AGENDA

Committee on Development and Planning
AGENDA FOR JUNE 7, 2023 AT 4:00 PM

Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor
To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
view on: https://www.youtube.com/@lansingcitycouncil4446/streams

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Council Member Spitzley, Chairperson
Council Member Brown, Vice Chairperson
Council Member Garza, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
   A. May 17, 2023
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
   B. RESOLUTION - Appointment; Julie Durham; Business Representative Member; Downtown Lansing, Inc. Board; Term to Expire June 30, 2026
   C. RESOLUTION - Appointment; Jesus Jesse Flores; Business Representative Member; Downtown Lansing, Inc. Board; Term to Expire June 30, 2024
   D. RESOLUTION - Set Public Hearing; Obsolete Property Rehabilitation Act (OPRA) District; Homes on Holmes, LLC for property located at 230 S. Holmes St.
   E. RESOLUTION -Set a Public Hearing; Obsolete Property Rehabilitation Act (OPRA) Certificate; Homes on Holmes, LLC for property located at 230 S. Holmes St.
6. **Other**
7. **Adjourn**

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

MINUTES
Committee on Development and Planning
Wednesday, May 17, 2023 @ 4:00 p.m.
City Council Conference Room

CALL TO ORDER
Vice Chair Brown called the meeting to order at 4:00 p.m.

PRESENT
Council Member Spitzley, Chair – excused
Council Member Brown, Vice-Chair
Council Member Garza, Member

OTHERS PRESENT
Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA – left at 4:55 p.m.
Greg Venker, OCA
Laura Stoken
Susan Stachowiak, EDP
Emily Linden, Internal Auditor – left at 4:55 p.m.
Kate Long, Tri County
Keaven Henson
Darren Tews
Mr. Willard
Harry Hepler
Justin Miller
Randy Brown

MINUTES
MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MAY 3, 2023 MINUTES AS PRESENTED. MOTION CARRIED 2-0.

Public Comment
No public comment on this time.

Discussion/Action
RESOLUTION -Appointment; Laura Stoken; Saginaw Street Corridor Improvement Authority Board; Term To Expire 6/30/2025
Ms. Stoken briefly summarized her interest in applying for the Board and her expressed desire to serve. Ms. Stoken informed the Committee she has worked in Lansing since 2012, currently

working for the Rathbun Insurance Agency on Saginaw, and during that time has contributed as a member of the Junior League of Lansing raising funds and volunteering.

Council Member Brown asked for OCA to confirm how she could be appointed as a resident since she lives in Holt. Ms. Stoken stated she works in the corridor. Mr. Venker noted the resolution for referral speaks to "resident member" and therefore would check into the Board statute. Council Member Brown asked about her work with Public Sectors, and Ms. Stoken stated she worked there through November 2022.

Council Member Garza asked how she would share information from the Board to the community and neighborhoods that would be affected. Ms. Stoken stated she would be interested in meeting with all neighborhoods and would value speaking directly to the community.

Mr. Venker stated it should be a business member, and the statue says no less than 1 member can be a resident, and no less than majority should have a business interest.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE AMEND RESOLUTION FROM RESIDENT MEMBER TO BUSINESS REPRESENTATIAVE MEMBER; APPOINTMENT OF LAURA STOKEN TO THE SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY WITH A TERM TO EXPIRE 6-30-2025. MOTION CARRIED 2-0.

RESOLUTION – Tri County Office on Aging Annual Implementation Plan – Summary Fiscal Year 2024

Ms. Long outlined the reason for the plan and their attempt to ensure funding requirements. In the upcoming year they plan to expand services to under privileged groups. The approved plans and goals in the multi-year program will continue. The planning documents were shared with the public and the board, and a public hearing was hosted. One comment was received via email on direct care resources. On May 11th the recommendation for approval was issued.

Council Member Brown asked about agency and direct wages, and if there is an increase in wages or reimbursement. Ms. Long confirmed the conversations are being held on both, there is a goal to increase access to services and Mi-Choice. There is also discussion on professionalizing the wage force. Council Member Brown asked what the wage is and Ms. Long state she did not have that now but can get that to him.

Council Member Garza asked if there is continuing education in their goal of "professionalism". Ms. Long stated that is one of the things they are looking at as one of the goals.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE TRI COUNTY IMPLEMENTATION PLAN SUMMARY FISCAL YEAR 2024. MOTION CARRIED 2-0.

ORDINANCE – Z-1-2023; 4111 Aurelius Road, Rezoning MX-1 to R-2

Mr. Henson explained to the Committee that their request to rezone is to make it feasible to obtain financing for the home so as to update or sell in the future. With the current zoning of MX-1 it is hard to get a loan or financing for a residence.

Ms. Stachowiak stated staff and the Planning Commission support the rezoning.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE ORDINANCE FOR THE REZONING OF Z-1-2023; 4111 AURELIUS TO R-2. MOTION CARRIED 2-0.

RESOLUTION -Set Public Hearing; Z-4-2023; Six (6) vacant lots on west side of 3300 block of N. Larch from R-3 to S-C

Mr. Tews provided historical details on his rezoning submission which he stated was done twice because the first time it was wrong by not rezoning to industrial zoning. Mr. Tews stated at the same time he applied for an ACT to vacate the public right of way, which once vacated he wants to rezone as well. Therefore stating the application in front of the Committee is wrong because it should include the vacated right of way. He asked why the alley right of way request was not part of this, and appealed that property is landlocked without the vacate of that right of way. Mr. Tews stated once rezoned he plans to use for storage for his business, Pro Soil.

Ms. Stachowiak clarified for the Committee that the right of way is not an alley but a platted road. The lots are not landlocked, it is a road that is not developed. She confirmed Mr. Tews did submit two requests; one for the City to vacate the platted road off of Frederick, and the 2nd request to rezone on the west side of street; lots 43, 44,45,46,47,50. The applicant owns 3323 N East Street and is already storing materials, the right of way cannot be used for his own use and fenced off. At this point the City administration has not moved forward to vacate the right of way, even if the City approves the rezoning, to proceed on the platted road, it would have to be vacated and as owner of properties abutting that he would then get the portion that abuts his property. There were two (2) residents that attend the public hearing and they voiced concerns with hearing because when they purchased their homes they thought the area was going to stay residential. There have been issues already with noise, traffic. The staff recommendation and planning commission to deny.

Mr. Tews admitted they have been storing on site, removed it, paid a fine, and went to court. Since that time he assured the Committee he has not been storing anything on site. He again stated he wants the right of way included.

Council Member Brown explained to Mr. Tews that at this time the Council is just setting the public hearing. He then asked OCA to clarify the right of way that Mr. Tews keeps referencing.

OCA confirmed that the ACT 33 (street vacation application) is not agenda for this. Mr. Venker confirmed an application was given to the City to vacate, however after the Planning Commission looked at it, the City and the Planning Commission do not recommend vacating the public right of way. There is no obligation to the City to bring a denial of that right of way request to the Council. Therefore, the Administration has not put forward any action to vacate at this time.

Mr. Tews again appealed to vacate the right of way. Council Member Garza asked if he has spoken to anyone in the Mayor's office, and Mr. Tews stated he has not but would like to.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JUNE 12, 2023 FOR THE REZONING OF SIX VACANT LOTS ON THE WEST SIDE OF THE 3300 BLOCK OF N LARCH TO S-C SUBURBAN COMMERICAL. MOTION CARRIED 2-0.

RESOLUTION – Set Public Hearing; Z-5-2023; 1906 E Miller and vacant parcel at SW corner of E Miller and Aurelius from R-3 to R- MX

Ms. Stachowiak explained the request location, and applicant interest in combining the two parcels and building a residential development of up to 60 units. The current zoning is single family residence and the plan is to build single family detached rentals, and in the future have the ability to turn into condos.

Council Member Garza asked since it is listed as a church if they are paying taxes currently and Ms. Stachowiak stated they were and this rezoning would be consistent with the surrounding land use.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JUNE 12, 2023 FOR REZONING 1906 E MILLER AND VACANT PARCEL AT SW CORNER OF E MILLER AND AURELIUS TO R-MX. MOTION CARRIED 2-0.

RESOLUTION – Set Public Hearing; Z-6-2023; 1326 N Chestnut Street & Vacant lot South from R-6A to R-MX

Ms. Stachowiak acknowledged the applicant was invited, intended to attend however was not here yet. With this rezoning they will 4 attached units meeting setback and parking. The current zoning would allow 3 single family detached, but in order to have the intended attached 4 units, rezoning is necessary. There were neighbors at the public hearing that spoke on street parking concerns, but this is introducing a different type of housing to the area. The Planning Commission approved by a split vote, resulting in a recommendation for approval. They will have to split lot to the north, to create 2 parcels, and then could do single family. Want to rezone and combine to attached 4 units.

Council Member Garza asked if there was going to be on-site parking and Ms. Stachowiak stated they have to provide 8, 2 per unit. Each unit is 20 ft wide, meeting setbacks, can accommodate parking north of the buildings and meet the required buffer strip. She stated she agrees with need for additional housing, and this is a unique neighborhood, with narrow streets and no room for on street parking.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JUNE 12, 2023 FOR REZONING 1326 N CHESTNUT AND VACANT LOT SOUTH TO R-MX. MOTION CARRIED 2-0.

RESOLUTION – SLU-1-2023; Special Land Use Permit, 109 E Randolph St. for state licensed adult foster care, small group home with max capacity at 12 residents

Ms. Stachowiak briefly provided the history of earlier applications for the former 17 resident convent. An earlier request in 2022 was for a 20-bed care facility and that proposal fell through. This applicant would like to use for up to 12 beds and the applicant has an excellent track record in the area with similar uses. It will be a State licensed, 24 hours management, proper care for residents, minimal traffic. The staff and Planning Commission supports this request.

Council Member Garza asked if there was a parking arrangement with the neighboring church and Ms. Stachowiak stated a variance was granted for the parking because at this time the church was not comfortable with entering into an agreement. The facility will have staff on multiple shifts so parking is flexible.

Mr. Willard spoke briefly on the minimal need for parking based on shifts, and acknowledged council for considering his request.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE SLU-1-2023 AT 109 E RANDOLPH FOR A STATE LICENSED ADULT FOSTER CARE SMALL GROUP HOME WITH MAX CAPACITY AT 12 RESIDENTS. MOTION CARRIED 2-0.

ORDINANCE – Z-3-2023; Rezoning Multiple Properties on May Street, E Saginaw, East Park Terrace, Quaker Court, N Pennsylvania from R-MX to DT-2

Ms. Stachowiak briefly outlined the request for rezoning a block for residential to DT-2, where in the area there are already parcels zoned DT-2. If approved they will build attached units which will require demolition. The application is only asking for rezoning of properties he owns, and if they do not own it is not targeted for rezoning. The people that attend the public hearing did not speak on the project but of the crime in the area and condition of the current homes.

Mr. Hepler provided examples of the current property conditions and under inspections see no need to save, he then spoke briefly on his tentative plans.

Mr. Brown, owner of East Park Terrace spoke about the progress he has made on his home and concern with the potential of selling in the future if the surround homes are rezoned.

Ms. Stachowiak assured the Committee that the staff and the Planning Commission recommends rezoning, noting that everything to the west is already zoned DT-2, this is consistent with the master plan and follows the zoning patter already in that area.

Mr. Hepler assured them that most of the commercial will focus on Pennsylvania and Saginaw.

Council Member Garza asked Ms. Stachowiak if this rezoning would effect the home Mr. Brown owns if he chose to sell, and Ms. Stachowiak stated it is not like the earlier rezoning where they were creating a non-conformity with an investment in jeopardy.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE ORDINANCE FOR THE MULTIPLE PROPERY REZONING ON MAY STREET, E SAGINAW, EAST PARK TERRACE, QUAKER COURT AND N PENNSYLVANIA TO DT-2. MOTION CARRIED 2-0.

Other

No other topics.

Adjourn

Adjourned at 5:00 p.m.
Submitted by Sherrie Boak
Recording Secretary, Lansing City Council
Approved by the Committee on

Application for Appointment to Board or Commission

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

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

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

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

Date	04/18/2023
First Name	Julie
Middle	Fitzgerald
Last Name	Durham
Date of Birth	[redacted]
Address	1619 S. Genesee
City	Lansing
State	MI
Zip Code	48915
Email	jfitz77@gmail.com
Gender	Female

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

Ward	Ward 4

Best Phone Number to Contact You	517-896-4433
In what year did you move to Lansing?	1979
Additional Information Regarding Experience and Credentials	Extensive experience in economic and community development, education policy, grant writing and program evaluation.
Occupational Background	Currently a Senior Consultant at Public Sector Consultants Previous experience: -Resource and community development as Director of Development at Habitat for Humanity Capital Region -Program management and evaluation at the Michigan Charter School Association
Educational Background	B.S. in Social Science and Public Affairs from Central Michigan University (2005) Masters in Public Policy from the University of Wisconsin - Madison (2007)
Please attach a resume if available.	*File(s) attached:* Julie Durham Resume.pdf
First Choice for Board to Serve on	Downtown Lansing, Inc.
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.	I am committed and invested in the success of the city of Lansing, and believe that a strong downtown core is a vital component of an economically prosperous city. As the state capital and a close neighbor to a world-class research university, Lansing is in a unique position to be the nexus for current and future leaders of our city and state. A bustling downtown that serves the city's residents, our state employees, and the larger region will include affordable, unique, and exciting retail, food, housing, and business options. By maximizing our outdoor spaces, using existing buildings in innovative ways, and empowering entrepreneurs to lead the charge, Lansing's downtown can become a hub for the city.
Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office.	I meet the above stated requirements.

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

Agreement to Background Check Authorization	• I agree

Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.	Julie Durham
Date & Time	04/18/2023 8:25 PM (EDT)
Receive an email copy of this form.	Yes

Julie Fitzgerald Durham

1619 S. Genesee, Lansing, MI 48915 • (517)896-4433 • jfitz77@gmail.com

PROFESSIONAL PROFILE

- Approachable, strong communication skills
- Understanding of factors that influence student achievement and outcomes
- Keen ability to identify obstacles and alternative paths
- High performing analytical leader with unique ability to relay complex, multifaceted information in understandable and intriguing ways
- Skilled strategist who converts strategic plans into programmatic solutions with detailed performance and outcome tracking
- Experienced public speaker, including legislative testimony and presentations at national conferences
- Versatile and strong communication skills, including academic, research and article writing, with ability to turn around articles and speaking points quickly
- Experience managing projects and compliance with program initiatives, and measuring program effectiveness
- Creative and open minded problem solver
- Veteran federal and state grant writer, with over $3 million in grant funds secured
- Thrives in constantly changing, high stakes environments
- Highly trained researcher with research design, data collection, analysis and dissemination skills, including quantitative and qualitative data (surveys, focus group, big data sources)
- Experienced in identifying and implementing professional development needs across multiple sites
- Ability to identify and implement new technologies to increase productivity and impact

EXPERIENCE

Public Sector Consultants (2019–present**)**
Senior Consultant

- Conducts research and analysis on a wide range of topics, including education, economic and workforce development, and nonprofit management.
- Develops proposals, designs and conducts program evaluations, writes research and evaluation reports, and conducts interviews and surveys.
- Serves as project manager for statewide education grant and research projects, including managing budgets, supervising staff, creating grant evaluation metrics and processes and coordinating community of practice activities.
- Facilitates strategic planning sessions, stakeholder groups, and task forces.
- Compiles and analyzes quantitative and qualitative data.

Independent Consulting (August 2017-present)

- Provide educational research and consulting services to school districts and stakeholders, including focus group analyses, student achievement data analysis, and market research
- Coordinate and write grant proposals for non-profits including those in early childhood, private K-8, adult employment services and food security
- Cultivate new client partnerships

Habitat for Humanity Capital Region
Director of Resource Development (July 2017 – May 2019)

- Create and manage organizational grant strategy
- Oversee volunteer coordinator and grant writing staff
- Manage annual event strategies, including planning, execution and evaluation
- Develop annual giving campaigns and reports
- Manage community and neighborhood development strategies, including convening community stakeholders
- Represent the organization at public events
- Cultivate and retain new and existing corporate and individual donors

Michigan Charter School Association
Director of Research and Data Initiatives (August, 2011-June 2017)

- Facilitate federal Teacher Incentive Fund grant for 28 Detroit Schools, including managing efforts to coordinate data collection and evaluation, professional development, federal compliance and third party evaluation efforts
- Manage and coordinate grant writing and fundraising efforts including federal, foundation, and state grants
- Manage MAPSA's Quality Workgroup initiative, aimed at aligning state policy on student, teacher, and school assessments, accountability and quality
- Identify innovative ways to influence student achievement and supporting funding opportunities
- Developed and maintain relationships with key education reform stakeholders to adopt consistent school quality measures
- Provide legislative testimony and talking points
- Authored MAPSA strategic plan and associated performance metrics
- Managed the development of the organization's first ever research database using multiple, complex, longitudinal datasets

University of Wisconsin, Center on Education and Work
Project Manager/Research Associate (October 2007-December 2010)

- Provided technical assistance to schools involved in research projects, including conducting webinars, site visits, and teacher training
- Manage and coordinate grant writing and fundraising efforts including federal, foundation, and state grants
- Managed multiple, simultaneous research projects that spanned within Wisconsin and around the country
- Coordinated student record data collection and analysis for research projects including U.S. Department of Labor Study on Individualized Learning Plans and STEM education
- Conducted focus groups with students, parents and teachers on Individualized Student Learning Plans
- Administered student engagement, career interest and learning inventories
- Researched and analyzed federal policy implications and opportunities for school funding associated with technological advances and post secondary preparation
- Responsible for identifying and recommending grantees, and managing their compliance with grant requirements
- Increased grant recipients capability to use school and student level data to make high stakes decisions at their schools through intensive summer institutes

State of Wisconsin, Department of Agriculture, Trade and Consumer Protection: Office of the Secretary
Program/Planning Analyst (May 2006 – May 2007)

- Developed and assisted in implementation of carbon sequestration programs for agriculture and forestry, including writing contracts, marketing, and providing technical assistance
- Conducted policy evaluation and development of Wisconsin's bio-based economy initiatives
- Analyzed impact of federal antitrust railroad policy on agriculture and energy
- Represented the department at statewide hearings and events
- Provided general policy and economic analysis for regional economic development initiatives

State of Michigan, Department of Education
Policy Intern **(**Summer 2005)

- Developed best practices for early childhood education programs
- Assisted in interagency collaboration resulting in the redesign of 0-3 year-old early intervention services
- Reviewed and score State grant application
- Assessed data collection methods of early intervention service providers.

EDUCATION AND TRAINING

University of Wisconsin-Madison, Madison, WI

MPA (2007) Public Affairs, with focus on social welfare policy, studies included microeconomic analysis of public policy, the politics of poverty, quantitative methods for policy, social welfare policy, cost-benefit analysis, program evaluation, STATA and SAS application, non profit management

Central Michigan University, Mt. Pleasant, MI
B.S. (2005) Social Science, with Minor in Public Affairs, Studies included comparative, international and environmental policy, political science, statistics and economics

PROJECTS, PRESENTATIONS, PUBLICATIONS

- Durham, J. Childhood Trauma: The Impact on Students and Learning. Charter Connect. Winter 2017 ed.
- Facilitator, Stress and Trauma in the Classroom Roundtable, Innovators in Education Symposium, October 2016
- Innovators in Education Conference, Teacher Evaluation Presentation, October 2014
- National Alliance for Public Charter Schools, Teacher Evaluation Presentation, June 2014
- National Alliance for Public Charter Schools, School Accountability Technical Panelist, October 2013
- Carnegie Foundation, Carnegie Knowledge Network. User panel reviewer. April 2012 – April 2014
- Phelps, A., Durham J. An Evaluation of Project Lead the Way. National Career Academy Coalition Conference, Philadelphia. November, 2009.
- Phelps, A., Durham, J. Engineering the Math Performance Gap, Spring, 2009
- Phelps, A., Durham, J. Ensuring College and Career Readiness for Science, Technology, Engineering and Math, Spring, 2009.

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

WHEREAS, the Mayor has made the appointment of Julie Durham as a Business Representative member of the Downtown Lansing, Inc. Board for a term to expire June 30, 2026; and

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

WHEREAS, the Committee on Development & Planning met on June 7, 2023 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Julie Durham as a Business Representative member of the Downtown Lansing, Inc. Board for a term to expire June 30, 2026.

Application for Appointment to Board or Commission

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

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Date	04/26/2023
First Name	Jesus
Middle	A
Last Name	Flores
Other name(s) by which you have been known, including maiden names	Jesse
Date of Birth	[redacted]
Address	3945 Quarterhorse Road
City	East Lansing
State	MI
Zip Code	48823
Email	jesse@superwebpros.com
Gender	M

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

Ward	Regional
Best Phone Number to Contact You	5178853137
In what year did you move to Lansing?	2013
Additional Information Regarding Experience and Credentials	My business is located downtown at 120 North Washington Square (the PNC building). I have been serving on DLI's Economic Vitality committee for the past 2+ years and currently co-chair it. I have several relationships throughout the region, including with LEAP, the MSU Foundation, Spartan Innovations, the Lansing Chamber of Commerce, and more.
Occupational Background	I own a web and software development company, SuperWebPros. Before that, I had a startup based in Atlanta, GA and before that I was in corporate management with McMaster Carr Supply Company.
Educational Background	2010 - MBA, Emory University 2005 - M.Ed., University of Notre Dame 2003 - BA, University of Notre DAme
First Choice for Board to Serve on	Downtown Lansing, Inc.
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.	I am excited to apply for the board position with Downtown Lansing, Inc. for several reasons. First and foremost, I believe in the importance of a strong downtown for the growth and economic vitality of the entire region. As a member of the economic vitality committee and a volunteer with DLI, I have seen firsthand the impressive progress made under the leadership of Cathleen and the team. I am eager to contribute my skills and experience to build on that success. With my corporate, startup, and tech background, I believe I can bring a unique perspective to the board. I have a deep understanding of innovation and technical acumen that I believe can be valuable in shaping the future of Downtown Lansing. In particular, I am passionate about recruiting more technology companies to the area, especially those focused on AI. I am already working with other regional stakeholders on this effort and believe that DLI can play a critical role in making Lansing an attractive location for these companies. Overall, my goal as a board member is to help create a flywheel of growth that will benefit the entire community. I believe that Downtown Lansing, Inc. is well-positioned to lead this effort, and I am eager to contribute my skills and ideas to help make that vision a reality.
Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office.	As far as I know, I meet all requirements.

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

Agreement to Background Check Authorization	• I agree
Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.	Jesus A Flores, Jr
Date & Time	04/26/2023 4:00 PM (EDT)
Receive an email copy of this form.	Yes

3-29-2023

Lansing City Clerk

City Hall

124 West Michigan Ave.

Lansing, MI 48933

Re: Obsolete Property Rehabilitation Act District and Certificate for 230 S. Holmes St. Lansing, MI 48912

Dear Clerk Swope,

Per the Obsolete Property Rehabilitation Act (OPRA), Act 146 of 2000, the undersigned applicant Farrin Forsberg, Homes on Holmes LLC. having control of the property located at **230 S. Holmes St. Lansing, MI 48912**(the "Property"), legal description attached, hereby requests the granting of an OPRA Certificate by the City of Lansing on the Property. The Property has been inspected by the City of Lansing Assessor and determined to suffer from functional obsolescence (determination of obsolescence attached).

General Description of Obsolete Facility

Total Square Feet: 5,000; 2,500 above grade

Year Built: 1925

Historical Uses: None

Vacancy: Currently Vacant, the building has been vacant since 2019

Description of Functional Obsolescence Issues: It is a worn-down building due to a fire and in need of Redevelopment.

Proposed Use of the Rehabilitated Facility

The applicant intends to rehabilitate the facility as follows:

Interior and exterior work will be completed at the property interior includes: rehabilitation of plumbing, HVAC, electrical, framing, fire suppression, drywall, and finishes. Exterior work includes: landscaping, curb and gutter, paving, electrical, new detention basin, and framing. The plan for reuse is a 6-unit apartment building. Examples of similar projects include but not limited to the Artist Lofts and Davies Project.

Expected Economic Advantages

The completion of Unity Apartments at 230 S. Holmes St. Lansing, MI 48912 will contribute 2-3 new jobs of employment to the City of Lansing including property management and property maintenance. Also, Unity Apartments will provide 6 additional housing units.

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

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

Detailed Description of Rehabilitation and Fixed Building Equipment

The OPRA tax abatement is a significant component of this project. The applicant has estimated the renovation costs of the project at $640,000. The renovation estimate are as follows:

Please see attached itemized list of construction costs.

Time Schedule for Rehabilitation

Commencement of construction is scheduled for 07/15/2023 with completion of the project expected by 12/31/2023.

Property Taxable Value and Legal Description

The specifics on the property are as follows:

Property Address: 230 S. Holmes St. Lansing, MI 48912

Owner's Name:	Farrin Forsberg
Sq Feet of Building:	5000 Total Square Feet
Tax ID Number:	87-1442241
Tax Value Land:	$17,148
Tax Value Building:	$102,585
SEV Value Total:	$134,200

Legal Description:	E 179.77 FT LOT 11 & W 79.77 FT OF E 179.77 FT OF S 33 FT LOT 9, ALSO COM SE COR LOT 11, TH E 8.25 FT , N 66 FT, W 8.25 FT AND S 66 FT TO POB, BLOCK 11 GREEN OAK ADD SPLIT/COMBINED ON 09/18/2017 FROM 33-01-01-15-331-121, 33-01-01-15-331-131;
Parcel Number:	33-01-01-15-331-132

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

Sincerely,

Farrin Forsberg

Hard Costs: Material & Labor and Order of Work

Order of Work	Category/Item	Material Cost	Labor Cost	Total Cost
1.	**Framing** A. Demo B. Front/back deck C. Build out of units D. Headers E. Frame Windows F. Frame brick wall G. Extending Floor H. Garbage barrier			$120,000
2.	**Windows**	$11,100	$4,250	$15,350
3.	**Roofing** A. Strip roof B. Removal of debris C. New shingles			$7,000
4.	**Plumbing** A. Rough B. Finish C. Rough material			$65,400
5.	**HVAC**			$69,500
5,	**Electrical** A. Rough B. Finish C. Rough in materials (plugs & outlets)			$60,000
6.	**Fire suppression**			$19,000
7.	**Insulation**	$11,405.49	$8,000	$19,405.49
8.	**Drywall**	$14,000	$29,570	$43,570
9.	**Painting**	$7,000	$19,000	$26,000
10.	**Finishes**	$35,000	$20,000	$55,000
11.	**Brickwork**			$5,100
12.	**Exterior Work** A. Excavating B. Asphalt Lot C. Concrete D. Demo E. Detention basin			$110,000
13.	**Dumpster**			$400

14.	**Ramp**			$21,000

Total: $636,725.49

CITY OF LANSING
NOTICE OF PUBLIC HEARING

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

To afford an opportunity for all residents, taxpayers of the City of Lansing, City Assessor, other interested persons and ad valorem taxing units to appear and be heard on the approval 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 property located at 230 S. Holmes St., Lansing, Michigan, legally described as:

E 179.77 FT LOT 11 & W 79.77 FT OF E 179.77 FT OF S 33 FT LOT 9, ALSO COM SE COR LOT 11, TH E 8.25 FT , N 66 FT, W 8.25 FT AND S 66 FT TO POB, BLOCK 11 GREEN OAK ADD SPLIT/COMBINED ON 09/18/2017 FROM 33-01-01-15-331-121, 33-01-01-15-331-131

Parcel Number: 33-01-01-15-331-132.

Approval of this District will allow the owners of real property within the District to apply for an abatement of certain property taxes for the improvements to their property located within the District. Further information regarding this issue may be obtained from Simon Verghese, Lansing Economic Development Corporation (LEDC), 230 N. Washington Sq. Ste 212 Lansing, MI 48933, (517) 898-1709.

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

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

Michigan Department of Treasury
3674 (Rev. 12-20)

Reset Form

Application for Obsolete Property Rehabilitation Exemption Certificate

Issued under authority of Public Act 146 of 2000, as amended.

This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

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

Applicant (Company) Name (applicant must be the OWNER of the facility) Homes on Holmes LLC.		
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code) 3665 Ponderosa Dr. Okemos, MI 48864		
Location of obsolete facility (Number and Street, City, State, ZIP Code) 230 S. Holmes St. Lansing, MI 48912		
City, Township, Village (indicate which) City of Lansing	County Ingham	
Date of Commencement of Rehabilitation (mm/dd/yyyy) 07/15/2023	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 12/31/2023	School District where facility is located (include school code) Lansing
Estimated Cost of Rehabilitation $640,000	Number of years exemption requested 5 years	
Attach legal description of obsolete property on separate sheet.		

Expected Project Outcomes (Check all that apply)

- [x] Increase commercial activity
- [x] Create employment
- [ ] Retain employment
- [x] Prevent a loss of employment
- [x] Revitalize urban areas
- [x] Increase number of residents in the community in which the facility is situated

Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. ____

- [x] Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.

APPLICANT CERTIFICATION

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

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

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

Name of Company Officer (No authorized agents) Farrin Forsberg	Telephone Number 517-719-1658	Fax Number —
Mailing Address 3665 Ponderosa Dr. Okemos, 48864	E-mail Address farrinforsberg@gmail.com	
Signature of Company Officer (no authorized agents)	Title owner / Developer	

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

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

Signature	Date Application Received 5/12/23

FOR STATE TAX COMMISSION USE

Application Number	Date Received	LUCI Code

Andy Schor, Mayor

CITY ASSESSORS OFFICE

Sharon Frischman, MMAO
City Assessor
3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-7624
FAX: (517) 483-4101
www.lansingmi.gov/City-Assessor

April 20, 2023

Lansing Economic Development Corp

Re: 230 S Holmes St. Functional Obsolescence Determination

A site visit was conducted by this office on April 13th, 2023. This building was originally built as a church. Market demand for this type of small, neighborhood church has diminished significantly in the last 20 years.
The only plumbing is in the basement with no other access aside from stairs. The windows are all single pane. Currently, there are no mechanicals in the building.

The use and design as well as the absence of heating, adequate plumbing render the building obsolete. A recent (2019) fire has also weakened the exterior brick wall.

As of April 13, 2023, I have determined that this building is functionally obsolete.

Sharon Frischman, MMAO, AI-GRS
City Assessor