the Capitol City Labor Program, Inc. Non-Supervisory Unit, for the period covering July 1, 2015 through June 30, 2019.

DRAFT

XIII B 4 b.

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

WHEREAS, the City of Lansing and the Capitol City Labor Program, Inc. Supervisory Unit, have negotiated an amendment to the collective bargaining agreement (the “agreement”) for the period covering July 16, 2015 through July 15, 2019, which is summarized in the amended agreement approved by the parties; and

WHEREAS, the Union membership ratified this amendment to the agreement on March 2, 2017; and

WHEREAS, the Mayor recommends the amendment to the agreement be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the amendment to the agreement of the parties for the collective bargaining agreement between the City of Lansing and the Capitol City Labor Program, Inc. Supervisory Unit, for the period covering July 16, 2015 through July 15, 2019.

NOT AVAILABLE AT TIME OF PRINT

BY COMMITTEE ON WAYS AND MEANS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Michigan Natural Resources Trust Fund (MNRTF) will be accepting grant applications for the next grant cycle no later than April 1, 2017; and

WHEREAS, MNRTF requires a resolution from the governing body of the applicant supporting the application, acknowledging the required match and committing to the amount and source of match that are specified in the application; and

WHEREAS, on March 23, 2015 the City Council through Resolution #2015-077 adopted the City of Lansing Parks and Recreation Five Year Master Plan for 2015 through 2020; and

WHEREAS, on Wednesday, March 8, 2017 the Parks Board recommended by a 7 to0 vote the below project be recommended to the Mayor for submission to the City Council for approval; and

WHEREAS, the City of Lansing will install a Universally Accessible canoe/kayak launch on the Grand River located near Lansing City Market; and

WHEREAS, the Parks and Recreation Director is recommending that the City apply for grant funds for the following project:

MNR TRUST FUND
Universally Accessible Canoe/Kayak Launch – City Market

MNRTF	$33,600.00
Parks Millage Match 30%	$14,400.00

(Account # 1289043823.970000)

WHEREAS, if the grant is awarded, the City match would be required in fiscal year 2018.

NOW, THEREFORE, BE IT RESOLVED that the Mayor recommends to the City Council that the above project has a grant application prepared and submitted to the Michigan Natural Resources Trust Fund.

BE IT FINALLY RESOLVED that if the grant is awarded, the City of Lansing, Michigan, will accept the terms of the agreement as received from the MNRTF, and that the City of Lansing does hereby specifically agree, but not by way of limitation, as follows:

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2. To maintain satisfactory financial accounts, documents, and records to make them available to the MNRTF for auditing at reasonable times.

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4. To authorize Virg Bernero, Mayor of the City of Lansing, to be the local authorized representative to sign documents in behalf of the City of Lansing.

5. To comply with any and all terms of said MDNRTF agreement including all terms not specifically set forth in the foregoing portion of this resolution.

BY COMMITTEE ON WAYS AND MEANS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

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5. To comply with any and all terms of said MDNRTF agreement including all terms not specifically set forth in the foregoing portion of this resolution.

BY THE COMMITTEE ON WAYS AND MEANS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, on November 28, 2016 The City of Lansing was offered the opportunity to receive a $10,000 grant from the Cities For Financial Empowerment Fund, to be used to perform a cost study of Lansing's Financial Empowerment Center using a third party researcher; and

WHEREAS, the Cities for Financial Empowerment Fund grant was *not* the result of a competitive proposal process, and no proposal was submitted by the Office of Financial Empowerment; and

WHEREAS, the Cities for Financial Empowerment Fund grant supports working with a PhD student and professor from Michigan State University's Economics Department to utilize a cost study tool developed specifically for Financial Empowerment Centers; and

WHEREAS, the Cities for Financial Empowerment Fund awarded $10,000.00 to the City of Lansing's Office of Financial Empowerment; and

WHEREAS, the award for $10,000.00 does not require a local match;

NOW, THEREFORE, BE IT RESOLVED, The Lansing City Council approves acceptance of the Cities for Financial Empowerment Fund grant in the total amount of $10,000.00 for the grant period beginning January 17, 2017 and ending January 16, 2018 for the City of Lansing.

BE IT FINALLY RESOLVED, the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the grant funds.

DRAFT

BY THE COMMITTEE ON WAYS & MEANS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

That the following FY 2017 grant appropriation be approved:

State/Federal Grants Fund
Police Officer Training – Public Act 302

$51,500.00	State Revenue
$51,500.00	Operations Expenses (Training – PA302)

To appropriate Public Act 302 Police training funds received from the state for sworn law enforcement officer training.

INTRODUCTION OF ORDINANCE

Council Member Dunbar, Chair of the Committee on Public Services, introduced:

An Ordinance of the City of Lansing, Michigan to amend Chapter 1026, Special Assessments, Section 1026.06, Assessment Procedure, to eliminate the requirement that notice be published in a daily newspaper of the City.

The Ordinance is referred to the Committee on Public Services

RESOLUTION SETTING PUBLIC HEARING
BY THE COMMITTEE ON PUBLIC SERVICES

RESOLVED BY THE CITY COUNCIL, CITY OF LANSING, that a public hearing be set for Monday, April 10 at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering An Ordinance of the City of Lansing, Michigan to amend Chapter 1026, Special Assessments, Section 1026.06, Assessment Procedure, to eliminate the requirement that notice be published in a daily newspaper of the City.

Interested Persons are invited to attend this Public Hearing

ORDINANCE NO: ________

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN TO AMEND CHAPTER 1026, SPECIAL ASSESSMENTS, SECTION 1026.06, ASSESSMENT PROCEDURE, TO ELIMINATE THE REQUIREMENT THAT NOTICE BE PUBLISHED IN A DAILY NEWSPAPER OF THE CITY.

THE CITY OF LANSING ORDAINS:

SECTION 1. That Section 1026.06 of Chapter 1026 of the Lansing Codified Ordinances ("Code") be amended to read as follows:

1026.06. - Assessment procedure.

The assessment procedure for public improvements assessed according to this chapter shall be as follows:

(a) *Estimating and Apportioning Cost; Petition for Grading Street.* Whenever Council determines that the whole or any part of the expense of public improvements shall be defrayed by an assessment on the lands to be benefited thereby, and to the owners of or the parties in interest thereof, it shall declare the same by an entry in its minutes. After ascertaining, as it may think proper, the estimated or final expense of such improvement, Council shall declare by any entry in its minutes whether the whole, or what portion thereof, shall be assessed to such owners or parties in interest, specifying the sum to be assessed and the portion of the City which it deems to be benefited by such improvements.

The cost and expenses of making estimates, plans and assessments incidental thereto shall be included in the estimated expense of such improvement.

(b) *Assessing Costs; Assessment Roll.* Pursuant to the order of Council, the City Assessor shall make an assessment roll for the lands within the portion of the City so designated showing the amount of expense, in case of construction of sewers and drains, of the opening of streets or alleys, or of any other improvement, except as hereinafter provided in this subsection, in proportion as nearly as possible to the benefits which each person is deemed to acquire by the making of such improvement, and in case of grading, graveling, paving and all other street improvements, according to foot frontage. The Assessor shall make out an assessment roll which shall include the names of the owners or parties in interest of such lands, as shown from the Assessor's records, the description of the property assessed, and the amount assessed to each person respectively.

In case any lot or parcel of real estate belongs to a nonresident owner or party of interest, or the owner or party of interest is unknown, the same shall be entered accordingly, with a description of such lot or premises, as is required by law in assessment rolls made by the City Assessor, with the amount assessed thereon. The assessment roll shall be subscribed by the City Assessor and returned within two weeks to Council, unless such time is extended by resolution of Council.

(c) *Hearings on Assessment Roll.*

(1) Upon the making and filing of the assessment roll, as required in subsection (b) hereof, Council shall hold a public hearing before the roll is confirmed. ~~The City Clerk shall cause notice of the public hearing to be~~

~~published, not more than twenty days and not less than ten days before such hearing, in a daily newspaper of the City. The notice shall contain the following:~~

~~A. The time and place of the hearing;~~

~~B. A description of the section or area of the City determined by Council to be within the assessment district as contained in the special assessment roll;~~

~~C. Where the special assessment roll is on file and may be examined;~~

~~D. That any person aggrieved by the assessment as contained in the special assessment roll, or the necessity of the improvement, may file a written objection thereto which must be delivered to the City Clerk prior to the close of the hearing, or the person may appear and protest the same at the public hearing in person or by his or her representative;~~

~~E. That the appearance and protest or written protest in the manner described is required if the person desires to appeal the amount of the assessment to the Michigan Tax Tribunal; and~~

~~F. That any appeal to the Michigan Tax Tribunal must be taken within thirty days of the confirmation of the special assessment roll, provided a protest was timely made.~~

(2) ~~In addition, the~~ THE CITY Clerk shall give notice of hearings in special assessment proceedings to each owner of, or party in interest in, property to be assessed, whose name appears upon the last local tax assessment records, by first class mail addressed to such owner or party at the address

shown on the tax records, at least ~~ten~~ TWELVE days before the date of such hearing. As used in this section, "last local tax assessment records" means the last assessment roll for ad valorem tax purposes that has been reviewed by the local board of review, as supplemented by any subsequent changes in the names and addresses of owners or parties listed thereon. Notice given under this subsection shall comply with any mandatory statutory provision governing the same. THE NOTICE SHALL CONTAIN THE FOLLOWING:

A. THE TIME AND PLACE OF THE HEARING;

B. A DESCRIPTION OF THE SECTION OR AREA OF THE CITY DETERMINED BY COUNCIL TO BE WITHIN THE ASSESSMENT DISTRICT AS CONTAINED IN THE SPECIAL ASSESSMENT ROLL;

C. WHERE THE SPECIAL ASSESSMENT ROLL IS ON FILE AND MAY BE EXAMINED;

D. THAT ANY PERSON AGGRIEVED BY THE ASSESSMENT AS CONTAINED IN THE SPECIAL ASSESSMENT ROLL, OR THE NECESSITY OF THE IMPROVEMENT, MAY FILE A WRITTEN OBJECTION THERETO WHICH MUST BE DELIVERED TO THE CITY CLERK PRIOR TO THE CLOSE OF THE HEARING, OR THE PERSON MAY APPEAR AND PROTEST THE SAME AT THE PUBLIC HEARING IN PERSON OR BY HIS OR HER REPRESENTATIVE;

E. THAT THE APPEARANCE AND PROTEST OR WRITTEN PROTEST IN THE MANNER DESCRIBED IS REQUIRED IF THE PERSON

DESIRES TO APPEAL THE AMOUNT OF THE ASSESSMENT TO THE MICHIGAN TAX TRIBUNAL; AND

F. THAT ANY APPEAL TO THE MICHIGAN TAX TRIBUNAL MUST BE TAKEN WITHIN THIRTY DAYS OF THE CONFIRMATION OF THE SPECIAL ASSESSMENT ROLL, PROVIDED A PROTEST WAS TIMELY MADE.

(3) Where any person claims an interest in real property whose name and correct address do not appear upon the last local tax assessment records, he or she shall be obligated to file immediately his or her name and address with the City Assessor and to provide evidence acceptable to the City Assessor that he or she is entitled to be the taxpayer of record. The Assessor shall immediately enter on the local tax assessment records any changes in the names and addresses of owners or parties in interest filed with him or her and shall at all times keep such tax assessment records current, complete and available for public inspection.

(4) On the day appointed for the hearing and on such other days as the hearing may be adjourned to, Council shall receive all written protests and hear the allegations and proofs of all persons who appear and protest the assessment. Council may rectify and amend such assessment roll in whole or in part, or may set such roll aside and direct a new assessment, either by the same person or by such other person as Council appoints for that purpose. In such case, the same proceedings as are herein provided for the first order of assessment shall be conducted for the new assessment, or

Council may ratify and confirm such assessment roll without any corrections or with such corrections therein as it may deem proper.

(d) *Correction of Deficient or Excessive Assessment.* If the estimated expense of the improvement was used to establish the special assessment and the special assessment proves insufficient to pay for the improvement or work for which it was levied, and for the expenses incident thereto, Council may, within the limitations prescribed for such assessments, make an additional pro rata assessment to supply the deficiency. If a larger amount is collected than is necessary, the excess shall be refunded ratably to those by whom it was paid.

(e) *Liens on Property for Assessments.* When any special assessment for public, local or other improvements, or for any other purpose authorized by ordinance, has been made, as provided in this chapter, and the tax roll for such assessment is delivered to the City Treasurer for collection, the assessment shall be a lien upon the premises upon which it was assessed from and after the date of the warrant for the collection thereof. The Treasurer may levy on and collect such tax from any personal property in the possession of the person charged with such tax, or in any other manner permitted by law.

If the assessment is not paid, the Treasurer shall, within five days after the time prescribed by the warrant for the collection thereof has expired, make a report to the City Clerk of the sum and interest, as the case may be, due and so remaining unpaid, which has not been collected, together with a description of the premises assessed for such unpaid taxes. The Clerk, within five days thereafter, shall, in like manner, notify the City Assessor of the amount of such taxes, and the description of the premises assessed and charged with such tax, who shall assess such unpaid taxes on such premises, in the tax roll of the proper ward next thereafter to be made.

Real property exempt from taxation by law shall nevertheless, with or without valuation, be subject to taxation for special improvements, the same as other property. Such tax or taxes shall then be levied, collected and returned, and the premises may be sold or forfeited for nonpayment of the ordinary City taxes.

(f) *Interest-Bearing Notes for Street Paving Taxes.* Council may direct and authorize the Mayor and the City Clerk to issue and negotiate for and on behalf of the City, not exceeding five percent per annum, interest-bearing notes, with interest at market rates and as shall be permitted by law, free of taxation, for the aggregate amount of any paving taxes, the time for the payment of which has been extended beyond the year of the date of the original warrant for their collection. Such notes shall be made payable at the office of the City Treasurer and fall due at such times as Council shall determine such taxes can be collected, and the proceeds of such notes shall be deposited with the Treasurer, and disbursed thereby on the order of Council, in payment of the cost and expenses of any pavement on account of which such notes have been issued, and for no other purpose whatsoever. The proceeds of such extended taxes, when collected, shall be used for the payment of such notes and for no other purpose whatsoever.

(g) *Invalid Assessments; Reassessments.* Whenever any special assessment to defray the expense of any improvement is invalid, in the opinion of Council,

Council may vacate and set the same aside. When any such special assessment is so vacated, or is held invalid by the judgment or decree of any court of competent jurisdiction, Council may, from time to time until a valid assessment is made, cause a new assessment to be made for the purpose for which the original assessment was made and in the manner provided for making the original assessment.

Whenever the tax or any part thereof assessed upon any lot or parcel of real estate by the original assessment set aside or held invalid as aforesaid has been paid, and is not refunded, the City Treasurer shall apply such payment upon the reassessment on the lot or parcel of real estate and make a notation thereof upon the new assessment roll. Such reassessment shall, to the extent of such payment, be deemed paid and satisfied, after which no part of the amount paid on the original assessment shall be refunded, unless the amount paid as aforesaid exceeds the amount of the reassessment, in which case the excess shall be refunded, and the person or his or her legal representative who paid such amount shall be entitled to the amount to be refunded.

All the provisions of this chapter making special assessments a lien upon the lots and parcels of real estate enforced therein, and also those relating to the collection of special assessments, shall apply to such reassessments.

This section shall apply to assessments made before, as well as after, the effective date of this section.

(h) *New Warrants of Collection.* Whenever any special assessment has not been collected within the life of the Mayor's warrant affixed to the assessment roll, and is not vacated or held invalid, the Mayor may affix a new warrant to such assessment roll, extending the time for the collection of the assessment so long as Council directs. The Mayor may continue to affix new warrants to any assessment roll, from time to time, under the direction of Council, until the assessment is collected or returned.

Whenever any special assessment roll is hereafter ratified and confirmed, the time of payment of such special assessment is not extended over a term of years, and such special assessment is not collected within the life of the Mayor's first warrant affixed to such special assessment roll and is not vacated or held invalid, there shall be added to, paid and collected with such tax or assessment on each particular parcel or description of land, or any undivided share thereof, a penalty of four percent at the time of the expiration of the Mayor's first warrant affixed to such roll, together with interest at one-half percent per month, computed from the date of confirmation thereof, until paid or required by law to be returned as delinquent to the County Treasurer.

(i) *Assessment of Nonresidents' or Unoccupied Lands.* The lands of nonresidents and unoccupied lands of the City may be assessed their just proportion of the expenses of all improvements in the City, in the same manner and in the same amounts as assessments for improvements of other lands.

(j) *Assessment of State Land.* The Board of State Auditors shall allow the City moneys in proportion to the assessment upon adjoining property for any improvements made under this chapter upon any street upon which any block or parts of a block of land belonging to the State abut. The Auditor General, on the presentation to him or her of any such account duly allowed, shall draw his or her warrant on the State Treasurer therefor.

(k) *Application of Section.* The provisions of this section are applicable to all public improvements permitted by law, including, but not limited to, streets, sidewalks, drains, sewers, malls and promenades.

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.

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

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

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Chris Swope
Lansing City Clerk

March 24, 2017

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

Dear Councilmembers:

The Minutes from the Meetings of the following Boards, Commissions, and Authorities of the City of Lansing were placed on file in the City Clerk's Office and are available for review in the City Clerk's Office and at the following website: http://lansingmi.gov/AgendaCenter

BOARD NAME	DATE OF MEETING
Elected Officers Compensation Commission	February 22, 2017
Joint Employees' Retirement System Board	December 15, 2017
Police And Fire Retirement System Board	December 15, 2017

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

Sincerely,

Chris Swope

Chris Swope, CMC, CMMC
Lansing City Clerk

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

LANSING MICHIGAN

Chris Swope
Lansing City Clerk

March 24, 2017

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

Dear President Spitzley and Council Members:

The attached determinations of the Elected Officers Compensation Commission were placed on file in my office on March, 17, 2017. Chapter 280, Section 280.01 of the Code of Ordinances specifies that these determinations will be effective on April 16, 2017 (thirty days following the date of filing) unless rejected by resolution of City Council adopted by 2/3 of the members.

Sincerely,

Chris Swope

Chris Swope
Lansing City Clerk

Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
517-483-4131 • TDD 517-483-4479 • 517-377-0068 FAX
www.lansingmi.gov/clerk • clerk@lansingmi.gov

Elected Officers Compensation Commission

March 17, 2017

Mr. Chris Swope
Lansing City Clerk
Ninth Floor, City Hall
Lansing, Michigan 48933

Dear Mr. Swope:

As Secretary to the City of Lansing Elected Officers Compensation Commission, I hereby submit the attached 2017 Salary Determination Letter and amended and restated 2017 Elected Officials Summary of Fringe Benefits for filing as the 2017 determination of the Elected Officers Compensation Commission.

If you have any questions with respect to this filing, please do not hesitate to contact me.

Thank you for your assistance.

Sincerely,

Sherrie Boak

Sherrie Boak
City Council Office Manager
Elected Officers Compensation Commission Recording Secretary

Rcvd CP
MAR 17 2017

Elected Officers Compensation Commission

March 17, 2017

Council President Patricia Spitzley
Members of the Lansing City Council
Tenth Floor City Hall
Lansing, Michigan 48933

Dear President Spitzley and Councilmembers:

The Elected Officers Compensation Commission (EOCC) met in committee during February and March 2017. The EOCC reviewed internal economic and financial documents and the current salary and benefit compensation packages of the Mayor, City Clerk, and members of the City Council. In addition, the EOCC compared various salary structures held by similar officers in comparable communities across Michigan. Council Member Washington provided testimony. Public comments were also presented.

Our recommendation is based on the National and State economic climate, the current financial condition of the City, our review of executive and legislative responsibilities, and salary/benefit comparisons with other Michigan communities. We also considered the compensation history for all relevant positions going back as far as 1991, including the 20% adjustment our commission recommended in 2015 to bring our elected officers to a salary closer to where they should have been after 13 years of no increases. To that end, the following changes were implemented in 2015: the Mayor was increased to $128,400.00, City Council President was increased to $26,640.00, City Council Vice President was increased to $25,140.00, City Council Member was increased to $24,240.00, and City Clerk was increased to $87,066.00.

It is important for our City to keep on par with other comparable municipalities, so that we can attract the best talent to lead our city. We also hope to avoid a situation as occurred in 2015 where the salaries had to catch up after 13 years of no increases. It is preferable to increase a small percent each review period, rather than having a large increase in one year. Moreover, the executive salaries should take into account the Consumer Price Index, which has averaged close to 2% since our last recommendation. We recommend a 1% increase for the Mayor and City Clerk in 2017, and another 1% increase for the Mayor and City Clerk in 2018. We recommend no change for the various City Council positions. Our current recommendation is based on the fact that the City Council is at, or above, the salary for comparable cities, while the Clerk is below comparable cities, and the mayor is at, or below, comparable cities.

Our recommendation, which shall be implemented on July 1, 2017 makes changes to compensation provided to the Mayor and City Clerk.

RECOMMENDATION

Salaries

The Commission determines that annual salaries, and respective effective dates, shall be as follows:

	July 1, 2017	July 1, 2018
Mayor:	$129,684.00	$130,980.00
Clerk:	$87,936.00	$88,815.00
Council President	$26,640.00	$26,640.00
Council Vice President	$25,140.00	$25,140.00
Councilmember	$24,240.00	$24,240.00

Fringe Benefits

The Commission adopts by reference the Elected Officials Summary of Fringe Benefits 2017, attached. The benefits are to be provided for the elected officials as set forth therein. Of note, the current healthcare made available to elected officials comports with the three tier optional plan provided to employees of the City. The intention of this change is to comply with Public Act 152 of 2011, which capped the amount the City can pay for healthcare premiums. This change will provide elected officers the same coverage employees are provided. Pursuant to the 2017 EOCC recommendation, Council members may purchase health care at their own expense.

Other Compensation

It is acknowledged that none of the elected officers earn compensatory, vacation, or sick time, and upon termination, they are not entitled to any compensation for the same.

TRANSMITTAL

We, the members of the Elected Officers Compensation Commission, respectfully, adopt the collective determinations now transmitted.

ELECTED OFFICERS COMPENSATION COMMISSION

Liisa Speaker
Chairperson

Cassie Alley
Vice Chairperson

Kurt Berryman

Brian Huggler

Samantha Harkins

City of Lansing

ELECTED OFFICIALS
Summary of Fringe Benefits
2017

Elected officials shall be eligible for City-provided health, dental, and life insurance coverage, and for participation in any deferred compensation program, as summarized below. Unless otherwise noted, this Summary of Fringe Benefits is operative on JULY 1, 2017. The 2015 Summary of Fringe Benefits remains operative until that date.

I. FOR THE MAYOR AND CITY CLERK ONLY:

Health Insurance: The City of Lansing shall provide at the time of being sworn in or during an annual open enrollment period the following choice of medical insurances. Coverage will be effective the first (1^{st}) day of the month following the date the Mayor or Clerk, respectively, are sworn in. If an elected official chooses a non-base plan, he or she will be required to pay the difference between the base and non-base plan, in addition to any premium share.

- Base Plan - includes a $40.00 co-pay for office visits. Prescription drug co-pays are $10/$40/$80. This plan includes a $1000/single and $2000/ family in network deductible and 80% co-insurance. Emergency room services have a $250 co-pay and Urgent Care visits have a $60 co-pay.

- Option 1 - includes a $30.00 co-pay for office visits. Prescription drug co-pays are $10/$40/$80. This plan includes a $500/single and $1000/ family in network deductible and 80% co-insurance. Emergency room services have a $150 co-pay and Urgent Care visits have a $50 co-pay.

- Option 2 - includes a $20.00 co-pay for office visits. Prescription drug co-pays are $10/$20/$40 or $15/$25/$50 for Physician's Health Plan. This plan includes a $500 calendar year limit on preventative services, emergency room services with a $50 co-pay, and a 50% co-pay for mental health and substance abuse services.

The Base Plan is as provided above. If the Base Plan exceeds the state mandated hard cap amount, the elected official will pay the difference. If the elected official chooses to "buy up" to an optional plan (either Option 1 or Option 2) the elected official will be responsible for any cost differential between the Base Plan premium and the premium of the selected optional plan chosen. Benefit summaries and rate sheets are available in the Department of Human Resources.

Vision Plan: Effective July 1, 2007 Mayor and City Clerk will be eligible to purchase the Blue Cross Blue Shield VSP 12/12/12 Vision Plan. This plan provides vision exams, lenses and frames, and contact lenses with co-pays.

Opt out: The Mayor and City Clerk will be allowed to opt out of the City's health care plan annually, during the City's open enrollment period provided the Mayor or City Clerk provides written proof of coverage from another source. The Mayor or City Clerk who opts out of the City's health care plan will be eligible to receive $1,800 in any year in which they receive coverage from another source. In addition, such payments will be made twice a year, by separate check, following the period of time the Mayor or Clerk had alternate coverage.

Dental Insurance: The City pays the full premium costs for the Dental plan provided by the City, coverage includes the Mayor and City Clerk and family members. Coverage includes 100% coverage for cleaning; 50% coverage for treatment costs with an $800 maximum per person per contract year. Mayor and City Clerk and dependents will also receive orthodontic coverage which provides fifty percent (50%) of treatment costs with a $1,000.00 lifetime maximum per person. Coverage is effective the first day of the month following thirty calendar days of service. Booklets and summaries are available in the Department of Human Resources.

Retiree Dental Insurance: Eligible retirees shall be covered by the same insurance as the active Mayor and City Clerk. The Mayor and City Clerk shall become eligible for retiree dental insurance beginning at the date of termination of employment with the City, or at age fifty-five (55), whichever is later; provided the Mayor or City Clerk has at least fifteen (15) years of service with the City.

AFLAC: The Mayor and City Clerk will have the opportunity to pay for medical insurance premiums, unreimbursed medical expenses, and dependent care costs with pretax dollars through AFLAC. AFLAC also offers supplemental insurances that may be purchased on a pretax basis through payroll deduction. The maximum benefit for AFLAC medical insurance premiums and unreimbursed medical expenses shall be Two Thousand Five Hundred and 00/100 ($2,500.00) Dollars. The maximum benefit for AFLAC dependent care costs shall be Three Thousand Five Hundred and 00/100 ($3,500.00) Dollars.

Life Insurance: The City pays the premium for a base $50,000 of group life and $50,000 Accidental Death and Dismemberment Insurance for the Mayor and City Clerk. Life insurance coverage for dependents is available for a reasonable cost to the Mayor and City Clerk, in accordance with the following schedule:

Spouse	$25,000
Unmarried child, age 14 days to 6 months	$500
6 months to 23 years	$ 2,000

Coverage is effective one (1) month and one (1) day following the commencement of service. Summaries are available in the Department of Human Resources.

Vacation: No accrued time for sick leave, vacation, or personal time shall exist or be required.

Parking/Transportation: The Mayor and City Clerk shall have designated parking in the basement of City Hall.

Vehicle: An automobile will be provided for the regular full time use of the Mayor.

Deferred Compensation: The Mayor and City Clerk shall be eligible to participate in the City's deferred compensation plans as may be offered by the City. Currently those plans include Voya and T. Rowe Price. The Mayor and City Clerk will be able to contribute up to the maximum allowed by the IRS annually (e.g., for 2015, $18,000) through payroll deduction. Summaries are available in the Department of Human Resources.

Defined Contribution Retirement System: In accordance with the City Charter, officials elected on or after October 1, 1990 shall belong to the City of Lansing Defined Contribution Money Purchase Pension Plan. The Plan provides for:

1) A City contribution totaling 6% of the Mayor or City Clerk's gross salary. The Plan is administered by Wells Fargo Bank.

2) The Mayor and City Clerk become eligible for City contributions following six (6) months of service and must be enrolled in the Plan prior to completion of six (6) months of service in order to self-direct the investment options of their retirement account. Failure to enroll

prior to completion of six (6) months of service shall result in the City transferring monies into the Plan which shall default to the fund designated as the default fund.

3) The Mayor and City Clerk will be notified by the Department of Human Resources of the next quarterly enrollment session in order to receive their enrollment packet to facilitate timely enrollment and self-direction of their respective investment decisions. Enrollment is initiated following the quarterly enrollment session.

4) The Mayor and City Clerk have the option of contributing up to five percent (5%) of their compensation each Plan Year, subject to certain limits imposed by law.

5) At the end of three full years of service the Mayor and City Clerk will be vested for all City contributions. Should the Mayor and City Clerk leave at the end of three full years the elected official will have the following options:

- Lump sum payment subject to applicable taxes;
- Rollover monies into another tax deferred investment option; or
- Leave monies in the plan and continue to be invested tax deferred.

6) The Mayor and City Clerk are also eligible for a City paid long-term disability policy which is administered by the selected vendor following the completion of six (6) months of service. The Mayor and City Clerk shall receive information pertaining to the long-term disability policy at the quarterly enrollment session.

Retirement Health Care: Optional: This is a one-time only option that must be made in writing within thirty (30) days after being officially sworn in or having elected to qualify on or before July 1, 2001. For all officials elected after October 29, 1990, the City agrees to provide retirement health care coverage up to 100% of the premium for the Base Plan health care coverage provided to active Mayor and City Clerk. Retirement health coverage shall begin at the date of termination of employment with the City, provided the Mayor and City Clerk have at least 15 years of service with the City and be at least 55 years of age. This coverage is available at a cost of 3.25% of the Mayor and City Clerk's respective gross pay. This coverage shall be the same insurance coverage provided to the active Mayor and Clerk. Retirees shall convert to complementary coverage at their Medicare eligibility date. Retiree health benefits shall not include spouse or family coverage for a Mayor or City Clerk first elected after July 1, 2009.

II. FOR CITY COUNCILMEMBERS:

The fringe benefits designated in this Section II are for City Councilmembers.

Health Insurance: Councilmembers shall have the option to purchase health care insurance, at their own expense. If chosen, coverage will be effective the first (1st) day of the month following the date the Councilmember is sworn in (commencement of service) or chosen during an annual open enrollment period. Current plans offered are:

- Base Plan - includes a $40.00 co-pay for office visits. Prescription drug co-pays are $10/$40/$80. This plan includes a $1000/single and $2000/ family in network deductible and 80% co-insurance. Emergency room services have a $250 co-pay and Urgent Care visits have a $60 co-pay.

- Option 1 - includes a $30.00 co-pay for office visits. Prescription drug co-pays are $10/$40/$80. This plan includes a $500/single and $1000/ family in network deductible and 80% co-insurance. Emergency room services have a $150 co-pay and Urgent Care visits have a $50 co-pay.

- Option 2 - includes a $15.00 co-pay for office visits. Prescription drug co-pays are $0/$15/$40. Emergency room services with a $50 co-pay, and a 50% co-pay for mental health and substance abuse services.

Benefit summaries and rate sheets are available in the Department of Human Resources.

Vision Plan: Councilmembers will be eligible to purchase the Blue Cross Blue Shield VSP 12/12/12 Vision Plan. This plan provides vision exams, lenses and frames, and contact lenses with co-pays.

Dental Insurance: Councilmembers shall have the option to purchase this dental insurance, at their own expense, on the same terms and at the same rate as other part-time employees of the City for whom such coverage is available, currently UAW. Coverage includes 100% coverage for cleaning; 50% coverage for treatment costs with a $1,500 maximum per person per benefit year. Councilmembers and dependents will also receive orthodontic coverage which provides fifty percent (50%) of treatment costs with a $3,000.00 lifetime maximum per person. Coverage is effective the first day of the month following thirty calendar days of service. Booklets and summaries are available in the Department of Human Resources.

Retiree Dental Insurance: Eligible retirees shall be covered by the same insurance as active Councilmembers. The Councilmember shall become eligible for retiree dental insurance beginning at the date of termination of employment with the City, or at age fifty-five (55), whichever is later; provided the Councilmember has at least fifteen (15) years of service with the City. Councilmembers first taking office on or after January 1, 2010, shall not be eligible for this benefit.

AFLAC: Councilmembers will have the opportunity to pay for medical insurance premiums, unreimbursed medical expenses, and dependent care costs with pretax dollars through AFLAC. AFLAC also offers supplemental insurances that may purchase on a pretax basis through payroll deduction. The maximum benefit for AFLAC medical insurance premiums and unreimbursed medical expenses shall be Two Thousand Five Hundred and 00/100 ($2,500.00) Dollars. The maximum benefit for AFLAC dependent care costs shall be Three Thousand Five Hundred and 00/100 ($3,500.00) Dollars. Councilmembers first taking office on or after January 1, 2010, shall not be eligible for this benefit.

Life Insurance: Councilmembers are not eligible for City provided group life and Accidental Death and Dismemberment Insurance.

Vacation: No accrued time for sick leave, vacation, or personal time shall exist or be required.

Parking/Transportation: Councilmembers shall have designated parking as provided by the Rules adopted by City Council.

Deferred Compensation: Councilmembers shall be eligible to participate in the City's deferred compensation plans as may be offered by the City. Currently those plans include Voya and T. Rowe Price. Councilmembers will be able to contribute up to the maximum allowed by the IRS annually (e.g., for 2015, $18,000.00) through payroll deduction. Summaries are available in the Department of Human Resources.

Defined Contribution Retirement System: Officials elected on or after October 1, 1990 and first taking office before January 1, 2010, shall belong to the City of Lansing Defined Contribution Money Purchase Pension Plan. The Plan provides for:

1) A City contribution totaling 6% of the Councilmembers' gross salary. The Plan is administered by Wells Fargo.

2) The Councilmember becomes eligible for City contributions following six (6) months of service and must be enrolled in the Plan prior to completion of six (6) months of service in

order to self direct the investment options of their retirement account. Failure to enroll prior to completion of six (6) months of service shall result in the City transferring monies into the Plan which shall default to the GIC (Guaranteed Investment Contract) Fund.

3) The Councilmember will be notified by the Department of Human Resources of the next quarterly enrollment session in order to receive their enrollment packet to facilitate timely enrollment and self direction of the Councilmember's investment decisions. Enrollment is initiated following the quarterly enrollment session.

4) The Councilmember has the option of contributing up to five percent (5%) of their compensation each Plan Year, subject to certain limits imposed by law.

5) At the end of three full years of service the Councilmember will be vested for all City contributions. Should the Councilmember leave at the end of three full years the Councilmember will have the following options:

- Lump sum payment subject to applicable taxes;
- Rollover monies into another tax deferred investment option; or
- Leave monies in the plan and continue to be invested tax deferred.

6) The Councilmember is also eligible for a City paid long-term disability policy which is administered by the selected vendor following the completion of six (6) months of service. The Councilmember shall receive information pertaining to the long-term disability policy at the quarterly enrollment session.

Retirement Health Care: For all officials elected after October 29, 1990 and taking office before January 1, 2010 who exercised the option to participate in retiree healthcare, the City will provide retirement health care coverage up to 100% of the premium for the Base Plan health care coverage provided to the active Mayor and Clerk. Retirement health coverage shall begin at the date of termination of employment with the City, provided the Councilmember has at least 15 years of service with the City and be at least the age of 55. This coverage is available at a cost of 3.25% of the Council member's gross pay. This coverage shall be the same insurance coverage provided to the active Mayor and Clerk. Retirees shall convert to complementary coverage at their Medicare eligibility date.

Retiree Healthcare Opt out: Councilmembers who receive Retirement Health Care insurance will be allowed to opt out of the City's health care plan annually, during the City's open enrollment period provided the Councilmember provides written proof of coverage from another source. Any Councilmember who opts out of the City's health care plan will be eligible to receive $1,800 in any year in which they receive coverage from another source. In addition, such payments will be made twice a year, by separate check, following the period of time the Councilmember had alternate coverage.

Department of Human Resources, 8th Floor, 124 W. Michigan, Lansing MI 48933. Phone: 483-4014

EQUAL OPPORTUNITY EMPLOYER

Revised 4/21/04: Retiree dental
Revised 03/28/2007: Vision
Revised 03/30/09: Phased elimination of benefits for Councilmembers
Revised 03/22/11: For clarity
Revised 4/02/13: To provide for three tier optional health insurance plans in compliance with PA 152 of 2011, and other clarifications
Revised 3/5/2015: For technical corrections and clarifications
Revised 3/17/2017 For Clerk and Mayor Compensaion

Chris Swope
Lansing City Clerk

March 24, 2017

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

Dear Councilmembers:

The attached application has been submitted to the City Clerk's Office, and is being forwarded for your consideration and appropriate action:

Sincerely,

Chris Swope

Chris Swope, CMC
Lansing City Clerk

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

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

WHEREAS, Center for Financial Health has requested a resolution of recognition as a Local Nonprofit Organization operating in the City of Lansing for the purpose of obtaining a charitable gaming license pursuant to MCL 432.103 (9); and

WHEREAS, the City Attorney has reported that, based on a review of the documentation submitted, the applicant qualifies as a Local Nonprofit Organization;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, recognizes the Center for Financial Health as a Local Nonprofit Organization operating in the City of Lansing for the purpose of obtaining a charitable gaming license.

BE IT FURTHER RESOLVED the City Clerk is requested to provide a copy of this resolution to the Center for Financial Health of 600 West Maple Street Lansing, MI 48906.

RECEIVED

City of Lansing, Michigan
Application for Request for Non-Profit Status in the City of Lansing 2017 MAR 23 AM 11:15

LANSING CITY CLERK

Organization Name (As Incorporated): Center for Financial Health

Address: 600 W. Maple St.

City: Lansing State: MI Zip: 48906

Contact Person: Denise Keiser, Executive Director

Main Contact Number: (517) 708-2546 Secondary Contact Number: (____) __________

Email Address: denisek@centerforfinancialhealth.org

Please include the following with your application:

a. ✓ A copy of your 501(c)3 Designation

b. ✓ A copy of your Articles of Incorporation

c. ✓ A copy of your Bylaws

☐ Includes in bylaws a dissolution provision a plan to distribute all the remaining assets to ensure that

1. All financial and contractual obligations are fulfilled and that
2. Remaining assets are distributed only to one or more similar nonprofit, tax exempt organizations and/or institutions

d. Non-refundable application fee of $100.00 or fee waiver request*

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

ED 3/21/17

Signature **Date**

*Fee waiver request

I hereby certify that the assets of this non-profit organization are less than $2,500 and I request the fee be waived. The fee would cause an extreme hardship because:

N/A

Signature **Date**

Please submitted completed application and attached documents, please return it to:
Chris Swope, City Clerk
Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
City.clerk@lansingmi.gov 517-483-4131

s:\clerk_staff\non profit status\non-profit application revised.doc Updated 8/4/2016

Paid 3/24/17 BPG

IRS Department of the Treasury
Internal Revenue Service

P.O. Box 2508, Room 4010
Cincinnati OH 45201

In reply refer to: 4077550279
Mar. 04, 2009 LTR 4168C 0
20-3360802 000000 00 000
00044084
BODC: TE

CENTER FOR FINANCIAL HEALTH
% JO ANNE FILLWOCK
101 S WASHINGTON SQUARE SUITE 900
LANSING MI 48933

023626

Employer Identification Number: 20-3360802
Person to Contact: Sophia Brown
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your request of Jan. 27, 2009, regarding your tax-exempt status.

Our records indicate that a determination letter was issued in September 2006, that recognized you as exempt from Federal income tax, and discloses that you are currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records also indicate you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Cindy Westcott

Cindy Westcott
Manager, EO Determinations

BCS/CD-515 (Rev. 12/05)

MICHIGAN DEPARTMENT OF LABOR & ECONOMIC GROWTH
BUREAU OF COMMERCIAL SERVICES

Date Received	(FOR BUREAU USE ONLY)
	This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.

Tran Info: 1 13183388-1 08/16/07
Chk#: 000161548 Amt: $10.00
ID: 796156

FILED
AUG 1 7 2007
Administrator
BUREAU OF COMMERCIAL SERVICES

Name		
Adeline S. Metzler		
Address		
2400 West Road		
City	State	ZIP Code
East Lansing	MI	48823

EFFECTIVE DATE:

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

CERTIFICATE OF AMENDMENT TO THE ARTICLES OF INCORPORATION

For use by Domestic Profit and Nonprofit Corporations

(Please read information and instructions on the last page)

Pursuant to the provisions of Act 284, Public Acts of 1972, (profit corporations), or Act 162, Public Acts of 1982 (nonprofit corporations), the undersigend corporation executes the following Certificate:

1. The present name of the corporation is: Financial Health Community Economic Empowerment Fund

2. The identification number assigned by the Bureau is: 796156

3. Article I of the Articles of Incorporation is hereby amended to read as follows:

The name of the corporation is: Center for Financial Health

6. (For a nonprofit corporation whose Articles state the corporation is organized on a directorship basis.)

The foregoing amendment to the Articles of Incorporation was duly adopted on the 6th day of August, 2007 by the directors of a nonprofit corporation whose articles of incorporation state it is organized on a directorship basis (check one of the following)

- [x] at a meeting the necessary votes were cast in favor of the amendment
- [ ] by written consent of all directors pursuant to Section 525 of the Act.

Signed this 6th day of August, 2007

By JoAnne Fillwock (signature)
(Signature of President, Vice-President, Chairperson or Vice-Chairperson)

JoAnne Fillwock
(Type or Print Name)

President
(Type or Print Title)

BCS/CD-515 (Rev. 12/05)

MICHIGAN DEPARTMENT OF LABOR & ECONOMIC GROWTH
BUREAU OF COMMERCIAL SERVICES

FILED

AUG 17 2007

Administrator
BUREAU OF COMMERCIAL SERVICES

Date Received

(FOR BUREAU USE ONLY)

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

Tran Info:1 13183388-2 08/16/07
Chk#: 0000151548 Amt: $10.00
ID: 796156

Name Adeline S. Metzler		
Address 2400 West Road		
City East Lansing	State MI	ZIP Code 48823

EFFECTIVE DATE:

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

CERTIFICATE OF AMENDMENT TO THE ARTICLES OF INCORPORATION

For use by Domestic Profit and Nonprofit Corporations
(Please read information and instructions on the last page)

Pursuant to the provisions of Act 284, Public Acts of 1972, (profit corporations), or Act 162, Public Acts of 1982 (nonprofit corporations), the undersigend corporation executes the following Certificate:

1. The present name of the corporation is: Financial Health Community Economic Empowerment Fund

2. The identification number assigned by the Bureau is: 796156

3. Article II of the Articles of Incorporation is hereby amended to read as follows:

The purpose for which the corporation is formed is:

To provide financial education, home ownership education, individual counseling, and IDA program services to help low- and moderate-income individuals and families build assets through home ownership.

Aly

BCS/CD-515 (Rev. 12/05)

6. (For a nonprofit corporation whose Articles state the corporation is organized on a directorship basis.)

The foregoing amendment to the Articles of Incorporation was duly adopted on the 6th day of August, 2007 by the directors of a nonprofit corporation whose articles of incorporation state it is organized on a directorship basis (check one of the following)

- [x] at a meeting the necessary votes were cast in favor of the amendment
- [ ] by written consent of all directors pursuant to Section 525 of the Act.

Signed this 6th day of August, 2007

By JoAnne Fillwock
(Signature of President, Vice-President, Chairperson or Vice-Chairperson)

JoAnne Fillwock
(Type or Print Name)

President
(Type or Print Title)

CONSENT TO BOARD OF DIRECTORS' ACTION WITHOUT A FORMAL MEETING

THE UNDERSIGNED, being all of the Directors of the Financial Health Community Economic Empowerment Fund, a Michigan not-for-profit corporation, (the "Empowerment Fund") , hereby consent to the following action adopted, approved and ratified without a formal meeting .

RESOLVED, That the Articles of Incorporation of the Financial Health Community Economic Empowerment Fund be amended to include the following provision:

"Said organization is organized exclusively for charitable, religious, educational, and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code."

FURTHER RESOLVED, that Adeline Metzler, Chair of the Board of Directors of the Empowerment Fund, is hereby authorized to execute the Amendment to the Articles of Incorporation, and to perform all acts necessary to comply with the terms therewith.

IN WITNESS WHEREOF, The undersigned has hereunto set their hands and seals on the 13th day of June, 2006.

DIRECTORS:

Adeline S. Metzler

Joe Allwood

Wayne M Allen

Andrew H. Jam

Lisa Guerker

____

BCS/CD-500 (Rev. 12/03)

MICHIGAN DEPARTMENT OF LABOR & ECONOMIC GROWTH
BUREAU OF COMMERCIAL SERVICES

Date Received	(FOR BUREAU USE ONLY)
	This document is effective on the date filed, unless a Subsequent effective date within 90 days after received Date is stated in the document

Edward J. Castellani	
124 W. Allegan Street, Suite 1000	
Lansing, MI 48933	EFFECTIVE DATE:

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

ARTICLES OF INCORPORATION
For use by Domestic Nonprofit Corporations
(Please read information and instructions on last page)

Pursuant to the provisions of Act 284, Public Acts of 1972, the undersigned corporation executes the following Articles:

Article I

The name of the corporation is: Financial ~~Health Community Economic Empowerment Fund~~

Aed 8/07 to Center for Fin Health

Article II

The purpose or purposes for which the corporation is formed is/are: See ~~Article II on Exhibit~~ A. amendment

Article III

1. The corporation is organized upon a non-stock basis.
2. If organized on a stock basis, the total number of shares which the corporation has authority to issue is . If the shares are, or are to be, divided into classes, the designation of each class, the number of shares in each class, and the relative rights, preferences and limitations of the shares of each class are as follows:

   N/A

3. a. If organized on a non-stock basis, the description and value of its real property assets are: (if none, insert "none") None
   b. The description and value of its personal property assets are: (If none, insert "none") None
   c. The corporation is to be financed under the following general plan: Contributions, gifts and grants from the public.
   d. The corporation is organized on a Directorship basis.

Article IV

1. The address of the registered office is:

   2400 West Road, East Lansing, MI 48823

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

   N/A

3. The name of the resident agent at the registered office is: Jo Anne Fillwock

Article X

A volunteer director or volunteer officer, as those terms are defined in the Michigan Nonprofit Corporation Act, as mended, is not personally liable to the corporation for monetary damages for breach of the director's or officer's .duciary duty, except that liability may be imposed for activities involving the following:

(a) A breach of the director's or officer's duty of loyalty to the corporation.
(b) Acts or omissions not in good faith or that involve intentional misconduct or a knowing violation of law.
(c) A violation of Section 551(1) of the Michigan Nonprofit Corporation Act, as amended.
(d) A transaction from which the director or officer derived an improper personal benefit.
(e) An act or omission that is grossly negligent.

Article XI

The corporation assumes all liability to any person other than the corporation for all acts or omissions of a volunteer director, as that term is defined in the Michigan Nonprofit Corporation Act, as amended, incurred in the good faith performance of the volunteer director's duties.

Article XII

The corporation assumes the liability for all acts or omissions of a volunteer officer or other volunteer if all of the following are met:

(a) The volunteer was acting or reasonably believed he or she was acting within the scope of his or her authority.
(b) The volunteer was acting in good faith.
(c) The volunteer's conduct did not amount to gross negligence or willful and wanton misconduct.
(d) The volunteer's conduct was not an intentional tort.
(e) The volunteer's conduct was not a tort arising out of the ownership, maintenance or use of a motor vehicle for which tort liability may be imposed as provided in Section 3135 of the Insurance Code of 1956, Act No. 218 of the Public Acts of 1956, being Section 500.3135 of the Michigan Compiled Laws.

Article XIII

Any action required or permitted to be taken at an annual or special meeting of the directors may be taken without a meeting, without prior notice, and without a vote, if a consent in writing setting forth the action so taken is signed by all f the directors.

I (We), the incorporator(s) sign my (our) name(s) this 5th day of August, 2005.

Jo Anne Fillwock

Jo Anne Fillwock

Center for Financial Health

Filed

BYLAWS

OF

FINANCIAL HEALTH COMMUNITY ECONOMIC EMPOWERMENT FUND

ARTICLE I

PURPOSE, GENERAL PROVISIONS AND PROPERTY INTERESTS

Section 1.1 Name. The Financial Health Community Economic Empowerment Fund is a Michigan nonprofit corporation and is referred to hereafter as the Corporation.

Section 1.2 Purpose. The purpose of this Corporation shall include, but is not limited to:

1.2.1 The purpose of the Financial Health Community Economic Empowerment Fund (the "Fund") is to improve the economic wellbeing of socially and economically disadvantaged or under-deserved individuals and small businesses in mid-Michigan. The Fund will accomplish this by providing access to products, service and other forms of support that empower individuals and small businesses to improve their financial health. This will be done by providing financial assistance to low or moderate income persons to acquire single-family residential properties..

Section 1.3 Business Without Profit. The Corporation shall conduct and carry on its business without profit to itself or any individual. No Director or officer of the Corporation shall be or become entitled at any time to receive any assets, property, income or earnings from the Corporation or to profit therefrom in any manner.

Section 1.4 Use of Income. All of the income, revenue and earnings of the Corporation shall be held, used, managed, devoted, expended and applied at the discretion and judgment of the Board of Directors to carry out the objectives and purposes of the Corporation and without profit, direct or indirect, to any Director or officer of the Corporation.

Section 1.5 Distribution of Assets on Dissolution. In the event of dissolution or final liquidation, all of its assets and property of every nature and description remaining after the payment of all liabilities and obligations of the Corporation (but not including assets held by the Corporation upon condition requiring return, transfer or conveyance, which condition occurs by reason of the dissolution) shall be paid over and transferred to one or more organizations of similar purposes to those of the Corporation and which are then qualified for exemption from federal income taxes as organizations described in Section 501(c)(3) of the Internal Revenue Code of 1986 (or corresponding provisions of any future United States Internal Revenue law).

ARTICLE II

BOARD OF DIRECTORS

Section 2.1 Power of the Board. The Board of Directors shall have control of and manage the business and affairs of the Corporation. The Board of Directors may delegate certain of its duties to the officers of the Corporation. The Board of Directors shall be vested with all power provided by law to be exercised by a Board of Directors.

Section 2.2 Number, Terms and Qualifications of Directors. The number of the Directors of the Corporation shall be five or more and less than fifteen. The Directors shall be elected by the Directors.

Section 2.3 Power to Fix Compensation. Directors shall have the authority to fix compensation, including the fees and reimbursement of expenses, of Directors and officers for service to the Corporation.

ARTICLE III

MEETINS OF THE BOARD OF DIRECTORS

Section 3.1 Place of Meetings. Meetings of the Board of Directors, regular or special, may be held within or without the State of Michigan as may be provided by resolution adopted by the Board of Directors.

Section 3.2 Regular Meetings. Regular meetings of the Board of Directors may be held with at least three (3) days' notice, at such time and at such place as shall from time to time be determined by the Board of Directors.

Section 3.3 Special Meetings. Special meetings of the Board of Directors shall be called by the Chair of the Board or on the written request of at least one-third of the Directors then in office. The business to be transacted at, or the purpose of, any special meeting of the Board need not be specified in the notice and waiver of notice of such meeting. Written notice of special meetings of the Board shall be given to each Director at least two (2) days by mail or twenty-four (24) hours delivered personally or by telephone, telegraph or other electronic means before the date of the meeting.

Section 3.4 Quorum and Voting. A majority of the Directors then in office shall constitute a quorum for the transaction of business, and the act of the majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors. If a quorum shall not be present at any meeting of the Board of Directors, the Directors present may adjourn the meeting from time to time, until the quorum shall be present. At all meetings of the Board of Directors, each Director shall have one vote.

Section 3.5 Unanimous Written Consent. Any action required or permitted to be taken at a meeting of the Directors may be taken without a meeting if a consent in writing, setting forth the action, shall be signed either before or after such action by all the Directors and filed with the minutes of the proceeding Board of Directors. Such consent shall have the same force and effect as a unanimous vote of the Directors.

Section 3.6 Presumption of Assent. A Director of the Corporation who is present at a meeting of the Board of Directors at which action on any corporate matter is taken shall be presumed to have assented to the action taken unless he or she announces his or her dissent at the meeting and has his or her dissent entered in the minutes of the meeting, or unless he or she files his or her written dissent to such action with the person acting as the Secretary of the meeting before the adjournment thereof or forwards such dissent by registered mail to the Secretary of the Corporation within twenty-four (24) hours after the adjournment of the meeting. Such right to dissent shall not apply to a Director who voted in favor of such action or failed to make his or her dissent known at the meeting.

Section 3.7 Conference Telephone. One or more Directors may participate in a meeting of the Board of Directors by means of a conference telephone or similar communication equipment or electronic means by which all persons participating in the meeting can hear each other, and such participation shall constitute presence in person at the meeting.

ARTICLE IV

COMMITTEES

Section 4.1 Committees. The Board may establish such committees as the Board deems appropriate. Committee members are not limited to Board of Directors. Committee appointment shall be for a term of one (1) year, unless dismissed or replaced by a majority vote of the Board of Directors. Each committee shall have at least two (2) members. Any committee that does not exercise the authority of the Board of Directors shall have the authority to establish sub-committees and/or task forces to carry out committee responsibilities.

Section 4.2 Quorum. A majority of any entire committee shall constitute a quorum for the transaction of business by the committee and the act of the majority of the committee members present at a meeting at which quorum is present shall be the act of the committee. If a quorum shall not be present at any meeting of a committee, the committee members present may adjourn the meeting from time to time, without notice other than announcement of the meeting, until a quorum shall be present.

Section 4.3 Unanimous Written Consent. Any action required or permitted to be taken ata meeting of a committee may be taken without a meeting if a consent in writing, setting forth the action, shall be signed either before or after such action by all the committee members and filed with the minutes of the proceedings of the committee. Such consent shall have the same force and effect as a unanimous vote of the committee.

Section 4.4 Conference Telephone. One or more committee or sub-committee members may participate in a meeting of a committee or sub-committee by means of a conference telephone or similar communication equipment or electronic means, by means of which all persons participating in the meeting can hear each other, and such participation shall constitute presence in person at the meeting.

Section 4.5 Minutes. Every committee, sub-committee and task force shall keep regular minutes of its proceedings. The Chair of each committee, or his or her designee from the committee, shall attend meetings of the Board of Directors to present and discuss specific committee recommendations.

ARTICLE V

OFFICERS

Section 5.1 Designation of Officers. The officers of the Corporation shall consist of a President, Vice President, Secretary, Treasurer and such other officers as the Board of Directors may from time to time designate. The officers of the Corporation shall be chosen from among the Directors of the Corporation, except the President, who shall become an *ex officio* member of the Board upon his or her taking the position of President. No person may hold more than one office.

Section 5.2 Election of Officers.

5.2.1 President, Vice President, Secretary, Treasurer and Other Office. The Board of Directors shall elect the President, Vice President, Secretary, Treasurer and such other officers as the Board of Directors shall designate. All officers shall serve for terms of one (1) year each and thereafter until their successors shall have been elected, or until such time as he or she resigns or is removed by the Board of Directors.

Section 5.3 Removal of Officers. Any officer elected or appointed by the Board of Directors may be removed with or without cause by the Board of Directors whenever, in its judgment, the best interest of the Corporation will be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed.

Section 5.4 Resignation of Office. Any officer may resign at any time by giving written notice to the Board of Directors, the Chair or the Secretary of the Corporation. Unless otherwise specified in the notice, the resignation shall take effect immediately upon receipt, and the acceptance of the resignation shall not be necessary to make it effective.

Section 5.5 __Vacancies.__ A vacancy in any elected office because of death, resignation, removal, disqualification or any other cause may be filled by the Board of Directors for the remainder of the term of office.

Section 5.6 __Compensation.__ No part of the Corporation's income may be distributed to its officers. However, the Corporation may pay compensation, including pensions, in a reasonable amount ot its officers for services rendered. The salaries of all officers and agents of the Corporation, if any, shall be fixed by the Board of Directors.

ARTICLE VI

DUTIES OF OFFICERS

Section 6.1 __President.__ The President shall be the Chief Executive and Operating officer and shall have general and active management of the business of the Corporation, shall see that all orders and resolutions of the Board of Directors are carried into effect and shall assume all responsibilities as the Board of Directors may from time to time prescribe. The President shall execute bonds, mortgages and other contracts requiring a seal, under the seal of the Corporation, except where required or permitted by law to be otherwise signed and executed and except where the signing and execution thereof shall be expressly delegated by the Board of Directors to some other officer or agent of the Corporation. The President shall be one of the officio who may sign checks and drafts of the Corporation. The President shall be an ex-officio member of all committees.

Section 6.2 __Vice President.__ In the absence of the President, or in the event of his or her death or inability or refusal to act, the Vice President shall perform the duties of President, and when so acting, shall have all the powers of and be subject to all the restrictions upon the President. The Vice President shall perform such other duties as from time to time may be assigned to him or her by the President or by the Board of Directors.

Section 6.3 __Secretary.__ The Secretary shall keep, or cause to be kept, a book of the minutes at the principal office of the Corporation of all meetings of the Board of Directors, the Executive committee and the Members, with the time and place of holding. The minutes shall include whether the meeting was regular or special (and, if special, how authorized), the notice given, the names of those present and the proceedings thereof.

Section 6.4 __Treasurer.__ The Treasurer shall keep and maintain, or cause to be kept and maintained, adequate and correct accounts of the properties and business transactions of the Corporation, including accounts of its funds (both general and special), assets, liabilities, receipts disbursements, reserves and gains and losses.

ARTICLE VII

MISCELLANEOUS

Section 7.1 **Amendments.** The Bylaws may be amended in any respect solely by the affirmative vote of a majority of the Directors.

Section 7.2 **Disbursements.** All checks, drafts or other orders for payment of money, notes or other evidences of indebtedness issued in the name of or payable to the Corporation shall be signed or endorsed by such person, or persons, and in such manner as from time to time shall be determined by resolution of the Board of Directors.

Section 7.3 **Execution of Contracts and Agreements.** The Board of Directors, except as otherwise provided in these Bylaws, may authorize any officer or officers, agent or agents, to enter into any contract or to execute any agreement in the name of, or on behalf of, the Corporation; and such authority may be general or confined to specific instances. Unless so authorized no officer, agent or employee except the President as authorized under Section 6.1, shall have any power or authority to bind the Corporation.

Chris Swope
Lansing City Clerk

March 24, 2017

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

Dear Councilmembers:

I respectfully request your approval of the attached resolution approving the grant of a new Voting Sytem: which includes precinct tabulators, Absent Voter Counting Board (AVCB) tabulators, accessible voting devices for use by individuals with disabilities, and related Election Management System (EMS) software. The City of Lansing portion of the costs has been appropriated in the current Fiscal Year.

Sincerely,

Chris Swope

Chris Swope, CMC
Lansing City Clerk

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

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

WHEREAS, the City of Lansing wishes to apply to the Secretary of State for a grant to purchase a new voting system, which includes precinct tabulators, Absent Voter Counting Board (AVCB) tabulators, accessible voting devices for use by individuals with disabilities, and related Election Management System (EMS) software; and

WHEREAS, partial funding for the new voting system will be provided by the State, and will include a combination of Federal Help America Vote Act and State-appropriated funds; and

WHEREAS, the City of Lansing plans to begin implementation of the new voting system in 2017; and

WHEREAS, funds to cover the local portion of the costs have already been appropriated;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Clerk is authorized to submit this Grant Application on behalf of the City of Lansing.

BE IT FURTHER RESOLVED that the Lansing City Council approves acceptance of the grant of a new voting system, which includes precinct tabulators, Absent Voter Counting Board (AVCB) tabulators, accessible voting devices for use by individuals with disabilities, and related Election Management System (EMS) software from the Secretary of State, and that the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the grant funds.

Chris Swope
Lansing City Clerk

March 24, 2017

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

Dear Councilmembers:

The attached application has been submitted to the City Clerk's Office, and is being forwarded for your consideration and appropriate action:

Sincerely,

Chris Swope

Chris Swope, CMC
Lansing City Clerk

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

WHEREAS, the Licensing and Enforcement Division of the Michigan Liquor Control Commission received a request from Los Tres Amigos South Side, Inc to Transfer interest in a Resort Class C and SDM Liquor License for Los Tres Amigos South Side, Inc.; and

WHEREAS, the Committee on General met on ______ to review the request with affirmative action taken;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the request from Los Tres Amigos South Side, Inc to Transfer interest in a Resort Class C and SDM Liquor License for Los Tres Amigos South Side, Inc.

City of Lansing, Michigan
On-Premises Alcohol Sales Application

Business Name: Los tres Amigos South ~~Cedar~~ Side, Inc dba: Los tres Amigos

Business Address: 6405 South Cedar St

City: Lansing State: MI Zip: 48911

Main Contact Number: (517) 9080072 Secondary Contact Number: (____) __________

Email Address: office@L3amigos.com

License(s) for which you are seeking Local Government Approval: Add new stockholder to existing Class C license - already approved by MLCC

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

Name	Position	Address	Age
(applicant)			
Lina Cortes	Stockholder	6074 East Longview	
		East Lansing MI	[redacted]

If an Individual, provide Applicant's:

Date of Birth: ________ Place of Birth: Colombia

What character of business do you intend to operate? Existing Mexican-themed family restaurant with alcohol sales of less than 10%

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

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

August 15, 2006

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

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

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

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

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

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

☑ The copy of the Michigan Liquor Control Commssion application submitted with this application is a true copy of what I (we) indend to submit to the Michigan Liquor Control Commssion.

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

Signature ______ **Date** 2/16/17

Subscribed and sworn to before me this

16th **day of** February, **20**17.

Signature Angela S McGarry

Printed Name Angela S McGarry

Notary Public, Eaton **County, Michigan**

My Commission Expires: 05/13/2019

Acting in the County of Eaton

ANGELA S. McGARRY
Notary Public - Michigan
Eaton County
My Commission Expires May 13, 2019
Acting in the County of Eaton

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

Chris Swope
Lansing City Clerk

REPORT ON APPLICATION FOR:

ACTION		**TYPE OF LICENSE**	
■	**Transfer Ownership**	■	**Class C**
☐	**Transfer Location**	☐	**SDD**
☐	**Add Partner**	■	**SDM**
☐	**Drop Partner**	☐	**Tavern**
☐	**Other:**		

NAME:

Los Tres Amigos South Side, Inc.
6405 South Cedar St
Lansing MI 48911

THAT THE REQUEST: Transfer interest in a Resort Class C and SDM Liquor License for Los Tres Amigos South Side, Inc.

Signature & Date

Treasury: 3/10/17 Tammy Bard

Date to City Council ______________________

FEE PAID

$400.00 DATE PAID 02/17/17

If you have any questions, please contact Chris at: 517-483-4130. Thank you.

***PLEASE RETURN THIS FORM TO CHRIS SWOPE, CITY CLERK**
FAX 517-377-0068

THIS ITEM NOT AVAILABLE AT TIME OF PRINT

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STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LIQUOR CONTROL COMMISSION
ANDREW J. DELONEY
CHAIRPERSON

RICK SNYDER
GOVERNOR

SHELLY EDGERTON
DIRECTOR

March 10, 2017

Admiral Petroleum Company
c/o Attorney Scott Edwards
sedwards@cebhlaw.com

RID #869123

Reference/Transaction: New SDM license issued Under MCL 436.1533(7), Sunday Sales Permit (AM), Beer and Wine Tasting and Gas Pumps to be issued under MCL 436.1541(6) 5' (inside)

Please let this letter serve as notice the Michigan Liquor Control Commission has authorized this application for a license.

Applicant/Licensee: Admiral Petroleum Company

Business address and phone number: 5200 S Pennsylvania Ave, Lansing 48911

Home address and phone number of partner(s)/subordinates:
GPM Investments, LLC, 8565 Magellan Pkwy, Ste 400, Richmond, VA 23227

As part of the licensing process, an investigation is required by the Michigan Liquor Control Commission Enforcement Division. The Enforcement investigation will be conducted from the following designated District Office:

Lansing District Office (866) 813-0011

You may contact your designated District Office regarding any appointments or questions on documentation requested by the Investigator. **Failure to provide requested information or to keep scheduled appointments will cause the application to be returned to the Lansing office for cancellation.**

Under administrative rule R 436.1105, the Commission shall consider the opinions of the local residents, local legislative body, or local law enforcement agency with regard to the proposed business when determining whether an applicant may be issued a license or permit.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. The licensee must obtain all other required state and local licenses, permits, and approvals before using this license for the sale of alcoholic liquor.

Approval of this license by the Michigan Liquor Control Commission does not waive any of these requirements.

MICHIGAN LIQUOR CONTROL COMMISSION
Retail Licensing Division
(866) 813-0011

cc: City of Lansing (city.clerk@lansingmi.gov)

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LIQUOR CONTROL COMMISSION
ANDREW J. DELONEY
CHAIRPERSON

RICK SNYDER
GOVERNOR

SHELLY EDGERTON
DIRECTOR

March 10, 2017

Admiral Petroleum Company
c/o Attorney Scott Edwards
sedwards@cebhlaw.com

RID #869127

Reference/Transaction: New SDM license issued Under MCL 436.1533(7), Sunday Sales Permit (AM), Beer and Wine Tasting and Gas Pumps to be issued under MCL 436.1541(6) 5' (inside)

Please let this letter serve as notice the Michigan Liquor Control Commission has authorized this application for a license.

Applicant/Licensee: Admiral Petroleum Company

Business address and phone number: 2626 N Grand River Ave, Lansing 48906

Home address and phone number of partner(s)/subordinates:
MPC Investment LLC, 539 S Main St, Findlay, OH 45840, B (419) 422-2121

As part of the licensing process, an investigation is required by the Michigan Liquor Control Commission Enforcement Division. The Enforcement investigation will be conducted from the following designated District Office:

Lansing District Office (866) 813-0011

You may contact your designated District Office regarding any appointments or questions on documentation requested by the Investigator. **Failure to provide requested information or to keep scheduled appointments will cause the application to be returned to the Lansing office for cancellation.**

Under administrative rule R 436.1105, the Commission shall consider the opinions of the local residents, local legislative body, or local law enforcement agency with regard to the proposed business when determining whether an applicant may be issued a license or permit.

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Approval of this license by the Michigan Liquor Control Commission does not waive any of these requirements.

MICHIGAN LIQUOR CONTROL COMMISSION
Retail Licensing Division
(866) 813-0011

cc: City of Lansing (city.clerk@lansingmi.gov)

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LIQUOR CONTROL COMMISSION
ANDREW J. DELONEY
CHAIRPERSON

RICK SNYDER
GOVERNOR

SHELLY EDGERTON
DIRECTOR

March 22, 2017

Admiral Petroleum II, LLC
c/o Attorney Scott Edwards
sedwards@cebhlaw.com

RID #869322

Reference/Transaction: New SDM license issued under MCL 436.1533(7) with new Sunday Sales Permit (AM), new Beer and Wine Tasting Permit and new Gas Pumps issued under MCL 436.1541(6) 5' (Inside)

Please let this letter serve as notice the Michigan Liquor Control Commission has authorized this application for a license.

Applicant/Licensee: Admiral Petroleum II, LLC

Business address and phone number: 3400 S Waverly Rd, Lansing 48911

Home address and phone number of partner(s)/subordinates:
Admiral Petroleum Company, 8565 Magellan Pkwy, Ste 400, Richmond, VA 23227

As part of the licensing process, an investigation is required by the Michigan Liquor Control Commission Enforcement Division. The Enforcement investigation will be conducted from the following designated District Office:

Lansing District Office (866) 813-0011

You may contact your designated District Office regarding any appointments or questions on documentation requested by the Investigator. **Failure to provide requested information or to keep scheduled appointments will cause the application to be returned to the Lansing office for cancellation.**

Under administrative rule R 436.1105, the Commission shall consider the opinions of the local residents, local legislative body, or local law enforcement agency with regard to the proposed business when determining whether an applicant may be issued a license or permit.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. The licensee must obtain all other required state and local licenses, permits, and approvals before using this license for the sale of alcoholic liquor.

Approval of this license by the Michigan Liquor Control Commission does not waive any of these requirements.

MICHIGAN LIQUOR CONTROL COMMISSION
Retail Licensing Division
(866) 813-0011

cc: City of Lansing (city.clerk@lansingmi.gov)

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

RICK SNYDER
GOVERNOR

SHELLY EDGERTON
DIRECTOR

March 20, 2017

Don Nunn
% Meijer, Inc.
Don.nunn@meijer.com

RID # 868691 Reference/Transaction: New SDM license issued under MCL 436.1533(7) with Sunday Sales Permit (AM), Beer and Wine Tasting Permit and New Gas Pumps to be issued under MCL 436.1541(6) 5' (Inside)

Please let this letter serve as notice the Michigan Liquor Control Commission has authorized this application for a license.

Applicant/Licensee: Meijer, Inc.

Business address and phone number: 6250 S Pennsylvania Ave, Lansing MI 48911, Ingham County

<u>Home address and phone number of partner(s)/subordinates</u>:

Don Nunn, 2929 Walker Avenue NW, Grand Rapids, MI 49544, Phone: (616) 791-3223, Fax: (616) 791-5294, Email: Don.nunn@meijer.com

As part of the licensing process, an investigation is required by the Michigan Liquor Control Commission Enforcement Division. The Enforcement investigation will be conducted from the following designated District Office:

Lansing District Office (866) 813-0011

You may contact your designated District Office regarding any appointments or questions on documentation requested by the Investigator. **<u>Failure to provide requested information or to keep scheduled appointments will cause the application to be returned to the Lansing office for cancellation.</u>**

Since this request is a transfer under MCL 436.1529(1), approval of the local unit of government is <u>not</u> required. However, a copy of this notice is also being provided to **Local Governmental Unit** should they wish to submit an opinion on the application or advise of any local non-compliance issues.

Under administrative rule R 436.1105, the Commission shall consider the opinions of the local residents, local legislative body, or local law enforcement agency with regard to the proposed business when determining whether an applicant may be issued a license or permit.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. The licensee must obtain <u>all</u> other required state and local licenses, permits, and approvals before using this license for the sale of alcoholic liquor.

Approval of this license by the Michigan Liquor Control Commission does <u>not</u> waive any of these requirements.

MICHIGAN LIQUOR CONTROL COMMISSION
Retail Licensing Division
(866) 813-0011

rlb
cc: City of Lansing
city.clerk@lansingmi.gov

RECEIVED JUN 10 2016 XV. B. 2

City of Lansing

OFFICE OF THE CITY ATTORNEY

Claim Form – Special Assessments

Please provide the following information so we can contact you regarding your claim.

NAME: Anthony Mullen DATE: 6-6-16

MAILING ADDRESS: 3812 CHURCHILL AVE

CITY: LANSING STATE: MI ZIP CODE: 48911

TELEPHONE: Home ( ) 517-881-3145 Work ( )

Please provide the following information on the incident(s) for which you are filing a claim. IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW, WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM.

ADDRESS: SAME PARCEL NO.

DATE OF INCIDENT: 5-23-16 AMOUNT YOU WERE BILLED: 668.00

TOTAL AMOUNT YOU ARE CONTESTING: $600.00

TYPE OF ASSESMENT: TRASH

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

RECORD: E16-02807 INVOICE: 00074193

The city CAME INTO my BACKYARD AND REMOVED A SMALL COUCH. I AM DISPUTING this BECAUSE: 1. It is an unreasonable amount of money 2. I had already responded by removing over 1/2 of the couch. 3. It is an inconsistent enforcement. Many of my neighbors have more trash in their front yards. 4. It is obviously the result of someone retaliating (it was under a tree in my back yard).

A description of the claims review process is available on our website at: http://www.lansingmi.gov/attorney/Claims_review_process.jsp

City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

January 25, 2017

Anthony H. Mullen
3812 Churchill Ave.
Lansing, MI 48911

Re: Claim – 3418 Christine Drive

Dear Mr. Mullen:

On August 9, 2016 the Claims Review Committee reviewed the claim you submitted in the amount of $600.00 for property located at 3418 Christine Dr., Lansing, Michigan, and denied the claim you filed with the City of Lansing. In response to your letter dated December 31, 2016, which our office received on January 17, 2017, requesting an appeal to lower your assessment, you can still appeal the decision of the Claims Review Committee.

You have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

RECEIVED DEC 05 2016

City of Lansing
Office of the City Attorney
Fifth Floor, City Hall
Lansing MI 48933

December 1, 2016

Dear Sir,

I would like to ask about the status of my appeal. As you can see in the letter attached, I sent an appeal request in August but I have not heard back from you.

My appeal stands on two legs: I did not receive the letter announcing my hearing date until after the hearing date (it was sent to the wrong address at first) and I believe that $600 is a ridiculously large amount.

Please let me know the status of my appeal.

Thank You,

Anthony Mullen
3812 Churchill Ave
Lansing MI 48911
517-881-3145

City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

August 3, 2016

Anthony Mullen
3812 Churchill Ave.
Lansing, MI 48911

Re: Claim – 3418 Christine Drive

Dear Mr. Mullen:

Please be advised that your claim is scheduled to be heard by the Claims Review Committee. The Committee is scheduled to begin hearings at **3:30 p.m. on Tuesday, August 9, 2016**. A copy of the appropriate Department's recommendation is enclosed for your review.

You are welcome to attend the hearing which will be located in the **City Attorney Conference Room, 5th Floor, City Hall, 124 W. Michigan Avenue,** Lansing, Michigan. If you plan to attend, please come to the City Attorney's Office on the date of the hearing and sign in at the Receptionist counter.

Thank you.

Sincerely,

Venus Kumar

Venus Kumar
Legal Assistant

Enclosure

Claim ID: 1291

Dear Sir or Ma'am
City of Lansing
124 W Michigan Ave
1st Floor
Lansing MI 48933

08-12-16

Unfortunately, I was unable to attend my hearing on Code Compliance, Nuisance Fee. Unfortunately, you sent the letter to 3418 Christine Drive first, not 3812 Churchill Ave (see attachment).

I would like to request either a new hearing or that you accept this document as my testimony on my subject.

I admit that I had a love seat in my back yard. I also admit that I had brush in my back yard. I am contesting this fee for two purposes.

1. This is a ridiculous amount of money. It was one half a loveseat and six or eight small twigs and you are going to charge me $668.00. I would be willing to pay $70.00 or so, the normal price for rubbish removal.
2. I see no reason why I was chosen to have this attention. My neighbor regularly leaves trash piled in front of her house. I am regularly removing this from my yard once it has been broken into by stray cats and dogs. Other neighbors leave couches in their front yards. Still other neighbors never shovel their sidewalks or push leaves into the street. I have had one incident and I am being charged hundreds of dollars. I believe that this is a capricious enforcement of the rules.

Please review my situation. I appreciate any help you can offer.

Thank You,

Anthony Mullen

3812 Churchill Ave
Lansing MI 48911
517-881-3145
Invoice: 00074193

RECEIVED JAN 17 2017

Lansing City Council
124 W Michigan Ave
10^{th} Floor
Lansing MI 48933

Dear Council Members 12-31-16

Last summer I took apart an old love seat. It did take me longer than it should have and so someone reported me to the City. The City came by and gave me a warning. I tried taking it apart to throw it in the garbage (trying to save the $35.00 refuse fee) but I took too long. The City then came by and took it and charged me over $600.

I admit that I had ½ a love seat in my back yard. I admit I should have just paid the $35.00 fee. But, I feel that $600 is an egregious amount of money to charge me.

I tried to attend the Public Works meeting to argue my point, but the letter didn't come to me until after the meeting (they sent it to the wrong location – see attached). I then requested another appeal, which was ignored. My third request was finally responded to with the response I need to request an appeal to you.

I would like to request an appeal so I can request a lower assessment. I think somewhere around $60.00 ($35.00 plus a fine for my inactions) is more reasonable than $600.00. May I have an appeal?

Thank You

Anthony H Mullen
3812 Churchill Ave
Lansing MI 48911

City of Lansing
Office of the City Attorney
Fifth Floor, City Hall
Lansing MI 48933

December 1, 2016

Dear Sir,

I would like to ask about the status of my appeal. As you can see in the letter attached, I sent an appeal request in August but I have not heard back from you.

My appeal stands on two legs: I did not receive the letter announcing my hearing date until after the hearing date (it was sent to the wrong address at first) and I believe that $600 is a ridiculously large amount.

Please let me know the status of my appeal.

Thank You,

Anthony Mullen
3812 Churchill Ave
Lansing MI 48911
517-881-3145

City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

August 18, 2016

Anthony Mullen
3812 Churchill Avenue
Lansing, MI 48911

Re: Claim

Mr. Mullen ~ 12/5/16

I'm resending the letter that was sent to you on 8/18/16. You can still appeal to City Council if you desire.

Thank you,
Venus
Kumar

Dear Mr. M

Please be a ... submitted in the am ... Lansing, Michigan,

You ... ttee to the Lansing C ... ing, within thirty (30) ... City Hall, Lansing, M

If y ... ce.

Sincerely,

Venus Kumar

Venus Kumar
Legal Assistant

James D. Smiertka, City Attorney

August 3, 2016

Anthony Mullen
3812 Churchill Ave.
Lansing, MI 48911

Re: Claim – 3418 Christine Drive

Dear Mr. Mullen:

Please be advised that your claim is scheduled to be heard by the Claims Review Committee. The Committee is scheduled to begin hearings at **3:30 p.m. on Tuesday, August 9, 2016**. A copy of the appropriate Department's recommendation is enclosed for your review.

You are welcome to attend the hearing which will be located in the **City Attorney Conference Room, 5th Floor, City Hall, 124 W. Michigan Avenue,** Lansing, Michigan. If you plan to attend, please come to the City Attorney's Office on the date of the hearing and sign in at the Receptionist counter.

Thank you.

Sincerely,

Venus Kumar

Venus Kumar
Legal Assistant

Enclosure

Claim ID: 1291

RECEIVED AUG 15 2016

Dear Sir or Ma'am
City of Lansing
124 W Michigan Ave
1st Floor
Lansing MI 48933

08-12-16

Unfortunately, I was unable to attend my hearing on Code Compliance, Nuisance Fee. Unfortunately, you sent the letter to 3418 Christine Drive first, not 3812 Churchill Ave (see attachment).

I would like to request either a new hearing or that you accept this document as my testimony on my subject.

I admit that I had a love seat in my back yard. I also admit that I had brush in my back yard. I am contesting this fee for two purposes.

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Please review my situation. I appreciate any help you can offer.

Thank You,

Anthony Mullen

3812 Churchill Ave
Lansing MI 48911
517-881-3145

Invoice: 00074193

RECEIVED AUG 15 2016

City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

August 3, 2016

Anthony Mullen
3812 Churchill Ave.
Lansing, MI 48911

Re: Claim – 3418 Christine Drive

Dear Mr. Mullen:

Please be advised that your claim is scheduled to be heard by the Claims Review Committee. The Committee is scheduled to begin hearings at **3:30 p.m. on Tuesday, August 9, 2016**. A copy of the appropriate Department's recommendation is enclosed for your review.

You are welcome to attend the hearing which will be located in the **City Attorney Conference Room, 5th Floor, City Hall, 124 W. Michigan Avenue,** Lansing, Michigan. If you plan to attend, please come to the City Attorney's Office on the date of the hearing and sign in at the Receptionist counter.

Thank you.

Sincerely,

Venus Kumar

Venus Kumar
Legal Assistant

Enclosure

Claim ID: 1291

1291

DATE: 06/16/2016

PPN:	**33-01-01-31-129-331**
DATE SUBMITTED:	**06/06/2016**
ADDRESS OF VIOLATION:	**3812 Churchill Avenue**
LISTED TAXPAYER OF RECORD:	**Mullen, Anthony & Lucrecia**
OTHER TAXPAYER OF RECORD:	
CLAIMANT:	**Mullen, Anthony**
CLAIMANT'S ADDRESS:	**3812 Churchill Avenue**
TYPE OF ACTIONS CONTESTED:	**Trash Removal**
VIOLATION DATE:	**03/21/2016**
NOTIFICATION DATE:	**03/21/2016**
2ND NOTICE ASSESSMENT DATE:	
AMOUNT OF ASSESSMENT:	**$668.00**
CONTRACTOR NAME - INVOICE NO. - DATE:	**Crutcher 16-T019 5/09/2016**
AMOUNT OF CLAIM:	**$668.00**
ADDITIONAL ACTIONS CONTESTED:	
VIOLATION DATE:	
NOTIFICATION DATE:	
2ND NOTICE ASSESSMENT DATE:	
AMOUNT OF ASSESSMENT:	
CONTRACTOR NAME - INVOICE NO. - DATE:	
AMOUNT OF CLAIM:	
MEMO DATE – INVOICE NO.:	
HISTORY:	**Trash Violation 3/21/2016**
CITATIONS IN PREVIOUS YEAR:	
CLAIMANT'S CIRCUMSTANCES:	**See Attached**

CODE OFFICER'S NOTES: This property was cited for a trash violation on 3/21/2016 with a compliance due date of 3/28/2016. The officer returned to recheck the property on 4/01/2016 and the violations was still present and they were submitted to the trash contractor for removal. The trash contractor arrived on 5/09/2016 the violations was still present and a cleanup was performed. The violation was present for 7 weeks after the initial notice and as the claimant admits they only removed half of the violation. The contractor is to remove the violation plus any other violations that may be present, brush and tree limbs were removed as well. This office recommends denial of the claim.

Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Mayor Virg Bernero

TRASH AND DEBRIS CORRECTION NOTICE

MULLEN ANTHONY H & LUCRECIA or Current Occupant
3812 CHURCHILL AVE
LANSING, MI 48911-2209

Violation Date:	03/21/2016
Violation Location:	3812 CHURCHILL AVE
Parcel No:	33-01-01-31-129-331
Compliance Due Date:	March 28, 2016

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Indoor type furniture in the outdoors

INSPECTOR COMMENTS: ***Couch found in back yard.***

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice**. The contractor's expenses plus a $265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess you an extra $75.00 fee for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: **Meredith D Johnson** (517) 483 6849

"Equal Opportunity Employer"

Taxpayer's Copy

Mayor Virg Bernero

Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Trash Authorization Form

Submitted to: Eric Crutcher on 04/01/2016

TAXPAYER: MULLEN ANTHONY H & LUCRECIA, 3812 CHURCHILL AVE LANSING, MI 48911-2209

Location of Work: **Enf Num: E16-02807**

Address: 3812 CHURCHILL AVE
Lot No:
Description:
Parcel No: 33-01-01-31-129-331

Remove Trash and Debris

Work Authorized:
Violation: Indoor type furniture in the outdoors

INSPECTOR COMMENTS: ***Couch found in back yard.***

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 1
Authorized Cubic Yards: 3

Warning Comment:
None

Submitted By: Meredith D Johnson (517) 483 6849

This action is authorized by the Manager of Code Compliance

Nuisance Fees
City of Lansing Treasurers Office
124 W Michigan Ave 1st Floor
Lansing, MI 48933
Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 05/17/2016
Due Date: 06/16/2016
Pay Invoice In Full

MULLEN ANTHONY H & LUCRECIA
3812 CHURCHILL AVE
LANSING MI 48911-2209

Inv Number: 00074193
Parcel: 33-01-01-31-129-331
Address: 3812 CHURCHILL AVE

Parcel: 33-01-01-31-129-331 **Bill Detail**

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00074193		E16-02807	3812 CHURCHILL AVE	$668.00

Fee Details:	Quantity	Description	Balance
	1.000	Trash - Admin Fee	$ 265.00
	403.000	Trash - Contractor Charge	$ 403.00

Total Amount Due **$ 668.00**

Questions regarding this invoice: Contact **CODE COMPLIANCE** at 517.483.4361

Payment Information:
- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
  City of Lansing Treasurers Office
  124 W Michigan Ave 1st Fl
  Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
- Payment in full is due within 30 days from the billing date
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill.

Appeals Process:
If you intend to appeal this nuisance fee and it is attached to your tax bill, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claims forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing, MI 48933

Other Information:
- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only – invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04
Payments may be made online or in person Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail

Eric's Refuse LLC

P.O. Box 16035
Lansing, MI 48901

Invoice

Date	Invoice #
5/11/2016	4948

Bill To
City of Lansing Office of Code Compliance 316 North Capital Lansing, MI 48933-1238

property address
3812 churchhill Ave 33-01-01-31-129-331

Terms	work complete
	5/11/2016

Quantity	Item Code	Description	Price Each	Amount
1	1hr 3cy	first hour and 3 yards of debris	175.00	175.00
1	add hr	additional hour after 1	150.00	150.00
3	class 2	construction material after 3	26.00	78.00
		work complete 5/9/16 total yards 6 submitted by Meredith Johnson		

All work is complete!

Total $403.00

RECEIVED JUN 10 2016

City of Lansing

OFFICE OF THE CITY ATTORNEY

1291

Claim Form – Special Assessments

Please provide the following information so we can contact you regarding your claim.

NAME: Anthony Mullen **DATE:** 6-6-16

MAILING ADDRESS: 3812 Churchill Ave

CITY: Lansing **STATE:** MI **ZIP CODE:** 48911

TELEPHONE: Home ( ) 517-881-3145 **Work ( )**

Please provide the following information on the incident(s) for which you are filing a claim. IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW, WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM.

ADDRESS: Same **PARCEL NO.**

DATE OF INCIDENT: 5-23-16 **AMOUNT YOU WERE BILLED:** 668.00

TOTAL AMOUNT YOU ARE CONTESTING: $600.00

TYPE OF ASSESMENT: Trash

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

Record: E16-02807 Invoice: 00074193

The city came into my backyard and removed a small couch I am disputing this because: 1. It was an unreasonable amount of money 2. I had already responded by removing over 1/2 of the couch. 3. It is an inconsistent enforcement. Many of my neighbors have more trash in their front yards. 4. It is obviously the result of someone retaliating (it was under a

A description of the claims review process is available on our website at: http://www.lansingmi.gov/attorney/Claims_review_process.jsp

tree in my back yard).

3812 Churchill Ave (5)

3812 Churchill Ave (4)

3812 Churchill Ave (3)

3812 Churchill Ave (1)

3812 Churchill Ave (2)

RECEIVED JAN 0 3 2017 XV. B. 2

City of Lansing

OFFICE OF THE CITY ATTORNEY

1377

Claim Form – Special Assessments

Please provide the following information so we can contact you regarding your claim.

NAME: Lawrence E & Kimberly K McMillen **DATE:** 12-18-2016

MAILING ADDRESS: 311 N Catherine Street

CITY: Lansing **STATE:** MI **ZIP CODE:** 48917

TELEPHONE: ~~Home~~ (517) 202-0077 ~~Work~~ (517) 719-1122

Lawrence Cell Kim Cell

Please provide the following information on the incident(s) for which you are filing a claim. IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW, WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM.

ADDRESS: 1233 Vermont Avenue **PARCEL NO.** 33-01-01-10-181-321

DATE OF INCIDENT: 4-18-2016 **AMOUNT YOU WERE BILLED:** $922.00

TOTAL AMOUNT YOU ARE CONTESTING: $922.00

TYPE OF ASSESMENT: Trash

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

Construction debris was on front porch. We feel the City should not fine us because: (1) We are trying to improve neighborhood with a homeowner (via Land Contract). (2) Homeowners usually stay longer than renters. (3) Chris Miller is a young man with a 5 year old son (4) Chris Miller told us he is improving the house to stay longer, & improve neighborhood values (in this house).

A description of the claims review process is available on our website at:

DECEMBER 2016
REAL PROPERTY TAX BILLING

COPY OF BILL

This tax is due by 5 p.m.: 02/14/2017

Pay by mail to: CITY OF LANSING
P.O. BOX 40712
LANSING, MI 48901-7912
Phone: 517-483-4121

All payments must be received by 5 p.m. on or before the due date to be considered on time.

See reverse side for additional information

TAX DETAIL

Taxable Value: 25000
State Equalized Value: 25000
PRE/MBT %: 0
Class: RESIDENTIAL

DESCRIPTION	MILLAGE	AMOUNT
INGHAM COUNTY	3.27310	$81.82
AIRPORT AUTH.	0.69900	$17.47
CATA	3.00700	$75.17
CADL-LIBRARY	1.56000	$39.00
ZOO MILLAGE	0.41000	$10.25
TRASH REMOVAL	0.00000	$922.00
RECYCLING FEE	0.00000	$189.00

Total Tax $1,334.71
Administration Fee $2.23

TOTAL AMOUNT DUE $1,336.94

PROPERTY INFORMATION

Property Assessed To:
MCMILLEN LAWRENCE E & KIMBERLY K
311 N CATHERINE ST
LANSING MI 48917-2931

Prop #: 33-01-01-10-181-321 School: 33020 LANSING
Prop Addr: 1233 VERMONT AVE 1

OPERATING FISCAL YEARS

The taxes on this bill will be used for governmental operations for the following fiscal year(s):

County:	01/01 -	12/31
City:	07/01 -	06/30
School:	07/01 -	06/30
State:	10/01 -	09/30

Does NOT affect when the tax is due or its amount

Payment by credit card or electronic check is available via the Internet, Phone or the City Treasurer's Office (see box below). This program is administered by Point & Pay. Point & Pay charges a 3% convenience fee for credit card payments. There is no charge to use electronic checks. City NSF charges will be added for all returned checks. Point & Pay customer service: 888-891-6064 x 1.

Failure to send or receive a tax notice does not in any way prejudice the City's right to collect or enforce the payment of any tax. See back of tax bill for more information.

To Pay by Credit Card

Call 1-855-474-4076
Or visit www.lansingmi.gov
I want to "pay".
There will be a 3% convenience fee charged for this service.

Confirm the parcel number and address of property to be paid, especially if you write it on a check or pay by credit card. If you pay the tax on the wrong parcel number, State of Michigan case law holds you responsible for the payment and we can not issue a refund.

Please detach along the dotted line. Keep the top portion.

Pay this tax to:
City of Lansing Treasurer
P.O. Box 40712
Lansing, MI 48901-7912

Until the due date full payment may be made at any LANSING COMERICA BANK

Property Addr:
1233 VERMONT AVE 1

PLEASE RETURN THIS PORTION WITH PAYMENT IN THE ENCLOSED ENVELOPE

Due by 5 p.m.: 02/14/2017
A 3% Penalty will be added after the due date.

Winter 2016 Tax for Prop #: 33-01-01-10-181-321

Make Check Payable To: LANSING CITY TREASURER

TOTAL AMOUNT DUE: **$1,336.94**

Amount Remitted:
$ ____,___.__

To:
MCMILLEN LAWRENCE E & KIMBERLY K
311 N CATHERINE ST
LANSING MI 48917-2931

407122201633010110181321000133694 5

CITY OF LANSING
316 N. CAPITOL SUITE C2
Lansing, MI 48933
Ph: (517) 483-4361
Fax: (517) 377-0100

DUE DATE 05/18/2016

INVOICE

04/25/2016

TOTAL AMOUNT DUE

$ 922.00

Bill To:

MCMILLEN LAWRENCE E & KIMBERLY K

311 N CATHERINE ST

LANSING, MI 48917-2931

	Invoice Number	Record No	Address	Amount Due
	00072752	E16-01368	1233 VERMONT AVE 1	$922.00
	04/18/2016			
	Trash - Admin Fee			
	Trash - Contractor Charge			
			TOTAL DUE:	$922.00

Questions regarding this invoice: Contact **CODE COMPLIANCE** at 517.483.4361

Payment Information:

- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
  City of Lansing Treasurers Office
  124 W Michigan Ave 1st Fl
  Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
- Payment in full is due within 30 days from the billing date
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill.

Appeals Process:

If you intend to appeal this nuisance fee, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claims forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing, MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only – invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made online or in person Monday thru Thursday 8:00 a.m. - 4:30 p.m., at the above address or by mail

Date: 3-16-2017

TO: City of Lansing

From: Lawrence E. McMillen a Kimberly McMillen

Re: Claim - 1233 Vermont

We wish to appeal the decision of the Claims Review Committee.

Please show proof of the 10-yard dumpster filled with trash/debris costing $922. Please provide pictures of filled dumpster. We provided pictures of 3 25' trailer loads we hauled off.

Regards,

Lawrence McMillen

Kimberly McMillen

RECEIVED
2017 MAR 20 PM 2:29
LANSING CITY CLERK

1233 Vermont Ave 1 (1)

1233 Vermont Ave 1 (2)

1233 Vermont Ave 1 (3)

1233 Vermont Ave 1 (4)

1233 Vermont Ave 1 (5)

1233 Vermont Ave 1 (6)

1233 Vermont Ave 1 (7)

1233 Vermont Ave 1 (8)

1233 Vermont Ave 1 (9)

1233 Vermont Ave 1 (10)

1233 Vermont Ave 1 (11)

1233 Vermont Ave 1 (12)

1233 Vermont Ave 1 (13)

1233 Vermont Ave 1 (14)

1233 Vermont Ave 1 (15)

1233 Vermont Ave 1 (16)

1233 Vermont Ave 1 (17)

1233 Vermont Ave 1 (18)

DATE: 1/19/2017

1377

PPN:	**33-01-01-10-181-321**
DATE SUBMITTED:	**1/03/2017**
ADDRESS OF VIOLATION:	**1233 Vermont**
LISTED TAXPAYER OF RECORD:	**Miller, Christopher L**
OTHER TAXPAYER OF RECORD:	**McMillen, Lawrence & Kimberly**
CLAIMANT:	**McMillen, Lawrence & Kimberly**
CLAIMANT'S ADDRESS:	**311 N. Catherine Street Lansing, MI 48917**

TYPE OF ACTIONS CONTESTED:	**Trash Removal**
VIOLATION DATE:	**2/09/2016**
NOTIFICATION DATE:	**2/09/2016**
2ND NOTICE ASSESSMENT DATE:	
AMOUNT OF ASSESSMENT:	**$922.00**
CONTRACTOR NAME - INVOICE NO. - DATE:	**Crutcher 16-T015 4/11/2016**
AMOUNT OF CLAIM:	**$922.00**

ADDITIONAL ACTIONS CONTESTED:	
VIOLATION DATE:	
NOTIFICATION DATE:	
2ND NOTICE ASSESSMENT DATE:	
AMOUNT OF ASSESSMENT:	
CONTRACTOR NAME - INVOICE NO. - DATE:	
AMOUNT OF CLAIM:	
MEMO DATE – INVOICE NO.:	

HISTORY:	**Trash Violation 2/09/2016**	**Safety 3/09/2016**	**Trash Violation 5/25/2016**	**Grass Violation 11/10/2016**

CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: **See Attached**

CODE OFFICER'S NOTES: This property was cited for a trash violation on 2/09/2016 with a compliance due date of 2/16/2016. Christopher Miller called the Premise Inspector and asked for an extension the officer agreed and gave Mr. Miller until February 26th to have the items removed. On 3/09/2016 the Premise Officer returned to the property and noted that all the items still remained and submitted the property to be cleaned. The trash contractor arrived on 4/11/2016 and the removed the violations. Mr. Miller called the inspector and admitted that he had not removed any of the violations that had been cited and tried to accuse the contractor of not only taking the violations but of removing brand new items. The Premise Officer called the contractor and they stated the only new item was the window that they left behind and that the cabinet and sink were not new they were dilapidated and they were removed. The land contract holder called on 4/27/2016 and stated that they called Mr. Miller and he told them everything had been removed and the officer explained that they had not been removed. It is not only the responsibility of the occupant to remove the items but it is the responsibility of the land contract holder to verify in person that the violations were removed so they do not incur added assessments. This office recommends denial of the claim.

RECEIVED JAN 0 3 2017

City of Lansing
OFFICE OF THE CITY ATTORNEY

LANSING MICHIGAN

1377

Claim Form – Special Assessments

Please provide the following information so we can contact you regarding your claim.

NAME: Lawrence E & Kimberly K McMillen **DATE:** 12-18-2016

MAILING ADDRESS: 311 N Catherine Street

CITY: Lansing **STATE:** MI **ZIP CODE:** 48917

TELEPHONE: ~~**Home**~~ (517) 202-0077 **Work** (517) 719-1122
Lawrence Cell Kim Cell

Please provide the following information on the incident(s) for which you are filing a claim. IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW, WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM.

ADDRESS: 1233 Vermont Avenue **PARCEL NO.** 33-01-01-10-181-321

DATE OF INCIDENT: 4-18-2016 **AMOUNT YOU WERE BILLED:** $922.00

TOTAL AMOUNT YOU ARE CONTESTING: $922.00

TYPE OF ASSESMENT: Trash

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

Construction debris was on front porch. We feel the City should not fine us because: (1) We are trying to improve neighborhood with a homeowner (via Land Contract). (2) Homeowners usually stay longer than renters. (3) Chris Miller is a young man with a 5 year old son (4) Chris Miller told us he is improving the house to stay longer, & improve neighborhood values (in this house).

A description of the claims review process is available on our website at:

Eric's Refuse LLC

P.O. Box 16035
Lansing, MI 48901

Invoice

Date	Invoice #
4/17/2016	4809

Bill To
City of Lansing Office of Code Compliance 316 North Capital Lansing, MI 48933-1238

property address
1233 vermont Ave 1 33-01-01-10-181-321

Terms	work complete
	4/17/2016

Quantity	Item Code	Description	Price Each	Amount
1	1hr 3cy	first hour and 3 yards of debris	175.00	175.00
2	add hr	additional hour after 1	150.00	300.00
7	class 2	construction material after 3	26.00	182.00
		work complete 4/11/16 total yards 10 submitted by Dave Klein		

All work is complete!

Total $657.00

Mayor Virg Bernero

LANSING FIRE DEPARTMENT
FIRE MARSHAL'S OFFICE
Code Compliance Section

316 N. Capitol Avenue Ste. C-2
Lansing, MI 48933
Phone: 517-483-4361
Fax: 517-377-0100

After initial violation (2-9-16) owner called and asked about violation stating that he was trying to fix the house up and would like a little consideration. Advised him that the outside cannot be use for storage, especially of junk/trash and I appreciated that he was trying to fix the place up. Advised him I would give his some time to get cleaned up. 3-9-16 I re-inspected and all items were still outside on porch, side of house and back. The house was submitted for clean up. 4-11-16 clean up crew cleaned up property. Owner called and accused crew of stealing all his "new" items. Talked to Josh for contractor and asked about some specific items that he alledged. "new cabinet" fell apart when they picked it up, "new sink" was in cabinet, and was not new, New window was missing glass and falling apart, and the only lumber they took were a few small 2X4's. They left anything that looked new ie. treated 4X4's. During conversation the owner admitted to not cleaning anything up from the 2-9 letter until mid march, and that anything old in the yard was new specifically old paneling and old 2X4's. Advised him how to appeal and directed him to the City Attorney when he recieves the invoice.

DK 4-11-16

16-T015

Talked to Lawrence. Upset about the clean up. Said that Chris, whos is buying said it had all been taken care of when Lawrence showed to clean up. Advised him that from initial inspection to re-inspection over a month later nothing had been taken care of. Explained the appeal process to him extensively as well as all conversations with Chris as well as contractors who cleaned up property.

DK 4-27-16

DECEMBER 2016
REAL PROPERTY TAX BILLING
COPY OF BILL

This tax is due by 5 p.m.. 02/14/2017

Pay by mail to: CITY OF LANSING
P.O. BOX 40712
LANSING, MI 48901-7912
Phone: 517-483-4121

All payments must be received by 5 p.m. on or before the due date to be considered on time.

See reverse side for additional information

TAX DETAIL

Taxable Value: 25000
State Equalized Value: 25000
PRE/MBT %: 0
Class: RESIDENTIAL

DESCRIPTION	MILLAGE	AMOUNT
INGHAM COUNTY	3.27310	$81.82
AIRPORT AUTH.	0.69900	$17.47
CATA	3.00700	$75.17
CADL-LIBRARY	1.56000	$39.00
ZOO MILLAGE	0.41000	$10.25
TRASH REMOVAL	0.00000	$922.00
RECYCLING FEE	0.00000	$189.00

Total Tax	$1,334.71
Administration Fee	$2.23
TOTAL AMOUNT DUE	**$1,336.94**

PROPERTY INFORMATION

Property Assessed To:
MCMILLEN LAWRENCE E & KIMBERLY K
311 N CATHERINE ST
LANSING MI 48917-2931

Prop #: 33-01-01-10-181-321 School: 33020 LANSING
Prop Addr: 1233 VERMONT AVE 1

OPERATING FISCAL YEARS

The taxes on this bill will be used for governmental operations for the following fiscal year(s):

County:	01/01 - 12/31	
City:	07/01 - 06/30	
School:	07/01 - 06/30	
State:	10/01 - 09/30	

Does NOT affect when the tax is due or its amount

Payment by credit card or electronic check is available via the Internet, Phone or the City Treasurer's Office (see box below). This program is administered by Point & Pay. Point & Pay charges a 3% convenience fee for credit card payments. There is no charge to use electronic checks. City NSF charges will be added for all returned checks. Point & Pay customer service: 888-891-6064 x 1.

Failure to send or receive a tax notice does not in any way prejudice the City's right to collect or enforce the payment of any tax. See back of tax bill for more information.

To Pay by Credit Card

Call 1-855-474-4076
Or visit www.lansingmi.gov
I want to "pay".
There will be a 3% convenience fee charged for this service.

Confirm the parcel number and address of property to be paid, especially if you write it on a check or pay by credit card. If you pay the tax on the wrong parcel number, State of Michigan case law holds you responsible for the payment and we can not issue a refund.

Please detach along the dotted line. Keep the top portion.

Pay this tax to:
City of Lansing Treasurer
P.O. Box 40712
Lansing, MI 48901-7912

PLEASE RETURN THIS PORTION WITH PAYMENT IN THE ENCLOSED ENVELOPE

Due by 5 p.m.: 02/14/2017

A 3% Penalty will be added after the due date.

Winter 2016 Tax for Prop #: 33-01-01-10-181-321

Until the due date full payment may be made at any LANSING COMERICA BANK

Property Addr:
1233 VERMONT AVE 1

Make Check Payable To: LANSING CITY TREASURER

TOTAL AMOUNT DUE: **$1,336.94**

To:
MCMILLEN LAWRENCE E & KIMBERLY K
311 N CATHERINE ST
LANSING MI 48917-2931

Amount Remitted:
$ ___,___.__

407122201633010110181321000133694 5

CITY OF LANSING

316 N. CAPITOL SUITE C2
Lansing, MI 48933
Ph: (517) 483-4361
Fax: (517) 377-0100

DUE DATE 05/18/2016

INVOICE

04/25/2016

Bill No: [illegible]

MCMILLEN LAWRENCE E & KIMBERLY K

311 N CATHERINE ST

LANSING, MI 48917-2931

TOTAL AMOUNT DUE

$ 922.00

	Invoice Number	Record No	Address	Amount Due
	00072752	E16-01368	1233 VERMONT AVE 1	$922.00
	04/18/2016			
	Trash - Admin Fee			
	Trash - Contractor Charge			
			TOTAL DUE:	$922.00

Questions regarding this invoice: Contact **CODE COMPLIANCE** at 517.483.4361

Payment Information:

- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
  City of Lansing Treasurers Office
  124 W Michigan Ave 1st Fl
  Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
- Payment in full is due within 30 days from the billing date
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill.

Appeals Process:

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Other Information:

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- For Red Tag Monitoring Fees Only – invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made online or in person Monday thru Thursday 8:00 a.m. - 4:30 p.m., at the above address or by mail

Mayor Virg Bernero

Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

MILLER CHRISTOPHER L or Current Occupant
1233 VERMONT AVE 1
LANSING, MI 48906

Violation Date:	02/09/2016
Violation Location:	1233 VERMONT AVE 1
Parcel No:	33-01-01-10-181-321
Compliance Due Date:	February 16, 2016

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Deteriorated electronic equipment

Violation: Deteriorated Lumber

Violation: Deteriorated building materials

Violation: Deteriorated Appliance(s)

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Violation: Garbage

Violaton: Deteriorated Pallets

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice**. The contractor's expenses plus a $265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess you an extra $75.00 fee for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: **Dave Klein** (517) 483 4377

Mayor Virg Bernero

Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

MCMILLEN LAWRENCE E & KIMBERLY K or Current Occupant
311 N CATHERINE ST
LANSING, MI 48917-2931

Violation Date:	02/09/2016
Violation Location:	1233 VERMONT AVE 1
Parcel No:	33-01-01-10-181-321
Compliance Due Date:	February 16, 2016

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Deteriorated electronic equipment

Violation: Deteriorated Lumber

Violation: Deteriorated building materials

Violation: Deteriorated Appliance(s)

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Violation: Garbage

Violaton: Deteriorated Pallets

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(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

Occupant or Current Occupant
1233 VERMONT AVE 1
LANSING, MI 48906

Violation Date:	02/09/2016
Violation Location:	1233 VERMONT AVE 1
Parcel No:	33-01-01-10-181-321
Compliance Due Date:	February 16, 2016

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

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Violation: Deteriorated Lumber

Violation: Deteriorated building materials

Violation: Deteriorated Appliance(s)

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Violation: Garbage

Violaton: Deteriorated Pallets

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Code Officer: **Dave Klein** (517) 483 4377

CITY OF LANSING
316 N. CAPITOL SUITE C2
Lansing, MI 48933
Ph: (517) 483-4361
Fax: (517) 377-0100

Invoice No.: 00072752

Date: 04/18/2016

Record: E16-01368

MCMILLEN LAWRENCE E & KIMBERLY K
311 N CATHERINE ST
LANSING, MI 48917-2931

TOTAL AMOUNT DUE

$922.00

Item Category	Item Description	Amount Due
Code Compliance	Trash - Admin Fee	$265.00
Code Compliance	Trash - Contractor Charge	$657.00
Total Amount Due		**$922.00**

RECEIVED MAR 16 2017

City of Lansing

OFFICE OF THE CITY ATTORNEY

Claim Form – Special Assessments

Please provide the following information so we can contact you regarding your claim.

NAME: Jon Addiss **DATE:** 3/16/17

MAILING ADDRESS: 913 W. Holmes Rd #240F

CITY: Lansing **STATE:** MI **ZIP CODE:** 48910

TELEPHONE: ~~Home~~ cell (517) 282-0571 **Work** (517) 394-0122

Please provide the following information on the incident(s) for which you are filing a claim. IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW, WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM.

ADDRESS: S. Hosmer **PARCEL NO.** See Attached

DATE OF INVOICE ~~**INCIDENT**~~**:** 2/20/17 **AMOUNT YOU WERE BILLED:** 3,392.00

TOTAL AMOUNT YOU ARE CONTESTING: $3,392

TYPE OF ASSESMENT: Trash

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

1 - No Notice was received re violation
2 - Enforcement seems to be "selective" as many properties in the area have accumulations of trash, brush, weeds, & compost
3 - other than the matress which someone dumped 1/2 on my lot & 1/2 in the street, what was cleaned up was my compost
4 - The fees charged by the "contractor" are overly excessive and amount to a "blank check"

A description of the claims review process is available on our website at: http://www.lansingmi.gov/attorney/Claims_review_process.jsp

CITY OF LANSING

316 N. CAPITOL, SUITE C2
Lansing, MI 48933
Ph: (517) 483-4361
Fax: (517) 377-0100

DUE DATE 03/17/2017

INVOICE
02/20/2017

TOTAL AMOUNT DUE
$ 3,392.00

Bill To:

ADDISS JON W & LISA
2722 E MICHIGAN AVE STE 106
LANSING, MI 48912-4000

Invoice Number	Record No.	Address	Amount Due
00088854	E17-00579	S HOSMER ST	$3392.00

02/15/2017
Trash - Admin Fee
Trash - Contractor Charge

TOTAL DUE: $3392.00

Questions regarding this invoice: Contact **CODE COMPLIANCE** at 517.483.4361

Payment Information:

- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
  City of Lansing Treasurers Office
  124 W Michigan Ave 1st Fl
  Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
- Payment in full is due within 30 days from the billing date
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill.

Appeals Process:

If you intend to appeal this nuisance fee, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claims forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing, MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only – invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made online or in person Monday thru Thursday 8:00 a.m. - 4:30 p.m., at the above address or by mail