

**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 26, 2018

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 26, 2018 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 February 26 and March 12, 2018

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; Recognition of National Vietnam Veterans Day

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 the Payment in Lieu of Taxes (PILOT) for Camelot Hills; 601 Sadie Court

2. In consideration of the Community Development Block Grant (CDBG) 2018-2019 Action Plan
3. In consideration of Amending Resolution 0145 of 1981 for SLU-1-2016; 2101 E. Mt. Hope Avenue; Petition for the construction of a mobile cell tower
4. In consideration of Re-Adoption and Re-Codification of Codified Ordinances
5. In consideration of Z-1-2018; 600 Block East Michigan; Rezone from “H” Light Industrial District to “G-1” Business District

B. SCHEDULED PUBLIC MATTER OF CONSIDERATION

1. In consideration of a Land Acquisition Grant Application; Authorizing Michigan Natural Resources Trust Fund (MNRTF) Acquisition of Willard Avenue Parcel 33-01-01-27-426-001
2. In consideration of a Land Acquisition Grant Application; Authorizing Michigan Natural Resources Trust Fund (MNRTF) for Acquisition of 4000 Hunter’s Ridge Drive, Parcel 23-50-40-25-451-022
3. In consideration of a Grant Application; Authorizing Michigan Natural Resources Trust Fund (MNRTF) Grant Funding to develop the River Trail connection of Cambridge Road to Frances Park River Trail
4. In consideration of a Grant Application; Authorizing Michigan Natural Resources Trust Fund (MNRTF) Grant Funding to develop a one mile walking path within the Rudolph and Dorothy Wilson Park
5. In consideration of a Grant Application; Authorizing Michigan Natural Resources Trust Fund (MNRTF) Grant Funding to acquire Wise Road Parcel 33-01-05-06-202-021

XIII. COUNCIL CONSIDERATION OF LEGISLATIVE MATTERS

A. REFERRAL OF PUBLIC HEARINGS

B. CONSENT AGENDA -

1. BY COUNCIL MEMBERS DUNBAR, GARZA, HUSSAIN, JACKSON, SPADAFORÉ, SPITZLEY, WASHINGTON, AND WOOD
 - a. Tribute; in recognition of the Ninth Annual César Chávez Memorial Observance

- b. Tribute; in recognition of Cordell Henderson, Jr., Recipient of the Frederick Douglass Award presented at the National Association of Negro Business and Professional Women's Annual Founders Day Awards Ceremony
 - c. Tribute; in recognition of Wayne Lynn, Recipient of the Community Service Award presented at the National Association of Negro Business and Professional Women's Annual Founders Day Awards Ceremony
 - d. Tribute; in recognition of Theresa Randleman, Recipient of the Business Excellence Award presented at the National Association of Negro Business and Professional Women's Annual Founders Day Awards Ceremony
 - e. Tribute; in recognition of BreAnna Nixon, Recipient of the Youth on the Move Award presented at the National Association of Negro Business and Professional Women's Annual Founders Day Awards Ceremony
 - f. Tribute; in recognition of Martell Jackson, Recipient of the Youth on the Move Award presented at the National Association of Negro Business and Professional Women's Annual Founders Day Awards Ceremony
- 2. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
 - a. Setting a Public Hearing in consideration of IFT-01-18; Industrial Facilities Exemption Certificate for Tecomet, Inc.; 5858 Enterprise Drive
- 3. BY THE COMMITTEE ON GENERAL SERVICES
 - a. Community Funding Request; Men Making A Difference; 2018 Family Community Cookout Fest for \$1,000
 - b. Claim Disposition; #1509 for grass fee at the property located at 1012 Ontario Street for \$330
 - c. Fireworks Display by Lansing Lugnuts & Melrose Pyrotechnics, Inc. at Thomas M. Cooley Law School Stadium, 505 E. Michigan Avenue on various dates
- 4. BY THE COMMITTEE ON INTERGOVERNMENTAL RELATIONS
 - a. Confirmation of Appointment; Darlene J. Fancher; as the City of Lansing Member to Capitol Area Transportation Authority for a term to expire of September 30, 2020

- b. Confirmation of Appointment; Jennie M. Gies as the City of Lansing Member to the Capitol Area Transportation Authority for a term to expire of September 30, 2020
- 5. BY THE COMMITTEE ON PUBLIC SERVICES
 - a. Confirmation of Appointment; Zoe Ahlstrom as the At Large Member of the Park Board for a term to expire of June 30, 2019
 - b. Confirmation of Appointment; Cynthia J. Lockington as the At Large Member Board of Public Service for a term to expire of June 30, 2019
 - c. ACT 51 Funding Street Administrator Designation
 - d. Public Improvement I/II; Repair and Reconstruction of public sidewalks excepting all public streets and alleys and other land deemed not benefited in areas bounded by; All lands fronting Stabler Street between Holmes Road and Willard Avenue
- 6. BY THE COMMITTEE ON WAYS AND MEANS
 - a. Michigan Natural Resources Trust Fund Ratification of the Notice of Consideration
 - b. Land Acquisition Grant Application; Authorizing Michigan Natural Resources Trust Fund (MNRTF) Acquisition of Willard Avenue Parcel 33-01-01-27-426-001
 - c. Land Acquisition Grant Application; Authorizing Michigan Natural Resources Trust Fund (MNRTF) for Acquisition of 4000 Hunter's Ridge Drive, Parcel 23-50-40-25-451-022
 - d. Grant Application; Authorizing Michigan Natural Resources Trust Fund (MNRTF) Grant Funding to develop the River Trail connection of Cambridge Road to Frances Park River Trail
 - e. Grant Application; Authorizing Michigan Natural Resources Trust Fund (MNRTF) Grant Funding to develop a one mile walking path within the Rudolph and Dorothy Wilson Park
 - f. Land Acquisition Grant Application; Authorizing Michigan Natural Resources Trust Fund (MNRTF) Grant Funding to acquire Wise Road Parcel 33-01-05-06-202-021
- 7. BY THE COMMITTEE OF THE WHOLE
 - a. Authorizing Treasury Notification on underfunded ERS Pension Waiver Applications

C. RESOLUTIONS FOR ACTION

1. BY THE COMMITTEE ON WAYS AND MEANS
 - a. Grant Acceptance; Michigan Economic Development Corporation Wayfinding Grant
 - b. Grant Acceptance; FY17 Technology Innovation for Public Safety (TIPS) Grant

D. REPORTS FROM COUNCIL COMMITTEES

E. ORDINANCES FOR INTRODUCTION and Setting of Public Hearings

1. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
 - a. Z-8-2017; 3440 N. East Street, Rezoning from "F" Commercial District to "G-2" Wholesale District
2. BY THE COMMITTEE ON PUBLIC SAFETY
 - a. An Ordinance of the City of Lansing, Michigan to amend Chapter 1426 by adding Section 1426.07, Fire and Smoke Damper Inspection Program

F. ORDINANCES FOR PASSAGE

1. BY THE COMMITTEE ON PUBLIC SERVICES
 - a. Adoption of An Ordinance of the City of Lansing, Michigan, to Amend Chapter 656.05 of the Lansing Codified Ordinances by providing for the times City Parks are closed
2. BY THE COMMITTEE OF THE WHOLE
 - a. Re-Adoption and Re-Codification of Codified Ordinances

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
2. Letter(s) from the Mayor re:
 - a. FY18/19 Executive Budget Recommendation

- b. Appointment of Julee M. Rodocker as the Second Ward Member of the Board of Police Commissioners for a term to expire June 30, 2022
 - c. Appointment of Cynthia Redman as an At-Large Member of the Historic District Commission for a term to expire June 30, 2020
 - d. Appointment of Heather Goupil as an At-Large Member of the Historic District Commission for a term to expire June 30, 2020.
 - e. Executive Order 2018-02; Establishing the Mayor's Diversity Advisory Council
3. Communication from the Lansing Board of Water and Light re:
- a. Lansing Board of Water and Light Strategic Plan
 - b. New Power Poles on the west side of Lansing

B. COMMUNICATIONS AND PETITIONS, AND OTHER CITY RELATED MATTERS

- 1. Claim Appeal; Claim #1520, David Sheets for Board Up Fee at 816 Baker St. for \$820
- 2. Claim Appeal; Claim #1522, Jan Ghufran for Trash Fees at 604 S. Magnolia for \$440
- 3. Letter from the Michigan Liquor Control Commission regarding a new SDM license issued under MCL 436.1533(5)(a), in conjunction; new catering permit located at 505 E Michigan Ave, Take Me Out Too LLC & City Of Lansing
- 4. Affidavit of Disclosure; Sagar Kandel, Lansing Police Department

XVI. MOTION OF EXCUSED ABSENCE

XVII. REMARKS BY COUNCIL MEMBERS

XVIII. REMARKS BY THE MAYOR OR EXECUTIVE ASSISTANT

XIX. PUBLIC COMMENT ON CITY GOVERNMENT RELATED MATTERS (City government related matters are issues or topics relevant to the operation or governance of the city. The public may comment for up to three minutes. Speakers must sign up on yellow form.)

XX. ADJOURNMENT

A handwritten signature in black ink that reads "Chris Swope". The signature is written in a cursive, flowing style.

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**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, March 26, 2018 at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An Ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new Section 888.33 for the purposes of providing for a service charge in lieu of taxes for one hundred two (102) low income multi-family dwelling units in a project known as the Camelot Hills, f/k/a Hickory Woods, located at 601 Sadie Court, pursuant to the provisions of The State Housing Development Authority Act of 1966, As Amended.

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



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CAMELOT HILLS

601 SADIE COURT

City of Lansing PILOT Application



32600 Telegraph Rd, Bingham Farms, MI • ph 248-833-0550



11/21/2017

Robert Johnson, Director of Planning and Neighborhood Development
City of Lansing
316 N Capitol Avenue, Suite D-1
Lansing, MI 48933

RE: **Camelot Hills, 601 Sadie Court, Lansing MI**

Dear Mr. Johnson,

Please find the enclosed request for the extension of the existing 4% Payment in Lieu of Taxes ("PILOT") agreement. A key component of the comprehensive rehabilitation of Camelot Hills is closing on a new 35 year tax exempt loan through the Michigan State Housing Development Authority ("MSHDA"). MSHDA requires that PILOTs run concurrent with their loans.

As you may be aware, Federal Tax Reform will likely change the way affordable housing is developed and preserved in the future. The proposal described in the attached summary was submitted to MSHDA last spring and became officially part of their pipeline in August of 2017. MSHDA recently indicated their acceptance of the transaction and notified us that they are now working diligently to close the bond side of the transaction by the end of 2017 in order to insure bond financing is in place prior to Tax Reform. We have secured an investor and are "shovel ready". The remaining component is receiving the City of Lansing's confirmation that they will allow the current PILOT to be extended so that it will be concurrent with the new 35 year MSHDA mortgage.

Enclosed you will find a summary of our request and a number of supporting documents. Please contact myself, Katie Thoits at (248) 833-0559 or Jennifer Liddell at (248) 833-0598 if you require further documentation related to this request for the City of Lansing's consideration.

As always, we appreciate your involvement and cooperation

Sincerely,

Donna McMillan, Director of Preservation
MHT Housing, Inc.
dmcmillan@mhthousing.net
(248) 833-0588

Cc: James D. Smlertka, City Attorney
Donald J. Kulhanek, Development Manager



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Table of Contents

1. City of Lansing PILOT Request Summary
2. Location Map of Project Parcels
3. Existing PILOT & 2016 – 2017 PILOT Invoices
4. Ownership Entity Organizational Documents
5. Trade Payment Breakdown & Scope of Work
6. Capital Needs Assessment
7. Statement of Developer Experience



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City of Lansing PILOT Request Summary

Camelot Hills (originally developed as Hickory Woods) is a 102 unit multifamily apartment complex located at 601 Sadie Court, Lansing, MI. It is owned by MHT Housing ("MHT") and managed by Continental Management. It was originally built in 1982 and residents who live there are eligible to receive assistance with their rent through HUD's Section 8 project based rental assistance program. This rental assistance contract is a critical safety net for the low and moderate income families and seniors who live there. The property is always fully occupied and the waiting list is long. Families appreciate the property's location near public transportation and the many amenities offered to them and the hundreds of children that live on site. These families know that without this safe and decent housing, they would certainly face homelessness. Preservation of this type of affordable housing is critical to the wellbeing of the constituents living in this Lansing Community.

Camelot Hills is set on a 5.78 acre site just off North Grand River Avenue in Lansing's 4th Ward. The site is beautifully located on the edge of the Grand River and is well maintained having no current deferred maintenance. However, a recently completed capital needs assessments identified that the many of the property's physical components will exhaust their useful life in the next 5 to 10 years. This study was reviewed by the Michigan State Housing Development Authority ("MSHDA") and they concur that without action, the property will face significant deficits in its reserves for replacements in only a few short years.

In order to proactively address looming property needs, ownership applied to MSHDA for refinancing using new 35 year tax exempt mortgage revenue bond financing and (4%) Low Income Housing Tax Credits (LIHTC). Concurrently, ownership applied for a new 20 year Housing Assistance Payment contract from HUD. The new contract will result in a slight rent increase which in turn actually **increases PILOT payments to the City. A calculation of 2016, 2017 and PROPOSED 2018 PILOT payments is attached.** This comprehensive proposal includes a \$3.6 million rehabilitation of the property and the establishment of \$1.2 million in project reserves. Refinancing using LIHTC's requires creating Limited Dividend Housing Associations and partnering with investors whose equity is needed to balance out the financing. MHT Housing, Inc. (a 501 c (3) nonprofit) is prepared to invest over \$1 million of its own capital to make this deal but given the rent restrictions, there is only minimal cash flow to pay all operating expenses and the new required debt.

Exasperating the issue further is the fact that the current Payment in Lieu of Tax Payment ("PILOT") agreement with Lansing is set to expire in 2024. If the PILOT was to expire as projected, rents will not cover full taxes which would put the new loan in jeopardy. The existing PILOT allows the property to pay 4% of net revenue annually in lieu of full taxes and there is no opportunity to increase



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the federally regulated rents in order to pay any amount higher than 4% of net revenues. MSHDA and our potential new investor (National Equity Fund) must have certainty that the 4% PILOT runs concurrent with the new 35 year MSHDA Loan in order to move forward with the transaction. Therefore we are requesting that the PILOT be extended concurrent with the new MSHDA financed mortgage.

In order to support our request, we offer the following background information about us, the property and the transaction.

ABOUT OWNERSHIP

MHT Housing, Inc. has over 27 years of affordable housing development experience in the State of Michigan and is a 501(c)(3) nonprofit organization. MHT serves as the general or managing member of nearly 6,500 elderly and family units and has been successful in obtaining multiple funding sources for preservation, adaptive reuse, and new construction projects, that include HOME and NSP funding, Brownfield and Historic tax credits, HUD221(d)4 and Fannie Mae loans. The property is managed by MHT's affiliated management company, Continental Management. Continental Management was formed in 2003 and now oversees 106 affordable housing developments which are unsurpassed in terms of quality and efficiency. In fact, Continental Management was named 2016 Property Management Company of the Year by the Detroit Metropolitan Apartment Association.

ABOUT THE PROPERTY

Camelot Hills has 84 two bedroom units (804 square feet), five barrier-free two bedroom units (808 square feet) and 13 three bedroom units (906 square feet). The property has eight buildings and a Section 8 project based contract that covers 100% of the units. It is conveniently located near major bus transportation. All units are equipped with full kitchens including refrigerators, ranges and disposals, walk-in closets, cable hook-ups and patio/balconies. The development features nicely manicured green space, private parking, playground area and coin operated laundry. All units will be covered with a new 20 year HAP agreement with HUD.

Camelot Hills' staff coordinates closely with various nonprofit groups, including Northwest Initiatives, to bring services to the residents. Programs include services to the elderly, fresh vegetable trucks in the summer, and summer lunch programs for the children.



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ABOUT THE DEVELOPMENT TEAM

The Camelot Hills development team is experienced and has all of the skills necessary to complete this rehabilitation project. The team also has experience working together on successful past LIHTC projects.

Investor/Syndicator Partner

National Equity Fund, Inc.

Kristen Senff, Vice President

Ph: 614-216-8695

Lender

Michigan State Housing Development Authority

John Hundt, Manager, Multifamily Development

Ph: 517-241-7207

General Contractor:

Continental Construction Management, LLC

Michael O'Dell, Project Director

Ph: 248-833-0557, Email mmodel@continentalconstructionllc.net

Architect:

Kem-Tec Engineering & Associates

Jeffery Graham, Architect

Ph: 313-618-0322, Email jgraham@kemtec-survey.com

Attorney:

Gromer PLLC

James R. Gromer, Attorney

Ph: 248-833-0564, Email jgromer@continentalmgt.com

Accountant:

Kirschner Hutton Perlin, P.C.

Steve Champa, CPA

Ph: 248-356-3880, Email schampa@khppc.com



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ABOUT THE JOBS SAVED AND CREATED

It is anticipated that this transaction will preserve 4 permanent positions and 1 part-time and those of the various contractors (landscaping, laundry and security) who provide services to the site annually. Additionally, this substantial rehabilitation will result in the employment approximately 52 professionals and laborers in the construction industry. This estimate of jobs created was based on review of past projects of similar size and scope of work.

ABOUT THE TRANSACTION

This comprehensive transaction combines a substantial rehabilitation with an extension of the Section 8 contract. In addition, \$3.6 million rehabilitation reserves will be established from proceeds that will insure that the future physical needs of the property will be met throughout the 35 year new loan with the Michigan State Housing Development Authority.

Proposed renovations, if the PILOT request is approved, include exterior site work including new asphalt, roofing, siding, landscaping, windows and doors, and upgrades to the HVAC systems, and mechanicals. The common area and the office will see new flooring, lighting, paint and furnishings. Residential units will receive new cabinetry, lighting, flooring, and energy efficient appliances. A full scope of work is included as an attachment.

As mentioned, this preservation transaction will occur through the refinancing and awarded in of Low Income Housing Tax Credits from the Michigan State Housing Development Authority. The following is a summary of the sources and uses of this transaction as proposed.



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PROFORMA

Sources

MSHDA Permanent Mortgage	\$5,221,644
Equity from LIHTC Syndication	\$3,439,464
MSHDA GAP Assistance	\$1,536,000
General Partner	\$1,112,088
Operating and Deferred Fees	<u>877,549</u>
TOTAL	\$12,186,745

Uses

Acquisition (Resolving old debt)	\$4,680,625
Construction Hard Costs	\$3,639,303
Soft Costs, Fees and Reserves	<u>\$3,866,817</u>
TOTAL	\$12,186,745



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CALCULATION OF PAYMENT IN LIEU OF TAXES

**Based on the proposed rents included in this preservation transaction
PILOT payments will increase significantly.**

2016 (Billing based upon 2015 Calculation)

Annual Shelter Rents	\$838,040
Annual Utilities	(\$94,226)
Total Base Amount	\$743,814
PILOT Ratio	4%
Total Due/Paid	\$29,752.56

2017 (Billing based upon 2016 Calculation)

Annual Shelter Rents	\$842,367
Annual Utilities	(\$98,807)
Total Base Amount	\$743,560
PILOT Ratio	4%
Total Due/Paid	\$29,742.40

PROJECTED 2018 (Billing based upon EST 2017 Calculation)

Annual Shelter Rents	\$901,505
Annual Utilities	(\$100,180)
Total Base Amount	\$801,325
PILOT Ratio	4%
Total Due/Paid	\$32,053.00



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Location Map of Project Parcels





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Existing PILOT & 2016-2017 PILOT Invoices

Hickory PILOT

Page 41 of 54

located at 601 Sadie Court by Hickory Woods/MHT Limited Dividend Housing Association Limited Partnership for Persons of Low Income to be Financed or Assisted Pursuant to the Provisions of the State Housing Development Authority Act of 1966, as Amended, be placed on order of immediate passage.

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING

BY COUNCILMEMBER ALLEN

Resolved by the City Council of the City of Lansing that an Ordinance to amend the Code of Ordinances of the City of Lansing by Amending Chapter 888 by Adding a New Section, 888.28, to Provide for the Payment of a Service Charge in Lieu of Property Taxes (PILOT) for a Proposed 102-unit Multiple Family Dwelling Project located at 601 Sadie Court by Hickory Woods/MHT Limited Dividend Housing Association Limited Partnership for Persons of Low Income to be Financed or Assisted Pursuant to the Provisions of the State Housing Development Authority Act of 1966, as Amended, be now passed.

YEA: Councilmembers Allen, Bauer, Griffin, Leeman, Mayer, Smith, Williams, Wood

NAYS: None

ABSENT: None

By Councilmember Allen

That this Ordinance, being necessary for the immediate preservation of the public peace, health or safety shall take effect upon its passage.

Carried Unanimously

ORDINANCE #01074



AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND CHAPTER 888 OF THE LANSING CODE OF ORDINANCES BY ADDING A NEW SECTION 888.28 TO PROVIDE FOR A SERVICE CHARGE IN LIEU OF TAXES FOR A PROPOSED 102-UNIT MULTIPLE FAMILY DWELLING PROJECT, LOCATED WITHIN LANSING, MICHIGAN AT 601 SADIE COURT BY HICKORY WOODS/MHT LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP FOR PERSONS OF LOW INCOME TO BE FINANCED OR ASSISTED PURSUANT TO THE PROVISIONS OF THE STATE HOUSING DEVELOPMENT AUTHORITY ACT OF 1966, AS AMENDED.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 888, of the Code of Ordinances of the City of Lansing, Michigan be and is hereby amended by adding Section 888.28 to read as follows:

888.28 MULTIPLE FAMILY RENTAL UNIT LOCATED AT 601 SADIE COURT

SEND PAYMENT TO:

CITY OF LANSING
TREASURER'S OFFICE
124 WEST MICHIGAN AVE
LANSING, MI 48933-1693

CITY OF LANSING
PILOT PROGRAM - Payment In Lieu Of Taxes
2016 BILLING BASED UPON 2015 RATES

PARCEL NUMBER: 33-01-01-09-102-002
PROJECT: CAMELOT HILLS APARTMENTS
PROPERTY ADDRESS: 601 SADIE COURT

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

TOTAL AMOUNT DUE 29,752.58

AMOUNT REMITTED \$

ANNUAL PAYMENT SHALL BE PAID ON OR BEFORE JULY 1, 2016

HICKORY WOODS/MHT LDHA LP
dba CAMELOT HILLS APARTMENTS
32600 TELEGRAPH RD STE 202
BINGHAM FARMS MI 48025-2409

PLEASE INDICATE ADDRESS CHANGES BELOW

TREASURER'S COPY
ACCT NO. 101-0-113201-0

FOLD AND DETACH HERE

(Please retain this portion for your record.)

CITY OF LANSING
PILOT PROGRAM - Payment In Lieu Of Taxes
2016 BILLING BASED UPON 2015 RATES

PARCEL NUMBER: 33-01-01-09-102-002
PROJECT: CAMELOT HILLS APARTMENTS
PROPERTY ADDRESS: 601 SADIE COURT

BILLING ADDRESS:
HICKORY WOODS/MHT LDHA LP
dba CAMELOT HILLS APARTMENTS
32600 TELEGRAPH RD STE 202
BINGHAM FARMS MI 48025-2409

LANSING SCHOOL DISTRICT #1

PERCENTAGE OF FULL RATE	100.00%	
SUMMER DISBURSEMENT AGENCIES	RATES	DUE AMOUNTS
CITY OF LANSING	19.44000	6,642.42
CITY DEBT	0.26000	87.50
LANSING COMMUNITY COLLEGE	3.80720	1,281.28
LANSING SCHOOL DEBT	3.84000	1,292.33
'83 LANSING SCHOOL OPERATING	35.10000	11,812.70
INGHAM INTERMEDIATE SCHOOLS	4.69560	1,580.28
STATE EDUCATION	6.00000	2,019.27
INGHAM COUNTY - SUMMER	6.38420	2,148.57
WINTER DISBURSEMENT AGENCIES		
INGHAM COUNTY - WINTER	3.20310	1,077.98
CAPITAL AREA DISTRICT LIBRARY	1.56000	525.01
POTTER PARK ZOO	0.41000	137.98
AIRPORT AUTHORITY	0.69900	235.24
CAPITAL AREA TRANS AUTHORITY	3.00700	1,011.99
TOTALS	88.4061	29,752.56

ANNUAL PAYMENT SHALL BE PAID ON OR BEFORE JULY 1, 2016

TAXABLE VALUE BASED PAYMENT CALCULATIONS

2016 SEV:

2016 TAXABLE VALUE:

INCOME BASED PAYMENT CALCULATIONS

ANNUAL SHELTER RENTS: 838,040.00
ANNUAL CONTRACT RENTS: 94,226.00
FLAT SERVICE CHARGE:
TOTAL BASE AMOUNT: 743,814.00
CURRENT YEAR RATIO: 9.00%
TOTALS DUE: 29,752.58

UNDER THE STATE LAW MCL 211.40 YOUR CITY, COMMUNITY COLLEGE AND SCHOOL TAXES ARE FOR THE FISCAL YEAR BEGINNING THAT JULY 1 THROUGH THE NEXT JUNE 30. YOUR STATE SCHOOL TAX IS FOR THE FISCAL YEAR FROM OCTOBER 1 OF THIS YEAR TO SEPTEMBER 30 OF NEXT YEAR. YOUR COUNTY TAX IS FOR THE NEXT FISCAL YEAR JANUARY 1 THROUGH DECEMBER 31.

SEND PAYMENT TO:

CITY OF LANSING
TREASURER'S OFFICE
124 WEST MICHIGAN AVE
LANSING, MI 48203-1693

CITY OF LANSING
PILOT PROGRAM - Payment In Lieu Of Taxes
2017 BILLING BASED UPON 2016 RATES

PARCEL NUMBER: 33-01-01-09-102-002
PROJECT: CAMELOT HILLS APARTMENTS
PROPERTY ADDRESS: 601 SADIE COURT

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

TOTAL AMOUNT DUE: **29,742.40**

AMOUNT REMITTED: \$

ANNUAL PAYMENT SHALL BE PAID ON OR BEFORE JULY 1, 2017

HICKORY WOODS/MHT LDHA LP
dba CAMELOT HILLS APARTMENTS
32600 TELEGRAPH RD STE 202
BINGHAM FARMS MI 48025-2409

TREASURER'S COPY
ACCT NO. 101-0-113201-0

PLEASE INDICATE ADDRESS CHANGES BELOW:

FOLD AND DETACH HERE

(Please retain this portion for your record.)

CITY OF LANSING
PILOT PROGRAM - Payment In Lieu Of Taxes
2017 BILLING BASED UPON 2016 RATES

PARCEL NUMBER: 33-01-01-09-102-002
PROJECT: CAMELOT HILLS APARTMENTS
PROPERTY ADDRESS: 601 SADIE COURT

BILLING ADDRESS:
HICKORY WOODS/MHT LDHA LP
dba CAMELOT HILLS APARTMENTS
32600 TELEGRAPH RD STE 202
BINGHAM FARMS MI 48025-2409

LANSING SCHOOL DISTRICT 01

PERCENTAGE OF FULL RATE	100.00%	
SUMMER DISBURSEMENT AGENCIES	RATES	DUE AMOUNTS
CITY OF LANSING	19.44000	6,548.33
CITY DEBT	0.26000	87.88
LANSING COMMUNITY COLLEGE	3.80720	1,282.45
LANSING SCHOOL DEBT	3.90000	1,313.71
'93 LANSING SCHOOL OPERATING	36.10000	11,823.38
INGHAM INTERMEDIATE SCHOOLS	4.69560	1,581.71
STATE EDUCATION	6.00000	2,021.09
INGHAM COUNTY - SUMMER	8.35420	2,150.61
WINTER DISBURSEMENT AGENCIES		
INGHAM COUNTY - WINTER	3.03310	1,021.69
CAPITAL AREA DISTRICT LIBRARY	1.56000	525.48
POTTER PARK ZOO	0.41000	138.11
AIRPORT AUTHORITY	0.69900	235.46
CAPITAL AREA TRANS AUTHORITY	3.00700	1,012.90
TOTALS	88.2961	29,742.40

ANNUAL PAYMENT SHALL BE PAID ON OR
BEFORE JULY 1, 2017

TAXABLE VALUE BASED PAYMENT CALCULATIONS

2017 SEV:

2017 TAXABLE VALUE:

INCOME BASED PAYMENT CALCULATIONS

ANNUAL SHELTER RENTS:

ANNUAL CONTRACT RENTS: 842,367.00

ANNUAL UTILITIES: 98,897.00

FLAT SERVICE CHARGE:

TOTAL BASE AMOUNT: 143,560.00

CURRENT YEAR RATIO: 4.00%

TOTALS DUE: 29,742.40

UNDER THE STATE LAW MCL 211.40, YOUR CITY, COMMUNITY COLLEGE AND SCHOOL TAXES ARE FOR THE FISCAL YEAR BEGINNING THAT JULY 1 THROUGH THE NEXT JUNE 30. YOUR STATE SCHOOL TAX IS FOR THE FISCAL YEAR FROM OCTOBER 1 OF THIS YEAR TO SEPTEMBER 30 OF NEXT YEAR. YOUR COUNTY TAX IS FOR THE NEXT FISCAL YEAR JANUARY 1 THROUGH DECEMBER 31.



An affordable non-profit housing corporation serving Michigan's housing needs

Ownership Entity Organizational Documents

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
FILING ENDORSEMENT

This is to Certify that the ARTICLES OF ORGANIZATION (DOMESTIC L.L.C.)

for

CAMELOT HILLS II / MHT LIMITED DIVIDEND HOUSING ASSOCIATION, LLC

ID NUMBER: F20551

received by facsimile transmission on June 21, 2017 is hereby endorsed.

Filed on June 27, 2017 by the Administrator.

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



Sent by Facsimile Transmission

*In testimony whereof, I have hereunto set my
hand and affixed the Seal of the Department,
In the City of Lansing, this 27th day
of June, 2017.*

Julia Dale

Julia Dale, Director
Corporations, Securities & Commercial Licensing Bureau

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS CORPORATIONS, SECURITIES & COMMERCIAL LICENSING BUREAU

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.

Name

Holly Strebe

Address

32600 Telegraph Rd.

City

State

ZIP Code

Bingham Farms, MI 48025

EFFECTIVE DATE:



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



ARTICLES OF ORGANIZATION

For use by Domestic Limited Liability Companies

(Please read information and instructions on reverse side)

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

ARTICLE I

The name of the limited liability company is: Camelot Hills II / MHT Limited Dividend Housing Association, LLC

ARTICLE II

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

Please see attached pages.

ARTICLE III

The duration of the limited liability company if other than perpetual is: T. Van Fox

ARTICLE IV

1. The name of the resident agent at the registered office is: T. Van Fox

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

32600 Telegraph Rd., Suite 102,

Bingham Farms

Michigan

48025

(Street Address)

(City)

(Zip Code)

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

(P.O. Box or Street Address)

(City)

Michigan

(Zip Code)

ARTICLE V (Insert any desired additional provision authorized by the Act; attach additional pages if needed.)

The Business of the Limited Liability Company is to be managed by a manager or managers.

Signed this 21 day of June, 2017

By

(Signature(s) of Organizer(s))

T. Van Fox

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

Article II

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

The Limited Liability Company has been organized exclusively to provide housing facilities for person of low and moderate income, or for persons whose income does not exceed limits established in Act No. 346 of the Public Acts of 1966 of the State of Michigan, as amended (the "Housing Act"), and Section 942 of the Internal Revenue Code of 1986, as amended, and for social, recreational, commercial, and communal facilities as may be necessary to serve and improve a residential area in which Michigan State Housing Development Authority ("MSHDA")-aided or federally aided housing is located or is planned to be located, thereby enhancing the viability of the housing

Article VIMICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY ("MSHDA") PROVISIONS

1. Return Notwithstanding any other provisions of the Articles and the Operating Agreement, every Member of this Limited Liability Company shall be deemed by acceptance of a beneficial interest in the Limited Liability Company or by executing the document of basic organization, to have agreed that he/she or it at no time shall receive from the Limited Liability Company any return in excess of the face value of the investment attributable to his/her or its respective interest plus cumulative dividend payments at a rate which MSHDA determines to be reasonable and proper computed from the initial date upon which money was paid or property delivered in consideration for the interest and that upon the dissolution of the Limited Liability Company any surplus in excess of those amounts shall be paid to MSHDA or to any other regulating government body as MSHDA directs. To assist in the interpretation of this paragraph MSHDA has adopted definitions of two terms employed therein as follows:

A. The term 'surplus' as used in this paragraph of these Articles and the Operating Agreement shall not be deemed to include any increase in assets of the Limited Liability Company by reason of reduction of a mortgage by amortization or similar payments or realized from the sale or disposition of any assets of the Limited Liability Company to the extent such surplus can be attributed to an increase in market value of any real property or tangible personal property accruing during the period the assets were owned and held by the Limited Liability Company.

B. Any payment to a person having a beneficial interest in the Limited Liability Company shall not be deemed a 'return' if the funds with which such payments is made are funds contributed to the Limited Liability Company by the persons purchasing a beneficial interest in the Limited Liability Company.

2. Supervision by MSHDA Notwithstanding any other provision of these Articles and the Operating Agreement the operation of the Limited Liability Company may be supervised by MSHDA or by any other governmental body as MSHDA directs, and the Limited Liability Company shall enter into agreements with MSHDA or with the governmental body as MSHDA from time to time requires. The agreements shall provide for regulation by MSHDA or governmental body of planning, development, and management of any housing project undertaken by the Limited Liability Company and the disposition of the Property and franchises of the Limited Liability Company.

3. MSHDA's Right to Appoint Managing Agent Notwithstanding any other provision of these Articles and the Operating Agreement MSHDA shall have the power to appoint a managing agent of the Limited Liability Company and its members who may be an officer, employee, or agent of MSHDA and such managing agent shall have complete power to act as agent and attorney in fact for the Limited Liability Company to fulfill any obligations the Limited Liability Company may have to MSHDA if

A. The Limited Liability Company has received a loan or advance as provided for in the Housing Act and MSHDA determines that the loan or advance is in jeopardy of not being repaid

B. The Limited Liability Company has received a loan or advance as provided for in the Housing Act and MSHDA determines that the proposed housing development for which the loan or advance was made is in jeopardy of not being constructed

C. MSHDA determines that some part of the net income or net earnings of the Limited Liability Company in excess of that permitted by other provisions of the Housing Act shall inure to the benefit of any private individual firm corporation, partnership trust or association

D. MSHDA determines that the Limited Liability Company is in violation of the rules promulgated under Section 22 of the Housing Act or

E. MSHDA determines that the Limited Liability Company is in violation of any agreements entered into with MSHDA of the planning, development and management of any housing development undertaken by the limited Liability Company or the disposition of the property and franchises of such Limited Liability Company

4. MSHDA's Reliance on Continuing Effect of Provisions Notwithstanding any other provision of these Articles and the Operating Agreement, the Members of the Limited Liability Company agree that MSHDA may rely upon the continued effect of these Articles and the Operating Agreement in the forms as approved by the MSHDA and by the execution hereof such Members agree not to amend alter or change the provisions of these Articles or the Operating Agreement without prior written consent of an Authorized officer of MSHDA



An affordable non-profit housing corporation serving Michigan's housing needs

Trade Payment Breakdown & Scope of Work

CONSTRUCTION COST TRADE PAYMENT BREAKDOWN

MSHDA

Michigan State Housing
Development Authority

DATE:	10/24/2017
DEVELOPMENT NO:	658
PROJECT NAME:	Camelot Hills
CITY / COUNTY:	Lansing/Ingham
MORTGAGOR:	
CONTRACTOR:	Continental Construction Management, LLC

LINE	TRADE ITEM	COST	LINE	TRADE ITEM	COST
1	Site Environmental Mitigation		27	Specialties	240,000
2	Earth Work		28	Special Equipment	50,000
3	Roads / Walks	105,000	29	Appliances	105,000
4	Site Utilities		30	Cabinets	395,000
5	Site Improvements	112,000	31	Blinds / Drapes	-
6	Landscaping	25,000	32	Special Construction	-
7	Site Irrigation		33	Elevators	
8	Special Site Construction		34	Plumbing / Domestic Hot Water	77,000
	Total Site Work	242,000	35	Fire Protection	
9	Building Concrete		36	HVAC	400,000
10	Masonry	80,000	37	Electrical	155,000
11	Metals		38	Low Voltage Electrical	
12	Rough Carpentry	20,000	39	Architectural Environmental Mitigation	
13	Finish Carpentry			Total Structures	2,854,000
14	Insulation		40	Community Building	
15	Roofing	215,000	41	Accessory Buildings	
16	Siding	430,000	42	Off-Site Improvements	
17	Caulking (Exterior) Sealants	20,000	43	Site Security	
18	Doors / Hardware	94,000	44	General Requirements @ 6%	185,760
19	Windows	282,000	45	Builder's Overhead @ 2%	65,635
20	Glass		46	Builder's Profit @ 8%	200,844
21	Drywall		47	Building Permits	23,064
22	Ceramic Tile / Quarry Tile		48	Bond Premium	62,000
23	Acoustical Ceilings		49	Contingency-10%	-
24	Resilient Flooring	126,000	50	Cost Certification Expense	6,000
25	Carpets	20,000		Total Construction	3,639,303
26	Painting / Decorating	145,000			

COMMENTS:

Total construction costs shown have been approved by MSHDA. The line item breakdown of costs is subject to revision, prior to disbursement of construction draws, after review of subcontractor and supplier contracts and approval by MSHDA. The total construction contract may not be increased or decreased.

Continental Construction

Camelot Hills

Contractor (please print)

Sponsor / Mortgagor (please print)

MSHDA Representative (please print)

Signature

Signature

Signature

Scope of Work For: Camelot Mills

Description of Item	Replacement Items - Quantity?	Planned Additions - Quantity?	Estimated Cost	Notes
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SITE SYSTEMS:

Surface

Roadways/Parking	51,394 sf		105,000	Asphalt- minor surface deterioration, mill and replace
Roadways/Parking				
Storm Drains				
Sidewalks	1 ls		19,000	R&R all poor conditions sidewalks throughout the site
Railing	295 lf		7,000	Replace railings along the top of the retaining wall
Pedestrian Bridges	3 ea		7,500	Replace decking and railings
Dumpsters & Enclosures	2 ea		3,500	Replace dumpster enclosures
Site Lighting	1 ls		30,000	Upgrade all light fixtures to LED
Play Equipment (T&E Lot)	1 ea		25,000	Install playground equipment and rubberized base
Landscaping	1 ls		25,000	Tree trimming & improve drainage at #631
Steps				
Lawn Irrigation				
Signage	1 ls		20,000	Install new site signage

Site Distribution Systems

Gas Lines				
Sanitary Lines				
Cold Water Lines				
Electric Distribution				
Sanitary Leach Fields				

SUBTOTAL: 242,000

BUILDING MECHANICAL & ELECTRICAL

Building Mechanical

Compressors				
King Fire Suppression				
Building Heating Boilers				
Domestic Hot Water Generation	1 ea		4,250	Replace gas-fired, 80 gallon
Domestic Hot Water Generation	3 ea		12,750	Replace gas-fired, 80 gallon
Domestic Hot Water Generation	1 ea		4,250	Replace gas-fired, 80 gallon
Domestic Hot Water Generation	2 ea		6,500	Replace gas-fired, 75 gallon
Domestic Hot Water Generation	1 ea		4,250	Replace gas-fired, 80 gallon
Domestic Hot Water Generation	7 ea		1,200	Replace gas-fired, 40 gallon
Warm Air Furnace	3 ea		8,750	Replace gas-fired furnace
Warm Air Furnace	5 ea		11,250	Replace gas-fired furnace
Warm Air Furnace	1 ea		2,250	Replace gas-fired furnace

Building Electrical

Building Power Wiring				
Smoke/Fire Detection	4 ea		48,000	Replace Mircom Series 370
Smoke/Fire Detection	5 ea		36,000	Replace Mircom FA200
Building Security Fence/Gate				
Building Security				
Signaling / Communication				
Signaling / Communication				

Building Elevators

Cable/Machine Room Equipment				
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SUBTOTAL: 139,450

BUILDING ARCHITECTURE

Structure

Foundation				
Framing				
Slab				
Roof/Exterior				

Building Exterior

Exterior Common Doors
 Exterior Unit Doors
 Window Doors
 Glass Sliding Doors
 Garage Door
 Exterior Walls: Masonry
 Exterior Walls
 Exterior Walls: Vinyl Siding
 Trim, Soffit & Fascia
 Downspouts & Gutters
 Caulking
 Window Units
 Windows
 Exterior Water Sprinklers
 Storm / Screen Windows
 Unit Balconies/Wood Decks
 Balcony Railings
 Address Plates
 Back Patio Steps
 Building Bad Netting
 Bldg Mounted Lighting

204 ea		102,000	Replace mechanical closet and storage closet
102 ea		132,600	Replace sliding glass balcony/patio doors
1 ea		1,300	Replace garage door at maintenance shop
1 ls		30,000	Tuckpointing, powerwash, masonry sealer
1 ls		265,400	Replace siding on all buildings
1 ls		20,000	Caulking any/all open spaces
1 ls		182,000	Install new vinyl windows
2,720 sf		20,400	Replace wood decking
680 lf		10,580	Replace railing

Roof Systems

Structure
 Roof Covering -- 1
 Roof Drainage
 Attic Insulation
 Roof Railings

1 ls		270,000	New roof for each building

Halls

Hall Walls
 Hallway Acoustical Ceiling
 Hallway Ceilings/Walls
 Hallway Floors
 Hallway Door Jambs
 Hallway Railings
 Hallway Interior Lighting
 Hallway Heating
 Miscellaneous

34,912 sf		28,010	Paint walls and ceiling
1 ls		20,000	Replace UGT

Stairs

Stair Walls and Ceilings
 Stair Floors
 Stairwell Doors
 Stairwell Cabinet Heaters
 Stairwell Railing & Handr

Lobbies/Mail Facilities

Lobby Walls & Ceilings
 Lobby Floors
 Lobby Lighting
 Mail Facilities
 Mail Facilities-Boxes

Community Room

Comm. Walls Painting
 Comm. Lighting
 Comm. Ceiling
 Comm. Room Floor Covering
 Comm. Cabinets/Countertop
 Comm. Kitchen Appliances
 Comm. Room Furnishings

1 ea		3,000	Replace office kitchen
1 ea		500	Replace refrigerator

Offices

Office Walls/Ceilings
 Office Lighting
 Office Floor Covering
 Office Equipment & Furnishings

2,625 sf		2,000	Paint walls and ceiling
730 sf		2,200	Replace carpet

Public Laundry

Laundry Walls/Ceilings
 Laundry Floors
 Laundry Lighting
 Laundry Equipment

Public Restrooms

Restroom Walls/Ceilings
 Restroom Floors
 Restroom Fixtures
 Restroom Accessories

SUBTOTAL: 1,058,290

Roof Drainage**Living Area Finishes**

Unit Interior & Closet Doors
 Living Area Ceiling & Walls
 Living Area Floors
 Blinds

Kitchens

Kitchen Walls & Ceilings
 Kitchen Floors
 Kitchen Cabinets & Countertops
 Range
 Refrigerator
 Dishwasher
 Rangehood with Fire Stop
 Disposal
 Kitchen Shut-Off Valves

102 units	72,500	Paint entire kitchen area
102 units	62,500	Install vinyl planking and cove base
102 units	355,000	Install new cabinets, countertops, faucet, sink
102 units	75,000	Install new ranges
102 units	51,000	Install new energy star refrigerators
102 units	78,200	Install rangehood with fire stop/certified
102 units	10,200	Install garbage disposal
102 units	10,200	Install shut off valves

Bathrooms

Bathroom Surround & Tub Install
 Bathroom Walls & Ceiling
 Bathroom Floors
 Bathroom Vanity & Sink
 Bathroom Toilets
 Bathroom Shut-Off Valves
 Medicine Cabinets & Accessories
 Ventilation & Exhaust

102 units	240,000	Replace all tubs and bathroom surrounds
102 units	72,500	Paint entire bathrooms
102 units	62,500	Install vinyl planking and cove base
102 units	45,800	Install vanities, sink, faucet
102 units	19,890	Install toilets
102 units	10,200	Install shut off valves
102 units	12,750	Install medicine cabinets
102 units	11,730	Install bathroom exhaust fan

In-Unit Mechanical

Furnaces, Boilers
 Unit Thermostats
 Make's Pak Systems Heating & Cooling
 Warm Air Furnaces
 Air Conditioning
 D/HW Generation

102 units	9,190	Replace thermostats
102 units	357,000	Replace furnaces and central air conditioning units

In-Unit Electrical

Unit Electrical Panel
 Unit Outlets & Covers
 Lighting
 Unit Smoke / Fire Detection
 Unit Thermostats

102 units	11,000	Install kitchen & bathroom GFI's
102 units	89,000	Update and upgrade all lighting in units

SUBTOTAL: 1,625,260

TOTAL: 3,098,000



An affordable non-profit housing corporation serving Michigan's housing needs

Capital Needs Assessment

Capital Needs Assessment and Replacement Reserve Analysis *Preservation*

Prepared for:

Michigan State Housing Development Authority
735 East Michigan Avenue
P.O. Box 30044
Lansing, MI 48909



27 Franklin Street, 17th Floor
Boston, MA 02110-1510
617.607.6685

on-site-insight.com



Camelot Hills

MSHDA # 658-2

Lansing, MI

July 19, 2017

Preliminary Report

Capital Needs Assessment

Camelot Hills

Farmington, MI

Camelot Hills is a residential development for families. The development is currently comprised of three continuous (eight walkup addresses), three-story, residential buildings that contain a total of 102 units - 89 two-bedrooms and 13 three-bedrooms. A one-story office/community building is attached to building 605.

This assessment (CNA) is being conducted on behalf of the Michigan State Housing Development Authority (MSHDA). The report is aimed at determining the development's current and prospective capital needs as part of a possible refinancing of the property under the Authority's "Preservation" program. The property has substantive capital needs anticipated in the coming years; a number of systems and components are at, or approaching, the end of their useful lives. The Rehab Scope of Work (SOW) covers most of near term needs for the development. Capital work to be completed under the Scope of Work (SOW) are shown with an age of zero(0). A copy of the Scope of Work is attached as an addendum to the report. Additional needs not identified in the SOW include; replacement of the site railing systems; dumpster enclosures; improving site drainage; rebuilding of the pedestrian bridges; replacement of the fire alarm panels at buildings #605, #619, #627 and #631; rebuilding/replacement of the balcony decks and railings; replacement of bathroom vanities, medicine cabinets and exhaust fans.

For planning purposes, Year 1 of the report is shown as 2018. The Rehab Scope of Work (SOW) budget estimate provided totals \$2,824,000. Year 1 costs above the Rehab SOW are projected at \$246,959 or \$2,421 per unit. Twenty-year, post renovation, capital needs are projected at \$19,407 per unit in inflated dollars.

Under the parameters of MSHDA's 'Preservation' financing, annual reserve deposits are set at \$300/unit with a Reserve Balance of \$0/unit in Year 1 adjusted to a minimum of \$1,000/unit as a Reserve Balance at the beginning of Year 2. If necessary, an infusion of additional capital beyond the costs of the work (SOW) anticipated in Year 1, may be in order to maintain positive replacement reserve balances throughout the plan's timeline. As presented here, the Preservation Plan calls for additional capital totaling \$765,000 in Year 1 in order to satisfy these parameters and maintain positive reserve balances through Year 20.

Site

Site Surface

Camelot Hills is situated on a relatively large parcel of land that slopes down toward the Grand River on the southwest side of the property. Site landscaping includes a mix of open lawn areas, mature trees, shrubs, and other plantings. The SOW includes costs for trimming, tree removal and landscaping upgrades. Additional costs are included in Year 1 of the plan to improve/extend the drainage system to the northwest side of building #631.

Site access/egress is from two separate points along Sadie Court. The entry driveways, interior vehicular circulation drives, and parking areas, located at the front of each building, are asphalt-paved. The paving is in poor condition at the present time. The SOW

includes costs to repair and resurface all parking areas and driveways. Periodic allowances for routine cycles of asphalt surface maintenance (crackfilling, sealcoating, and striping) are shown in Years 5, 10, 15, and 20.

A network of concrete sidewalks provides access between the buildings and parking areas. The concrete surfaces vary in condition. Surface cracks and subsidence were observed at multiple locations throughout the site; evidence of past repair efforts are also evident at various locations. Subsidence between the sidewalk and stoop area at the common entry doors was noted to be widespread at the present time. The SOW includes as-needed sectional repair and/or replacement of the concrete surfaces.

Pedestrian bridges provide access to the first floor of #623, #627 and #631. The structures are wood decked and feature steel framing and railings. Widespread rust and deterioration of the railings was observed during the assessment. Wood decking exhibits age related wear, discoloration and slitting. Costs to repair framing and replace the decking and railings are shown in Year 1 of the plan.

Costs repair/replace sections of the wood timber retaining walls (primarily located in front of #623, #627, #631) are shown in Years 4-9 of the plan. Costs to replace the painted steel railing system along the top of the retaining wall in front of residential buildings are shown in Year 1 of the plan.

A pair of dumpsters for solid waste disposal are located in the parking areas. Costs to replace the enclosures are shown in Years 1 and 16 of the plan.

Site Distribution Systems

The development is served by a full complement of utilities including municipal water and sewer and utility provided natural gas and electric service. There were no reported problems with any of the site distribution systems, and no capital expenditures are anticipated with regard to them.

Mechanical Room

Boilers

Each of the eight modules (three buildings) with separate addresses features a central boiler room. Each boiler room houses the domestic hot water equipment serving dwelling units within that building. Each boiler room feature a gas-fired, standard efficiency domestic hot water heater. Each tank has a rated input capacity of 199 MBH and a storage capacity of 76-80 gallons. The age and condition of the tanks varies. Costs to replace the water heaters are shown as needed based on observed conditions and expected useful lives.

The 40-gallon electric domestic hot water heater serving the leasing office is shown for replacement in Year 7 of the plan.

Building Mechanical and Electrical Systems

Mechanical Systems

Heating and cooling for common hallways/stairwells is provided by natural gas-fired, warm air furnace. Based on observations the Payne furnaces are believed to date to 1997 and the newer carrier units are believed to date to a moderate rehab in 2003. Costs to replace the older furnaces are shown in Year 4 of the plan. The newer units are shown being replaced in Years 10-11.

Electrical Systems

No problems related to the electrical equipment were observed or reported, and no capital costs are shown. Each address features a central fire alarm control panel. Based on observations it is believed that the older Mircom Series 200 panels serving four buildings were installed circa 1997. The Mircom FA260 panels are believed to date to the rehabilitation completed in 2003. One of the panels was replaced in 2016. Costs to install addressable fire alarm control panels and replace all common area devices are shown as needed based on observed condition and expected useful service lives.

Building Architectural Systems

Building Exterior

All of the residential buildings at the development are three-story, wood-framed, structures on concrete foundations. Due to the sloping topography three of the buildings (623, 627, 631) feature walk out basements with basement level dwelling units. The leasing office is a one story structure attached to #605. No problems related to any of the foundations or framing systems were observed or reported, and no capital costs are shown with regards to them.

The majority of the buildings' exterior wall surfaces are clad with clapboard profile vinyl siding. Brick veneer cladding is present at each common entryway. The brick and vinyl siding was observed to be in fair overall condition. The SOW includes replacement of all existing vinyl siding as well as sectional trim soffit, and fascia replacement. The SOW includes sectional repair/re-pointing of the brick veneer siding. As needed installation of new caulking/sealants between dissimilar materials is also included in the SOW.

Primary entry to the buildings is via fully-glazed single-leaf doors. The common entry doors were observed to be in good overall condition. Future replacement costs are shown starting in Year 9 of the plan. Each dwelling unit features a mechanical closet and storage closet accessed from the patio/balcony. Gradual replacement of the doors are shown in Years 4-11. The vinyl-framed sliding glass patio/balcony doors were observed to be in good overall condition. Costs to replace sliding glass doors are shown in Year 15.

Aluminum-framed slider type windows are typical at all buildings throughout the development. The windows exact age of the windows is unknown. No operational problems related to the windows were observed or reported during the course of the assessment. The SOW includes costs to replace all windows. Future allowances to replace fogged window glass are shown in Year 10 forward.

Unit balconies feature wood decking with painted steel railings with wood handrails. The decking was observed to be in poor overall condition. Crack, splitting and age related surface were was observed to be widespread. The painted steel railings exhibit surface rust and in several location posts and baseplates are rusted through. Costs to replace balcony decks and railings are shown in Year 1.

Roof

The pitched roof structures are covered with conventional three-tab shingles. Replacement of all existing roof shingles are included in the SOW. It is anticipated that the new shingles will provide reliable service throughout the term of the assessment; however, they should be monitored on a regular basis to help ensure that no significant premature wear, blow-offs, or other damage occurs. The gutters should be monitored and maintained going forward.

Interior Common Areas

Interior common areas are limited to common hallways/stairs. The hallways feature ceramic tile flooring in entry vestibules. Stairwell areas feature VCT covered floors and landings with rubber stair treads. Central hallways feature carpeting. The SOW includes costs to replace hallway carpeting. Future carpet replacement cycles are shown starting in Years 10 and 20. Painting costs are shown starting in Years 2 and 12 of the plan. VCT flooring is shown for replacement starting in Year 2 of the plan. Gradual replacement of the rubber stair treads is shown starting in Year 4. The original railings feature balusters with a gap of 5.5 inches. Allowance to install new railings are shown in Year 1. *Discuss*

The leasing office interior spaces were observed to be in fair overall condition. Costs to paint and repair interior wall/ceiling surfaces are shown in Year 1 and 11 of the plan. Costs to replace carpeting are shown in Years 1 and 11. The kitchen cabinets are shown for replacement in Year 10. The office refrigerator is shown for replacement in Year 1 and 11.

Dwelling Units

During the course of the assessment OSI accessed 6 units accounting for 10% of the total. These were distributed throughout the development and among all unit types. A sample of this size is felt to be sufficient given the age, tenancy, design, and location of the development. Additional information about units and capital replacements was obtained from discussions with management staff during the unit reviews.

Finishes

Wall and ceiling surfaces throughout the unit interiors are finished with a painted drywall. Surface prep and painting of all unit kitchens and bathrooms is included as part of the SOW. All subsequent in-unit painting needs are seen as a maintenance concern, and no capital costs are shown.

Floor surfaces in unit living areas are carpeted. Unit kitchen and bathroom floors are covered with vinyl and ceramic tile at the present time. All of the existing floor coverings vary in age and condition at the present time. The SOW includes costs to install vinyl plank flooring in all unit kitchens and bathrooms. Costs to replace unit carpeting are shown as needed throughout the plan based on a nine year expected useful service life.

Unit interior passage doors are hollow core wood and a mix of hollow core wood and bi-fold doors are present at a portion of the unit closets. Costs to replace interior passage and closet doors are shown in Years 1-20.

Kitchens

Cabinetry is constructed of laminated particleboard and plywood. Countertops are laminated particleboard. The SOW includes replacement of all existing cabinets, countertops, and sinks. The new cabinetry should perform reliably during the term of the assessment, and future replacement is not anticipated.

Typical appliances in each unit kitchen include a thirty-inch electric range, recirculating rangehood, frost-free refrigerator, and fractional horsepower garbage disposal. Replacement of all existing ranges, refrigerators are included in the SOW - including the use of Energy-Star rated replacements. Future replacement allowances for these appliances are shown based on respective expected useful service lives. Costs to replace the rangehoods are shown in Years 1-5 of the plan. The Fire Stop canisters are shown for replacement in Years 3, 9 and 15 of the plan.

Bathrooms

Each unit has one full bathroom. Typical fixtures in all bathrooms include a vitreous china toilet, enameled steel bathtub and ceramic tile surround with anti-scald mixing valve, and vanity with a one-piece sink top. Each unit bathroom also includes a recessed metal medicine cabinet with mirrored door, metal towel bar, and ceiling-mounted exhaust fan. The SOW includes costs to install vinyl plank flooring and replacement of tubs and surrounds. Costs to replace vanities and sinks are shown in Year 1. Allowances to replace toilets as needed are shown throughout the plan's timeframe. Costs to replace medicine cabinets are shown in Year 1. Costs to replace the ceiling mounted exhaust fans are shown in Year 1.

Unit Mechanical and Electrical

Each unit features a gas-fired, standard efficiency warm air furnace located in the mechanical closet. Cooling is produced by a split system DX condensing unit. The furnaces and condensers are believed to date to the 2003 rehabilitation. The SOW includes costs to replace all furnaces and condensers. Future condenser replacement is shown starting in Year 14 of the plan.

Each unit has a 'Bryant' electrical load center that is equipped with circuit breakers. No problems related to the breaker panels were observed or reported. As part of the SOW, installation of new in-unit lighting fixtures. At the time of the assessment replacement of all unit smoke detectors and installation of smoke detectors in all bedrooms was underway. Management reported that the remaining two buildings #627 and #631 will be replacement by 2018 (Year 1 of this report). The SOW currently includes costs to replace all smoke detectors. *Discuss at review*

Capital Needs Summary, Replacement Reserve Analysis

Future capital actions are based on useful life expectations and assume continued effective maintenance and physical management. The timing of actions by system (including quantities and costs) is also presented in the Capital Needs Worksheet. Costs for the twenty-year (post renovation) plan total \$1,979,548 or \$19,407 per unit in inflated dollars (\$14,686 per unit in 2017 dollars).

The **Preservation Plan** is aimed at fully meeting projected needs through Year 20 under the Preservation guidelines. Annual contributions are set at \$30,600 per year or \$300 per unit. For planning purposes here, these contributions are shown being indexed at 3% for inflation going forward. The plan shows an infusion of \$765,000 in Year 1 to cover near-term capital costs, meet MSHDA Preservation guidelines for Year 2 minimum starting reserve balances, and to maintain positive balances through Year 20.

Additional Notes:

1. The Physical Assessment of the property was conducted on July 13th 2017. Additional information was provided to ON-SITE INSIGHT[®] by site staff and others. Daniel Iles represented OSI on this assignment. We would like to thank the Camelot Hills site staff for their assistance.
2. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
3. No formal evaluation of environmental concerns, including but not limited to asbestos containing materials (ACMs), lead-based paint, chlorofluorocarbons (CFCs), polychlorinated biphenyls (PCBs), and mildew/mold has been undertaken as part of this assessment.



View of the entrance driveway to one of two parking lot areas. The surface exhibits cracking, potholes and age related wear/deterioration.



Typical condition of the asphalt paved parking lot areas.



View of the playground equipment.



Typical concrete walkway conditions and example of timber retaining walls found throughout the site.



View of a pedestrian bridge providing access to the first floor.



Close up of wood decking deterioration and rust damage to the railing system at a pedestrian bridge.



View of the wood retaining wall and steel railing system located at the front entrance of #623, #627 and #631.



The development sign.



Example of an older (estimated 15 years old) A.O. Smith, gas-fire domestic hot water tanks with a rated 199 MBH input capacity and 80-gallon storage tanks.



Example of an older (estimated 21 years old) RUUD, gas-fire domestic hot water tanks with a rated 199 MBH input capacity and 80-gallon storage tanks.



View of the newer A.O. Smith domestic hot water heater serving #611.



The electric tank serving the leasing office.



Example of an older fire alarm control panel (approximately 21 years old).



Example of an older fire alarm control panel (approximately 15 years old).



Example of an older Payne gas-fired furnace serving common hallway/stairwells (one of three).



Example of a Carrier, gas-fired furnace serving common hallways/stairwells (one of five; similar furnace serving the leasing office).



Typical building architecture as seen at the front elevation of #615. One of five addresses with direct ground level access to the first floor.



Typical building architecture as seen at the front elevation of #631. One of three addresses with access provided by a wood/steel pedestrian bridge.



The leasing office.



Typical aluminum-framed, slider type, double-pane windows.



Close up of rust and deterioration of the steel balcony railing post. Arrow pointing to an area that has rusted through.



Close up of balcony decking.



View of a typical common hallway/stairwell entrance.



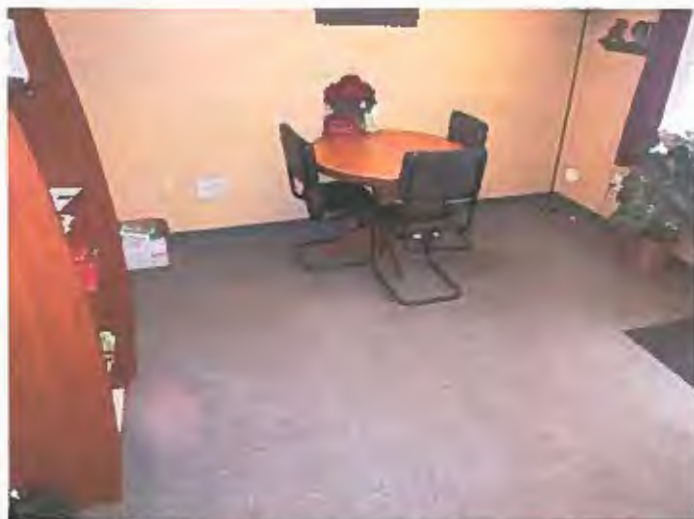
Typical common area hallway.



Each address feature a wash and dryer on the first floor level.



View of a common stairwell, railing system and rubber stair treads.



The leasing office waiting area.



The leasing office restroom.



Typical dwelling unit kitchen cabinetry and appliances.



Typical bathroom fixtures and finishes.

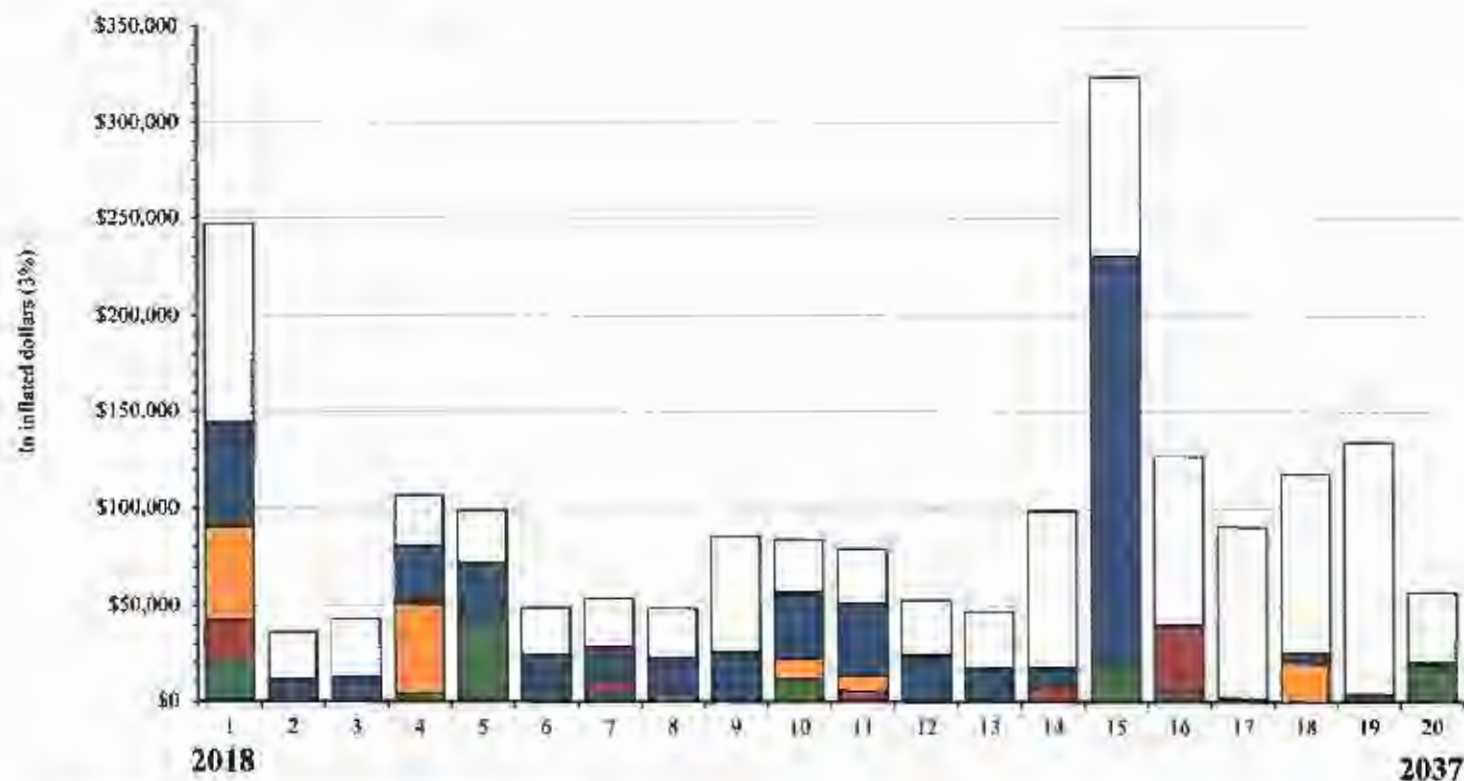


Typical living area and sliding glass door to a unit balcony.

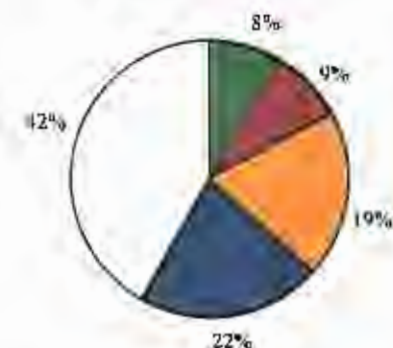


Typical unit level gas-fired warm air furnace located in a mechanical closet on the balcony/patio.

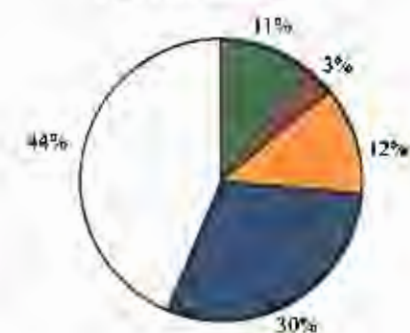
Capital Needs Summary



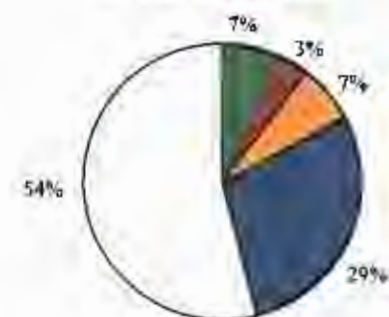
Camelot Hills



Year One Distribution



Ten Year Distribution



Twenty Year Distribution

Total Costs by Building System (inflated dollars)

	In Year 1	In Years 1-10	In Years 1-20
Site Systems	\$21,180 or \$208/unit	\$92,723 or \$909/unit	\$133,834 or \$1,312/unit
Mechanical Room	\$21,250 or \$208/unit	\$27,758 or \$272/unit	\$72,817 or \$714/unit
Building Mech & Elec	\$48,000 or \$471/unit	\$104,989 or \$1,029/unit	\$132,383 or \$1,298/unit
Building Architectural	\$53,491 or \$524/unit	\$254,593 or \$2,496/unit	\$572,528 or \$5,613/unit
Dwelling Units	\$103,038 or \$1,010/unit	\$372,342 or \$3,650/unit	\$1,067,986 or \$10,470/unit
In inflated dollars	\$246,959 or \$2,421/unit	\$852,406 or \$8,357/unit	\$1,979,548 or \$19,407/unit
In current dollars	\$246,959 or \$2,421/unit	\$766,604 or \$7,516/unit	\$1,497,982 or \$14,686/unit

Capital Needs Summary

Camelot Hills

Lansing, MI

©ST Ref. 17349
Property Age: ~21
Financing: MSBDA

Residential Buildings: 6
Total Number of Units: 102
Occupancy: Families

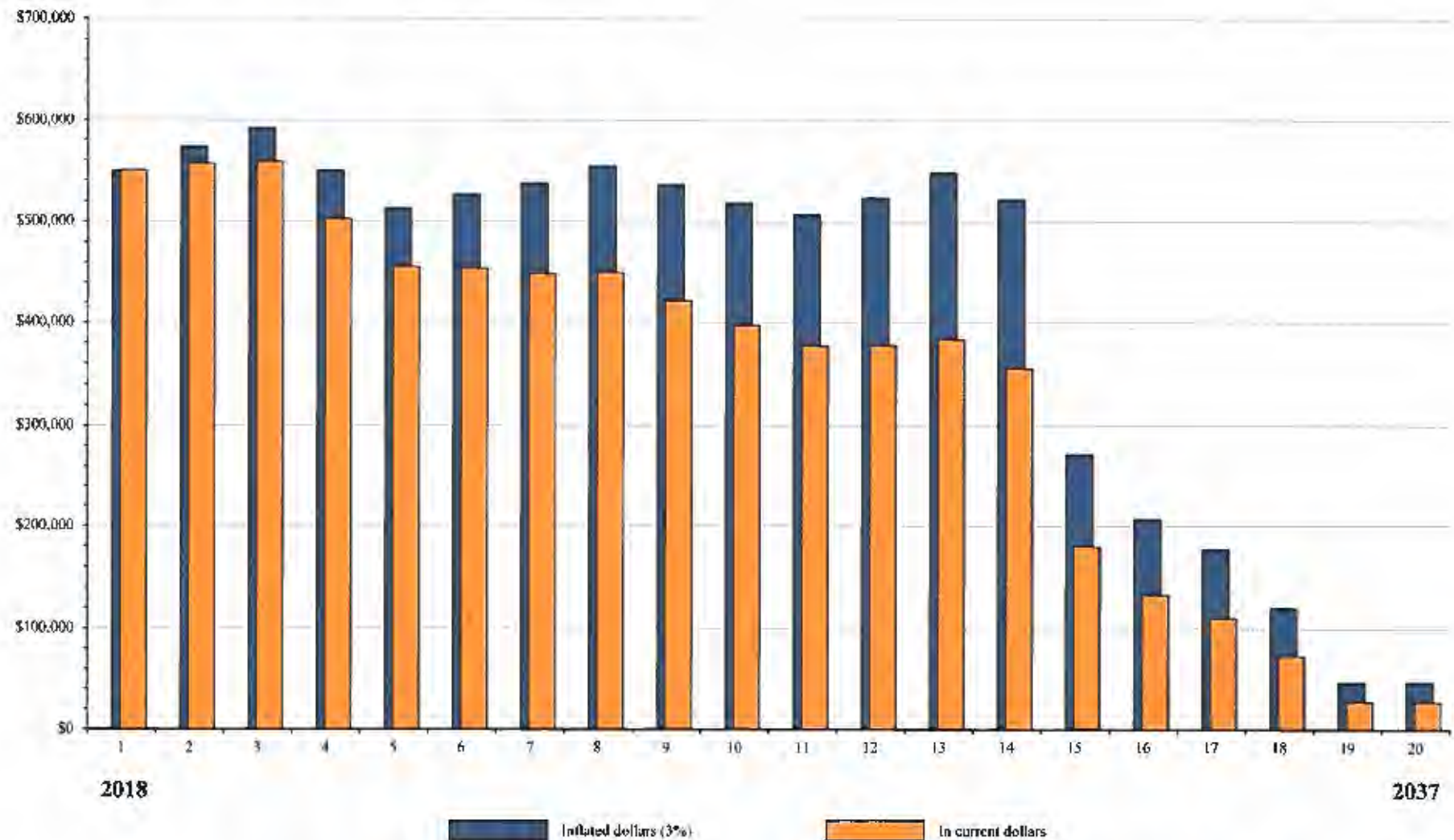
	2018 Year 1	2019 Year 2	2020 Year 3	2021 Year 4	2022 Year 5	2023 Year 6	2024 Year 7	2025 Year 8	2026 Year 9	2027 Year 10
Site Systems										
Surface	\$21,180	\$0	\$0	\$3,942	\$42,608	\$4,182	\$4,307	\$4,436	\$0	\$12,068
Site Distribution Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Site Sub-Total	\$21,180	\$0	\$0	\$3,942	\$42,608	\$4,182	\$4,307	\$4,436	\$0	\$12,068
Mechanical Room										
Boilers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler Room Systems	\$21,250	\$0	\$0	\$0	\$0	\$0	\$6,508	\$0	\$0	\$0
Mechanical Sub-Total	\$21,250	\$0	\$0	\$0	\$0	\$0	\$6,508	\$0	\$0	\$0
Building Mech. & Electrical										
Mechanical	\$0	\$0	\$0	\$2,376	\$0	\$0	\$0	\$0	\$0	\$10,275
Electrical	\$48,000	\$0	\$0	\$39,338	\$0	\$0	\$0	\$0	\$0	\$0
Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical Sub-Total	\$48,000	\$0	\$0	\$41,714	\$0	\$0	\$0	\$0	\$0	\$10,275
Building Architectural										
Structural and Exterior	\$31,280	\$0	\$0	\$15,353	\$14,350	\$17,679	\$15,224	\$15,681	\$22,992	\$24,869
Roof Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Halls, Stairs, Lobbies	\$17,280	\$11,851	\$12,207	\$15,000	\$15,450	\$2,575	\$2,652	\$2,732	\$2,814	\$5,762
Community Spaces	\$4,931	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,914
Building Architectural Sub-Total	\$53,491	\$11,851	\$12,207	\$30,353	\$29,800	\$20,254	\$17,876	\$18,413	\$25,806	\$34,545
Dwelling Units										
Living Areas	\$19,934	\$20,532	\$21,148	\$21,782	\$22,436	\$23,109	\$23,802	\$24,516	\$25,251	\$26,009
Kitchens	\$2,550	\$2,627	\$8,657	\$2,786	\$2,870	\$0	\$0	\$0	\$7,107	\$0
Bathrooms	\$71,375	\$1,024	\$1,055	\$1,087	\$1,119	\$1,153	\$1,187	\$1,223	\$1,260	\$1,298
Mechanical & Electrical	\$9,180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,266	\$0
Dwelling Units Sub-Total	\$103,038	\$24,183	\$30,860	\$25,655	\$26,425	\$24,262	\$24,989	\$25,739	\$59,884	\$27,307
Total Capital Costs	\$246,959	\$36,034	\$43,066	\$106,664	\$98,833	\$48,697	\$53,680	\$48,588	\$85,690	\$84,195

Costs on these two pages are aggregated by category from the Capital Needs worksheets which follow. Total capital costs on these two pages are carried forward to Line F of the Replacement Reserve Analysis(es) that follow.

2028 Year 11	2029 Year 12	2030 Year 13	2031 Year 14	2032 Year 15	2033 Year 16	2034 Year 17	2035 Year 18	2036 Year 19	2037 Year 20	
\$0	\$0	\$0	\$0	\$19,284	\$5,609	\$0	\$0	\$0	\$16,218	Site Systems
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Surface
\$0	\$0	\$0	\$0	\$19,284	\$5,609	\$0	\$0	\$0	\$16,218	Site Distribution Systems
										Site Sub-Total
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Mechanical Room
\$5,712	\$0	\$0	\$6,241	\$0	\$33,107	\$0	\$0	\$0	\$0	Boilers
\$5,712	\$0	\$0	\$6,241	\$0	\$33,107	\$0	\$0	\$0	\$0	Boiler Room Systems
										Mechanical Sub-Total
\$7,560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Building Mech. & Electrical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,834	\$0	\$0	Mechanical
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Electrical
\$7,560	\$0	\$0	\$0	\$0	\$0	\$0	\$19,834	\$0	\$0	Elevators
										Mechanical & Electrical Sub-Total
\$25,615	\$8,735	\$1,297	\$1,336	\$261,946	\$1,418	\$1,460	\$5,636	\$3,762	\$0	Building Architectural
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Structural and Exterior
\$5,935	\$15,174	\$15,629	\$9,613	\$9,901	\$0	\$0	\$0	\$0	\$3,849	Roof Systems
\$6,627	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Halls, Stairs, Lobbies
										Community Spaces
\$38,177	\$23,908	\$16,926	\$10,949	\$281,847	\$1,418	\$1,460	\$5,636	\$3,762	\$3,849	Building Architectural Sub-Total
\$26,789	\$27,593	\$28,421	\$29,273	\$30,152	\$31,056	\$31,988	\$32,947	\$33,936	\$34,954	Dwelling Units
\$0	\$0	\$0	\$17,226	\$26,228	\$18,275	\$18,823	\$19,388	\$19,970	\$0	Living Areas
\$1,537	\$1,377	\$1,418	\$1,460	\$1,504	\$1,549	\$1,596	\$1,644	\$1,693	\$1,744	Kitchens
\$0	\$0	\$0	\$33,703	\$34,714	\$35,755	\$36,828	\$37,933	\$39,071	\$0	Bathrooms
										Mechanical & Electrical
\$28,126	\$28,970	\$29,839	\$30,663	\$31,598	\$32,536	\$33,475	\$34,412	\$35,369	\$36,328	Dwelling Units Sub-Total
\$79,574	\$52,878	\$46,765	\$39,863	\$323,710	\$126,769	\$90,695	\$117,382	\$133,732	\$56,765	Total Capital Costs

Replacement Reserve (RR) Analysis: *Preservation Plan*

Camelot Hills



Current reserve Balance: \$0
 Current annual contributions to reserves: \$30,600

At the end of Year One, Reserve Balances are projected to be: \$549,406

At the end of Year 20, Reserve Balances are projected to be: \$46,643

All projected capital needs are met throughout the plan

1. Infusion of \$765,000 in Year 1 of the plan.

		Starting replacement reserve balance: \$0 or \$00/Unit Contributions to Reserves: \$30,600 or \$306/Unit Reserve Funding in Year 1 Replacement Reserve (RR) analysis starts here with the starting RR balance reported, or assumed, to have been on hand at the start of Year 1, and current annual RR contributions. The projections below reflect Starting RR Balance (Line A), plus the Total Annual RR Contributions (Line D) and Interest Earnings on RR (Line E), minus Total Annual Capital Costs (Line F), taken from the CNA above. This is expressed arithmetically as (A+D+E)-F=G. Year-End Balances then carries forward to Line A of the following Year.									
		2018 Year 1	2019 Year 2	2020 Year 3	2021 Year 4	2022 Year 5	2023 Year 6	2024 Year 7	2025 Year 8	2026 Year 9	2027 Year 10
(A) Reserve Balances											
Starting Replacement Reserves		\$0	\$549,406	\$573,148	\$592,014	\$549,224	\$513,154	\$526,476	\$536,571	\$553,386	\$535,098
(B) Annual Funding											
Contributions Indexed at 3%		\$300	\$309	\$318	\$328	\$338	\$348	\$358	\$369	\$380	\$391
(C) Additions/ Unit Contributions											
		300	309	318	328	338	348	358	369	380	391
(D) Total Annual Reserve Funding		\$30,600	\$31,518	\$32,464	\$33,432	\$34,441	\$35,474	\$36,538	\$37,634	\$38,763	\$39,928
(E) Interest on Reserves at 5%		\$765	\$28,258	\$29,469	\$30,437	\$28,322	\$26,545	\$27,237	\$27,769	\$28,638	\$27,733
Total Funds Available		\$31,365	\$609,182	\$635,081	\$655,888	\$611,987	\$675,173	\$690,251	\$601,974	\$420,788	\$602,777
(F) Total Capital Cost		\$246,959	\$36,034	\$43,066	\$166,664	\$98,833	\$48,697	\$53,680	\$48,588	\$85,690	\$84,195
(G) Reserve Balances		(\$215,594)*	\$573,148	\$592,014	\$549,224	\$513,154	\$526,476	\$536,571	\$553,386	\$535,098	\$518,582
Outside Capital		\$765,000									
Adjusted Reserve Balances		\$549,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Notes:

L. Infusion of \$765,000 in Year 1 of the plan.

*ANNUAL RR CONTRIBUTIONS are shown being indexed for inflation at the % specified above except when Additional Contributions are called for.

Line L: Additional Contributions allows for potential adjustments in annual RR funding that would enable the property to meet all proposed needs out of reserves through Year 20.

**INTEREST EARNINGS ON RESERVES are calculated on 100% of starting balances and on 50% of the total annual contribution for the year in the row above.

Replacement Reserve (RR) Analysis: *Preservation Plan*

Camelot Hills

Reserve Funding in Year 20										
Projected replacement reserve balance is \$46,643					This is \$457 per unit in inflated dollars or \$261 per unit in uninflated dollars					
Projected annual funding to reserves is \$53,657					This is \$526 per unit in inflated dollars or \$309 per unit in current dollars					
2028 Year 11	2029 Year 12	2030 Year 13	2031 Year 14	2032 Year 15	2033 Year 16	2034 Year 17	2035 Year 18	2036 Year 19	2037 Year 20	
										Reserve Balances (A)
\$518,582	\$509,090	\$522,983	\$517,066	\$521,648	\$271,443	\$207,111	\$177,184	\$120,418	\$46,104	Starting Replacement Reserves
										Annual Funding (B)
\$403	\$415	\$428	\$441	\$454	\$467	\$481	\$496	\$511	\$526	Contributions Indexed at 3%
										Additional Unit Contributions (C)
403	415	428	441	454	467	481	496	511	526	
\$41,124	\$42,358	\$43,628	\$44,937	\$46,285	\$47,674	\$49,104	\$50,577	\$52,094	\$53,657	Total Annual Reserve Funding (D)
\$26,957	\$26,413	\$27,240	\$28,478	\$27,240	\$14,764	\$11,583	\$10,120	\$7,323	\$3,647	Interest on Reserves at 5% (E)
\$586,663	\$575,861	\$593,851	\$620,501	\$595,172	\$333,881	\$267,799	\$237,800	\$179,836	\$103,408	Total Funds Available
\$79,574	\$72,878	\$46,765	\$98,853	\$323,730	\$126,769	\$90,695	\$117,382	\$133,732	\$66,765	Total Capital Cost (F)
\$507,090	\$522,983	\$547,086	\$521,648	\$271,443	\$207,111	\$177,184	\$120,418	\$46,104	\$46,643	Reserve Balances (G)
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

SITE SYSTEMS

(Expected Lifespan)

Replacement Items	Quantity	Cost per Unit in 2018 \$\$	Total Cost in 2018 \$\$	AGE (Years)	EMI (Years)	Replacement Schedule Year of Action AND Interval (if repeat)	Notes
SURFACE							
Roadways & Parking	5,384 SF		\$0	0	25		Asphalt paved parking areas and roadways - cracking/deterioration SOW includes costs to repair and overlay
Crack-Pit and Sealcoat	51,384 SF	\$0.16	\$9,240	0	5	\$ 40 - 15 - 20 in 1 Year	Future allowance for surface maintenance
Sidewalks	6,785 SF		\$0	0	20		Concrete walkways - cracking and settlement observed SOW includes costs to replace/repair sections of the sidewalk in poor condition
Railings	295 LF	\$4.00	\$2,080	21	20	1 in 1 Year	Painted steel railings primarily located along the top of the retaining wall at #623 #627 #631 - rust and deterioration observed - costs to replace
Retaining Walls	301 LF	\$6.00	\$1,806	21	25	1 over 5 Years	Wood timber retaining walls (7'-9' tall) - fair condition, age related wear Allowance for periodic sectional replacement
Pedestrian Bridges	3 LF	\$250,000	\$750,000	31	25	1 in 1 Year	Metal framed wood bridges with steel railings at #623 #627 #631 Costs to repair framing, replace decking and railings
Fencing	1 LF						
Dumpsters & Enclosures	2 ea	\$100,000	\$200,000	13	15	1 in 1 Year	Wood timber enclosures - age related wear and organic growth observed Costs to replace dumpster enclosures
Play Equipment	8 ea	\$25,000	\$200,000	15	20	3 in 1 Year	Metal and high impact plastic structure, smaller metal equipment Costs to install new playground equipment and rubberized base
Site Lighting	1 ea		\$0	0	20		Pole mounted parking area fixtures SOW includes costs to install LED fixtures
Landscaping	1 LF	\$100,000	\$100,000	21	15	1 in 1 Year	Improve drainage on the northwest side of #631
Landscaping	1 LF		\$0	0	20		Low) costs: mature trees encroaching on roof lines, planting beds SOW includes costs to trim/remove trees and landscaping upgrades
Development Sign	1 LF	\$150,000	\$150,000	11	15	1 in 1 Year	SOW includes costs to install a new monument sign, future replacement
Miscellaneous	1 ea		\$0	0	20		
Miscellaneous	1 ea						

SITE DISTRIBUTION SYSTEMS

Gas Lines	1 LF		\$0	21	20		No problems observed or reported Monitor
Sanitary Lines	1 LF		\$0	21	20		No problems observed or reported Monitor
Cold Water Lines	1 LF		\$0	21	20		No problems observed or reported Monitor
Electric Distribution	1 LF		\$0	21	20		No problems observed or reported Monitor
Sanitary Leach Fields	1 LF						
Miscellaneous	1 LF						

Camelot Hills

MECHANICAL ROOM

(Expend./Vs. \$100k)

Replacement Items	Quantity	Cost per unit in 2018 \$	Total Cost in 2018 \$	AGE (Years)	EDL (Years)	Replacement Schedule Year of action AND duration of project	Notes
BOILERS:							
Boilers#1	ea						
Boilers#2	ea						
Boilers#3	ea						
Controls#1	ea						
Controls#2	ea						
Condensate & Feed Water	ea						
Boiler Water Pumps	ea						
Heating Water Pumps	ea						
Cooled Water Pumps	ea						
Flue Exhaust	ea						
BOILER ROOM SYSTEMS:							
Boiler Room Piping/Valves	1 ls		\$0	50	25		No problems observed or reported.
Domestic Hot Water Generation	1 ea	\$250.00	\$4,350	8	15	1 in 1 Year	Monitor
Domestic Hot Water Generation	2 ea	\$250.00	\$12,750	13	15	1 / 16 in 1 Year	A.D. Smith, gas-fired, 80-gallon, 199 MBH, #605 Costs to replace
Domestic Hot Water Generation	1 ea	\$250.00	\$7,250	1	15	18 in 1 Year	A.D. Smith, gas-fired, 80-gallon, 199 MBH, #611 Costs to replace
Domestic Hot Water Generation	2 ea	\$250.00	\$8,500	21	15	1 / 16 in 1 Year	R.H.D. gas-fired, 70-gallon, 199 MBH, #615 #619 Costs to replace
Domestic Hot Water Generation	1 ea	\$250.00	\$4,250	4	15	13 in 1 Year	Bradford White, gas-fired, 80-gallon, 199 MBH, #631 Costs to replace
Domestic Hot Water Generation	1 ea	\$290.00	\$1,290	8	15	1 in 1 Year	Lochinvar, electric 40-gallon water heater Costs to replace
Fuel Oil Storage	ea						
Fuel Oil Transfer System	ls						
Slump Pumps	ea						

Camelot Hills

MECHANICAL ROOM

MECHANICAL ROOM

$P_{\Delta_F} = 0$

BUILDING MECHANICAL AND ELECTRICAL

(Expected Useful Life)

Replacement Items	Quantity	Cost per unit in 2018 \$	Total Cost in 2018 \$	AGE (Years)	EOL (Years)	Replacement Schedule		Notes
BUILDING MECHANICAL								
Compartments	ea							
Building Fire Suppression	ft							
Building Heating Distribution	ft							
Domestic Hot/Cold Water Dist.	ft							
Building Sanitary Waste & Vent Dist.	ft							
Building Gas Distribution	ft							
Building Air Conditioning	ea							
Ventilating & Exhaust	ea							
Warm Air Furnace	3 ea	2,150.00	\$6,450	21	25	4	in 1 Year	Payco, gas-fired, atmospherically vented. Costs to replace.
Warm Air Furnace	3 ea	2,240.00	\$6,720	15	25	10	over 2 Years	Carrier, gas-fired, atmospherically vented. Costs to replace.
Warm Air Furnace	1 ea	2,150.00	\$2,150	13	25	10	in 1 Year	Carrier, gas-fired, atmospherically vented at office. Costs to replace.
Sewage Ejectors	ea							
BUILDING ELECTRICAL								
Building Power Wiring	1 ft		\$0	21	60			No problems observed or reported.
Smoke / Fire Detection	4 ea	12000.00	\$48,000	21	20	1	in 1 Year	Monitor Series 200, estimated age of 21 Years - no other info available. Monitor.
Smoke / Fire Detection	3 ea	12000.00	\$36,000	15	20	4	in 1 Year	Monitor F/A200, estimated age of 15 Years - no other info available. Costs to replace.
Smoke / Fire Detection	1 ea	12000.00	\$12,000	2	20	18	in 1 Year	Fireline M5-4, reportedly installed in 2016. Future costs to replace.
Signaling / Communication	ft							
BUILDING ELEVATORS								
Shafts and Doorways	ea							
Cabs	ea							
Controller/Dispatcher	ea							
Machine Room Equipment	ea							

Camelot Hills

BUILDING MECHANICAL AND ELECTRICAL

Page 2

BUILDING ARCHITECTURE

(Expenditure/Asset Life)

Replacement Items	Quantity	Current purchase in 2018 \$	Total Cost in 2018 \$	AGE (Years)	EUL (Years)	Replacement Schedule (Year of service AND duration of project)		Notes
STRUCTURE								
Foundation	2,058 sq		\$0	36	30			Monitor
Framing	1 sq		\$0	36	70			Monitor
Slab	sq							
Miscellaneous	sq							
BUILDING EXTERIOR								
Exterior Common Doors	18 ea	1,200.00	\$21,600	21	30	30	over 4 Years	Aluminum/glass, single leaf - fair overall condition Costs to replace
Exterior Unit Doors	ea							
Service Doors	204 ea	500.00	\$102,000	15	25	25	over 8 Years	Mechanical closer and storage closet at each unit hallway/main Replace as needed
Glass Sliding Doors	102 ea	1,300.00	\$132,600	15	30	25	in 1 Year	Vinyl-framed sliding glass balcony/patio doors - fair condition Costs to replace
Garage Door	1 ea	1,300.00	\$1,300	19	15	4 - 10	in 1 Year	Garage door in maintenance garage - costs to replace
Entrance Walls	19,570 sq		\$0	0	55			Clapboard profile vinyl siding, painted damage, replacements, organic growth SOW includes costs to replace
Exterior Walls	3,360 sq		\$0	0	55			Brick siding at each common entry - fair condition SOW includes costs for pointing/repair
Exterior Walls	1,160 sq		\$0	0	35			Concrete at basement level units - fair condition SOW includes costs for pointing/repair
Trim, Soffit & Fascia	1 sq		\$0	0	20			Vinyl trim and perforated soffits Replace with siding
Canopy	1 sq	2,500.00	\$2,500	14	12	5 - 10	in 1 Year	Canvas canopy at office entry - good condition
Window Frames	240 ea		\$0	0	53			Aluminum-framed, double paneled, slider type windows SOW includes costs to replace all windows
Window Frames	ea							
Window Glass	140 ea	25.00	\$3,500	0	15	14	over 10 Years	Allowances to replace jagged window glass as needed
Storm / Screen Windows	ea							
Unit Balconies/Wood Decks	3,730 sq	7.50	\$28,400	21	20	1	in 1 Year	Wood decking, staining, weathered, popping nails, org. growth Costs to replace decking
Balcony Railings	680 lf	10.00	\$16,800	21	20	1	in 1 Year	Painted steel and wood railings - rust, deterioration and weathered wood Costs to replace railings
Fire Escapes	ea							
Bldg Mounted Lighting	ea							

Camelot Hills

BUILDING ARCHITECTURE

Year 17	Year 18	Year 19	Year 20
2034	2035	2036	2037

Camelot Hills • Capital Needs Assessment • On-Site Insight

BUILDING ARCHITECTURE--continued

(Excludes Use of Ice)

Replacement Items	Quantity	Cost per unit in 2018 \$\$	Total Cost in 2018 \$\$	AGE (Years)	EOB (Years)	Replacement Schedule		Notes
Size of action AND duration of project								
ROOF SYSTEMS								
Structure	41,458 sq'		\$0	21	40			Painted roof surface
								Monitor
Roof Covering	41,458 sq'		\$0	0	20			Asphalt covered roof surfaces
								SOW includes costs to rip and replace
Roof Covering	sq'							
Roof Covering	sq'							
Roof Drainage	3,420 lf		\$0	21	25			Aluminum gutters and downspouts
								Maintain
Skylights	sq'							
Penhouses	sq'							
Access Doors & Hatches	sq'							
Roof Railings	lf							
HALLS								
Hallway Walls	27,200 sq'	0.75	\$20,400	11	10	2	15	Painted surfaces
							over 4 Years	Costs to paint/repair
Hallway Ceiling	7,712 sq'	0.75	\$5,784	11	10	2	12	Painted surfaces
							over 4 Years	Costs to paint/repair
Hallway Floors	768 sq'		\$0	21	30			Condition of each entrance this condition for age
								Monitor
Hallway Floors	13,968 sq'	5.00	\$69,840	21	20	3		VET at first floor and each stair landing
							over 4 Years	Costs to replace
Hallway Floors	2,426 sq'	2.95	\$7,174	0	10	10	20	Carpeting in hallways
							over 4 Years	SOW includes costs for carpet replacement / future allowance
Stair Railings	1,132 lf	15.00	\$17,280	21	25	1		3 1/2 inch gap between railing balusters
							in 1 Year	Discuss at review
Stair Treads	683 sq'	31.50	\$21,511	21	25	4		Rubber stair treads - good overall condition
							over 16 Years	Allowance to replace stair treads as needed
Miscellaneous	sq'							
STAIRS								
Stair Walls and Ceiling	sq'							Included with hallways
Stair Floors	sq'							
Stair Doors	sq'							
Stair Railings	lf							

Projected Capital Needs Over Twenty Years

Camelot Hills

1.00% projected at 5%.

BUILDING ARCHITECTURE—continued

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037

ROOF SYSTEMS

40	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
60	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
60	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

HALLS

20	\$5,231	\$5,013	\$3,573	\$3,709	\$0	\$0	\$0	\$0	\$0	\$0	\$7,608	\$7,271	\$7,040	\$7,714	\$0	\$0	\$0	\$0	\$0
60	\$1,486	\$1,514	\$1,540	\$1,627	\$0	\$0	\$0	\$0	\$0	\$0	\$2,002	\$2,062	\$2,121	\$2,187	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
50	\$5,100	\$5,053	\$3,826	\$3,883	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$17,280	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
50	\$0	\$0	\$0	\$2,427	\$2,506	\$2,632	\$2,732	\$2,814	\$2,898	\$2,985	\$3,074	\$3,169	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

STAIRS

60	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Cam Hills

BUILDING ARCHITECTURE—continued

(Expected Useful Life)

Replacement Item	Quantity	Cost per unit in 2018 \$	Total Cost in 2018 \$	AGE (Years)	ETL (Years)	Replacement Schedule		Notes
Year of asset AND duration of project								
LOBBIES/MAIL FACILITIES								
Lobby Walls & Ceilings	sf							
Lobby Floors	sf							
Lobby Fixtures	ea							
Mail Facilities	ea							
Lobby Local HV	ea							
COMMUNITY ROOM								
Comm. Room Walls/Ceilings	sf							
Comm. Room Floor Covering	sf							
Office Cubicles/Concierge	1 ea	3407.00	\$3,407	15	25	20	in 1 Year	Cubature in office kitchen - costs to replace Refrigerator in office kitchen
Office Kitchen Appliances	1 ea	250.00	\$250	15	20	1 - 11	in 1 Year	Costs to replace
Comm. Room Furnishings	ps							
OFFICE								
Office Walls/Ceilings	2,625 sf	8.75	\$21,069	10+	20	1 - 11	in 1 Year	Painted walls and ceilings Costs to paint and repair
Office Floor Covering	750 sf	2.95	\$2,213	10+	20	1 - 11	in 1 Year	Carpeting Costs to replace
Office Equipment	1 ea		\$0	varies	10			Maintain
PUBLIC LAUNDRY								
Laundry Walls/Ceilings	sf							
Laundry Floors	sf							
Laundry Equipment	1 ea		\$0	varies	20			One washer, one dryer on the first floor of each address Leased equipment
PUBLIC RESTROOMS								
Restrooms Walls/Ceilings	273 sf		\$0	10+	10			Painted walls and ceilings in office restroom - maintain
Restroom Floors	48 sf		\$0	30	10			Ceramic tile flooring - maintain
Restroom Fixtures	1 ea		\$0	10	20			Maintain
Restroom Accessories	1 ea		\$0	10	10			Maintain

Projected Capital Needs Over Twenty Years

Camelot Hills

BUILDING ARCHITECTURE--continued

Units preserved as 100%

Year 1 2018	Year 2 2019	Year 3 2020	Year 4 2021	Year 5 2022	Year 6 2023	Year 7 2024	Year 8 2025	Year 9 2026	Year 10 2027	Year 11 2028	Year 12 2029	Year 13 2030	Year 14 2031	Year 15 2032	Year 16 2033	Year 17 2034	Year 18 2035	Year 19 2036	Year 20 2037
LOBBIES/MAIL FACILITIES																			
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
COMMUNITY ROOM																			
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,914	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE																			
\$1,969	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,640	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$2,213	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,977	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PUBLIC LAUNDRY																			
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PUBLIC RESTROOMS																			
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Camelot Hills DWELLING UNITS

(Excludes Utility Area)

Replacement Item	Quantity	Cost per unit (in 2018 \$)	Total Cost (in 2018 \$)	AGE (Years)	EOL (Years)	Replacement Schedule (Year of action AND duration of project)	Notes
LIVING AREA FINISHES							
Unit Hallway Doors	102 ea		\$0	0	30		Good condition on metal frames SOW includes costs to replace
Unit Interior Doors	319 ea	90.00	\$28,710	varies	25	1 over 20 Years	Hollow core wood interior doors Replace as needed
Unit Closet Doors	421 ea	135.00	\$56,835	varies	25	1 over 20 Years	Hollow core closet doors Replace as needed
Living Area Walls	183,680 sf		\$0	varies	5		Painted drywall Maintain
Living Area Ceilings	350,961 sf		\$0	varies	5		Painted drywall Maintain
Living Area Floors-1	90,961 sf	12.55	\$1140,908	varies	19	1 10, 19 over 10 Years	Bedroom and living area carpeting - ages and conditions vary Replaces needed
Living Area Floors-2							
Unit Interior Stairs							
KITCHENS							
Kitchen Walls & Ceilings	32,838 sf		\$0	0	5		Painted surfaces SOW includes costs to paint/repair all kitchens
Kitchen Floors	6,426 sf		\$0	0	20		Vinyl sheet flooring - ages and conditions vary SOW includes costs to install vinyl plank flooring
Kitchen Cabinets	1102 ea		\$0	0	25		Physically and laminated particleboard construction SOW includes costs to replace all cabinets
Kitchen Countertop							
Kitchen Countertop	162 ea		\$0	21	10		SOW includes costs to replace all countertops and sinks
Kitchen Countertop							
Range	102 ea		\$0	0	20		4-burner electric range - ages and conditions vary SOW includes costs to replace all ranges
Range							
Refrigerator	102 ea	690.00	\$70,380	0	15	7.1 over 6 Years	Energy Star, top-freezer models SOW includes costs to install Energy Star rated refrigerators
Refrigerator							
Rangehood and Vent	102 ea	125.00	\$12,750	varies	20	1 over 5 Years	Replace rangehoods as needed
Fire Stop Casework	102 ea	55.00	\$5,610	3	6	3 19, 2018 over 1 Year	Replacement based on manufacture expiration date
Dishwasher							

Projected Capital Needs Over Twenty Years

Camelot Hills

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DWELLING UNITS

[illegible]

Camelot Hills

DWELLING UNITS--continued

(Expenditure/Asset Life)

Replacement Description	Quantity	Unit Cost per unit in 2018 \$	Total Cost in 2018 \$	AGE (Years)	BUL (Years)	Replacement Schedule (Year of replacement/ duration of project)	Notes
BATHROOMS							
Bathroom Walls and Surrounds	22,848 sf		\$0	0	30		Painted outliner SOW includes costs to paint/repair all bathtubs
Bathroom Ceilings	9,194 sf		\$0	0	20		Painted on floor SOW includes costs to paint/repair all bathtubs
Bathroom Floor	4,596 sf		\$0	0	20		Ceramic tile flooring - conditions vary SOW includes costs to install vinyl plank flooring
Bathroom and Shower	102 ea		\$0	0	20		Enamel/steel tub and ceramic tile surrounds SOW includes costs to replace tubs and surrounds
Bathroom Vanity	102 ea	\$450.00	\$45,900	21	20	1 in 1 Year	Plywood and laminated particleboard vanities Costs to replace vanities
Bathroom Sinks	ea						Included with vanity
Bathroom Towels	102 ea	\$195.00	\$19,890	varies	30	1 over 20 Years	Replaces needed
Medicine Cabinet	102 ea	\$125.00	\$12,750	21	20	1 in 1 Year	Metal medicine cabinets with mirrors Costs to replace
Accessories	102 ea		\$0	varies	20		Standard accessories Maintain
Ventilation & Exhaust	102 ea	\$175.00	\$17,850	varies	20	1 in 1 Year	Ceiling mounted exhaust fans Costs to replace
IN-UNIT MECHANICAL							
Unit Warm Air Furnaces	102 ea		\$0	0	20		Gas-fired, horizontally-vented Carrier furnaces SOW includes costs to replace
Unit Thermostats	102 ea	\$90.10	\$9,180	21	20	1 in 1 Year	Replace with Furnaces
Unit FWH Ventilation	102 ea		\$0	0	10		Central water heaters, SOW specifies new FWH in each unit - 140000 Carrier air conditioning condensers working with unit level furnaces
Unit Air Conditioning	102 ea	\$1350.00	\$137,700	0	15	14 over 15 Years	SOW includes costs to replace. Future replacement costs
Unit Radiation	ea						
IN-UNIT ELECTRICAL							
Unit Electrical Panel	102 ea		\$0	20	30		Bryant circuit breaker panels Monitor
Unit Wiring	102 ea		\$0	21	30		Maintain
Unit Lighting	102 ea		\$0	0	30		SOW includes costs to upgrade all All being replaced in 2017 and bedroom units installed 4627 and 4631
Unit Smoke / Fire Detector	319 ea	\$5.00	\$1,595	1	10	5 19 in 1 Year	Scheduled for replacement after asbestos abatement included in SOW 4/2018
Unit GFCIs	102 ea		\$0	0	20		SOW includes costs to upgrade all

Projected Capital Needs Over Twenty Years

Camelot Hills

Livingston, Montana

DWELLING UNITS--continued

Year 1 2018	Year 2 2019	Year 3 2020	Year 4 2021	Year 5 2022	Year 6 2023	Year 7 2024	Year 8 2025	Year 9 2026	Year 10 2027	Year 11 2028	Year 12 2029	Year 13 2030	Year 14 2031	Year 15 2032	Year 16 2033	Year 17 2034	Year 18 2035	Year 19 2036	Year 20 2037
BATHROOMS																			
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$45,900	\$10	\$0	\$0	\$10	\$0	\$0	\$10	\$0	\$0	\$0	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$10	\$0	\$0	\$0	\$0	\$0	\$10	\$10	\$0	\$0	\$10	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$903	\$1,024	\$1,055	\$1,087	\$1,119	\$1,151	\$1,183	\$1,223	\$1,260	\$1,298	\$1,337	\$1,377	\$1,418	\$1,460	\$1,504	\$1,548	\$1,596	\$1,643	\$1,691	\$1,741
\$12,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$11,730	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IN-UNIT MECHANICAL																			
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0,180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IN-UNIT ELECTRICAL																			
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



An affordable non-profit housing corporation serving Michigan's housing needs

Statement of Developer Experience

This page must be included in Exhibit 12a

This page must be included in Exhibit 12a

[illegible]

Name and Project Number of Project Owned	City and State	Number of Units	Date of Ownership {mm/dd/yy}		Date Project Last Placed in Service	Type of Financing	LIHTC Project?	Has the project materially defaulted on any obligation?*	Does the project have any uncorrected 86221 that have been outstanding longer than 6 months?*	Included in Point Total for Owner/GP Experience Points?
			Begin	End						
Colonial Meadows	Pontiac, MI	82	6/1/2011		1993	MSHDA	LIHTC	No	No	Yes
Dauner Haus II	Fenton, MI	41	12/21/1995		2/25/1997	LIHTC/CONV	LIHTC	No	No	Yes
Dauner Haus III	Fenton, MI	151	6/27/1995		7/1/1993	LIHTC/CONV	LIHTC	No	No	Yes
Delhi Stratford Place	Holt, MI	96	12/28/2010		11/2/2005	MSHDA/LIHTC	LIHTC	No	No	Yes
Dickerson Manor	Detroit, MI	66	9/1/2010		11/9/2011	CONV/LIHTC	LIHTC	No	No	Yes
Gabrielle	Highland Park, MI	336	6/24/1994		6/1/1994	MSHDA/LIHTC	LIHTC	No	No	Yes
Glendale Buena Vista	Highland Park, MI	93	12/31/1991		12/30/1991	MSHDA/RAP/LIHTC	LIHTC	No	No	Yes
Harbor Pointe	Benton Twp, MI	84	8/28/1998		1/1/2000	LIHTC	LIHTC	No	No	Yes
Harbor Pointe II	Benton Twp, MI	72	8/25/2001		1/30/2003	CONV/LIHTC	LIHTC	No	No	Yes
Harper Square	Clinton Township, MI	72	12/17/1996	9/8/2010	12/20/1996	LIHTC/CONV	LIHTC	No	No	No
Hickory Woods	Lansing, MI	102	6/20/2003		6/20/2003	CONV/LIHTC	LIHTC	No	No	Yes
Highland Manor	Highland Park, MI	48	9/10/2009		5/20/2010	LIHTC/221 D4	LIHTC	No	No	Yes
Hillcrest Homes aka Walnut Grove	Grand Rapids, MI	80	6/20/2003		6/20/2003	CONV/LIHTC	LIHTC	No	No	Yes
Hope Senior	Oxford, MI	50	3/15/1993		12/17/1993	TAXABLE BOND/MSHDA/LIHTC	LIHTC	No	No	Yes
Jefferson Meadows	Detroit, MI	83	11/1/2011		n/a	MSHDA HOME		No	No	No
Jefferson Square II	Detroit, MI	180	12/30/1991		10/29/2007	HUD/221 D4	LIHTC	No	No	Yes
Jennings Senior Living	Detroit, MI	46	7/10/2014		10/28/2015	LIHTC/HOME	LIHTC	No	No	No
McDonald Square II	Detroit, MI	180	12/30/1991		8/20/2007	MSHDA/LIHTC	LIHTC	No	No	Yes
Maplewood Manor	Bay City, MI	158	2/27/2015		2/27/2015	LIHTC/ HUD 221D4	LIHTC	No	No	No
Mill Pond Manor II	Brighton, MI	58	3/22/2013		1/1/2016	LIHTC/ HUD 221D4	LIHTC	No	No	No
Oakwood Manor	Eastpointe, MI	44	6/27/2012		7/1/2013	NSP/HOME		No	No	Yes
Palmer Court Townhomes	Detroit, MI	173	10/20/2010		10/13/2011	MSHDA/LIHTC	LIHTC	No	No	Yes
Parkview Place	Detroit, MI	199	5/1/2002		5/1/2002	LIHTC/Pass Thru	LIHTC	No	No	Yes
Prince Hall Place	Detroit, MI	156	11/1/2009		1992	CONV/MSHDA	LIHTC	No	No	Yes
Ridgewood Vista	Jackson, MI	150	6/27/1993		12/21/1993	LIHTC/MSHDA	LIHTC	No	No	Yes

Name and Project Number of Project Owned	City and State	Number of Units	Date of Ownership (mm/dd/yy)		Date Project Last Placed in Service	Type of Financing	LIHTC Project?	Has the project materially defaulted on any obligation?*	Does the project have any uncorrected 8113s that have been outstanding longer than 6 months?***	Included in Point Total for Owner/GP Experience Points?
			Begin	End						
River Terrace	Benton Harbor, MI	270	6/23/2006		6/23/2006	LIHTC/MSHDA	LIHTC	No	No	Yes
Royal Oak Towers	Ferndale, MI	200	6/15/2003		6/15/2003	MSHDA/LIHTC/Pass Thru	LIHTC	No	No	Yes
Silver Creek II	Flat Rock, MI	111	1/12/1997		10/15/1999	CONV/LIHTC/MSHDA	LIHTC	No	No	Yes
Sacred Heart	St. Francis, WI	68	10/1/2011		12/7/2011	LIHTC/WHEDA	LIHTC	No	No	Yes
South Hill II	Milford, MI	120	8/10/2007		8/10/2007	MSHDA/LIHTC	LIHTC	No	No	Yes
Tri City Village	Watervliet, MI	56	4/19/2006		4/19/2006	HUD 221D4/LIHTC	LIHTC	No	No	Yes
University Club	Detroit, MI	120	1/1/2010		n/a	MSHDA/HOME		No	No	No
Uptown Towers	Portland, OR	71	1/20/2011		2/1/2011	LIHTC/CONV	LIHTC	No	No	Yes
Van Dyke II	Detroit, MI	200	8/16/2007		8/16/2007	MSHDA/LIHTC	LIHTC	No	No	Yes
Village of Royal Oak	Royal Oak, MI	147	2/1/2010		10/24/2011	LIHTC/MSHDA	LIHTC	No	No	Yes
Village Park	Detroit, MI	57	2/1/2012		2/1/2012	NSP/HOME/MSHDA	LIHTC	No	No	Yes
Village East	Springfield, OR	42	12/19/2014		10/1/2015	LIHTC/CONV	LIHTC	No	No	No
Vista Villa	Saginaw, MI	100	6/14/1993		6/1/1994	MSHDA/LIHTC	LIHTC	No	No	Yes
Westchester Towers	Wayne, MI	223	5/17/2001		1/4/2002	LIHTC/HUD 223F	LIHTC	No	No	Yes
Wildwood	Westland, MI	229	4/28/2011		12/1/2011	LIHTC/221D4	LIHTC	No	No	Yes
SHELTER AMERICA GROUP										
The Adriana	Des Moines, WA	119	2015		Pending	LIHTC/CONV	LIHTC	No	No	No
Alder Ridge	Milton, WA	116	2013		12/31/2013	LIHTC/CONV	LIHTC	No	No	No
Avaire Apartments	Everett, WA	96	2017		Pending	LIHTC/CONV	LIHTC	No	No	No
Columbia Knoll	Portland, OR	334	2002		3/26/2006	LIHTC/OHCS Bonds-MuniMae	LIHTC	No	No	No
Country Run	Kelso, WA	100	1998		6/20/2000	LIHTC/CONV	LIHTC	No	No	No
Elma Gardens	Grays Harbor, WA	36	2002		3/31/2003	LIHTC/USDA 515	LIHTC	No	No	No
Fairhaven Apartments	Burlington, WA	40	2015		Pending	LIHTC/CONV	LIHTC	No	No	No
Harvest Ridge	Grandview, WA	24	2002		8/12/2004	LIHTC/USDA 515	LIHTC	No	No	No

Name and Project Number of Project Owned	City and State	Number of Units	Date of Ownership (mm/dd/yy)		Date Project Last Placed in Service	Type of Financing	LIHTC Project?	Has the project materially defaulted on any obligation?*	Does the project have any uncorrected 8823s that have been outstanding longer than 6 months? **	Included in Point Total for Owner/GP Experience Points?
			Begin	End						
Heatherwood	Mill Creek, WA	265	2002		1/30/2004	LIHTC/CONV	LIHTC	No	No	No
Kulshan	Mt. Vernon, WA	38	2006		12/31/1999	LIHTC/CONV	LIHTC	No	No	No
Lauren Heights	Issaquah Highlands, WA	51	2005		8/18/2007	LIHTC/CONV	LIHTC	No	No	No
Lexy Manor	Oak Harbor, WA	26	2015		Pending	LIHTC/CONV	LIHTC	No	No	No
Madrona Manor	Oak Harbor, WA	50	2015		Pending	LIHTC/CONV	LIHTC	No	No	No
Norris Place	Burlington, WA	50	2015		Pending	LIHTC/CONV	LIHTC	No	No	No
Norwegian Wood	Gig Harbor, WA	36	2002		12/31/2003	LIHTC/USDA 515	LIHTC	No	No	No
Oak Bay Station	Oak Harbor, WA	81	1995		12/18/1997	LIHTC/USDA 515	LIHTC	No	No	No
Pioneer Lane	Omak, WA	36	2005		3/1/2010	LIHTC/USDA 515	LIHTC	No	No	No
Rainier Glen	Enumclaw, WA	42	2002		9/30/2008	LIHTC/USDA 515	LIHTC	No	No	No
Ridgeview Terrace	Mt. Vernon, WA	80	2003		12/15/2005	LIHTC/USDA 515	LIHTC	No	No	No
Riverside Landing	Bothell, WA	50	1997		3/29/1999	LIHTC/CONV	LIHTC	No	No	No
SeaBreeze	Sequim, WA	42	2005		3/1/2010	LIHTC/USDA 515	LIHTC	No	No	No
Summerwind	Ephrata, WA	28	2005		9/27/2007	LIHTC/USDA 515	LIHTC	No	No	No
Trailside Apartments	Everett, WA	250	1999		9/1/2001	LIHTC/WSHFC Bonds	LIHTC	No	No	No
Vah-ki Court	Coolidge, AZ	24	1999		1/31/1999	LIHTC/USDA 515	LIHTC	No	No	No
Vasa Creek Woods	Bellevue, WA	51	1998		2/14/2000	LIHTC/CONV	LIHTC	No	No	No

* A material default on any obligation includes, but is not limited to the following: project foreclosure, filing a bankruptcy petition, or providing a deed in lieu of foreclosure. If answered yes, the project cannot be counted towards the general partner/member experience total. However, explanation can be provided on page 15 of the Addendum I.

** If the project has any uncorrected 8823s that have been outstanding longer than 6 months, then that project cannot be counted towards the general partner/member experience total. However, explanation can be provided on page 15 of the Addendum I.

CITY OF LANSING
NOTICE OF PUBLIC HEARING
ANNUAL ACTION PLAN
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME
AND EMERGENCY SOLUTIONS GRANT (ESG) PROGRAMS
FOR FISCAL YEAR 2018-2019

The City Council of the City of Lansing will conduct a public hearing on Monday, March 26, 2018 at 7:00 P.M. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI on the City's proposed Annual Action Plan for 2018 which includes the budget for the use of Community Development Block Grant (CDBG), HOME Program and Emergency Solutions Grant (ESG) funds for the Fiscal Year starting July 1, 2018 and ending June 30, 2019.

Copies of the proposed Annual Action Plan 2018 for the use of funds are available for review in the City Clerk's Office, downtown Capital Area District Library and in the Development Office of the Department of Economic Development and Planning and will also be available for review at the public hearing.

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., March 26, 2018, 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

Department of Economic
Development and Planning
Brian McGrain, Director



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

February 21, 2018

Honorable Mayor Andy Schor
Ninth Floor City Hall
Lansing, MI 48933-1694

Dear Mayor Schor:

RE: Proposed Program Objectives and Projected Use of Federal Funds
Annual Action Plan FY 2018 (July 1, 2018- June 30, 2019)

The Lansing Planning Board, at its meeting held on February 6, 2018, voted unanimously (4-0) to recommend approval of the Statement of Proposed Program Objectives and Projected Use of Community Development Fund Resources for the Annual Action Plan FY 2018 (July 1, 2018- June 30, 2019). A copy of the statement, which identifies the activities to be undertaken by the City using Community Development Block Grant (CDBG), HOME Program and ESG (Emergency Solutions Grant) Program Funds commencing July 1, 2018, is attached for your review,

Several public hearings were conducted as part of the Citizen Participation Plan. The first public hearing was held on December 5, 2017 before the Planning Board to receive public comments regarding housing and community development needs. The minutes of the public hearing are attached to this letter. One person spoke in support of funding for rehabilitation/new construction of single family homes and one other person spoke about the continued need for funding of rehabilitation activities in a particular neighborhood.

The second of three public hearings regarding the federal funding allocations was held on February 6, 2018. Three individuals spoke at this hearing in regards to CDBG and HOME programs, two of whom specifically addressed a need to fund a program offering computer technology for the low and moderate income individuals including senior citizens.

The last hearing will be held before the City Council on March 26, 2018. In addition to the hearings, a public notice will be published in the Lansing City Pulse providing a final opportunity for public comments on the *draft* Annual Action Plan for a period of thirty (30) days (February 28, 2018 – March 30, 2018).

The Annual Action Plan, which is the City's planning document and application for CDBG, HOME & ESG programs, must be submitted to the Department of Housing and Urban Development by May 14, 2018.

The proposed use of funds is based on goals and objectives established for each of the three (3) programs, and reflects the needs identified and commitments made relative to housing, homeless services, economic development, weatherization, public improvements and other community development activities. The allocation for public services is limited to 15% of the estimated Community Development Block Grant. The allocations for administration, planning and urban design and project operations are staff and operating costs related to delivery of not only the CDBG, HOME and Emergency Solutions Grant Programs, but other State and Federal Programs as well.

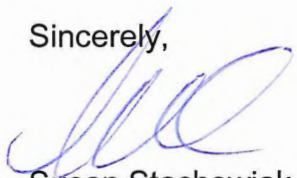
The federal resources for this year include Community Development Block Grant, HOME (plus program income estimate), and Emergency Solutions Grant in the total amount of \$2,641,597, which will be budgeted as proposed in the attached Summary of Funding Allocation for the next fiscal year

At its February 6, 2018 meeting, the Planning Board voted unanimously to recommend that the Mayor and City Council adopt the Proposed Program Objectives, Goals and Projected Use of Community Development Fund Resources as part of the budget for Fiscal Year 2018--2019 for the City of Lansing. The recommendation was made with the understanding that adjustments will be made to the budget amounts proposed for each activity once the actual grant amounts from HUD have been awarded.

Attached are copies of the minutes from the public hearings on December 5, 2017 and February 6, 2018.

Please forward this information to the members of the City Council.

Sincerely,



Susan Stachowiak, Secretary
Lansing Planning Board



**Regular Meeting
LANSING PLANNING BOARD
December 5, 2017
6:30 p.m., Conference Room A
Neighborhood Empowerment Center
600 W. Maple Street**

MINUTES

1. OPENING SESSION

Mr. Ruge called the meeting to order at 6:30 p.m.

- a. Present: John Ruge, Farhan Bhatti, Marta Cerna, Tony Cox, Josh Hovey, and Katie Johnson
- b. Absent: Lynne Martinez (excused)
- c. Staff: Bill Rieske, Asst. Planning Manager; Doris Witherspoon, Senior Planner; Bob Johnson, Planning and Neighborhood Development Director; Gregory Venker, Asst. City Attorney

- 2. APPROVAL OF AGENDA – The agenda was approved by unanimous consent.** It was moved by Mr. Hovey, seconded by Ms. Johnson, and CARRIED unanimously, to grant an excused absence to Ms. Martinez.

- 3. COMMUNICATIONS –** The 2018 Meeting Schedule was enclosed.

4. HEARINGS

A. Community Needs Public Hearing

Ms. Witherspoon reported that the City is requesting comments regarding priorities for the City's investment of federal Community Development Block Grant, HOME, and Emergency Solutions Grant program funds for fiscal year 2018-2019. She briefly described each program and the eligible activities. Participants were asked to speak on specific community development and housing needs.

Sage Hales-Ho, Capitol Area Housing Partnership (CAHP), spoke of the importance as well as supported the Community Development Block Grant and HOME funds for housing rehabilitation activities. CAHP has worked with the Development Office as well as the Ingham County Land Bank on the redevelopment of single family housing. She expressed the importance of quality affordable housing options.

LaSandra Jones, of the Eastside Community Action Center, 1001 Dakin Street, had questions about the funding process for housing rehabilitation. She expressed concerns with the number of vacant properties on the Eastside. She briefly talked about some of the rehabilitation activities of the Eastside Community Action Center and inquired about CHDO (Community Housing Development Organization), part of HOME funding for housing rehabilitation activities.

- 5. COMMENTS FROM THE AUDIENCE –** None.

- 6. RECESS –** None.

7. BUSINESS**A. Consent Items****1. Minutes for approval: November 8, 2017**

Without objection, the November 8, 2017 meeting minutes were approved as written.

B. New Business**1. Act-9-2017 – 120 E. Lenawee Street, Purchase for City Hall**

Mr. Rieske reported that this case is essentially part 2 of the proposal to relocate City Hall operations, and sell the current City Hall for redevelopment.

Dr. Bhatti made a motion, seconded by Ms. Cerna, to recommend approval of Act-9-2017, of the proposal to relocate City Hall to the site of the old Lansing State Journal headquarters at 120 E. Lenawee, and to purchase the subject properties after the rehab of the building is completed.

On a voice vote, the motion carried unanimously (6-0).

8. REPORT FROM PLANNING MANAGER – None.**9. COMMENTS FROM THE CHAIRPERSON – None.****10. COMMENTS FROM BOARD MEMBERS – None.****11. ADJOURNMENT – The meeting was adjourned at 7:00.**



**Regular Meeting
LANSING PLANNING BOARD
February 6, 2018
6:30 p.m., Conference Room A
Neighborhood Empowerment Center
600 W. Maple Street**

MINUTES

1. OPENING SESSION

Mr. Ruge called the meeting to order at 6:38 p.m.

- a. Present: John Ruge, Marta Cerna, Tony Cox, Josh Hovey, and Katie Alexander
- b. Absent: Lynne Martinez, Farhan Bhatti, Tony Cox
- c. Staff: Bill Rieske, Susan Stachowiak & Doris Witherspoon

Mr. Hovey made a motion, seconded by Ms. Alexander to grant excused absences to Ms. Martinez, Dr. Bhatti and Mr. Cox. On a voice vote, the motion carried (5-0).

2. APPROVAL OF AGENDA – The agenda was approved by unanimous consent.

3. COMMUNICATIONS – None

4. HEARINGS

A. CDBG Resources - FY 2018 Proposed Funding Allocations

Ms. Witherspoon said that this is an opportunity for citizens to examine and comment on the proposed objectives, goals and projected use of Community Development Fund Resources, including the Community Development Block Grant, HOME and Emergency Solutions Grant Programs, to be included in the City's annual action plan submission for FY 2018 (7/1/2018 – 6/30/2019). She said that entitlement grant awards for FY 2018 (July 1, 2018-June 30, 2019) have not been announced by HUD as of the date of this date. Ms. Witherspoon said that the amounts proposed for FY 2018 CDBG, HOME and ESG activities are based on prior entitlement awards. If the grant amounts HUD actually awards to the City of Lansing for CDBG, HOME and ESG are different from the amounts shown above, adjustments will be made to the budget amounts proposed for each activity. She said that the City has received a slight increase in CDBG funds (less than 1%) and a slight decrease in HOME and ESG funds for the past 2 years.

Ms. Witherspoon said that the primary objective of Lansing's Housing and Community Development Program is the development of a viable community which will provide standard housing in a suitable living environment, principally to benefit low and moderate income persons, preserve and expand existing businesses and industries,

and create an atmosphere conducive to stability in neighborhoods. She said that the CDBG funds are used to provide programs for low to moderate income households through activities such as housing rehabilitation in eligible areas of the City. CDBG funds are used for activities such as: housing rehabilitation, weatherization, and promoting economic development/opportunities. HOME funds are used for activities such as: promoting home ownership through downpayment assistance and new construction. ESG funds provide activities such as homeless prevention assistance and to support emergency shelter facilities.

Mr. Ruge opened the public hearing.

Angela Pruitt, Closing the Digital Gap, P.O. Box 21, East Lansing, stated that funding for technology has not been included in the Action Plan for the last 3 years and she is asking that it be considered for inclusion in the Plan for the upcoming fiscal year. She said that Closing the Digital Gap provides training and access to computers for low to moderate income individuals. Ms. Pruitt said that computer skills are essential for purposes of obtaining employment and without access to computers/internet, low to moderate income individuals are at a significant disadvantage in this regard.

Terrion Maxwell, Executive Director of Closing the Digital Gap, 806 Center Street, Suite 8B, Lansing, said that there is a digital divide in Lansing and the intent of the services that they provide is essential closing the divide/gap. She said that when individuals do not have equal access to technology, it create a divide in the community. Ms. Maxwell stated that the library provides very limited access to computers and the internet and a lot of things cannot be done with a cell phone. She said that those individuals receiving public assistance area required to seek employment and many cannot do so with computer skills or access to the internet to find jobs and communicate with potential employers via email. Ms. Maxwell said that access to technology is also necessary for students that have little or no access to computers to complete their work, senior citizens who may need to pay bills on-line and for prisoners who are reentering society. She asked that the City consider providing funding through the CDBG program to support the services that Closing the Digital Gap provides to the community.

Sage Hales-Ho, Capital Area Housing Partnership (CAHP), 1290 Deerpath, East Lansing, stated that CAHP is a non-profit organization that works with the City to develop strong, diverse neighborhoods with a focus on affordable housing, homeownership and financial security. She said that their strategies for achieving these goals include building a foundation of financial and home buyer knowledge, providing down payment assistance programs and/or creating exceptional, affordable housing stock for their clients. MS. Hales-Ho said that their programs are designed to keep people in their current homes by providing foreclosure intervention and homeowner renovation programs. She said that they are certified by the Department of Housing and Urban Development (HUD), Michigan State Housing Development Authority (MSHDA) and the National Industry Standards for Homeownership Education and Counseling (NISHEC) for housing counseling, credit counseling, financial literacy training and foreclosure prevention. Ms. Hales-Ho said that improving housing stock

not only provides affordable housing but improves neighborhoods. She asked for the City's continued support of CAHP.

Mr. Hovey pointed out that technology is addressed in the Action Plan. He said that there is \$129,060 designated for economic development activities in the proposed allocations which includes providing technical assistance and training for low to moderate income owners of and persons developing micro-enterprises.

Seeing no one else wishing to speak, Mr. Ruge closed the public hearing.

B. Z-1-2018 & Act-1-2018, Rezoning of property in the 600 block of E. Michigan Avenue & Alley Vacation

Ms. Stachowiak stated that these are requests by GG Acquisitions, LLC to rezone from "H" Light Industrial district to "G-1" Business district, the property bounded by E. Michigan Avenue to the north, Barnard Street to the south, S. Larch Street to the west and the railroad right-of-way to the east, with the following exceptions (property not included in the rezoning):

- * 628 E. Michigan Avenue
- * Vacant parcel at the southeast corner of E. Michigan Avenue & S. Larch Street
- * 629 Barnard Street & the adjoining vacant parcel to its east

Ms. Stachowiak said that this is also a request to vacate the east/west alley that runs south of the parcels of land that front along the south side of the 600 block of E. Michigan Avenue and the north/south alley directly east of 628 E. Michigan Avenue that connects the east/west alley to E. Michigan Avenue.

Ms. Stachowiak said that staff is recommending approval of the request. She said that the intent of the rezoning and alley vacation is to allow for a future mixed use building with associated parking. Ms. Stachowiak said that a mixed use development on the site would provide a renewed sense of vitality to the area and is a strategic location for the realization of the overall mixed land use pattern being advanced in the Master Plan. She said that the land involved in the rezoning is currently zoned "H" Light Industrial which is an inappropriate zoning designation for property located in such close proximity to the downtown. Ms. Stachowiak said that while the existing industrial/quasi-industrial uses on the site are valuable businesses to the City, they would be more appropriately located elsewhere. She said that the proposed "G-1" Business zoning is specially designed for the downtown in that it has no setback, height or lot coverage limitations and no parking requirements. Ms. Stachowiak said that from a practical standpoint, the developer will have to provide parking for customers, employees and occupants. She said that the Stadium District to the west was rezoned from "H" Light Industrial to "G-1" Business to accommodate that mixed use development and the developer provided adequate parking behind the building to support the uses.

Ms. Stachowiak said that the vacation of the alley is essential in providing adequate land for redevelopment. She said that the lots north of the alley are not deep enough to accommodate development. Ms. Stachowiak said that all of the utility companies and

relevant City departments have reviewed the request and none have expressed any concerns that would prevent vacation of the alley.

Mr. Ruge asked if the City would want to allow unlimited height of a building at this location.

Ms. Stachowiak said that if a building exceeds a certain height which she believes is 55 feet, it has to be of steel rather than wood construction which drives the cost up astronomically. She said that is why new buildings are usually 5 stories or less or well exceed 5 stories because if a developer is incurring the cost of steel construction, they would want to get enough stories/height to make it worth the cost.

Mr. Ruge asked if the site is likely contaminated as a result of existing and former uses. He asked if there would be any liability on the part of the City relative to contamination in the alley to be vacated.

Ms. Stachowiak said that the City Attorney's Office would ensure that the City is held harmless from any issues involving the vacated alley as part of transferring the ownership.

Mr. Ruge opened the public hearing.

John Fifarek, Lasky Fifarek P.C., 120 North Washington Square, Suite 625 stated that he is Counsel for and will be speaking on behalf of the applicant. Mr. Fifarek said that the alley vacation is essential to being able to develop the property. He said that the City would have had nothing to do with creating any contamination that may exist in the alley. He said that there is likely to be a significant degree of contamination on the entire site that is involved in this request, including the alley. Mr. Fifarek said that there has been some contamination clean-up and they will be working with the City to obtain Brownfield funds to have the site cleaned-up to developable standards.

Ms. Johnson asked if the applicant has purchase agreements for all of the parcels involved that are included in the rezoning request.

Mr. Fifarek said that the applicant does have purchased agreements for all of the parcels included in the rezoning request. He said that they also have a purchase agreement on the parcel at 628 E. Michigan which is already zoned "G-1". He also said that the applicant has ownership interest in the parcel at the southeast corner of Michigan and Larch which is also currently zoned "G-1". Mr. Fifarek stated that there are 2 parcels along Barnard Street that are not included in the rezoning and if the applicant were to acquire those properties, they would only be used for parking which is allowed under their current "H" Light Industrial zoning.

Steve Owen, Foster Swift, Collins & Smith, 313 S. Washington Square, stated that he represents the property owners that have entered into purchase agreements with the applicant. He said that they are supportive of the proposal to redevelop the site but if the developer does not end up purchasing the properties, the owners do not want to be stuck with "G-1" zoning. They would want to continue being zoned "H"

Light Industrial. He said that they also would not want the alley to be vacated. Mr. Owen said that he does not know if the rezoning can be conditioned upon the applicant purchasing the properties that are included in the rezoning and if he does not, the zoning would revert to the current industrial zoning. He said that they are supportive of the rezoning and alley vacation but do not want to waive their rights to their property, should the developer not end up purchasing the properties involved.

Ms. Stachowiak said that the City cannot condition a rezoning on ownership of the land. She said a rezoning can only include conditions restricting the uses of the property or regulating the physical development of the property. She said that the City will not get involved in the purchase agreements but if a property owner informs the City that they do not want their property to be rezoned, the City will not rezone it.

Mr. Rieske said that the alley vacation would be contingent on the parcels that are accessed solely via the alley being assembled into one parcel with frontage on a public street in order to eliminate any land-locked parcels of land.

Ed Carpenter, owner of Liskey's at 119/124 S. Larch Street, stated that only the north 16.5 feet of his property at 119 S. Larch Street should be included in the rezoning. He said that the remainder of 119 S. Larch and the 2 parcels that he owns to the south are not part of the rezoning. Mr. Carpenter said that he is supportive of the project but the area included in the rezoning needs to be corrected on the maps and in the staff report.

Ms. Stachowiak stated that she would make the necessary changes to the map and the staff report. She also said that the actual property to be rezoned can be stated in the motion for approval so that the rezoning can move forward.

Seeing no one else within to speak, Mr. Ruge closed the public hearing.

5. COMMENTS FROM THE AUDIENCE

Wendell Parsons, 154 S. Larch Street, stated that his business involves manufacturing and he heard Ms. Stachowiak say that the area is not appropriate for industrial businesses. He said that he would like to meet with someone in the City to discuss this matter and find out what the City's long term plans are for the area.

Mr. Rieske provided Mr. Parsons with his contact information so that they can set up a meeting.

6. RECESS – None.

7. BUSINESS

A. Consent Items

- 1. Minutes for approval: January 9, 2018**

Without objection, the January 9, 2018 meeting minutes were approved as written.

2. CDBG Resources - FY 2018 Proposed Funding Allocations

Without objection, the FY 2018 CDBG Resource Proposed Funding Allocations were approved subject to adjustments being made to the budget amounts based on actual grant award funds from HUD.

3. Act-1-2018, Alley Vacation

Without objection, Act-1-2018 was approved to vacate the alley commencing at the southwest corner of Lot 19, thence south 16 feet, east 348.82 feet, north 16 feet, thence west to the point of beginning; and Lot 4, except the east 10 feet of the north 51.5 feet thereof, Connard's Subdivision of Lot 1, Block 242 of the Original Plat of the City of Lansing.

4. Z-1-2018, Rezoning from "H" Light Industrial District to "G-1" Business District

Without objection, Z-1-2018 was approved to the rezone the property bounded by E. Michigan Avenue to the north, Barnard Street to the south, S. Larch Street to the west and the railroad right-of-way to the east, including the vacated alley, with the following exceptions (property not included in the rezoning):

- * 628 E. Michigan Avenue
- * Vacant parcel at the southeast corner of E. Michigan Avenue & S. Larch Street
- * 629 Barnard Street & the adjoining vacant parcel to its east
- * 119 S. Larch Street, except the north 16.5 thereof
- * 2 parcels located immediately south of 119 S. Larch Street

B. New Business – None

8. REPORT FROM PLANNING MANAGER - None

9. COMMENTS FROM THE CHAIRPERSON – None.

10. COMMENTS FROM BOARD MEMBERS – None.

11. ADJOURNMENT – The meeting was adjourned at 7:24 p.m.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Amend SLU-1-2016, 2101 East Mt. Hope Avenue

Special Land Use Permit – Undedicate a Portion of the Crego Park Parcel to Allow Construction and Operation of a Wireless Communication Tower

The Lansing City Council will hold a public hearing on Monday, March 26, 2018, at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan, to amend SLU-1-2016. This is a request from Verizon Wireless to consider a Resolution to undedicate a Portion of the Crego Park Parcel to Allow Construction and Operation of a Wireless Communication Tower if a Special Land Use permit is approved by the Lansing City Council.

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

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

WHEREAS, on June 22, 1981, as recommended by the Lansing Parks Board and presented by the Parks and Recreation Department, the Lansing City Council adopted a classification report listing designated parkland under Resolution #0145; and

WHEREAS, Crego Park, located at 2101 E. Mt. Hope Avenue, Lansing, Michigan 48910, (hereinafter "Property" is classified as designated parkland under Resolution #0145 of 1981); and

WHEREAS; the City of Lansing is desirous of repurposing the section of Property set forth herein for the purpose of a wireless communication tower;

WHEREAS, the Lansing Parks Board at its November 18, 2015 meeting, voted unanimously (6-0) to approve the proposed site; and

WHEREAS, the Planning Board at its April 5, 2016 meeting, voted unanimously (5-0) to recommend approval of SLU-1-2016 to permit a wireless communication tower at 2101 E. Mt. Hope Avenue; and

WHEREAS, the City Council held a public hearing regarding SLU-1-2016 on June 13, 2016 and approved SLU-1-2016, to permit a wireless communication tower at 2101 E. Mt. Hope Avenue within the 100-year floodplain of the Red Cedar River; and

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby amends the Property as listed in Resolution #0145 of 1981 for the purpose of removing the section of Property set forth herein, as described in Resolution #1045 of 1981, from the list of "dedicated parkland", as recommended by the Parks Board

BE IT FURTHER RESOLVED, that the Lansing City Council hereby adopts amendment as described above, and changes the designation of Crego Park, particularly described as:

Commencing at the South 1/4 corner of Section 23, T4N, R2W, City of Lansing, Ingham County, Michigan; thence N 89°59'28" E 371.70 feet along the south line of said Section 23 (also being the centerline of Mount Hope Avenue, 66 feet wide); thence N 00°21'28" E 1056.00 feet to the north line of "Supervisor's Plat of Fidelity Farms" as recorded in Liber 15 of Plats, Page 7, Ingham County Records; thence N 00°00'32" W 140.00 feet; thence N 27°51'35" W 80.00 feet; thence N 48°45'17" W 107.47 feet; thence N 59°51'35" W 485.00 feet; thence N 56°02'24" W 200.00 feet; thence N 38°07'43" W 125.00 feet; thence S 51°52'17" W 15.00 feet to the POINT OF BEGINNING:

thence S 38°07'43" E 50.00 feet;
thence S 51°52'17" W 30.00 feet;

thence N 38°07'43" W 50.00 feet;
thence N 51°52'17" E 30.00 feet to the POINT OF ENDING; being a part of
the Southwest 1/4 of Section 23, T4N, R2W, City Lansing, Ingham
County, Michigan; containing 10,000 square feet or 0.230 acres of land;
and subject to easements and restrictions of record, if any;

Together with a 30 foot wide easement for ingress egress and public utilities, the
centerline of said easement is described as follows:

Commencing at the South 1/4 corner of Section 23, T4N, R2W, City of Lansing, Ingham
County, Michigan; thence N 89°59'28" E 371.70 feet along the south line of said Section
23 (also being the centerline of Mount Hope Avenue, 66 feet wide); thence N 00°21'28"
E 1056.00 feet to the north line of "Supervisor's Plat of Fidelity Farms" as recorded in
Liber 15 of Plats, Page 7, Ingham County Records and the POINT OF BEGINNING:

thence N 00°00'32" W 140.00 feet;
thence N 27°51'35" W 80.00 feet,
thence N 48°45'17" W 107.47 feet;
thence N 59°51'35" W 485.00 feet;
thence N 56°02'24" W 200.00 feet;
thence N 38°07'43" W 125.00 feet to the POINT OF ENDING; being a part of
the South 1/2 of Section 23, T4N, R2W, City of Lansing, Ingham County,
Michigan; except any part taken, deeded or used for public road purposes;
and subject to easements and restrictions of record, if any;

And together with a 10 foot wide easement for public utilities, the centerline of said
easement is described as follows:

Commencing at the South 1/4 corner of Section 23, T4N, R2W, City of Lansing, Ingham
County, Michigan; thence N 89°59'28" E 371.70 feet along the south line of said Section
23 (also being the centerline of Mount Hope Avenue, 66 feet wide); thence N 00°21'28"
E 1056.00 feet to the north line of "Supervisor's Plat of Fidelity Farms" as recorded in
Liber 15 of Plats, Page 7, Ingham County Records; thence S 89°59'28" W 20.00 feet
along the north line of said "Supervisor's Plat of Fidelity Farms" to the POINT OF
BEGINNING:

thence N 00°00'32" E 125.00 feet;
thence N 26°22'12" W 86.65 feet;
thence N 48°45'17" W 95.00 feet;
thence N 59°51'35" W 483.72 feet;
thence N 56°02'24" W 203.82 feet;
thence N 38°07'43" W 78.15 feet to the POINT OF ENDING; being a part of the
South 1/2 of Section 23, T4N, R2W, City of Lansing, Ingham County,
Michigan; except any part taken, deeded or used for public road purposes;
and subject to easements and restrictions of record, if any.

from “Open Space – Dedicated Park” to “Open Space – Quasi-Public / Wireless Cell Tower” to accommodate the proposed Verizon Wireless monopole tower.

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

NOTICE OF PUBLIC HEARING

The Lansing City Council will hold a public hearing on Monday, March 26, 2018, at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider an Ordinance of the City of Lansing, Michigan, Re-Adopting the Codified Ordinances of the City of Lansing.

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

ORDINANCE No. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, RE-ADOPTING THE
CODIFIED ORDINANCES OF THE CITY OF LANSING,

WHEREAS, THE READOPTION AND RECODIFICATION OF CODIFIED ORDINANCES,
PURSUANT TO CHARTER SECTIONS 3-307 AND 3-309, IS BEFORE THE CITY
COUNCIL; AND NOW THEREFORE

THE CITY OF LANSING ORDAINS:

SECTION 1. THAT THE CODE OF ORDINANCES OF THE CITY OF LANSING,
MICHIGAN, AS AMENDED AND REPUBLISHED BY MUNICIPAL CODE
CORPORATION THROUGH SUPPLEMENT 47, AND ALL GENERAL AND PERMANENT
LEGISLATION OF THE CITY FROM THE DATE OF ENTRY THROUGH DECEMBER 31,
2017, EXCEPT AN ORDINANCE REPEALED BY REPLACEMENT AND AS PROVIDED
BY LAW, AS REVISED, CODIFIED, ARRANGED, NUMBERED, EDITED AND
CONSOLIDATED INTO COMPONENT CODES, TITLES, CHAPTERS AND SECTIONS
ARE HEREBY APPROVED AND READOPTED AS THE CODIFIED ORDINANCES OF
LANSING, MICHIGAN 2017, COMPLETE TO DECEMBER 31, 2017.

SECTION 2. THE READOPTION OF CODIFIED ORDINANCES SHALL NOT BE
CONSTRUED TO AFFECT A RIGHT OR LIABILITY ACCRUED OR INCURRED UNDER
ANY LEGISLATIVE PROVISION PRIOR TO THE EFFECTIVE DATE OF SUCH
READOPTION, OR AN ACTION OR PROCEEDING FOR THE ENFORCEMENT OF SUCH
RIGHT OR LIABILITY. SUCH READOPTION SHALL NOT BE CONSTRUED TO
RELIEVE ANY PERSON FROM PUNISHMENT FOR AN ACT COMMITTED IN
VIOLATION OF ANY SUCH LEGISLATIVE PROVISION, NOR TO AFFECT AN
INDICTMENT OR PROSECUTION THEREFOR. FOR SUCH PURPOSES, ANY SUCH
LEGISLATIVE PROVISION SHALL CONTINUE IN FULL FORCE NOTWITHSTANDING
ITS REPEAL FOR THE PURPOSE OF REVISION AND CODIFICATION.

SECTION 3. SHOULD ANY SECTION, CLAUSE OR PHRASE OF THIS ORDINANCE BE
DECLARED TO BE INVALID, THE SAME SHALL NOT AFFECT THE VALIDITY OF
THE ORDINANCE AS A WHOLE, OR ANY PART OTHER THAN THE PART SO
DECLARED TO BE INVALID.

SECTION 4. ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH
ANY OF THE PROVISIONS OF THIS ORDINANCE ARE HEREBY REPEALED.

SECTION 5. THIS ORDINANCE SHALL AUTOMATICALLY EXPIRE TEN YEARS
FROM THE DATE OF READOPTION.

SECTION 6. THIS ORDINANCE AND READOPTION SHALL INCLUDE ALL
ORDINANCES IN EFFECT ON NOVEMBER 25, 2017.

SECTION 7. THIS ORDINANCE SHALL TAKE EFFECT ON THE 30TH DAY AFTER
ENACTMENT UNLESS GIVEN IMMEDIATE EFFECT BY CITY COUNCIL.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-1-2018 - Rezoning from “H” Light Industrial District to “G-1” Business District

The Lansing City Council will hold a public hearing on Monday, March 26, 2018 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider the following requests by GG Acquisitions, LLC:

Z-1-2018: Rezone the property bounded by E. Michigan Avenue to the north, Barnard Street to the south, S. Larch Street to the west and the railroad property to the east from “H” Light Industrial to “G-1” Business district, with the following exceptions (property not included in the rezoning): 628 E. Michigan Avenue, 629 Barnard Street and the adjacent parcel to its east, the parcel of land located at the southeast corner of E. Michigan Avenue and S. Larch Street (formerly addressed as 608 E. Michigan Avenue), 119 S. Larch Street, except the north 16.5 feet thereof and the 2 parcels located immediately south of 119 S. Larch Street.

The purpose of the rezoning and alley vacation is to allow for future mixed use development of the site.

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

Chris Swope, Lansing City Clerk
www.lansingmi.gov/Clerk

www.facebook.com/LansingClerkSwope

GENERAL INFORMATION

APPLICANT: GG Acquisitions, LLC
330 Marshall Street, Suite 100
Lansing, MI 48912

OWNERS: See attached.

REQUESTED ACTIONS: Rezone from "H" Light Industrial to "G-1" Business District
Alley vacation

EXISTING LAND USE: Commercial, Industrial, Single and Multi-Family Residential

EXISTING ZONING: "H" Light Industrial District

PROPOSED ZONING: "G-1" Business District

PROPERTY SIZE: 159,244 square feet – 3.65 acres – total area to be rezoned
including the alley to be vacated

SURROUNDING LAND USE: N: Various commercial & office uses, Lansing Rescue
Mission
S: Commercial, industrial, single and multi-Family
Residential
E: Railroad/office Building
W: Stadium District (multi-family residential &
commercial)

SURROUNDING ZONING: N: "G-1" Business & "H" Light Industrial Districts
S: "H" Light Industrial District
E: "H" Light Industrial District
W: "G-1" Business & "H" Light Industrial Districts

MASTER PLAN: The Central Lansing Comprehensive Plan designates the
subject property for retail/commercial with upper floor mixed
use. The Design Lansing Master Plan designates the subject
property for Downtown Mixed-Use Center: Edge. E.
Michigan Avenue is designated as a minor arterial. S. Larch
Street is designated as an activity corridor. Barnard Street is
designated as a local road.

DESCRIPTION:

The following requests by GG Acquisitions, LLC, are to facilitate a future mixed use development on the property described below, including the alley to be vacated:

Act-1-2018: Vacate the alley commencing at the southwest corner of Lot 19, thence south 16 feet, east 348.82 feet, north 16 feet, thence west to the point of beginning; and Lot 4, except the east 10 feet of the north 51.5 feet thereof, Connard's Subdivision of Lot 1, Block 242 of the Original Plat of the City of Lansing.

Z-1-2018: Rezone from "H" Light Industrial district to "G-1" Business district, the property bounded by E. Michigan Avenue to the north, Barnard Street to the south, S. Larch Street to the west and the railroad right-of-way to the east, with the following exceptions (property not included in the rezoning):

- * 628 E. Michigan Avenue
- * Vacant parcel at the southeast corner of E. Michigan Avenue & S. Larch Street
- * 629 Barnard Street & the adjoining vacant parcel to its east
- * 119 S. Larch Street, except the north 16.5 thereof
- * 2 parcels located immediately south of 119 S. Larch Street

AGENCY RESPONSES

BWL:

BWL Electric: Approved. No comments. Contact person: Jerry Wheeler, ph: 517-702-6644

BWL Street Lighting: Approved. No Comments.

BWL Water & Steam Distribution: Approved

Please note that this approval does not constitute an agreement for service, and is subject to the following conditions:

- General Comments:
 - o All service piping, up to and including the service risers are part of the water system and cannot be installed or altered without a BWL Water Service Agreement in place. BWL jurisdiction for domestic services ends at the outlet of the domestic meter setting. BWL jurisdiction for fire services ends at the connection point to the backflow preventer. Service risers to the building will only be constructed by LBWL forces or a LBWL approved contractor.
 - o It is the applicant's responsibility to determine the estimated water demand (including fire flow requirements) of this project, and sizing services accordingly. The LBWL will not take responsibility for inadequately sized services or metering specified by the applicant.
 - o The Customer is responsible for coordinating with the Fire Marshall of Jurisdiction for hydrant placement on the site. Note that if the installation of fire

- hydrants is required, then the installation will require permitting by the MDEQ, and the owner will be responsible for meeting all requirements for the installation of water main. The BWL's experience is that the Fire Marshall will require a fire hydrant be installed within 100 feet of any proposed fire department connection.
- o MDEQ permits and signed easements shall be established prior to construction, if applicable.
 - Site Specific Comments:
 - o Commercial zoning requires 2500 gpm of fire flow protection. Therefore, the following must be considered for future development:
 - ☐ In order to meet commercial fire flow requirements, any proposed water main for future development must connect to the existing 24-inch main in Michigan Avenue. Commercial fire flow is not available from a connection taken solely off of Larch or Barnard.
 - ☐ Based on the lengths and layout of proposed water main, the BWL will enforce looping requirements.
 - ☐ It is the BWL's experience that the Lansing Fire Marshall will require a fire hydrant to be placed within 100' of new building fire department connections. Developer is to coordinate fire protection requirements for any future development with the Lansing Fire Marshall, and communicate those requirements to the BWL so connection and looping requirements can be determined.

BWL Water Operations: I have no comments or concerns.

BWL Environmental Wellhead Protection: We have no Wellhead Protection Concerns in this area.

Building Safety:	The BSO has no objections.
Development Office:	No comments pertaining to the Development Office.
Fire Marshal:	No response received.
Parks & Recreation:	The removal of any right-of-way trees and or altering of any right-of-way rain gardens for future development plans would require review and approval by the Forestry division.
Public Service:	Regarding the impacts of this vacation to sanitary sewer service, all of the parcels fronting Michigan Ave. have service in the "new" sanitary sewer on Michigan Ave. Further, regarding sanitary sewer service at the parcel at the west end of the east/west alley (i.e., Liskey's), their sanitary sewer service is off of Cedar St. However, it's not clear how or whether the steel "pole barn-type" building south of the east/west alley (i.e.,

Parcel #33-01-01-16-428-100) is served, but there is no existing public sewer in the east/west alley, so the question of sanitary service to that building is probably moot. The county's info shows Parcel #33-01-01-16-428-100 as owned by Brogan's and I believe they simply store tires in there, but there is and would be no sanitary service available to that parcel (again, this probably isn't an issue, because there apparently has never been sanitary service to that building)

Regarding any access issues, the large parcel that is kind of a parking lot, Parcel #33-01-01-16-428-002, has access off of their driveway approach on Michigan Ave. HOWEVER, again regarding the steel building that encompasses Parcel #33-01-01-16-428-100, it looks like that'd be land-locked, if we vacate the east/west alley. Although the steel building is only a few feet from Brogan's tire shop, they have to cross the east/west alley to access the steel building.

Further, regarding utilities in that alley, the attached map from Consumers Energy shows a 2" medium pressure gas main in the alley. I'm pretty sure this main serves the structures north of the alley along the south side of Michigan Ave.

To summarize, it appears the only issue relative to vacation of both of these alleys is access to the steel building/Parcel #33-01-01-16-428-100, if the east/west alley is vacated.

Transportation Engineer:

There is no objection to the rezoning, however, driveway access points will need to be consolidated and will be subject to City and/or MDOT driveway location standards as appropriate. A traffic study may also be required, depending on the proposed use. If any parcels that have access exclusively off the alley are not owned by the applicant, alternate access will have to be provided by the applicant for these parcels. Any public utilities in the alleys will need to be addressed with relocation/abandonment costs paid for as part of the development.

ACT 33 – ALLEY VACATION

An Act 33 Review is conducted in accordance with Section 208 of the Administration Code when the City purchases, sells or substantially changes the use of property. The Michigan Municipal Planning Act (P.A. 33 of 2008, as amended) requires a review of the location, character, and extent of the proposal by the Planning Board, prior to consideration by the City Council. The following is a review of Act-1-2018 in accordance with these standards.

ANALYSIS

Location: The alley to be vacated runs east off of S. Larch Street along the south lines of the properties fronting along the south side of the 600 block of E. Michigan Avenue, for a distance of 348.82 feet. The alley that runs north for a distance of 109.92 feet to the E. Michigan Avenue right-of-way line is also proposed to be vacated. The east and west alley is platted and originally extended from Larch Street to what was formerly East Street and is now a railroad right-of-way. The east 77 feet of the alley was vacated in 1961. The City then acquired the property that runs north and south to provide a connection between the remaining alley and E. Michigan Avenue.

The alley is located in the midst of properties that are being assembled for a larger building site on East Michigan Avenue. As such, all utilities within the alley will need to be relocated, and lots combined so as to eliminate land-locked parcels.

Character: The alley will change from being a utilitarian means of access to the rear of the buildings in a quasi-industrial setting to being incorporated in a larger mixed-use development with the character and intensity of downtown Lansing.

Extent: Analysis of the extent of a proposal evaluates whether the level or magnitude of the proposed request is appropriate in relation to the intended land use pattern, public facilities, and services in the area. The alley would impede the proposed development in accordance with the shared vision expressed in the Design Lansing Comprehensive Plan.

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

The proposal is to rezone the block bounded by E. Michigan Avenue to the north, Barnard Street to the south, S. Larch Street to the west and the railroad to the east from "H" Light Industrial to "G-1" Business district, with the following exceptions (property not included in the rezoning):

- * 628 E. Michigan Avenue
- * Vacant parcel at the southeast corner of E. Michigan Avenue & S. Larch Street
- * 629 Barnard Street & the adjoining vacant parcel to its east
- * 119 S. Larch Street, except the north 16.5 thereof
- * 2 parcels located immediately south of 119 S. Larch Street

The subject property is located in an area that contains an eclectic mix of uses. The site is located just east of the Stadium District site which is a commercial/residential mixed use building.

The Cooley Law School baseball stadium is located to its north. The block directly north of the subject property includes the Lansing Rescue Mission and various first floor commercial/office uses with upper floor residential units. The property directly adjoins an active rail line to the east and residential uses of varying densities to the south. Several of the parcels of land that are included in the rezoning request are vacant or being used strictly for parking. The dominant land uses on the site are automotive repair facilities.

The existing uses on the subject property are out of character with the general land use pattern along E. Michigan Avenue which consists of commercial/residential uses and entertainment venues. These types of uses support each other, draw people to the area, many of whom utilize the bus system for transportation, create activity outside of normal business hours, and generally contribute to the vibrancy of an area located in close proximity to the core downtown. Parking lots and automobile repair facilities, by contrast, do not produce activity outside of normal business hours, do not provide support for other businesses in the area and do not draw pedestrian traffic to the area. A mixed use development on the site would provide a renewed sense of vitality to the area site and is a strategic location for the realization of the overall mixed land use pattern being advanced in the Master Plans for this area.

COMPLIANCE WITH MASTER PLAN:

The Central Lansing Comprehensive Plan designates the subject property for retail/commerce with upper floor mixed use. The Design Lansing Master Plan designates the subject property for Downtown Mixed-Use Center: Edge. The purpose of this designation as described in the Plan is:

“To support the downtown area by allowing a mix of uses and to enhance the quality of the pedestrian environment; maintain the presence of older, often historic buildings; and provide for a transition in building height and use intensity to near-downtown neighborhoods.”

With respect to placemaking characteristics, the Plan states that:

“Buildings should maintain a consistent setback and nearly continuous street facade to frame the street, with a clearly-defined primary entrance oriented to the street. Surface parking should be located on the interior of the block where possible and should be well landscaped and screened in all cases. Parking ratio maximums should be considered. Building base and top should be articulated. Facade articulation into vertical components should be considered. Minimum transparency (windows and doors) requirements should be established. Transitional features requirements (architectural elements and building massing height step backs) to mitigate potential conflicts between higher intensity uses and residential uses should be considered. Historic preservation of valuable existing buildings, and residentially-scaled and detailed new architecture should be encouraged in areas where older residential structures remain and on neighborhood edges.”

The G-1 Business district is the most appropriate zoning designation to facilitate the mixed use development strategy being advanced in the Central Lansing and Design Lansing Master Plans. It is specifically designed for the downtown in that it allows a mix of retail, office, and high density residential uses as a matter of right. It is also the zoning designation that allows for development in

accordance with the placemaking characteristics described above (no parking or setback requirements and no building height or lot coverage limitations).

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

No negative impacts on vehicular or pedestrian traffic are anticipated to result from future mixed use development of the site. A mixed use development will generate additional pedestrian traffic which is very positive for the area. The current pedestrian walkway system and traffic controls in the area are designed to accommodate large volumes of pedestrian traffic in a safe manner. With respect to vehicular traffic, access to the site will likely be from S. Larch Street which is a major road, designed to carry a high volume of traffic.

The subject property is located on two major bus routes (E. Michigan and Larch) and thus, the occupants of a future mixed use building can be less dependent on privately owned automobiles. It is also within walking distance of several major employers and institutional facilities such as Sparrow Hospital, State of Michigan offices, Lansing city hall, the Accident Fund, Lansing Community College, Cooley Law School and Davenport University. Despite its location, a future developer will have to provide adequate on-site parking to accommodate the needs of the occupants of a mixed use building, even though on-site parking is not required under the "G-1" zoning district. It is anticipated that the site will be developed in a manner similar to the Stadium District to the west with the building located at the front property line along E. Michigan Avenue and parking to its south, accessible primarily from S. Larch Street with secondary access from Barnard Street.

IMPACT ON PUBLIC FACILITIES:

New development will require administrative site plan review at which time the specific details of the the utility systems to accommodate the development will be evaluated. No concerns about the availability of utilities have been expressed by any of the reviewing agencies.

ENVIRONMENTAL IMPACT:

Given the amount of human intervention already occurring on this site, the zoning proposal will have little impact on the physical environment. Redevelopment of the site will be required to go through the City's administrative site plan approval process, during which the drainage system as well as all other physical aspects of the development will be reviewed for compliance with city codes. Furthermore, Michigan Avenue and Larch Street are major bus routes which allow residents of the area to be less dependent on private transportation. Reducing motorized traffic has a positive impact on the environment since less traffic results in less pollution created by the greenhouse gas emissions that motorized vehicles produce and less wear and tear on roads.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The rezoning is intended to accommodate redevelopment of the site for a mixed residential/commercial building which would have a positive impact on future development patterns in the area and strengthen the linkage between the E. Michigan Avenue corridor east of the River and the core downtown. New residential units will provide convenient housing for people who work, attend

school or simply choose to live in an area that is within walking distance of the goods, services and entertainment venues already available in Lansing's core downtown. In addition, the occupants of the residential units will have convenient access to public transportation and will provide a strong customer base for the existing commercial uses in the area.

The "G-1" Business district is the appropriate zoning designation to facilitate the mixed land use development pattern being advanced in the Central Lansing and Design Lansing Comprehensive Plans. Redevelopment of the site may encourage more redevelopment projects in the area that will further the goals of the Master Plans to create a vibrant mixed use area surrounding the core downtown. The "G-1" district allows for a mix of office, commercial and residential uses to the highest density permitted under the Zoning Ordinance (up to 87 dwelling units per acre). It also has no setback or parking requirements and no limitations on building height or lot coverage which is why the overwhelming majority of the land in and around the core downtown area is currently zoned "G-1" Business.

SUMMARY

These are requests by GG Acquisitions, LLC, to facilitate a future mixed use development on the property described below, including the alley to be vacated:

Act-1-2018: Vacate the alley commencing at the southwest corner of Lot 19, thence south 16 feet, east 348.82 feet, north 16 feet, thence west to the point of beginning; and Lot 4, except the east 10 feet of the north 51.5 feet thereof, Connard's Subdivision of Lot 1, Block 242 of the Original Plat of the City of Lansing.

Z-1-2018: Rezone from "H" Light Industrial district to "G-1" Business district, the property bounded by E. Michigan Avenue to the north, Barnard Street to the south, S. Larch Street to the west and the railroad right-of-way to the east, with the following exceptions (property not included in the rezoning):

- * 628 E. Michigan Avenue
- * Vacant parcel at the southeast corner of E. Michigan Avenue & S. Larch Street
- * 629 Barnard Street & the adjoining vacant parcel to its east
- * 119 S. Larch Street, except the north 16.5 thereof
- * 2 parcels located immediately south of 119 S. Larch Street

The findings of fact as outlined in this staff report support a positive recommendation for the requested rezoning and alley vacation. The proposed rezoning will be consistent with the existing land use patterns in the area and with the future land use pattern being advanced in the City Comprehensive Plans. Additionally, the proposed rezoning will have no negative impacts on traffic patterns, the environment or future patterns of development in the area.

RECOMMENDATIONS

Pursuant to the findings described above, staff is recommending approval of the following requests:

Act-1-2018: Vacate the alley commencing at the southwest corner of Lot 19, thence south 16 feet, east 348.82 feet, north 16 feet, thence west to the point of beginning; and Lot 4, except the east 10 feet of the north 51.5 feet thereof, Connard's Subdivision of Lot 1, Block 242 of the Original Plat of the City of Lansing, contingent on the combination of parcels adjacent to the alley to eliminate land-locking any parcel.

Z-1-2018: Rezone from "H" Light Industrial district to "G-1" Business district, the property bounded by E. Michigan Avenue to the north, Barnard Street to the south, S. Larch Street to the west and the railroad right-of-way to the east, with the following exceptions (property not included in the rezoning):

- * 628 E. Michigan Avenue
- * Vacant parcel at the southeast corner of E. Michigan Avenue & S. Larch Street
- * 629 Barnard Street & the adjoining vacant parcel to its east
- * 119 S. Larch Street, except the north 16.5 thereof
- * 2 parcels located immediately south of 119 S. Larch Street

Respectfully Submitted,

Bill Rieske
Assistant Planning Manager

Susan Stachowiak
Zoning Administrator

SUPPLEMENT TO ACT 33 REVIEW APPLICATION

Submitted by GG Acquisitions, LLC

The alley sought to be vacated: This is an application to vacate an alley as depicted on the survey attached (**Exhibit A**), and legally described in the attached **Exhibit B**. The alley runs east and west between Larch Street and the former East Street. At its eastern end, it turns to the North to E. Michigan Avenue.

The Applicant: The Applicant is GG Acquisitions, LLC. Applicant is an affiliate of The Gillespie Group. The Applicant has entered into agreements to purchase the properties adjacent to the alley (as addressed further herein), with the exception of the property owned by 600 E. Michigan-Lansing, LLC.. 600 E. Michigan-Lansing, LLC is an affiliate of Applicant / The Gillespie Group and said property is to be included in the contemplated development.

The Properties Abutting the Alley:

1. The property owned by 600 E. Michigan-Lansing, LLC and described on **Exhibit C**. This property abuts the alley to the North and generally at the corner of Larch and E. Michigan. It includes the West 18 feet of Lot 13, and all of lots 14, 15, 16, 17, 18 and 19 of the Plat of Connards Subdivision of Lot 1, Block 242, of the Original Plat of the City of Lansing ("Connards Subdivision"). The contact for this property is the Applicant.
2. The property owned by James E. Brogan as described on **Exhibit D**. This property is to the East of the 600 E. Michigan-Lansing, LLC property and is located along E. Michigan Avenue (North side of the alley)—Lots 6, 7, 8, 9, 10, 12 and 13 of Connards Subdivision; and, part of Lot 24 of said subdivision which lies to the South of the alley. Mr. Brogan's address is 1270 Whittier Drive, East Lansing, MI 48823. His phone number is (517) 332-6153 and his email address is sarastanbrog@gmail.com.
3. The property owned by 621 East Michigan, LLC as described on **Exhibit E**. This property is to the East of the Brogan property along east Michigan Avenue, and is to the North and West of the alley—being Lot 5 of Connards Subdivision. The contact for 621 East Michigan, LLC is Fady Samuel Albout, 625 E. Michigan Ave., Lansing MI, 48912.

4. The property owned by Michigan Avenue Development Co., LLC as described on **Exhibit F**. This property is to the West of the Alley (Lots 1, 2, 3 and part of Lot 4 of Connards Subdivision) and to the South (Lot 24 of Connards Subdivision). The contact for Michigan Avenue Development Company, L.L.C is Lawrence A. Bass, 405 E. Maple Street, Lansing, MI, P.O. Box 14180, Lansing, MI 48901.
5. The property owned by Edward C Carpenter Family Trust dated March 28, 2002 described as Parcel on **Exhibit G**. Applicant's agreement to purchase also includes the balance of the property describe in Exhibit G, but only "Parcel 5" abuts the alley. Parcel 5, being the North 16.50 feet of Lot 20 of Connards Subdivision, is abuts the south of the alley, across from the 600 E. Michigan-Lansing, LLC property and part of the Brogan property (Lot 12 of Connards Subdivision). The contact person for this property is Edward Carpenter, 119 S. Larch St., Lansing, MI.; phone number 417-204-5856.

The Requested Action

Applicant requests that the alley be vacated to its full extent and width. It is requested that the resolution approving this vacation provide that the effective date of the vacation, and the conveyance of title be the date of site plan approval for the development of a project including properties outlined above and described in Exhibits D through G (or immediately thereafter).

Miscellaneous

Based upon conversation with the City's staff it is Applicant's understanding that (a) neither an appraisal or an environmental report will be required as part of this application or the approval being requested; and (b) the owners of the property abutting the alley need not sign the application. If this understanding is not accurate please advise at your earliest opportunity.

SUPPLEMENT TO PETITION FOR RE-ZONING

Submitted by GG Acquisitions, LLC

The property to be re-zoned: This is an application to rezone the property described below and depicted on the survey attached (**Exhibit A**), and legally described in the attached Exhibits B through E (and the alley (as addressed below and in a separate application to vacate the alley brought pursuant to Act 33). The request is to re-zone the property from H (Light Industrial) to G-1 (Business) to allow the property to be developed for mixed commercial and residential uses. In referencing the survey, please note this application does not apply to the property owned by 600 E. Michigan-Lansing, LLC (generally at the corner of Larch and E. Michigan) being the West 18 feet of Lot 13, and all of lots 14, 15, 16, 17, 18 and 19 of the Plat of Connards Subdivision of Lot 1, Block 242, of the Original Plat of the City of Lansing ("Connards Subdivision"), as that property is currently zoned G-1. Also this application does not include the property owned by 621 East Michigan, LLC—(628 E. Michigan) being Lot 5 of Connards Subdivision as that property is zoned G-1; or Lots 2 and 3 of Block 1, of Barnard's Subdivision (even though they are depicted in the survey being provided).

The Applicant: The Applicant is GG Acquisitions, LLC. Applicant is an affiliate of The Gillespie Group. The Applicant has entered into agreements to purchase the properties sought to be re-zoned (addressed further herein), has also entered into an agreement to purchase the property owned by 621 East Michigan, LLC (common address 628 E. Michigan which is zoned G-1) and 600 E. Michigan-Lansing, LLC., the owner of the West 18 feet of Lot 13, and all of lots 14, 15, 16, 17, 18 and 19 of the Connards Subdivision (zoned G-1), is an affiliate of Applicant / The Gillespie Group.

The Properties to Be Re-Zoned:

1. The property owned by James E. Brogan as described on **Exhibit B**. This property is to the East of the 600 E. Michigan-Lansing, LLC property and is located along E. Michigan Avenue—Lots 6, 7, 8, 9, 10, 12 and 13 of Connards Subdivision; and, part of Lot 24 of said subdivision which lies to the South of the alley. This property consists of 27,075 sqft. Mr. Brogan's address is 1270 Whittier Drive, East Lansing, MI 48823. His phone number is (517) 332-6153 and his email address is sarastanbrog@gmail.com.
2. The property owned by Michigan Avenue Development Co., LLC as described on **Exhibit C**. This property is to the East of the Brogan Property (Lots 1, 2, 3 and part of Lot 4 of Connards Subdivision) and to the South (Lot 24 of Connards Subdivision). This property consists of 35,163 sqft. The contact for Michigan Avenue Development Company, L.L.C is Lawrence A. Bass, 405 E. Maple Street, P.O. Box 14180, Lansing, MI 48901.
3. The property owned by Carpenter Apartments, LLC (as to Parcels 1-4 and 8 described on **Exhibit D**), Edward C Carpenter Family Trust dated March 28, 2002 (as to the property described as Parcels 5 and 6 on **Exhibit D**), and Edward C. Carpenter, (as to Parcel 7 on **Exhibit D**). These parcels include Lots 6, 7 and 8 and a portions of Lots 9 and 10 of Block 1 of the Barnard's Addition to the City of Lansing ("Barnards Subdivision"), and portions of Lots 2 and 20 of Connards Subdivision, all of which are more particularly

described on the survey. Note, this request for rezoning does not include all of the property owned by Carpenter, just the land as described in **Exhibit D** and the survey. This property consists of 79,323 sqft. The contact person for these properties is Edward Carpenter, 119 S. Larch St., Lansing, MI. 48912; phone number 417-204-5856.

4. The property owned by the Ingham County Treasurer—being Lots 4 and 5, Block 1, of Barnards Subdivision, as described on **Exhibit E**. This property consists of 10,202 sqft. The contact information for the Ingham County Treasurer is Eric Schertzing, Treasurer, 313 W. Kalamazoo St. Lansing, MI 48933. (517) 483-6503
5. The Alley-- the alley runs east and west between Larch Street and the former East Street. At its eastern end, it turns to the North to E. Michigan Avenue. The alley consists of 7,481 sqft.

The Requested Action

Applicant requests the above referenced property be rezoned from H to G-1 Business so that it may be developed for a mixed commercial and residential use. Upon rezoning, all of Connards Subdivision will be zoned G-1, with the exception of the Liskey's (Carpenter) operation/property not being purchased. The size and nature of residential uses and structures and, as to commercial uses, the number of employees, parking spaces, and hours / days of operation have yet to be determined.

Miscellaneous

This Petition pertains to 159,244 sqft of property or 3.65 acres=/. An \$800.00 filing fee is therefore being provided.

Applicant is represented by John R. Fifarek, Lasky Fifarek, P.C. with respect to this Petition. Any comments, questions or concerns may be directed to him at 120 N. Washington Square, Suite 625, Lansing, MI 48933. His phone number is (517) 267-2226 and email jfifarek@laskyfifarek.com.

 First American Title™	Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Exhibit A	

File No.: 174761

The Land referred to herein below is situated in the County of Ingham, State of Michigan, and is described as follows:

Parcel 1:

Lot 7, Block 1, of Barnard's Addition to the City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 1, Page(s) 32, Ingham County Records.

Parcel 2:

The East 45 feet of Lots 9 and 10, Block 1, of Barnard's Addition to the City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 1, Page(s) 32, Ingham County Records.

Parcel 3:

The West 90 feet of Lot 9, Block 1, of Barnard's Addition to the City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 1, Page(s) 32, Ingham County Records.

Parcel 4:

The West 90 feet of Lot 10, Block 1, of Barnard's Addition to the City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 1, Page(s) 32, Ingham County Records.

Parcel 5:

The North 16.50 feet of Lot 20, of Connard's Subdivision of Lot 1, Block 242 of the Original Plat of the City of Lansing, according to the recorded Plat thereof, as recorded in Liber 1 of Plats, Page(s) 31, Ingham County Records.

Parcel 6:

The South ½ of the North ½ of the West 135 feet of Lot 2, Block 242 of the Original Plat of the City of Lansing, according to the recorded Plat thereof, as recorded in Liber 1 of Plats, Page(s) 31, Ingham County Records.

Carpenter

Parcel 7:

Lot 8, Block 1, of Barnard's Addition to the City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 1, Page(s) 32, Ingham County Records.

Parcel 8:

Lot 6, Block 1, of Barnard's Addition to the City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 1, Page(s) 32, Ingham County Records.

 First American Title™	Commitment for Title Insurance
Exhibit A	ISSUED BY First American Title Insurance Company

File No.: 174556

The Land referred to herein below is situated in the County of Ingham, State of Michigan, and is described as follows:

Lot 4 and 5, Block 1, of Barnards Subdivision of Lots 2, 3 and 4, Block 242 of the Original Plat of the City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 1, Page(s) 32, Ingham County Records.

Ingham County Treasurer

 First American Title™	Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Exhibit A	

File No.: 174691

The Land referred to herein below is situated in the County of Ingham, State of Michigan, and is described as follows:

Lot 6, 7, 8, 9, 10, 11, 12 and 13, except the West 18 feet thereof, of Connard's Subdivision of Lot 1, Block 242 of Original Plat of the, City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 1, Page(s) 31, Ingham County Records, ALSO that part of Lot 24, Connard's Subdivision of Lot 1, of Block 242, of the Original Plat of the City of Lansing, according to the recorded plat thereof, as recorded in Liber 1 of Plats, Page 32, Ingham County Records, being further described as commencing at the Northwest corner of Lot 24, of said Plat; thence South 90°00'00" East, 161.04 feet, along the Northerly line of Lot 24; thence South 00°24'20" East, 62.63 feet; thence South 89°49'30" West, 161.32 feet to the Westerly line of Lot 24; thence North 00°02'00" East, 63.12 feet, along said Westerly line to the point of beginning.

Brogan Property

 First American Title™	Commitment for Title Insurance ISSUED BY First American Title Insurance Company
Exhibit A	

File No.: 174555

The Land referred to herein below is situated in the County of Ingham, State of Michigan, and is described as follows:

Lots 1, 2, 3, 24, and the East 10 feet of the North 51.55 feet of Lot 4, Connard's Subdivision of Lot 1, of Block 242, of the Original Plat of the City of Lansing, according to the recorded plat thereof; ALSO beginning at the Southeast corner of said Lot 1; thence South 16 feet; thence West 77 feet; thence North 16 feet; thence East 77 feet to the point of beginning; ALSO Lot 1 of Block 1 of Barnard's Subdivision, recorded in Liber 1 of Plats, Page 32, Ingham County Records; ALSO the North 1/2 of Lot 2, Block 242, except the West 135 feet thereof and except the East 30 feet of the West 165 feet of the North 8 feet thereof, Original Plat of the City of Lansing. The said property may also be described as: Beginning at the Northeast corner of Lot 1 of Connard's Subdivision of Lot 1 of Block 242 of the Original Plat of the City of Lansing, according to the recorded plat thereof; thence South along the Eastern boundaries of Lot 1, Lot 1 extended; and Lot 24 of Connard's Subdivision, the North 1/2 of Lot 2, Block 242 and Lot 1 of Block 1 of Barnard's Subdivision, a measured distance of 521.30 feet to an "X" cut on concrete marking the Southeast corner of Lot 1 of Block 1 of Barnard's Subdivision; thence West 42 feet to a point being the Southwest corner of said Lot 1, Block 1 of Barnard's Subdivision; thence North 121.5 feet to a point, which point is a measured distance of 41.87 feet West of the Eastern boundary line of Lots 1 and 24 aforesaid, being the Northwest corner of said Lot 1, Block 1 of Barnard's Subdivision; thence West 251.21 feet to a point being the Northwest corner of Lot 7, Block 1, of Barnard's Subdivision; thence North 78.62 feet; a point 135 feet East of the East Boundary of Larch Street; thence East 30 feet to a point being 8 feet South of the North line of Lot 2, Block 242; thence North a measured distance of 195.9 feet along the West boundary line of Lot 24 of Connard's Subdivision of Block 242 to a point being the Northwest corner of said Lot 24; thence East 183.04 feet along the Northern boundary line of said Lot 24 to a point 16 feet South of the Southwest corner of Lot 3 of Connard's Subdivision; thence Northerly 16 feet to a point being the Southwest corner of Lot 3 of Connard's Subdivision; thence continuing North along the West boundary line of said Lot 3, 59.5 feet to an "X" cut therein; thence West 10 feet to an "X" cut; thence North a measured distance of 51.55 feet to a point in the North Boundary line of Lot 4 and the South boundary line of Michigan Avenue; thence East along the South boundary of Michigan Avenue and the North boundary lines of Lots 4, 3, 2, and 1 of Connard's Subdivision to place of beginning.

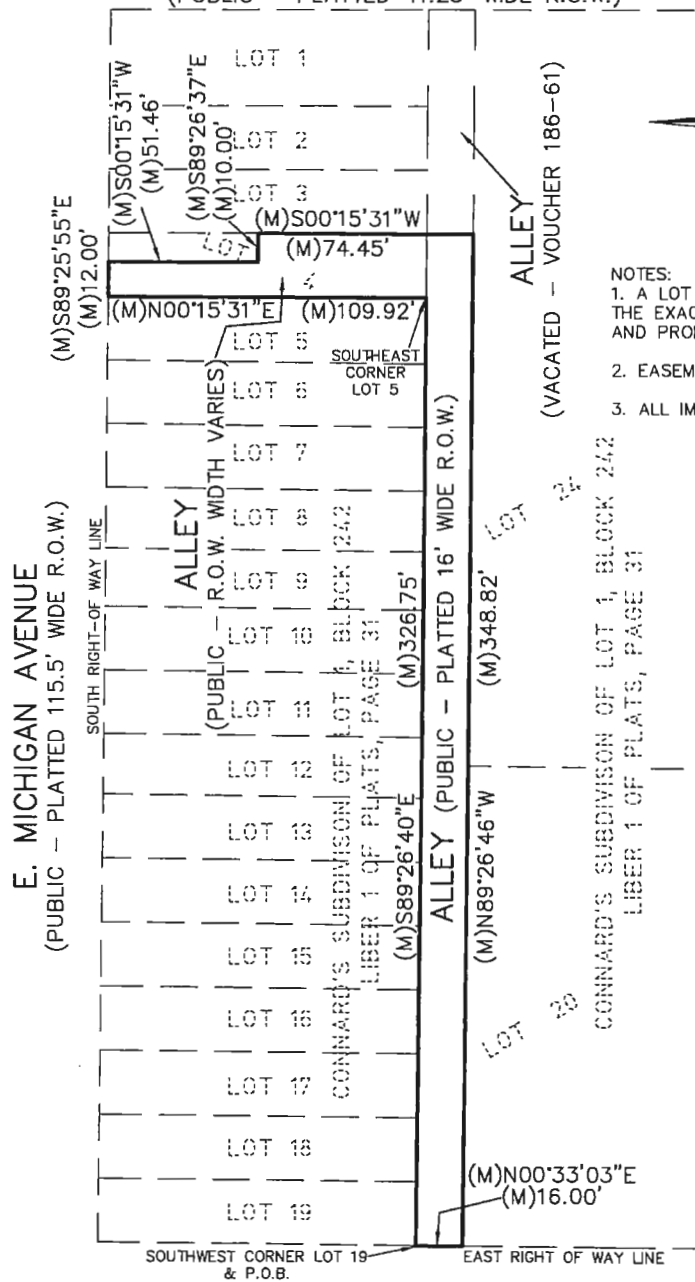
EXCEPT:

Part of Lot 24, Connard's Subdivision of Lot 1, of Block 242, of the Original Plat of the City of Lansing, according to the recorded plat thereof, as recorded in Liber 1 of Plats, Page 32, Ingham County Records, being further described as commencing at the Northwest corner of Lot 24, of said Plat; thence South 90°00'00" East, 161.04 feet, along the Northerly line of Lot 24; thence South 00°24'20" East, 62.63 feet; thence South 89°49'30" West, 161.32 feet to the Westerly line of Lot 24; thence North 00°02'00" East, 63.12 feet, along said Westerly line to the point of beginning.

Michigan Avenue Development Co., LLC

For:
Gillespie Group
330 Marshall Street
Lansing, MI 48912

(PUBLIC - PLATTED 41.25' WIDE R.O.W.)


$$1'' = 50'$$

NOTES:

1. A LOT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
2. EASEMENTS, IF ANY, NOT SHOWN.
3. ALL IMPROVEMENTS NOT SHOWN.

This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

R = Recorded Distance
M = Measured Distance
— = Deed Line
- - - = Distance Not to Scale



KEBS, INC.

**KYES ENGINEERING
BRYAN LAND SURVEYS**

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY SLH

SECTION 16, T4N, R2W

FIELD WORK BY

JOB NUMBER:

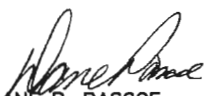
SHEET 1 OF 2

92950.PLT-ALLEY

PLOT PLAN

ALLEY DESCRIPTION:

A parcel of land being part of the Plat of Connard's Subdivision of Lot 1, Block 242 of the Original Plat of the City of Lansing, according to the recorded plat thereof, as recorded in Liber 1 of Plats, Page 31, Ingham County Records; said parcel is more particularly described as: Beginning at the Southwest corner of Lot 19, of said Plat of Connard's Subdivision; thence S89°26'40"E along the North line of an alley of said plat a distance of 326.74 feet to the Southeast corner of Lot 5 of said plat; thence N00°15'31"E along the East line of said Lot 5 a distance of 109.92 feet to the South Right of Way line of East Michigan Avenue; thence S89°25'55"E along said South line a distance of 12.00 feet; thence S00°15'31"W 51.46 feet; thence S89°26'37"E 10.00 feet to a point on the West line of Lot 3 of said plat; thence S00°15'31"W 74.45 feet to a point on the South line of said alley; thence N89°26'46"W along said South line 348.82 feet to the East Right of Way line of South Larch Street; thence N00°33'03"E along said East Right of Way line 16.00 feet to the point of beginning; said alley containing 0.17 acre, more or less; said alley subject to all easements and restrictions if any.


DANE B. PASCOE
PROFESSIONAL SURVEYOR

1/6/10
DATE
No. 54434



KESB, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY SLH

SECTION 16, T4N, R2W

FIELD WORK BY ---

JOB NUMBER:

SHEET 2 OF 2

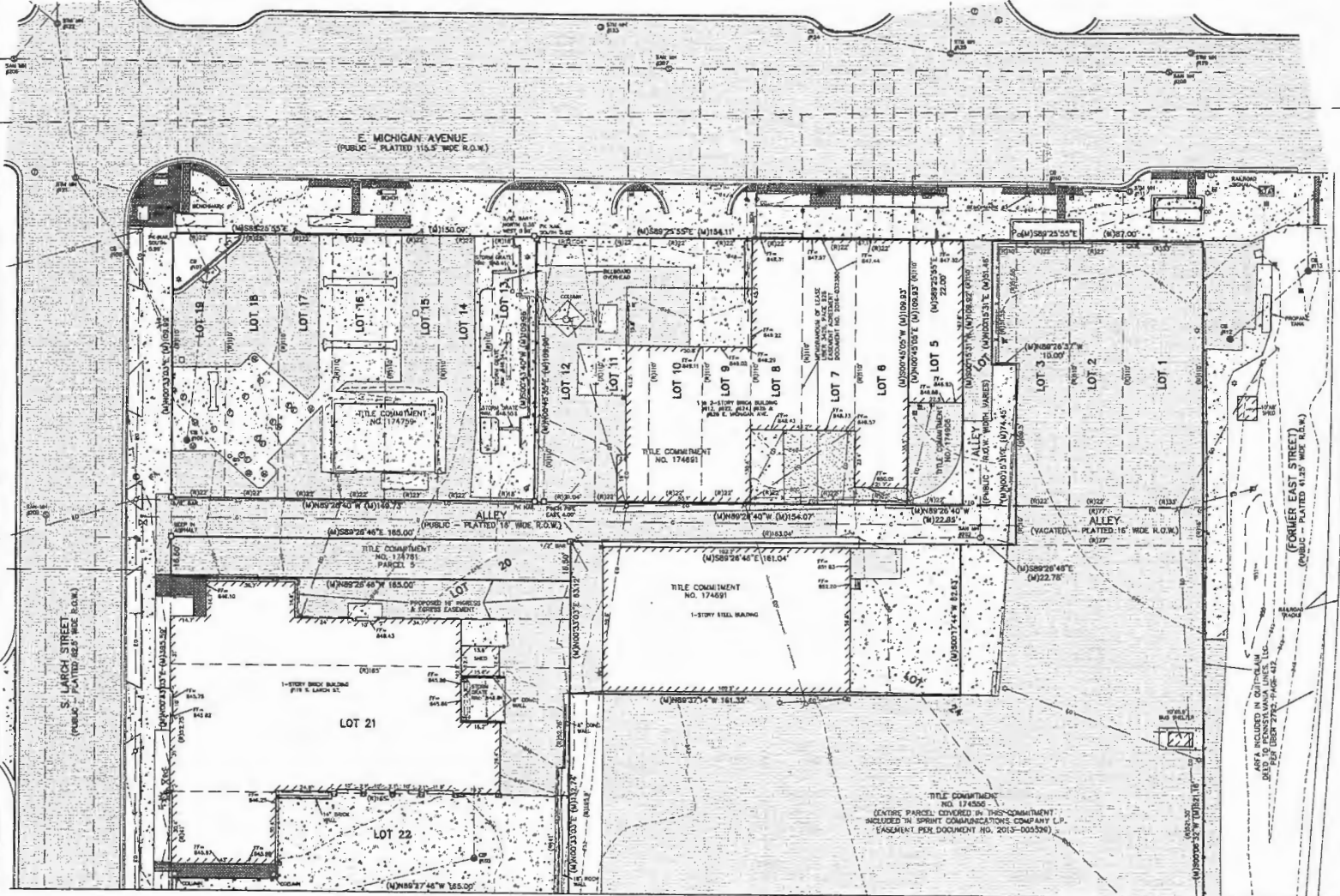
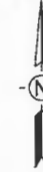
92950.PLT-ALLEY

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: GILLESPIE GROUP

"600 E. MICHIGAN PROJECT"

SCALE 1" = 20'



- LEGEND**
- SET 1/2" BAR WITH CAP
 - FOUND IRON AS NOTED
 - DEED LINE
 - DISTANCE NOT TO SCALE
 - FENCE
 - ASPHALT
 - CONCRETE
 - GRAVEL
 - STEEL PLATE
 - ADA PLATE
 - PORCH/DOCK/STAIRS
 - BRICK
 - EXISTING SPOT ELEVATION
 - EXISTING CONTOUR ELEVATION
 - SANITARY SEWER
 - STORM SEWER
 - WATER LINE
 - GAS LINE
 - OVERHEAD WIRES
 - BUILDING OVERHANG
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SANITARY MANHOLE
 - DRAINAGE MANHOLE
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - STEAM MANHOLE
 - FUEL MANHOLE
 - MONITORING WELL
 - CATCH BASIN
 - CLEANOUT
 - FIRE HYDRANT
 - VALVE
 - POST INDICATOR VALVE
 - UTILITY POLE
 - LIGHT POLE
 - LIGHT POLE (BASE ONLY)
 - CUY WIRE
 - UTILITY PEDESTAL
 - TRANSFORMER
 - HANDHOLE
 - ELECTRIC METER
 - GAS METER
 - GAS VALVE
 - WATER METER
 - SIGN
 - POST/BOLLARD
 - AIR CONDITIONING UNIT
 - PARKING METER



REVISIONS	COMMENTS
12/13/2017	PRELIMINARY
12/19/2017	DESIGN FINAL

KEBS, INC. 2118 HARBETTS ROAD, HARBETTS, MI 48860 PH. 917-336-1851 FAX 917-336-8047 WWW.KEBS.COM	Drafted and Checked by Drawn by Field Work by Section 16, T4N, R2W Job Number: SHEET 1 OF 3 92950.BND
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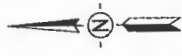
ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR
DATE 12/14/17
NO. 53467

MATCH LINE SEE SHEET 2

BOUNDARY & TOPOGRAPHIC SURVEY

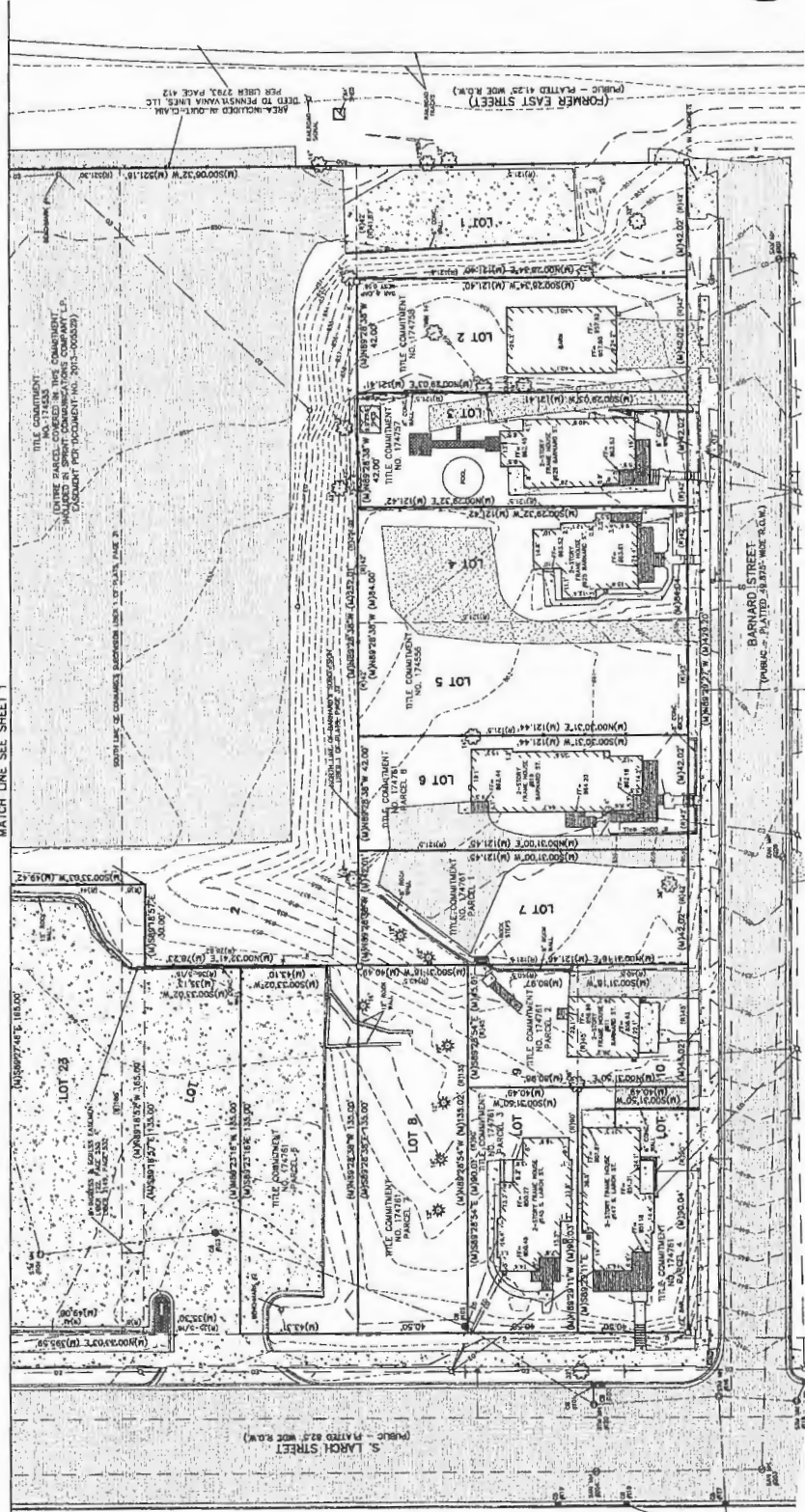
"600 E. MICHIGAN PROJECT"

FOR: GILLESPIE GROUP



SCALE 1" = 20'
0' 20' 40' 60'

MATCH LINE SEE SHEET 1



LEGEND

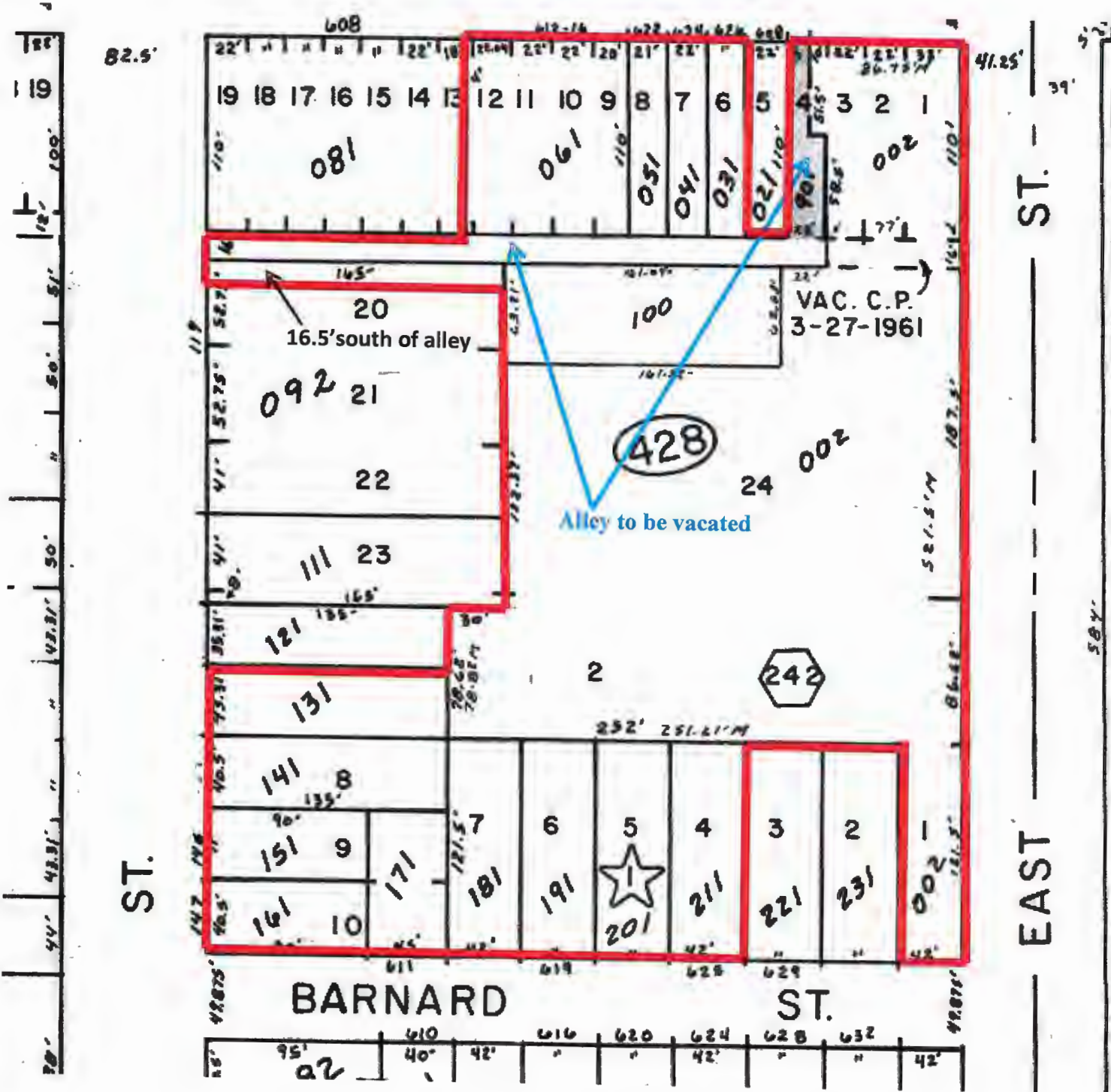
- SET 1/2" BAR WITH CAP
- FOUND SIGN AS NOTED
- DEED LINE
- DISTANCE NOT TO SCALE
- FENCE
- ASPHALT
- CONCRETE
- GRAVEL
- STEEL PLATE
- POPE/REG/STAIRS
- BRICK
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR ELEVATION
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- BUILDING OVERHANG
- RECORDING TREE
- CONCRETE WALL
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- WELL
- WATERING WELL
- CATCH BASIN
- CLEANOUT
- FIRE HYDRANT
- POST HYDRANT VALVE
- VALVE
- WELL
- LIGHT POLE (BASE ONLY)
- OUT WIRE
- UTILITY PEDSTAL
- TRANSFORMER
- HANDHOLE
- ELECTRIC METER
- GAS METER
- WATER METER
- SON
- POST ROLLER
- AIR CONDITIONING UNIT
- PARKING METER



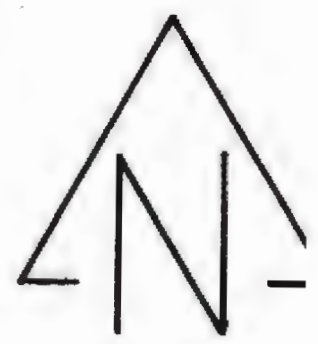
REVISIONS	COMMENTS	DATE
1	PRELIMINARY	11/17/2017
2	SUBMITTAL	12/14/2017
3	ISSUED FOR PERMIT	12/14/2017

ERIC R. PRESTON
PROFESSIONAL SURVEYOR
NO. 35487

DATE	12/17
SECTION	11, TAN, 127W
SHEET	2 OF 3



 - Area to be rezoned



SCALE : 1" = 10'

3301
01
16
400

SE - 16 L

NEW MAR 1
REV 4-R



Legend

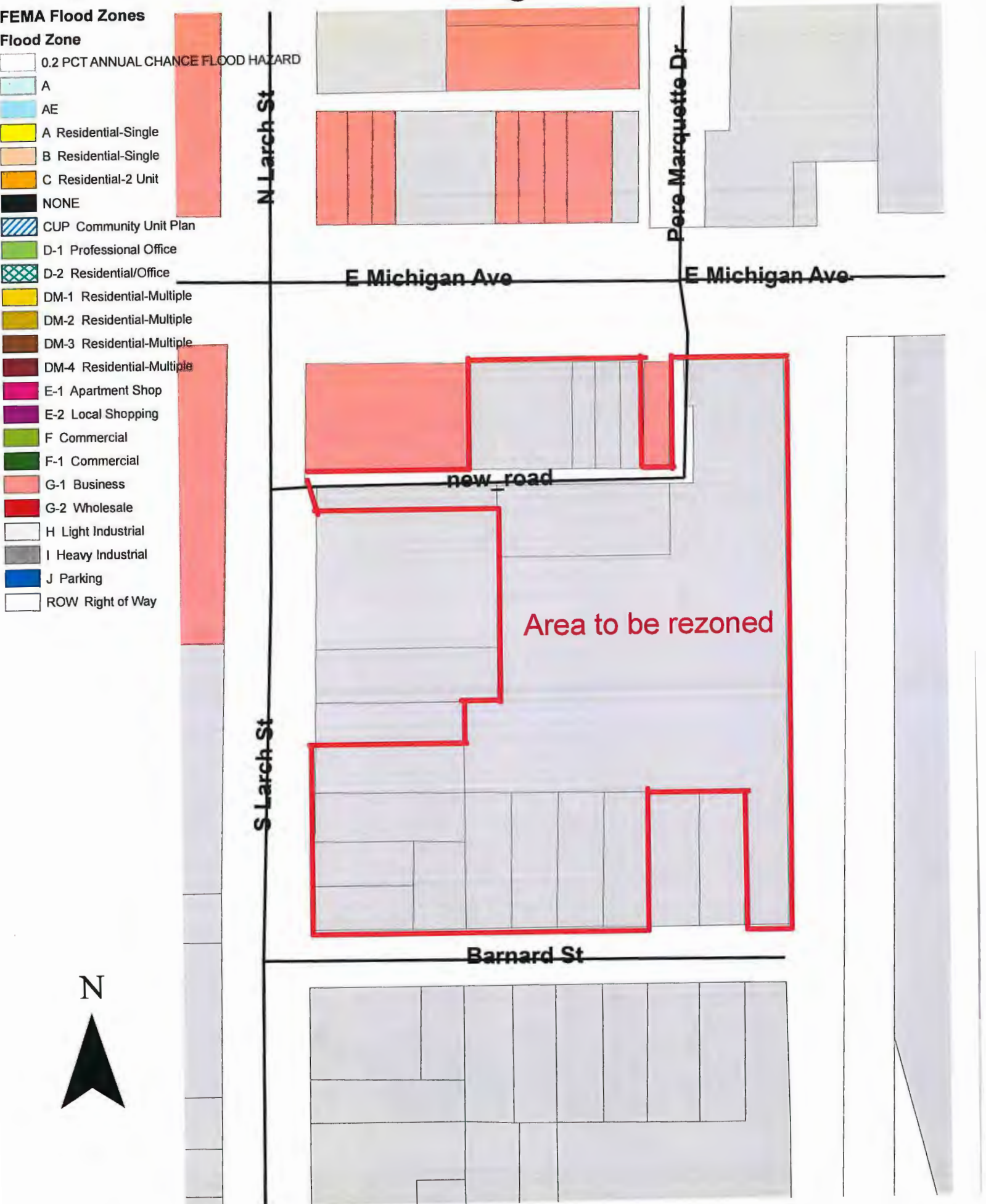
roads_final

FEMA Flood Zones

Flood Zone

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

Zoning



ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1246.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1246.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number: Z-1-2018

Parcel Number's: 33-01-01-16-428-002/-031/-041/-051/-061/-131/-141/-151/-161/-171/-181/-191/-201/-211 and the north 16.5 feet of 33-01-01-16-428-092

Legal Descriptions: Lots 1 through 4, Lots 6 through 12 and the East 4 feet of Lot 13, Connards Subdivision of Lot 1, Block 242 of the Original Plat of the City of Lansing, the alley, including the vacated portion thereof, located south of Lots 1 through 19 of Connards Subdivision of Lot 1, Block 242 of the Original Plat of the City of Lansing, Lots 1 through 24 of Barnard's Subdivision, except Lots 2, 3, 21, 22, 23, the South 36.25 feet of Lot 20, the North 8 feet of the West 165 feet of Lot 2, Block 242 of the Original Plat of the City of Lansing and the South 35.31 feet of the North 43.31 feet of the West 135 feet of Lot 2, Block 242 of the Original Plat of the City of Lansing, Ingham County, MI, from "H" Light Industrial district to "G-1" Business district.

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2018, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect on the 30th day following enactment.

**CITY OF LANSING
NOTICE OF CONSIDERATION**

THE CITY COUNCIL, CITY OF LANSING, will consider Michigan Department of Natural Resources Trust Fund Grants at its regular meeting on Monday, March 26, 2018 at 7:00 P.M. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI

The City Council will hear public comment and consider adoption of the following three (3) Land Acquisition Grants, one (1) River Trail Connection Grant and one (1) Walking Path Development Grant to be located at:

- Acquisition of Willard Avenue Parcel 33-01-01-27-426-001
- Acquisition of 4000 Hunter's Ridge Drive Parcel 23-50-40-25-451-022
- Acquisition of Wise Road Parcel 33-01-05-06-202-021
- Develop the River Trail connection from Cambridge Rd. to Frances Park River Trail
- Develop a One-mile Walking Path within the Rudolph and Dorothy Wilson Park

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the City Council Meeting 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 Council meeting 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

RESOLUTION # _____
BY THE COMMITTEE ON
Authorizing Michigan Natural Resources Trust Fund (MNRTF)
Land Acquisition Grant
Acquisition of Parcel 33-01-01-27-426-001

WHEREAS, on March 23, 2015 the City Council adopted Resolution #2015-077 the City of Lansing Parks and Recreation Five Year Master Plan for 2015 - 2020 which states as a goal to identify current natural areas throughout the city for acquisition; and

WHEREAS, MNRTF will be accepting grant applications for the next grant cycle no later than April 1, 2018; 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, the Parks and Recreation Director is recommending the City apply for grant funding to acquire parcel #33-01-01-27-426-001, currently owned by John G. Sutherland, for park purposes; and

WHEREAS, the amounts and sources of the project funding are as follows:

Total Project Cost	\$23,100
Amount Requested from the MNRTF (75% grant)	\$17,300
Amount Requested from local sources (25%)	\$5,800

WHEREAS, sufficient funds for the local match are currently available in the Park Acquisition and Development account; and

NOW, THEREFORE BE IT RESOLVED, the Lansing City Council approves the submission of the grant to the Michigan Natural Resources Trust Fund (MNRTF)

BE IT FINALLY RESOLVED the City of Lansing, Michigan, will accept the terms of the grant as received from the MNRTF

Approved for Placement on
City Council Agenda:

City Attorney
Date:

RESOLUTION # _____

BY THE COMMITTEE ON

Authorizing Michigan Natural Resources Trust Fund (MNRTF)

Land Acquisition Grant

Acquisition of Parcel 23-50-40-25-451-022

WHEREAS, on March 23, 2015 the City Council adopted Resolution #2015-077 the City of Lansing Parks and Recreation Five Year Master Plan for 2015 - 2020 which states as a goal to acquire land adjacent to and along the river; and

WHEREAS, MNRTF will be accepting grant applications for the next grant cycle no later than April 1, 2018; 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, the Parks and Recreation Director is recommending the City apply for grant funding to acquire parcel #23-50-40-25-451-022, 4000 Hunter's Ridge Drive, Lansing, MI 48911 currently owned by Shawn Batt, for park purposes; and

WHEREAS, the amounts and sources of the project funding are as follows:

Total Project Cost	\$121,900
Amount Requested from the MNRTF (75% grant)	\$91,425
Amount Requested from local sources (25%)	\$30,475

WHEREAS, sufficient funds for the local match are currently available in the Park Acquisition and Development account; and

NOW, THEREFORE BE IT RESOLVED, the Lansing City Council approves the submission of the grant application to the Michigan Natural Resources Trust Fund (MNRTF); and

BE IT FINALLY RESOLVED the City of Lansing, Michigan, will accept the terms of the grant as received from the MNRTF.

Approved for Placement on
City Council Agenda:

City Attorney

BY THE COMMITTEE ON

Authorizing Michigan Natural Resources Trust Fund (MNRTF) Grant Funding

WHEREAS, the Parks and Recreation Department is applying for grant funding through Michigan Natural Resources Trust Fund (MNRTF); and

WHEREAS, MNRTF will be accepting grant applications for the next grant cycle no later than April 1, 2018; 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, the Parks and Recreation Director is recommending the City apply for grant funding to develop River Trail connection; and

WHEREAS, the Parks and Recreation Director is recommending the City apply for grant funding to develop the River Trail connection of Cambridge Road to Frances Park River Trail,

Total Project Cost	\$660,000
Amount Requested from the MNRTF (45% grant)	\$297,000
Amount Requested from local sources (55%)	\$363,000

NOW, THEREFORE, BE IT RESOLVED that the City Council authorizes the submission of a grant application to the Michigan Natural Resources Trust Fund for the above project; and

BE IT FINALLY RESOLVED that the City of Lansing, Michigan, does hereby accept the terms of the Agreement as received from the Michigan Department of Natural Resources and that the City of Lansing Parks and Recreation Department does hereby specifically agree, but not by way of limitation, as follows:

1. To appropriate all funds necessary to complete the project during the project period and to provide Three Hundred Sixty Three Thousand (\$363,000.00) Dollars to match the grant authorized by the DEPARTMENT.
2. To maintain satisfactory financial accounts, documents, and records to make them available to the DEPARTMENT for auditing at reasonable times in perpetuity.
3. To regulate the use of the property acquired and reserved under this Agreement to assure the use thereof by the public on equal and reasonable terms.
4. To comply with any and all terms of said Agreement included all terms not specifically set forth in the foregoing portions of this Resolution.

Approved for Placement on

City Council Agenda:

City Attorney

Date:

BY THE COMMITTEE ON

Authorizing Michigan Natural Resources Trust Fund (MNRTF) Grant Funding

WHEREAS, the Parks and Recreation Department is applying for grant funding through Michigan Natural Resources Trust Fund (MNRTF); and

WHEREAS, MNRTF will be accepting grant applications for the next grant cycle no later than April 1, 2018; 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, the Parks and Recreation Director is recommending the City apply for grant funding to develop a one mile walking path; and

WHEREAS, the Parks and Recreation Director is recommending the City apply for grant funding to develop a one mile walking path within the Rudolph and Dorothy Wilson Park,

Total Project Cost	\$375,000
Amount Requested from the MNRTF (74% grant)	\$277,500
Amount Requested from local sources (26%)	\$ 97,500

NOW, THEREFORE, BE IT RESOLVED that the City Council authorizes the submission of a grant application to the Michigan Natural Resources Trust Fund for the above project; and

BE IT FINALLY RESOLVED that the City of Lansing, Michigan, does hereby accept the terms of the Agreement as received from the Michigan Department of Natural Resources and that the City of Lansing Parks and Recreation Department does hereby specifically agree, but not by way of limitation, as follows:

1. To appropriate all funds necessary to complete the project during the project period and to provide Ninety Seven Thousand Five Hundred (\$97,500.00) Dollars to match the grant authorized by the DEPARTMENT.
2. To maintain satisfactory financial accounts, documents, and records to make them available to the DEPARTMENT for auditing at reasonable times in perpetuity.
3. To regulate the use of the property acquired and reserved under this Agreement to assure the use thereof by the public on equal and reasonable terms.
4. To comply with any and all terms of said Agreement included all terms not specifically set forth in the foregoing portions of this Resolution.

Approved for Placement on

City Council Agenda:

City Attorney

Date:

RESOLUTION # _____

BY THE COMMITTEE ON

Authorizing Michigan Natural Resources Trust Fund (MNRTF)

Acquisition of Parcel 33-01-05-06-202-021

WHEREAS, on March 23, 2015 the City Council adopted Resolution #2015-077 the City of Lansing Parks and Recreation Five Year Master Plan for 2015 - 2020 which states as a goal to identify current natural areas throughout the city for acquisition; and

WHEREAS, MNRTF will be accepting grant applications for the next grant cycle no later than April 1, 2018; 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, the Parks and Recreation Director is recommending the City apply for grant funding to acquire parcel #33-01-05-06-202-021, currently owned by Frederick L. and Lola M. Harmon, for park purposes; and

WHEREAS, the amounts and sources of the project funding are as follows:

Total Project Cost	\$27,400
Amount Requested from the MNRTF (75% grant)	\$20,500
Amount Requested from local sources (25%)	\$6,900

WHEREAS, sufficient funds for the local match are currently available in the Park Acquisition and Development account; and

NOW, THEREFORE BE IT RESOLVED, the Lansing City Council approves the submission of the grant to the Michigan Natural Resources Trust Fund (MNRTF)

BE IT FINALLY RESOLVED the City of Lansing, Michigan, will accept the terms of the grant as received from the MNRTF

Approved for Placement on
City Council Agenda:

City Attorney
Date:

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BY COUNCIL MEMBERS DUNBAR, GARZA, HUSSAIN, JACKSON,
SPADAFORÉ, SPITZLEY, WASHINGTON AND WOOD
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, César Chávez was born on March 31, 1927, in the North Gila River Valley in Arizona, on the small family farm his grandfather homesteaded. César Chávez's father lost the farm during the Great Depression, forcing the family to join some 30,000 farmworkers who followed the crops throughout California and lived in tents and makeshift housing that often lacked a bathroom, electricity, or running water. He was 10 years old when he began working in the fields and was forced to leave school after the 8th grade to help support his family; and

WHEREAS, César Chávez became an organizer for the Community Service Organization (CSO), a barrio based group, where he coordinated voter registration drives, fought racial and economic discrimination, organized new CSO chapters across California and Arizona, and rose to become the CSO's national director from 1958 to 1962. After leaving the CSO, Chavez co-founded the United Farm Workers (UFW) and, under his leadership, the UFW organized strikes and boycotts to protest for, and later win, higher wages for those farm workers in the grape and vegetable industries. The UFW was instrumental in the passage of the Agricultural Labor Relations Act, which became the first law governing farm labor in the continental United States; and

WHEREAS, for more than three decades, César Chávez led the first successful farm workers union in American history, achieving dignity, respect, fair wages, medical coverage, and pension benefits. His motto in life "Si se puede" (It can be done) embodies the uncommon and invaluable legacy he left for the world's benefit; and

WHEREAS, March 31 is now Cesar Chavez Day in the United States, a national holiday honoring the life and memory of this great labor leader, role model and hero of our United States of America and should be greatly recognized by all for his unwavering efforts of assuring fair wages, good living and humane working conditions, health care, education, and respect for American farm workers continuing to this very day; and

WHEREAS, Thursday, March 29 2018, marks the 9th Annual Cesar E. Chavez Memorial Observance "We need to help students and parents cherish and preserve the ethnic and cultural diversity that nourishes and strengthens this community – and this nation"; and

WHEREAS, the keynote speaker for the event is Tracy Ruiz, retired lieutenant from Lansing Police Department.

BE IT RESOLVED, the Lansing City Council working with the Ad Hoc Committee on Diversity and Inclusion's supports and encourage the residents of Lansing to attend the 9th Annual Cesar E. Chavez Memorial Observance "We need to help students and parents cherish and preserve the ethnic and cultural diversity that nourishes and strengthens this community – and this nation" held on Thursday, March 29, 2018 at noon.

BY COUNCIL MEMBERS DUNBAR, GARZA, HUSSAIN, JACKSON,
SPADAFORÉ, SPITZLEY, WASHINGTON AND WOOD
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, Cordell Henderson was born in Detroit, MI but grew up in Logan, West Virginia. After graduating from Aracoma High School in 1956, he attended West Virginia State College and earned a Bachelor of Science degree, and a Master's Degree in Counseling and Guidance with a minor in Geology from Marshall University; and

WHEREAS, Cordell Henderson is married to Janette Core Henderson his wife of forty five years, they have two sons Robert and Corey, and six grandchildren Alexis, Alana, Noah, Micah, SiAyra, and Jaymie; and

WHEREAS, Cordell Henderson worked as an educator for forty-five years, thirty-seven of those years he worked in the Lansing School District. He has worked as a counselor, high school assistant principal, junior high school principal, high school principal, and a director of Adult Education; and

WHEREAS, Cordell Henderson is a member of Union Missionary Baptist Church, received the Whitney Young Scouting Award and is actively involved in many community and professional organizations; He is a member of Black Men Incorporated of Greater Lansing, Sigma Pi Phi Fraternity, Southside Community Coalition Board of Directors, Lansing Alumni Chapter of Kappa Alpha Psi Fraternity, and the NAACP.

BE IT RESOLVED that the Lansing City Council hereby wishes to express its appreciation to Cordell Henderson for his many contributions to Lansing communities through his dedication and initiative. Congratulations on being chosen as the recipient of the "Frederick Douglass" Award from the Greater Lansing Area Club of the National Association of Negro Business and Professional Women's Clubs, Inc. We wish you continued success!

BY COUNCIL MEMBERS DUNBAR, GARZA, HUSSAIN, JACKSON,
SPADAFORÉ, SPITZLEY, WASHINGTON AND WOOD
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, Wayne Lynn graduated from University of South Carolina with a Bachelor of Science degree in electrical engineering and married Melanie Lynn and together they have three daughters Lauren, Brittney, and Chanel; and

WHEREAS, Wayne Lynn began his professional career with South Carolina Electric and Gas Co as the manager of electric operations. Wayne is now the Director of Transmission and Distribution Operations and Engineering for the Lansing Board of Water and Light where he is responsible for the day to day operations of the electric overhead and underground construction, maintenance, service restoration, and Engineering and Vegetation Management; and

WHEREAS, Wayne Lynn is Chairman of the Deacon's Ministry at Union Missionary Baptist Church where he also teaches a weekly community men's bible study. He also owns his own company Lynn Innovative Solutions where he is the training facilitator; and

WHEREAS, Wayne Lynn is active in the community where he is Chairman of the Board of Directors for the Turning Point of Lansing mentoring programing for young men 7th-12th grade, Regional Father's Auxiliary Chair for Jack & Jill of America Midwestern Region, and serves on the Board of Directors for the Metro YMCA.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, wishes to express its appreciation to Wayne Lynn for his many contributions to Lansing communities. Congratulations on being chosen as the recipient of the "Community Service" Award from the Greater Lansing Area Club of the National Association of Negro Business and Professional Women's Clubs, Inc. We wish you continued success!

BY COUNCIL MEMBERS DUNBAR, GARZA, HUSSAIN, JACKSON,
SPADAFORÉ, SPITZLEY, WASHINGTON AND WOOD
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, Theresa Randleman is the Founder and CEO of T. Rose Foundation Inc. an internationally recognized entertainment firm, W.I.N.G.S. (Women Inspiring and Nurturing Girls Self-esteem nonprofit); and

WHEREAS, Theresa Randleman began her career by administering grant funded programs for Lansing, Michigan's area youth, providing empowerment sessions, six week educational and career planning programs, mentoring workshops and more for the Lansing Housing Commission; and

WHEREAS, October 2012 Theresa brought forth years of experience with live stage plays and became the Producer of a local stage play entitled "Color Blind", which included well know gospel entertainers; and

WHEREAS, Theresa Randleman booked over twenty musicians for the Seabreeze Jazz Festival, and also brought together a number of Detroit, Michigan musicians to perform under the name of Motown Jazz Xperience; and

WHEREAS, Theresa Randleman was recognized and awarded in two ceremonies Career Mastered-Leadership in Action award honoree and recognized as the International Women's Day Award Recipient.

BE IT RESOLVED that the Lansing City Council, hereby, wishes to express its appreciation to Theresa Randleman for her many contributions to the Lansing community through her persistent strive for the greater good. Congratulations on being chosen as the recipient of the "Business Excellence" Award from the Greater Lansing Area Club of the National Association of Negro Business and Professional Women's Clubs, Inc. We wish you continued success!

BY COUNCIL MEMBERS DUNBAR, GARZA, HUSSAIN, JACKSON,
SPADAFORÉ, SPITZLEY, WASHINGTON AND WOOD
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, BreAnna Nixon is an eighth grade student, at JW Sexton High School where she currently holds a 4.0 gpa. BreAnna is a member of the Sexton High School choir, marching band, volleyball team, basketball team, and the track team where she participates in the 4x100 relay and the shot-put where in 2017 she placed second in the City wide tournament with a 24.8 throw; and

WHEREAS, BreAnna Nixon is an active member of Friendship House of Prayer Baptist Church where she attends worship service, Sunday school, children's church, and participates on youth Sunday by reading scriptures, praying, and whatever is asked of her. In her spare time she enjoys reading, writing, and cooking; and

WHEREAS, BreAnna Nixon participates in the Daughters of the Collective at Michigan State University, Thespian in Sexton's theater department, and "This is ME" Mentoring program. She is President of the Greater Lansing Area NBPW Youth Club, and youth secretary for the North Central District; and

WHEREAS, BreAnna Nixon shows tremendous character and strength by balancing her day-to day activities while mowing lawns, raking leaves, and shoveling snow in her neighborhood in her spare time.

BE IT RESOLVED that the Lansing City Council, hereby, wishes to express its appreciation to BreAnna Nixon for many contributions to Lansing communities. Congratulations on being chosen as the recipient of the "Youth on the Move" Award from the Greater Lansing Area Club of the National Association of Negro Business and Professional Women's Clubs, Inc. We wish you continued success!

BY COUNCIL MEMBERS DUNBAR, GARZA, HUSSAIN, JACKSON,
SPADAFORÉ, SPITZLEY, WASHINGTON AND WOOD
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, Martrell Jackson, currently a MacDonald Middle School 8th grader holds a 3.62 GPA, Martrell loves to play basketball for his school and also plays recreational basketball with Lansing's Eagle Sports while attending private weekly lessons to increase his skill level; and

WHEREAS, Martrell Jackson is an active member of Mask Memorial CME Church where he is a member of the Youth Usher Board, Youth Choir, and recently began teaching children church classes; and

WHEREAS, Martrell Jackson is very active in the community where he volunteers for Men Making a Difference Programs assisting in the annual backpack giveaway, ice cream social, and the pancake breakfast. Martell is also a member of My Brother's Keeper program, The Turning Point of Lansing, and Lansing's Y-Achiever program; and

WHEREAS, In the Spring of 2016 Martrell opened Teens Lawn Service, which during the summer maintains lawns across Ingham County. He has since been able to purchase a snow blower and other equipment allowing him to expand into smaller commercial markets.

BE IT RESOLVED that the Lansing City Council, hereby, wishes to express its appreciation to Martrell Jackson for many contributions to Lansing communities through his inspirational efforts. Congratulations on being chosen as the recipient of the "Youth on the Move" Award from the Greater Lansing Area Club of the National Association of Negro Business and Professional Women's Clubs, Inc. We wish you continued success!

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

WHEREAS, the City of Lansing received and filed an application from Tecomet, Inc. requesting an Industrial Facilities Exemption Certificate (IFT-01-18) pursuant to Public Act 198 of 1974, as amended; and

WHEREAS, prior to acting upon this request, it is necessary to hold a public hearing on the Tecomet, Inc. application for an Industrial Facilities Exemption Certificate (IFT-01-18), to allow for any resident or taxpayer or ad valorem taxing unit the right to appear and be heard;

NOW, THEREFORE, BE IT RESOLVED that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on the April 23, 2018 at 7:00 p.m., on the Tecomet, Inc. application for an Industrial Facilities Exemption Certificate (IFT-01-18) located at 5858 Enterprise Drive, Lansing, MI within the boundary more particularly described as:

LOT 16 EXC COM SW COR LOT 16, TH S 89DEG 35MIN 10SCD E 118.66 FT ON S LINE LOT 16, N 24DEG 03MIN 40SCD W 376.87 FT, S 65DEG 56MIN 20SCD W 108 FT, S 24DEG 03MIN 40SCD E 327.71 FT TO BEG; MIDWAY INDUSTRIAL CENTER,

and that the City Clerk cause the legislative body of each taxing unit levying ad valorem taxes on this property, as well as the owners of real property located within the stated boundary, be notified of this application and the scheduled public hearing.

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

WHEREAS, Men Making a Difference Inc. has requested \$500.00 to defray costs associated with facility rental and miscellaneous rental fees for the 2017 Family Community Cookout Festival to be held on July 21, 2018; and

WHEREAS, the maximum total amount of the Community Funding Account to be awarded to an organization in one fiscal year is \$500.00; and

WHEREAS, the Committee on General Services met on March 13, 2018 and approved an amount of \$1,000.00 from community funding for the 2018 Family Community Cookout Festival.

BE IT RESOLVED that the Lansing City Council, hereby approves an allocation from the Community Funding Account to Men Making a Difference Inc. in the amount of \$1,000.00 to defray costs associated with facility rental and miscellaneous rental fees for the 2018 Family Community Cookout Festival to be held on July 21, 2018.

BE IT FURTHER RESOLVED that the Mayor and the Finance Department shall process this request by charging \$1,000.00 to the City Council Community Promotion Account – 101.112101.741289.0.

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

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

WHEREAS, Jose Lopez, sought to eliminate a special assessment of \$330.00 for tall grass and weed removal fees, and all associated penalties and interest, on the property tax bill for 1012 Ontario Street (Tax ID #33-01-01-08-277-081); and

WHEREAS, upon filing a claim to the Committee on General Services, the claim in the amount of \$330.00 was denied on March 13, 2018.

THEREFORE, BE IT RESOLVED, that the City Council, hereby, denies the claim of Jose Lopez in the amount of \$330.00 for tall grass and weed removal fees, and all associated penalties and interest on the property tax bill for 1012 Ontario Street (Tax ID #33-01-01-08-277-081).

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

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

WHEREAS, 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 7, May 4, 19, June 15, 16, 19, 22, 23, July 4, 6, 7, 20, 21, August 3, 10, 11, 18, 2018

BY THE COMMITTEE ON INTERGOVERNMENTAL RELATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of Darlene J. Fancher of 1319 Chester Road in Lansing, MI, 48912, as a City of Lansing Member of the Capitol Area Transportation Authority for a term to expire September 30, 2020; 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 Intergovernmental Relations Committee met on March 21, 2018 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Darlene J. Fancher of 1319 Chester Road in Lansing, MI, 48912, as a Member of the Capitol Area Transportation Authority for a term to expire September 30, 2020;

BY THE COMMITTEE ON INTERGOVERNMENTAL RELATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of Jennie M. Gies of 220 Ferguson Street in Lansing, MI, 48912, as a City of Lansing Member of the Capitol Area Transportation Authority for a term to expire September 30, 2020; 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 Intergovernmental Relations Committee met on March 21, 2018 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Jennie M. Gies of 220 Ferguson Street in Lansing, MI, 48912, as a Member of the Capitol Area Transportation Authority for a term to expire September 30, 2020.

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

WHEREAS, the Mayor made the appointment of Zoe Ahlstrom of 740 Stanley Street in Lansing, MI, 48915, as an At-Large Member of the Park Board as an At-Large Member for a term to expire June 30, 2019; and

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

WHEREAS, the Public Service Committee met on March 20, 2018 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Zoe Ahlstrom of 740 Stanley Street in Lansing, MI, 48915, as an At-Large Member of the Park Board for a term to expire June 30, 2019.

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

WHEREAS, the Mayor made the appointment of Cynthia J. Lockington of 1818 Sunnyside Avenue in Lansing, MI, 48910, as an At-Large Member of the Board of Public Service for a term to expire June 30, 2019 ; 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 Public Service Committee met on March 20, 2018 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Cynthia J. Lockington of 1818 Sunnyside Avenue in Lansing, MI, 48910, as an At-Large Member of the Board of Public Service for a term to expire June 30, 2019

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

ACT 51 FUNDING STREET ADMINISTRATOR DESIGNATION

WHEREAS, Section 13(9) of Act 51, Public Acts of 1951 provided that each incorporated city and village to which funds are returned under the provisions of this section, that, "the responsibility for street improvements, maintenance, and traffic operations work, and the development, construction, or repair of off-street parking facilities and construction or repair of street lighting shall be coordinated by a single administrator to be designated by the governing body who shall be responsible for and shall represent the municipality in transactions with the State Transportation Department pursuant to this act".

THEREFORE BE IT RESOLVED that the City Council hereby designates Andrew Kilpatrick, Public Service Director, as the single Street Administrator for the City of Lansing in all transactions with the State Transportation Department as provided in Section 13 of the Act.

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

PUBLIC IMPROVEMENT I/II

WHEREAS, the Public Service Department has established the need to repair and reconstruct the public sidewalk in the following location:

PROPERTIES BENEFITED: All lands fronting Stabler Street between Holmes Road and Willard Avenue, excepting all public streets and alleys and other land deemed not benefited; and

WHEREAS, the Public Service Department will complete this work as part of the Stabler Street Crush and Shape Project, and

WHEREAS, the Public Service Department requests, pursuant to Chapter 1024.03 of the Code of Ordinances that the repair and reconstruction of these public sidewalks be determined by City Council to be a necessary public improvement, and

WHEREAS, the City Council has determined that this proposed public improvement will benefit especially properties in the vicinity of the work to be done and that a benefit district pursuant to Chapter 1026 of the Lansing Code of Ordinances should be established to be specially assessed for the public improvement.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby determines it to be of a public necessity to construct the following public improvements: Sidewalk repair on Stabler Street between Holmes Road and Willard Avenue, excepting all public streets and alleys and other land deemed not benefited.

BE IT FURTHER RESOLVED that the cost of these improvements is to be financed by special assessments to the benefited property owners, and the City's public share of the project shall be paid from the Sidewalk Repair Account 410.933690.974200.13026.

BE IT FINALLY RESOLVED that the Department of Public Service is hereby authorized to prepare necessary plans and specifications for these improvements, obtain the necessary easements for construction, and to determine the cost of said project in sufficient detail to establish the special assessment district and the applicable assessment to the properties in the district, and to furnish said information to the Mayor and City Council.

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

WHEREAS, on March 12, 2018 the City Council Committee of the Whole referred to the Committee on Ways and Means five (5) draft resolutions regarding Michigan Natural Resources Trust Fund (MNRTF) applications for projects, more particularly described in this resolution; and

WHEREAS, the Committee on Ways and Means received and reviewed from the Department of Parks and Recreation informational reports and the Committee is recommending the Council approve appropriate resolutions to submit the 5 separate grant applications, including the expression of Council support for the projects and the identification and commitment for local matching funds ; and

WHEREAS, in anticipation of Council consideration and action on the 5 separate proposed resolutions on March 26, 2018, the City Clerk has caused to be published the “City of Lansing Notice of Consideration” for the 5 MNRTF projects, the form of which is attached to this resolution, and the Notice provides the public with notice and the invitation to discuss and comment on each project prior to Council taking action thereon; and

WHEREAS, the Notice of Consideration was also provided by the City Clerk to the public by the other means that are typically used by the City of Lansing to give notice of public hearings;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby approves and ratifies the Notice of Consideration, as attached and as given, to provide for public hearing on the following MNRTF application projects prior to Council taking separate action by resolution on each:

- Acquisition of Willard Avenue Parcel 33-01-01-27-426-001
- Acquisition of 4000 Hunter’s Ridge Drive Parcel 23-50-40-25-451-022
- Acquisition of Wise Road Parcel 330-01-05-06-202-021
- Develop the River Trail connection from Cambridge Rd. to Frances Park River Trail
- Develop a One-mile Walking Path within the Rudolph and Dorothy Wilson Park

RESOLUTION # _____

BY THE COMMITTEE ON

Authorizing Michigan Natural Resources Trust Fund (MNRTF)

Land Acquisition Grant

Acquisition of Parcel 33-01-01-27-426-001

WHEREAS, on March 23, 2015 the City Council adopted Resolution #2015-077 the City of Lansing Parks and Recreation Five Year Master Plan for 2015 - 2020 which states as a goal to identify current natural areas throughout the city for acquisition; and

WHEREAS, MNRTF will be accepting grant applications for the next grant cycle no later than April 1, 2018; 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, the Parks and Recreation Director is recommending the City apply for grant funding to acquire parcel #33-01-01-27-426-001, currently owned by John G. Sutherland, for park purposes; and

WHEREAS, the amounts and sources of the project funding are as follows:

Total Project Cost	\$23,100
Amount Requested from the MNRTF (75% grant)	\$17,300
Amount Requested from local sources (25%)	\$5,800

WHEREAS, sufficient funds for the local match are currently available in the Park Acquisition and Development account; and

NOW, THEREFORE BE IT RESOLVED, the Lansing City Council approves the submission of the grant to the Michigan Natural Resources Trust Fund (MNRTF)

BE IT FINALLY RESOLVED the City of Lansing, Michigan, will accept the terms of the grant as received from the MNRTF

Approved for Placement on
City Council Agenda:

City Attorney
Date:

RESOLUTION # _____

BY THE COMMITTEE ON

Authorizing Michigan Natural Resources Trust Fund (MNRTF)

Land Acquisition Grant

Acquisition of Parcel 23-50-40-25-451-022

WHEREAS, on March 23, 2015 the City Council adopted Resolution #2015-077 the City of Lansing Parks and Recreation Five Year Master Plan for 2015 - 2020 which states as a goal to acquire land adjacent to and along the river; and

WHEREAS, MNRTF will be accepting grant applications for the next grant cycle no later than April 1, 2018; 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, the Parks and Recreation Director is recommending the City apply for grant funding to acquire parcel #23-50-40-25-451-022, 4000 Hunter's Ridge Drive, Lansing, MI 48911 currently owned by Shawn Batt, for park purposes; and

WHEREAS, the amounts and sources of the project funding are as follows:

Total Project Cost	\$121,900
Amount Requested from the MNRTF (75% grant)	\$91,425
Amount Requested from local sources (25%)	\$30,475

WHEREAS, sufficient funds for the local match are currently available in the Park Acquisition and Development account; and

NOW, THEREFORE BE IT RESOLVED, the Lansing City Council approves the submission of the grant application to the Michigan Natural Resources Trust Fund (MNRTF); and

BE IT FINALLY RESOLVED the City of Lansing, Michigan, will accept the terms of the grant as received from the MNRTF.

Approved for Placement on
City Council Agenda:

City Attorney

RESOLUTION # _____**BY THE COMMITTEE ON****Authorizing Michigan Natural Resources Trust Fund (MNRTF) Grant Funding**

WHEREAS, the Parks and Recreation Department is applying for grant funding through Michigan Natural Resources Trust Fund (MNRTF); and

WHEREAS, MNRTF will be accepting grant applications for the next grant cycle no later than April 1, 2018; 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, the Parks and Recreation Director is recommending the City apply for grant funding to develop River Trail connection; and

WHEREAS, the Parks and Recreation Director is recommending the City apply for grant funding to develop the River Trail connection of Cambridge Road to Frances Park River Trail,

Total Project Cost	\$660,000
Amount Requested from the MNRTF (45% grant)	\$297,000
Amount Requested from local sources (55%)	\$363,000

NOW, THEREFORE, BE IT RESOLVED that the City Council authorizes the submission of a grant application to the Michigan Natural Resources Trust Fund for the above project; and

BE IT FINALLY RESOLVED that the City of Lansing, Michigan, does hereby accept the terms of the Agreement as received from the Michigan Department of Natural Resources and that the City of Lansing Parks and Recreation Department does hereby specifically agree, but not by way of limitation, as follows:

1. To appropriate all funds necessary to complete the project during the project period and to provide Three Hundred Sixty Three Thousand (\$363,000.00) Dollars to match the grant authorized by the DEPARTMENT.
2. To maintain satisfactory financial accounts, documents, and records to make them available to the DEPARTMENT for auditing at reasonable times in perpetuity.
3. To regulate the use of the property acquired and reserved under this Agreement to assure the use thereof by the public on equal and reasonable terms.
4. To comply with any and all terms of said Agreement included all terms not specifically set forth in the foregoing portions of this Resolution.

Approved for Placement on

City Council Agenda:

City Attorney

Date:

BY THE COMMITTEE ON

Authorizing Michigan Natural Resources Trust Fund (MNRTF) Grant Funding

WHEREAS, the Parks and Recreation Department is applying for grant funding through Michigan Natural Resources Trust Fund (MNRTF); and

WHEREAS, MNRTF will be accepting grant applications for the next grant cycle no later than April 1, 2018; 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, the Parks and Recreation Director is recommending the City apply for grant funding to develop a one mile walking path; and

WHEREAS, the Parks and Recreation Director is recommending the City apply for grant funding to develop a one mile walking path within the Rudolph and Dorothy Wilson Park,

Total Project Cost	\$375,000
Amount Requested from the MNRTF (74% grant)	\$277,500
Amount Requested from local sources (26%)	\$ 97,500

NOW, THEREFORE, BE IT RESOLVED that the City Council authorizes the submission of a grant application to the Michigan Natural Resources Trust Fund for the above project; and

BE IT FINALLY RESOLVED that the City of Lansing, Michigan, does hereby accept the terms of the Agreement as received from the Michigan Department of Natural Resources and that the City of Lansing Parks and Recreation Department does hereby specifically agree, but not by way of limitation, as follows:

1. To appropriate all funds necessary to complete the project during the project period and to provide Ninety Seven Thousand Five Hundred (\$97,500.00) Dollars to match the grant authorized by the DEPARTMENT.
2. To maintain satisfactory financial accounts, documents, and records to make them available to the DEPARTMENT for auditing at reasonable times in perpetuity.
3. To regulate the use of the property acquired and reserved under this Agreement to assure the use thereof by the public on equal and reasonable terms.
4. To comply with any and all terms of said Agreement included all terms not specifically set forth in the foregoing portions of this Resolution.

Approved for Placement on

City Council Agenda:

City Attorney

Date:

RESOLUTION # _____**BY THE COMMITTEE ON****Authorizing Michigan Natural Resources Trust Fund (MNRTF)****Acquisition of Parcel 33-01-05-06-202-021**

WHEREAS, on March 23, 2015 the City Council adopted Resolution #2015-077 the City of Lansing Parks and Recreation Five Year Master Plan for 2015 - 2020 which states as a goal to identify current natural areas throughout the city for acquisition; and

WHEREAS, MNRTF will be accepting grant applications for the next grant cycle no later than April 1, 2018; 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, the Parks and Recreation Director is recommending the City apply for grant funding to acquire parcel #33-01-05-06-202-021, currently owned by Frederick L. and Lola M. Harmon, for park purposes; and

WHEREAS, the amounts and sources of the project funding are as follows:

Total Project Cost	\$27,400
Amount Requested from the MNRTF (75% grant)	\$20,500
Amount Requested from local sources (25%)	\$6,900

WHEREAS, sufficient funds for the local match are currently available in the Park Acquisition and Development account; and

NOW, THEREFORE BE IT RESOLVED, the Lansing City Council approves the submission of the grant to the Michigan Natural Resources Trust Fund (MNRTF)

BE IT FINALLY RESOLVED the City of Lansing, Michigan, will accept the terms of the grant as received from the MNRTF

Approved for Placement on
City Council Agenda:

City Attorney
Date:

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

WHEREAS, Public Act 202 of 2017 established funding thresholds for defined benefit pension and defined benefit retiree healthcare (also referred to as Other Post Employment Benefit, "OPEB") plans for municipalities in the State of Michigan at a 60% funding ratio and a not-to-exceed percentage-of-revenue threshold of 10% and a 40% funding ratio and a not-to-exceed percentage-of-revenue threshold of 12% for defined benefit OPEB plans; and

WHEREAS, the City of Lansing's Employee Retirement System had a funding ratio of 57.6%, with total City pension contributions totaling 14.9% as of June 30, 2017; and

WHEREAS, the City of Lansing's Employee Retirement System OPEB Plan had a funding ratio of 23.6% and its Police and Fire OPEB plan has a funding ratio of 11.6%, with combined City pension contributions totaling 19.8% as of June 30, 2017; and

WHEREAS, the City of Lansing received a Preliminary Review of Underfunded Status and Notice of Deficiencies from the State Department of Treasury dated March 1, 2018; and

WHEREAS, Public Act 202 of 2017 allows municipalities to file applications for request of waiver for consideration for actions previously taken to address pension and OPEB underfunded liabilities and said waiver applications which must be filed with the State no later than April 16, 2018;

NOW, THEREFORE BE IT RESOLVED, that the City Council approves that the attached waiver applications for the City's Employee's Retirement System, the Employee's Retirement System OPEB Plan, and the Police and Fire OPEB Plan and remittance to the State of Michigan.

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

WHEREAS, The City of Lansing was selected to receive a Michigan Economic Development Corporation grant to help support the fabrication and implementation of Phase II: Pedestrian Signage of our new downtown wayfinding system; and

WHEREAS, the Michigan Economic Development Corporation grant was the result of a competitive proposal process by Michigan Main Street communities, and a proposal was submitted by Downtown Lansing Inc. on June 15, 2017 and was approved on January 17, 2018; and

WHEREAS, the Michigan Economic Development grant supports the fabrication and installation of nine new pedestrian kiosks, a portion of Phase II of our downtown wayfinding program implementation for this spring/summer; and

WHEREAS, the Michigan Economic Development Corporation awarded \$50,000 to Downtown Lansing Inc.; and

WHEREAS, the award of \$50,000 does not require a local match; and

NOW, THEREFORE, BE IT RESOLVED, The Lansing City Council approves acceptance of the Michigan Economic Development Corporation Grant on behalf of Downtown Lansing Inc. in the total amount of \$50,000 for the City of Lansing.

BE IT FINALLY RESOLVED, The Administration is authorized to make the necessary operating transfers for the expenditure.

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

WHEREAS, the Lansing Police Department (LPD) applied for a FY17 Technology Innovation for Public Safety (TIPS) Grant, a limited competition grant program that will provide funding to improve functioning of the criminal justice system; and

WHEREAS, the United States Department of Justice, Office of Civil Rights, has awarded \$ 343,050 to the City of Lansing with no required “match”; and

WHEREAS, this award will pay for the purchase and management of the NC4 Street Smart Program for a 2 year period from implementation date. This program will directly assist road patrol Officers in sharing real time intelligence with each other as well as offering an information hub where intelligence can be shared between the department’s patrol officers and the investigating detectives. The NC4 Street Smart Program can facilitate the transfer of intel and media to allow responding officers to request information from other officers regarding an identity of a suspect thru use of real time electronic bulletins; and

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves acceptance BJA FY17 Technology Innovation for Public Safety (TIPS) grant in the amount of \$343,050 for the grant period beginning October 1, 2017 and ending September 30, 2019; and

BE IT FINALLY RESOLVED, 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.

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INTRODUCTION OF ORDINANCES

The following ordinance of the City of Lansing, Michigan, providing that the Code of Ordinances be amended by providing for the rezoning of property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1246.02 of the Code for property located at:

Z-8-2017: 3440 N. East Street, Rezoning from “F” Commercial District to “G-2”
Wholesale District

was introduced by the Committee on Development & Planning, read a first and second time by its title and referred to the Committee on Development and Planning.

BY THE COMMITTEE ON DEVELOPMENT & PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, April 23, 2018, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-8-2017: 3440 N. East Street, Rezoning from "F" Commercial District to "G-2"
Wholesale District

ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1246.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1246.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number: Z-8-2017

Parcel Number's: 33-01-01-03-102-002

Address: 3440 N. East Street

Legal Descriptions: Lots 7 & 8, Woodlawn Subdivision, City of Lansing, Ingham County, MI, from "F" Commercial District to "G-2" Wholesale District.

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2018, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect on the 30th day following enactment.

INTRODUCTION OF ORDINANCE

Council Member Wood introduced:

An ordinance of the City of Lansing, Michigan amend Chapter 1426 by adding Section 1426.07- Fire and Smoke Damper Inspection Program.

The Ordinance is referred to the Committee on Public Safety

RESOLUTION SETTING PUBLIC HEARING BY CITY COUNCIL

RESOLVED by the City Council, City of Lansing, that a public hearing be set for Monday, April 9, 2018 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 1426 by adding Section 1426.07- Fire and Smoke Damper Inspection Program.

Interested Persons are invited to attend this Public Hearing

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ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND
CHAPTER 1426 OF THE LANSING CODIFIED ORDINANCES BY INITIATING THE
FIRE AND SMOKE DAMPER INSPECTION PROGRAM.**

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1426 of the Codified Ordinances of the City of Lansing,
Michigan, be and is hereby amended to add Section 1426.07 and read as follows:

1426.07. FIRE AND SMOKE DAMPER INSPECTION PROGRAM

A. PURPOSE: THE PURPOSE FOF THIS SECTION IS TO ESTABLISH A FIRE AND
SMOKE DAMPER INSPECTION PROGRAM FOR BUILDINGS OWNED AND OPERATED
BY THE CITY OF LANSING.

B. DEFINITIONS: AS USED IN THIS SECTION:

(1) FIRE DAMPER: A LISTED DEVICE INSTALLED IN DUCT AND AIR TRANSFER
OPENINGS DESIGNED TO CLOSE AUTOMATICALLY UPON DETECTION OF HEAT
AND RESIST THE PASSAGE OF FLAME. FIRE DAMPERS ARE CLASSIFIED FOR USE
IN EITHER STATIC SYSTEMS THAT WILL AUTOMATICALLY SHUT DOWN IN THE
EVENT OF A FIRE OR IN DYNAMIC SYSTEMS THAT CONTINUE TO OPERATE
DURING A FIRE. A DYNAMIC FIRE DAMPER IS TESTED AND RATED FOR CLOSURE
UNDER ELEVATED TEMPERATURE AIRFLOW.

(2) SMOKE DAMPER: A LISTED DEVICE INSTALLED IN DUCTS AND AIR
TRANSFER OPENINGS DESIGNED TO RESIST THE PASSAGE OF SMOKE. THE
DEVICE IS INSTALLED TO OPERATE AUTOMATICALLY, CONTROLLED BY A

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SMOKE DETECTION SYSTEM AND, WHERE REQUIRED, IS CAPABLE OF BEING
POSITIONED FROM FIRE COMMAND CENTER.

C. A FIRE AND SMOKE DAMPER INSPECTION PROGRAM FOR BUILDINGS
OWNED AND OPERATED BY THE CITY OF LANSING SHALL BE ESTABLISHED
WITHIN EIGHTEEN (18) MONTHS OF THE EFFECTIVE DATE OF THIS ORDINANCE.

D. IF ANY FIRE OR SMOKE DAMPER IS FOUND TO BE FAULTY OR
INOPERABLE, REPAIRS OR REPLACEMENTS SHALL BEGIN AS SOON AS POSSIBLE,
WITH THE GOAL OF COMPLETING SUCH REPAIRS WITHIN SIXTY (60) BUSINESS
DAYS FROM THE DATE THE UNIT WAS FOUND TO BE FAULTY OR INOPERABLE.

E. THE DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING, IN
COOPERATION WITH OTHER CITY DEPARTMENTS, SHALL PROVIDE A STATUS
UPDATE TO CITY COUNCIL WITHIN TWELVE (12) MONTHS OF THE EFFECTIVE
DATE OF THIS ORDINANCE, IDENTIFYING THE BUILDINGS ALREADY INSPECTED
OR TO BE INSPECTED, THE APPROPRIATE NUMBER OF FIRE AND SMOKE
DAMPERS IN EACH BUILDING TO BE INSPECTED, AND THE PROPOSED TIMELINE
FOR INSPECTIONS TO ENSURE COMPLIANCE WITH THIS ORDINANCE.

F. ALL TESTING AND INSPECTIONS SHALL BE DOCUMENTED INDICATING THE
LOCATION OF EACH FIRE AND SMOKE DAMPER, DATE OF INSPECTION, NAME OF
THE INSPECTOR, DEFICIENCIES DISCOVERED, AND ANY REPAIRS OR
REPLACEMENTS COMPLETED.

G. UPON TWENTY-FOUR MONTHS FOLLOWING THE EFFECTIVE DATE OF THIS
ORDINANCE, THE DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
SHALL REPORT TO THE CITY COUNCIL, OUTLINING THE NUMBER OF FIRE AND

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SMOKE DAMPERS TESTED PURSUANT TO THIS ORDINANCE, THE NUMBER OF SUCH DAMPERS THAT NEEDED TO BE REPAIRED OR REPLACED, AND THE STATUS OF SUCH REPAIRS AND/OR REPLACEMENT. THE DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING SHALL ALSO PROVIDE TO CITY COUNCIL A PROPOSED TIMELINE FOR THE NEXT SCHEDULED TESTING AND INSPECTION OF THE FIRE AND SMOKE DAMPERS, IN ORDER TO MAINTAIN A REGULAR TESTING SCHEDULE OF ALL BUILDINGS OWNED AND OPERATED BY THE CITY OF LANSING EVERY FOUR (4) YEARS.

H. THE REPAIRS OR REPLACEMENTS OF FIRE AND SMOKE DAMPER UNITS SHALL BE COMPLETED AND APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING.

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

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

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

Approved as to form:

City Attorney

Dated: _____

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PASSAGE OF ORDINANCE

An Ordinance of the City of Lansing, Michigan, Providing for to amend Chapter 656.05 of the Lansing Codified Ordinances by providing for the times city parks are closed.

Is read a second time by its title. The Ordinance was reported from the Committee on Public Services and is on the order of immediate passage.

COUNCIL MEMBER	YEAS	NAYS
DUNBAR	☐	☐
GARZA	☐	☐
HUSSAIN	☐	☐
JACKSON	☐	☐
SPADAFORE	☐	☐
SPITZLEY	☐	☐
WASHINGTON	☐	☐
WOOD	☐	☐

☐ ADOPTED	☐ FAILED
----------------------------------	---------------------------------

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

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

7 Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
8 immediate effect by City Council.

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Approved as to form:

City Attorney

Dated: _____

PASSAGE OF ORDINANCE

An Ordinance of The City Of Lansing, Michigan, Re-Adopting The Codified Ordinances Of The City Of Lansing,

Whereas, The Readoption and Recodification of Codified Ordinances, pursuant to Charter Sections 3-307 and 3-309, is before the City Council; and now therefore The City Of Lansing ordains:

Section 1. that the Code Of Ordinances of the City Of Lansing, Michigan, as amended and republished by Municipal Code Corporation through Supplement 47, and all general and permanent legislation of the City from the date of entry through December 31, 2017, except an ordinance repealed by replacement and as provided by law, as revised, codified, arranged, numbered, edited and consolidated into component codes, titles, chapters and sections are hereby approved and readopted as the codified ordinances of lansing, michigan 2017, complete to december 31, 2017.

Section 2. The Readoption Of Codified Ordinances Shall Not Be Construed To Affect A Right Or Liability Accrued Or Incurred Under Any Legislative Provision Prior To The Effective Date Of Such Readoption, Or An Action Or Proceeding For The Enforcement Of Such Right Or Liability. Such Readoption Shall Not Be Construed To Relieve Any Person From Punishment For An Act Committed In Violation Of Any Such Legislative Provision, Nor To Affect An Indictment Or Prosecution Therefor. For Such Purposes, Any Such Legislative Provision Shall Continue In Full Force Notwithstanding Its Repeal For The Purpose Of Revision And Codification.

Is read a second time by its title. The Ordinance was reported from the Committee on Development & Planning and is on the order of immediate passage.

COUNCIL MEMBER	YEAS	NAYS
DUNBAR	☐	☐
GARZA	☐	☐
HUSSAIN	☐	☐
JACKSON	☐	☐
SPADAFORE	☐	☐
SPITZLEY	☐	☐
WASHINGTON	☐	☐
WOOD	☐	☐

☐ ADOPTED

☐ FAILED

ORDINANCE No. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, RE-ADOPTING THE
CODIFIED ORDINANCES OF THE CITY OF LANSING,

WHEREAS, THE READOPTION AND RECODIFICATION OF CODIFIED ORDINANCES,
PURSUANT TO CHARTER SECTIONS 3-307 AND 3-309, IS BEFORE THE CITY
COUNCIL; AND NOW THEREFORE

THE CITY OF LANSING ORDAINS:

SECTION 1. THAT THE CODE OF ORDINANCES OF THE CITY OF LANSING,
MICHIGAN, AS AMENDED AND REPUBLISHED BY MUNICIPAL CODE
CORPORATION THROUGH SUPPLEMENT 47, AND ALL GENERAL AND PERMANENT
LEGISLATION OF THE CITY FROM THE DATE OF ENTRY THROUGH DECEMBER 31,
2017, EXCEPT AN ORDINANCE REPEALED BY REPLACEMENT AND AS PROVIDED
BY LAW, AS REVISED, CODIFIED, ARRANGED, NUMBERED, EDITED AND
CONSOLIDATED INTO COMPONENT CODES, TITLES, CHAPTERS AND SECTIONS
ARE HEREBY APPROVED AND READOPTED AS THE CODIFIED ORDINANCES OF
LANSING, MICHIGAN 2017, COMPLETE TO DECEMBER 31, 2017.

SECTION 2. THE READOPTION OF CODIFIED ORDINANCES SHALL NOT BE
CONSTRUED TO AFFECT A RIGHT OR LIABILITY ACCRUED OR INCURRED UNDER
ANY LEGISLATIVE PROVISION PRIOR TO THE EFFECTIVE DATE OF SUCH
READOPTION, OR AN ACTION OR PROCEEDING FOR THE ENFORCEMENT OF SUCH
RIGHT OR LIABILITY. SUCH READOPTION SHALL NOT BE CONSTRUED TO
RELIEVE ANY PERSON FROM PUNISHMENT FOR AN ACT COMMITTED IN
VIOLATION OF ANY SUCH LEGISLATIVE PROVISION, NOR TO AFFECT AN
INDICTMENT OR PROSECUTION THEREFOR. FOR SUCH PURPOSES, ANY SUCH
LEGISLATIVE PROVISION SHALL CONTINUE IN FULL FORCE NOTWITHSTANDING
ITS REPEAL FOR THE PURPOSE OF REVISION AND CODIFICATION.

SECTION 3. SHOULD ANY SECTION, CLAUSE OR PHRASE OF THIS ORDINANCE BE
DECLARED TO BE INVALID, THE SAME SHALL NOT AFFECT THE VALIDITY OF
THE ORDINANCE AS A WHOLE, OR ANY PART OTHER THAN THE PART SO
DECLARED TO BE INVALID.

SECTION 4. ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH
ANY OF THE PROVISIONS OF THIS ORDINANCE ARE HEREBY REPEALED.

SECTION 5. THIS ORDINANCE SHALL AUTOMATICALLY EXPIRE TEN YEARS
FROM THE DATE OF READOPTION.

SECTION 6. THIS ORDINANCE AND READOPTION SHALL INCLUDE ALL
ORDINANCES IN EFFECT ON NOVEMBER 25, 2017.

SECTION 7. THIS ORDINANCE SHALL TAKE EFFECT ON THE 30TH DAY AFTER
ENACTMENT UNLESS GIVEN IMMEDIATE EFFECT BY CITY COUNCIL.

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Chris Swope
Lansing City Clerk

March 23, 2018

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

Board of Ethics

February 13, 2018

Historic District Commission

October 9, 2017
July 17, 2017
June 12, 2017
April 17, 2017
February 13, 2017

Lansing Park Board

February 14, 2018
January 10, 2018

Planning Board

December 5, 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, CMC, CMMC
Lansing City Clerk

THIS ITEM NOT AVAILABLE AT TIME OF PRINT

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

WHEREAS, the Mayor made the appointment of Julee M. Rodocker of 4909 Devonshire Avenue in Lansing, MI, 48910, as a Ward 2 Member of the Board of Police Commissioners for a term to expire June 30, 2022 ; and

WHEREAS, The nominee has been vetted and meets the qualifications as required by the City Charter; and

WHEREAS, the _____ Committee met on _____ and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Julee M. Rodocker of 4909 Devonshire Avenue in Lansing, MI, 48910, as a Ward 2 Member of the Board of Police Commissioners for a term to expire June 30, 2022.

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

WHEREAS, the Mayor made the appointment of Cynthia Redman of 609 W. Shiawassee Street in Lansing, MI, 48933, as an At-Large Member of the Historic District Commission for a term to expire June 30, 2020 ; and

WHEREAS, The nominee has been vetted and meets the qualifications as required by the City Charter; and

WHEREAS, the _____ Committee met on _____ and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Cynthia Redman of 609 W. Shiawassee Street in Lansing, MI, 48933, as an At-Large Member of the Historic District Commission for a term to expire June 30, 2020 ; and

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

WHEREAS, the Mayor made the appointment of Heather M. Goupil of 431 N. Magnolia Avenue, Lansing 48912, as an At-Large Member of the Historic District Commission for a term to expire June 30, 2020 ; and

WHEREAS, The nominee has been vetted and meets the qualifications as required by the City Charter; and

WHEREAS, the _____ Committee met on _____ and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Heather M. Goupil of 431 N. Magnolia Avenue, Lansing 48912, as an At-Large Member of the Historic District Commission for a term to expire June 30, 2020.

Office of Mayor Andy Schor
124 W. Michigan Avenue, Ninth Floor
Lansing, MI 48933



Andy Schor, Mayor

TO: COUNCIL PRESIDENT, COUNCIL VICE PRESIDENT, MEMBERS OF LANSING CITY COUNCIL; ALL OFFICERS, EMPLOYEES, AGENCIES, BOARDS, AUTHORITIES, AND DEPARTMENTS OF THE CITY OF LANSING

RE: EXECUTIVE ORDER ESTABLISHING THE MAYOR'S DIVERSITY ADVISORY COUNCIL 2018-02

As Mayor of the City of Lansing, I am charged by the Lansing City Charter with the responsibility "for reducing any unlawful discrimination and increasing mutual understanding among residents of the community." Charter Section 4-102.9.

In addition, the Charter also provides, "in the exercise of its powers or in the performance of its duties the City and all of its agencies shall ensure that no person or group engaged in the conduct of official business or seeking to do business with the City is discriminated against because of race, creed, political orientation, color, national origin, marital status, sex, age, handicap or for any cause not reasonable related to the accomplishment of a legitimate governmental purpose, and shall take whatever action is necessary to accomplish this purpose." Charter Section 1-302.

Consequently, pursuant to the direction and mandate given to me by the people of the City of Lansing, as expressed in the Charter, I am this date issuing the following Executive Order which shall be effective immediately.

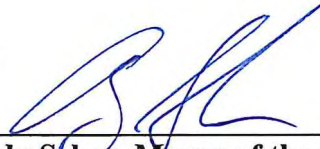
EXECUTIVE ORDER

I hereby establish and create an organization to assist me in fulfilling my Charter responsibilities in the reduction and elimination of unlawful discrimination and in the promotion of mutual understanding and acceptance of diversity in the City of Lansing. The organization shall be known as the "Mayor's Diversity Advisory Council" and will report to me and provide advice and recommendation regarding all such matters within their charge.

RECEIVED
2018 MAR 13 PM 2:03
LANSING CITY CLERK

To expedite the creation of the Mayor's Diversity Advisory Council, I have had the City Attorney prepare the attached Charter for the organization's duties, organization, and procedures.

Issued and ordered this 13, of March, 2018.



Andy Schor, Mayor of the City of
Lansing, Michigan

**CHARTER
MAYOR'S DIVERSITY ADVISORY COUNCIL
CITY OF LANSING, MICHIGAN**

1. Name. The name of the Council shall be the Mayor's Diversity Advisory Council (the "Diversity Council"). The Diversity Council is established by the Mayor consistent with Section 4-102 of the Lansing City Charter which provides that . . . "The Mayor shall be responsible for reducing any unlawful discrimination and increasing mutual understanding among the residents of the community".

2. Vision. The Vision of the Diversity Council is that Lansing will be a model diverse municipality.

3. Statement of Mission. The Mission of the Diversity Council shall be to provide expertise, resources and support for the following work streams to enable a realization of the Vision:

- Developing and recommending a diversity management plan to the Mayor.
- Making recommendations on employee training and education on diversity, including the identification of core competencies employees should have to achieve the Vision.
- Serving as a resource to the Mayor on matters related to Lansing becoming a model diverse municipality.
- Sponsoring and organizing employee events to celebrate diversity in a manner that is consistent with the Vision.
- Developing and recommending ongoing diversity plan performance measures and best practices.
- Studying and developing proposed additions, deletions, or modifications to this Charter.

4. Membership – Initial, Additions and Withdrawals: The Diversity Council shall consist of "Members" appointed by the Mayor for terms set by the Mayor.

The Diversity Council shall have a Chair, a Vice Chair, and a Secretary, as officers elected at an annual meeting of the Members in September of each year. The Diversity Council may establish other officer positions. The first annual meeting shall be held in 2019.

Vice Presidents, as needed to coordinate program areas or committees, may be elected.

Officer positions and appointments may be made by the Diversity Council at any meeting to serve until the next annual meeting.

Subsequent to the Effective Date of this Charter and the identification of the Initial Members, other Members may be added, and vacancies filled by the Mayor.

A Member may withdraw from membership upon written notice to the Mayor.

The absence of any Member for three consecutive meetings will result in an automatic removal of the Member from the Diversity Council.

5. Role of Diversity Council Members: It is intended that the Diversity Council leverage the experience, expertise, and insight of key individuals at organizations committed to building professionalism in the management of Mission activities. Individual Members may not be directly responsible for managing work stream activities, but will provide support and guidance for those who do. Thus, individually, Members should:

- Understand the strategic implications and outcomes of initiatives being pursued through this Charter, its Vision and its Mission.
- Appreciate the significance of a model diverse municipality.
- Be genuinely interested in the work stream initiatives and be an advocate for the outcomes being pursued.

In practice, the above mean that Members should review the status of the activities under this Charter and ensure that the outputs meet the requirements of the Mission in order to realize the Vision. Conflicting priorities and resources should be balanced. Members should consider all ideas and issues submitted by other Members, provide guidance to the committees established herein, and check adherence to standards of best practices. Further, positive communication both inside and outside of the Diversity Council should be fostered.

6. Officers: The following are the officers of the Diversity Council; however, other officer positions may be created by the Diversity Council, as needed.

The Chair shall guide the Diversity Council; set goals and objectives; set the calendar, activities, and meeting agendas; follow through on action items; and preside over meetings.

The Vice Chair shall serve as Chair in the absence or disability of the Chair and shall assist in the performance of the duties of the Chair as agreed upon with the Chair.

The Secretary shall keep the minutes and records and assist with communications.

Vice Presidents shall coordinate program areas, committees, or initiatives.

7. Meetings: Roberts Rules of Order shall be followed in Diversity Council meetings.

Meetings may be called by the Chair, a Vice Chair, or a majority of the Members.

A majority of the duly qualified Members of the Diversity Council physically present in person, at a meeting is necessary for a quorum. Except as otherwise provided in this Charter, an affirmative majority vote of the Members at a meeting, a quorum being present, is required for approval of any action.

The Diversity Council shall meet monthly or as required to monitor issues and work stream progress.

Meetings using electronic or telephonic means are impermissible.

The Diversity Council is established by the Mayor and is advisory to the Mayor only. It is not a Lansing Charter board or committee; nor, is it established by ordinance or City Council resolution or action of any type. It has no decision or policy making authority; but, is advisory in nature and is established for advice and recommendation to the Mayor only.

Unless altered by a majority vote of a quorum of the Members, the agenda of each meeting shall include:

- Minutes
- Additions to agenda
- Review of previous actions
- Overall Mission and work stream progress status
- Old Business
- New Business
- Milestone review
- Deliverable acceptance
- Accomplishments
- Plans for next period
- Outstanding issues
- Specific requests
- Other
- Next meeting

8. Committees: The following Initial Committees are hereby established to support the work streams:

- Diversity Management Planning
- Employee Training and Education – Including Core Competencies
- Resource and Best Practices Gathering
- Employee Events
- Metrics Development

Committees may be added or eliminated by a majority vote of a quorum of the Members.

Each Committee shall be chaired by a Vice President.

The Chair may create Ad Hoc Committees at any time to last the length of the Chair's term unless continued by a successor Chair.

9. Annual Meeting Deliverables:

- A Diversity Management Plan for the Mayor's approval.
- An Employee Training and Education Plan for the Mayor's approval.
- One annual Employee Diversity Event.
- Development of metrics for the Mayor's approval and an annual report on progress using the approved metrics as a guide.
- Goals, Objectives, and accompanying timelines to support the Mission and achieve the Vision.

10. Measurements:

The success of the Diversity Council will be monitored by metrics developed by the Metrics Development Committee and approved by the Mayor.

11. Miscellaneous:

- An annual report shall be published.
- This Charter may be amended or dissolved by the Mayor at any time.
- With the approval of the Mayor, the organizational structure of the Diversity Council may be altered by the Mayor to comply with Internal Revenue Service rules and regulations allowing the Diversity Council to receive grant funds and contributions.

THIS CHARTER IS DECLARED EFFECTIVE THIS 13 DAY OF March, 2018,
(the "EFFECTIVE DATE").



Andy Schor,
Mayor, City of Lansing, Michigan



Richard R. Peffley
General Manager
517-702-6006

March 12, 2018

City Council Members,

BWL customers want reliable power, first and foremost, and substantially cleaner power delivered at affordable rates, and that's precisely what our Lansing Energy Tomorrow plan delivers. The BWL Strategic Plan commits to provide customers 30 percent clean energy by the end of 2020 and 40 percent clean energy by 2030, and 80 percent reduction in carbon emissions by the end of 2025 when our last coal-fired power plant retires.

In fact, Lansing Energy Tomorrow will make the BWL Michigan's cleanest electric utility while improving our ability to keep the power on and restore power faster when necessary, while improving our ability to deliver reliable power at rates that remain competitive.

An EPIC MRA survey of 400 residential and 300 business customers of the BWL found strong support for replacing coal generation with a balanced energy mix that would include a cleaner natural gas-powered plant and more renewable energy sources like solar and wind, and for boosting programs and technologies that improve energy conservation and efficiency.

We respect and applaud those who are calling for a future of cleaner electric power. The BWL's support for a cleaner energy future is demonstrated clearly and strongly in our move to end our use of coal, reduce greenhouse gases by 80 percent and become the state's cleanest electric provider.

We are very uncomfortable designing Lansing's energy future entirely on unproven, future clean energy technologies or intermittent renewables. These technologies, at best, would drive rates substantially higher for our customers and at worst fail and threaten our mission to provide safe, reliable and affordable power.

Our customers have told us repeatedly they want a BWL that is reliable and affordable, and that's what Lansing Energy Tomorrow delivers. In the aforementioned survey, 77 percent of business and 82 percent of residential customers oppose the BWL buying power from the interstate power grid instead of creating new reliable affordable local energy sources.

- Lansing Energy Tomorrow is scalable, meaning we can do things in the future to increase our renewable sources if all the hopes and possibilities of new technologies become real. We strongly believe that's a much wiser way to manage our ratepayers' dollars.
- We are moving forward with to become Michigan's cleanest electric utility, at rates we forecast to be affordable to our customers. If we can do more with renewables in the future, we will have the ability to do so and we will.
- We held more than a year of public hearings on Lansing Energy Tomorrow. During that entire process, which was covered by local news media and attended by dozens and dozens of local citizens and experts, we were told to deliver an energy future that is reliable, affordable and cleaner, and that's exactly what we're doing with Lansing Energy Tomorrow.





Richard R. Peffley
General Manager
517-702-6006

- We already know we must raise rates on our customers to support a future energy delivery plan that's proven to be more reliable and substantially cleaner. It's simply unwise management and contrary to our mission to raise rates even more for a future energy delivery plan that is based on unproven and what-if-technologies.

I believe in BWL's clean energy plan the and whole-heartedly support moving this company to become the utility of the future I know we can be.

Sincerely,

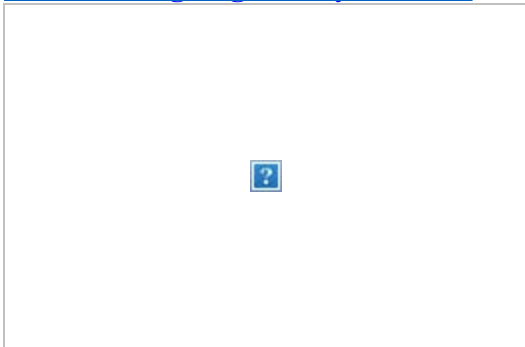
Dick Peffley
BWL General Manager



From: [Boak, Sherrie](#)
To: [Wood, Carol](#); [Washington, Jody](#); [Hussain, Adam](#); [Spitzley, Patricia](#); [Dunbar, Kathie](#); [Spadafore, Peter](#); [Jackson, Brian](#); [Garza, Jeremy](#)
Subject: FW: Old Lansing Towers Advisory
Date: Monday, March 12, 2018 4:36:55 PM
Attachments: [image001.jpg](#)
Importance: High

From BWL –
See below

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683
www.lansingmi.gov/City_Council



From: Calvin Jones [mailto:Calvin.Jones@LBWL.COM]
Sent: Monday, March 12, 2018 4:36 PM
To: Boak, Sherrie
Cc: Calvin Jones
Subject: FW: Old Lansing Towers Advisory

Sherrie,

Please disseminate to Lansing City Councilmembers:

Hi Adam,

New power poles appearing on the west side of Lansing and extending into Delta township are part of the Lansing Energy Tomorrow program and serve multiple purposes. First, they are needed to remove the Eckert coal fired power plant from service in 2020. For 60 years, the Eckert plant has served as the center for energy production and reliability in Lansing's downtown and surrounding residential areas. Because Eckert played a major role in ensuring electric reliability in Lansing, the BWL's transmission system must be expanded and upgraded to ensure electric reliability can be

maintained with Eckert's retirement. This is the first major electric transmission line constructed by the BWL in over 35 years. You can learn more about the Lansing Energy Tomorrow initiative at lansingenergytomorrow.com.

The new transmission line will also allow the BWL to replace part of the coal-fired Eckert Power Station's energy production with clean, renewable energy options. For example, the BWL's Delta solar project will be producing electricity for the Lansing area later this spring. The new transmission line will allow the BWL to bring in this power and distribute it throughout its service territory. The BWL also has power purchase agreements for wind energy in Gratiot and Tuscola counties. The new transmission line will also allow electricity from these facilities to be imported into the BWL's service territory. These solar and wind installations were recommended by a Citizen Review Committee as part of the replacement for Eckert's operation.

The transmission line connects BWL's Erickson substation (Canal / Millet) with BWL's Willow substation (Willow / Sunset). The project is scheduled for completion in July of 2018.

Hope this helps,

Dick

From: Adam Hussain [<mailto:hussai17@gmail.com>]

Sent: Sunday, March 11, 2018 2:19 PM

To: Dick Peffley <Dick.Peffley@LBWL.COM>; Calvin Jones <Calvin.Jones@LBWL.COM>

Subject: Old Lansing Towers

Dick,

Hope all is well. I am getting many questions pertaining to these structures that are being built up and down old Lansing Road and beyond. I am hoping that you might be able to give me a quick summary of what these are, what they are for, and where they are being built.

Thanks so much,

Adam

To The Lansing City Council,

3/08/2018

I am appealing the denied decision made by CLAIMS REVIEW BOARD on February 19, 2018 for the September 17, 2017 board up fee on my rental property 816 Baker St, parcel no. 33-01-01-22-352-751.

On September 17, 2017 the police were called to my rental property at 816 Baker St, and removed people which were not my tenants, at this time I was evicting my tenants who were not there at the time of incident.

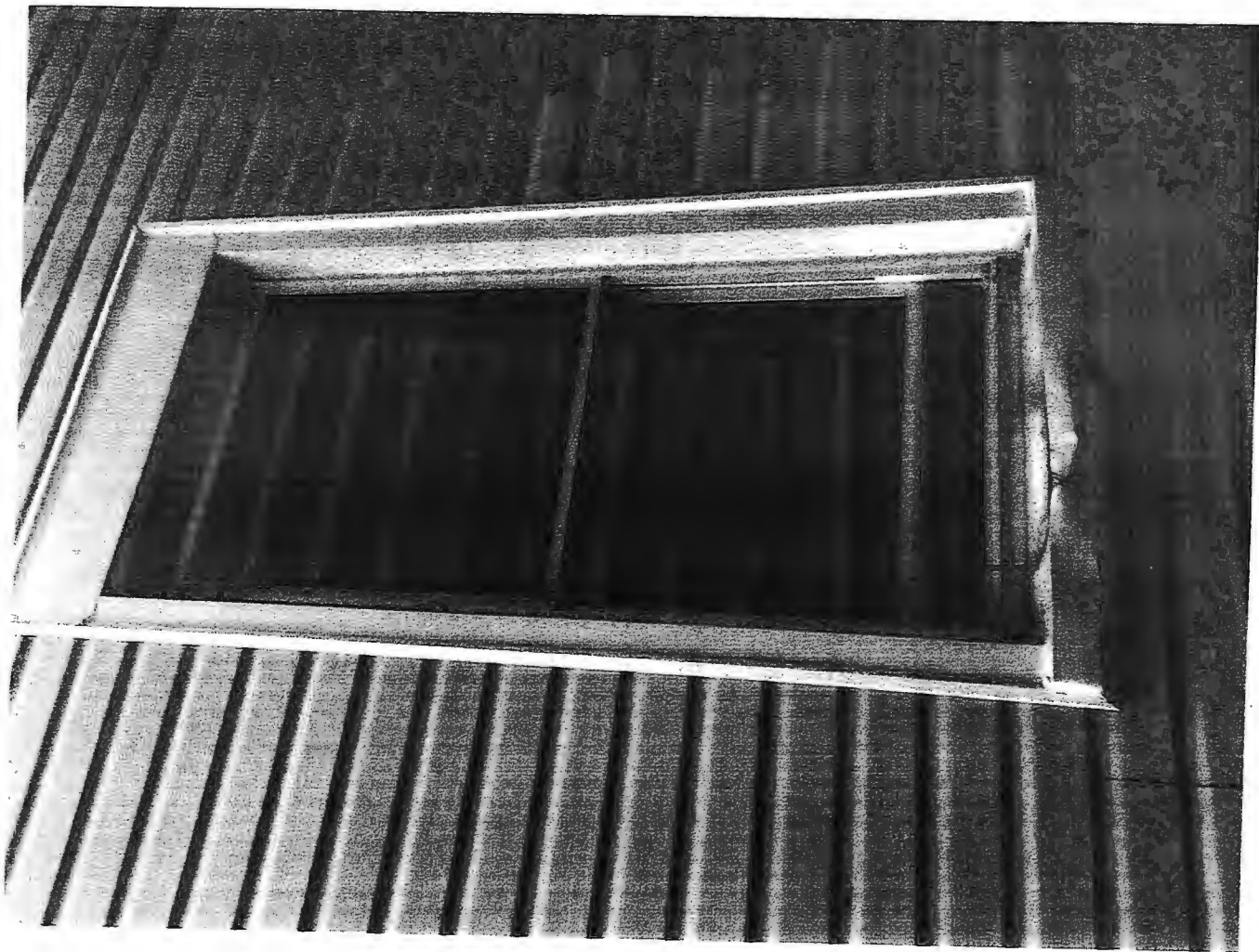
When police were ready to leave, as you can see in the pictures ,1 window was open a little and rather than someone making an effort to walk over to it to close and lock it ,they decided to have 2 windows boarded up, which took 10 minutes and I was charged \$560 .

CODE OFFICERS NOTE S: Due to amount of clutter, the windows could not be gotten to. Pictures were not taken of suggested clutter inside, only pictures of windows from the outside before and after board up.

There was no reason for the board up, simply close and lock the window.

I am asking you, The Lansing City Council, to have the \$560 board up fee waived. Thank you, David Sheets 3/8/2018

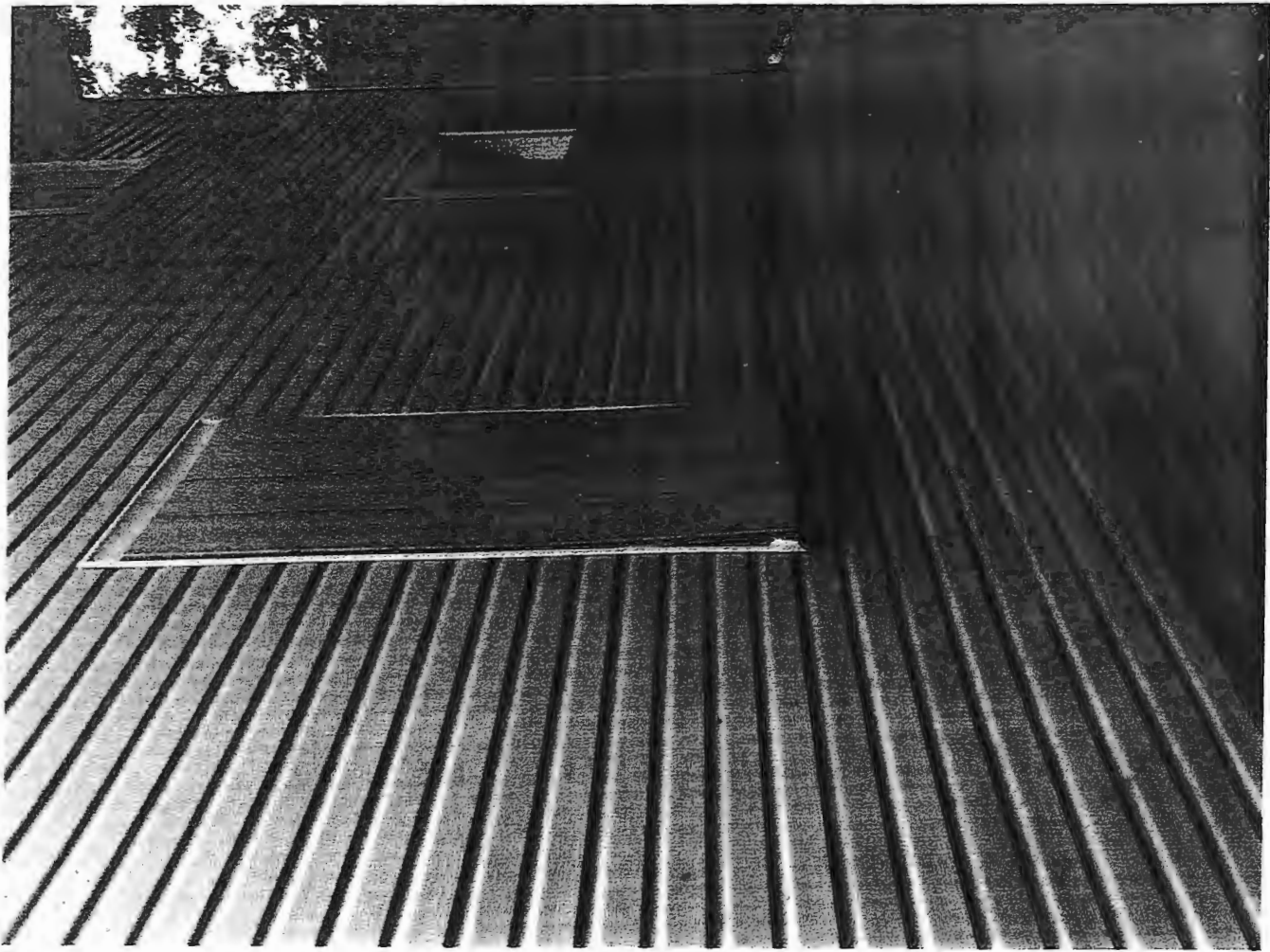
517-371-5053

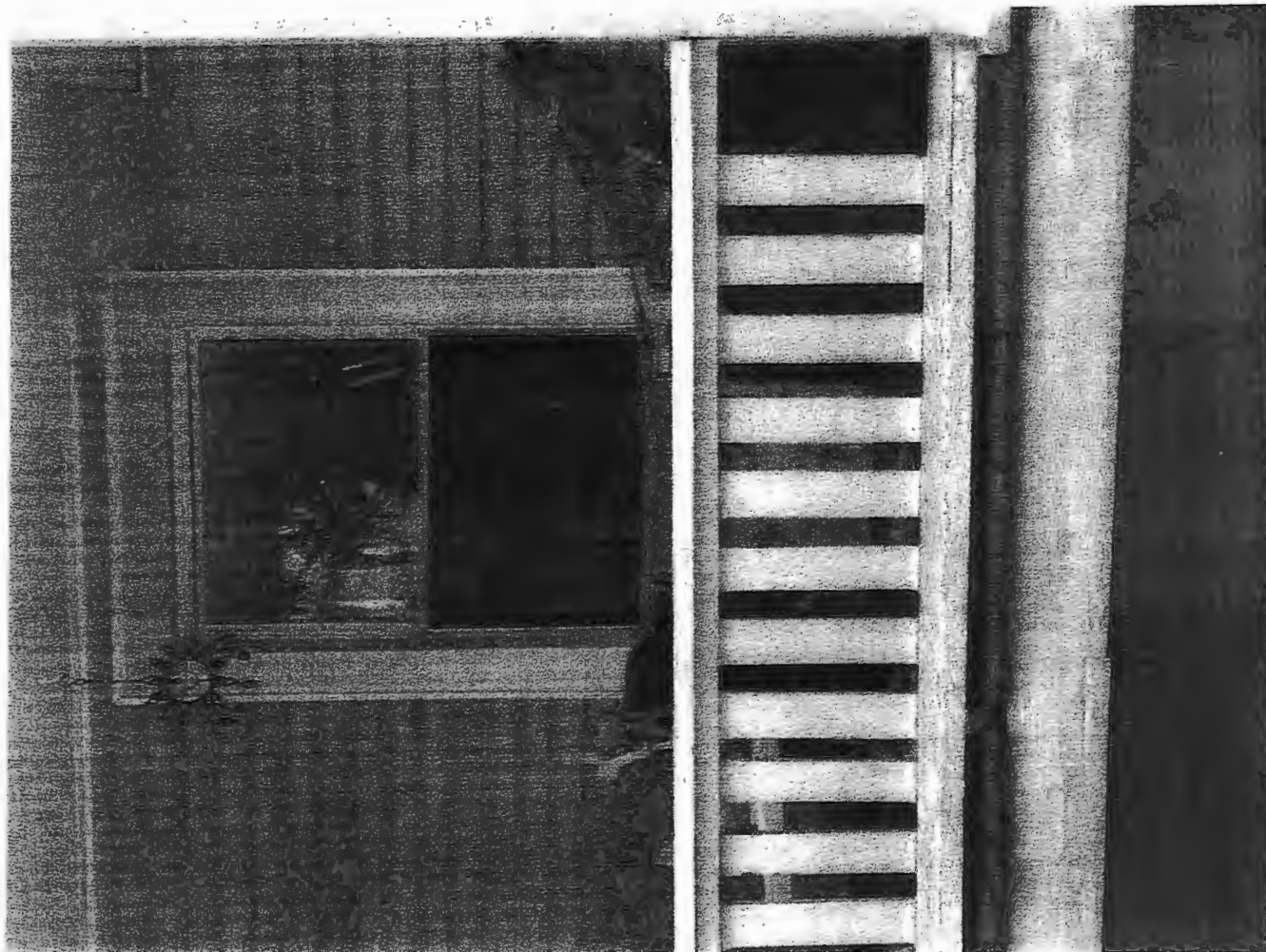


Not broken
with boards?

IMG_1020[1]

#2
inside
for

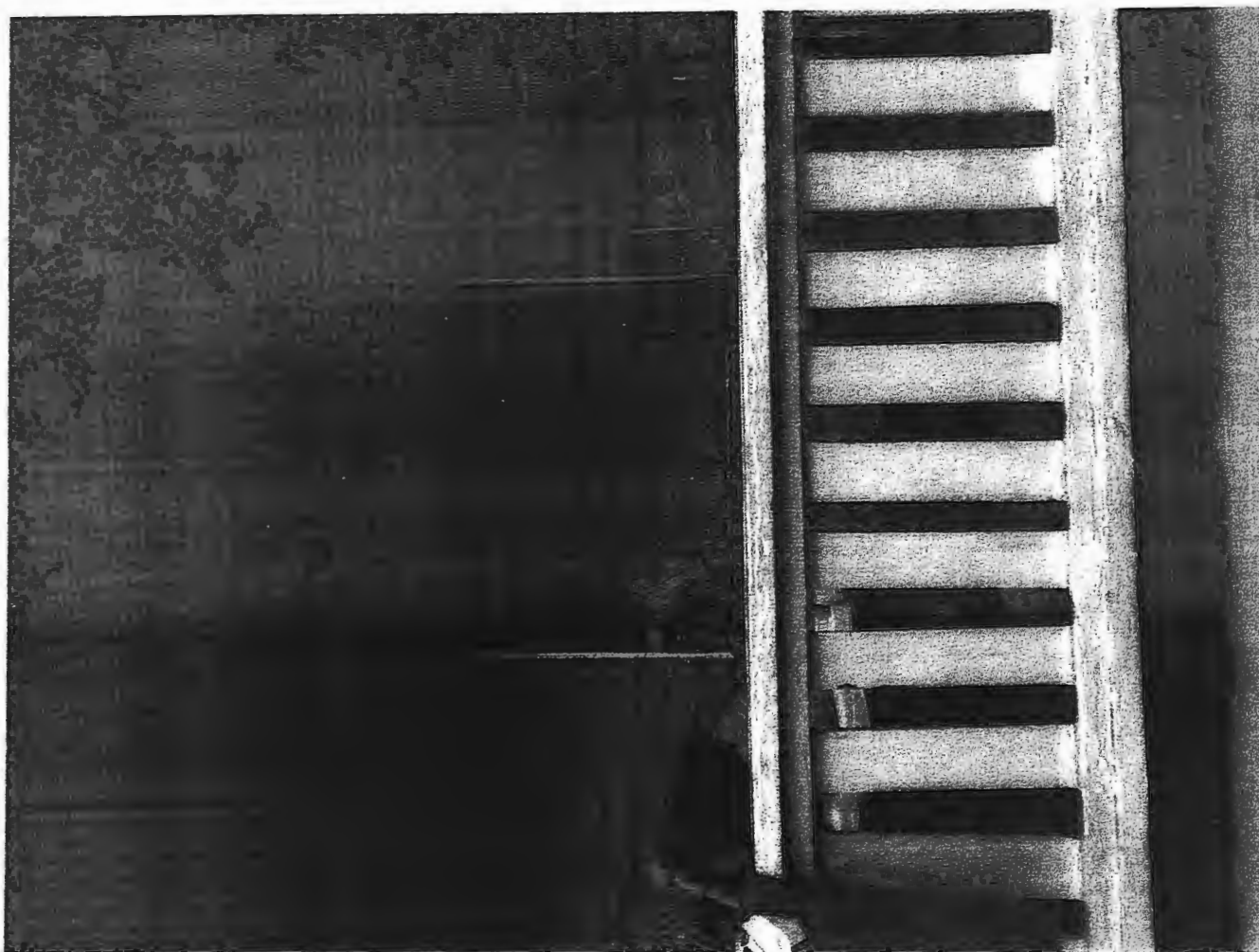




Wet Street
Wet Street

#1
Cumberland
Front

IMG_1022[1]



IMG_1023[1]



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

February 19, 2018

David Sheets
2823 S. Cedar
Lansing, MI 48910

Re: Claim -816 Baker St.

Dear Mr. Sheets:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$560.00 for property located at 816 Baker St., Lansing, Michigan, and denied the claim you filed with the City of Lansing.

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,

A handwritten signature in cursive script that reads "Venus Kumar".

Venus Kumar
Paralegal



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

January 22, 2018

David Sheets
2823 S. Cedar
Lansing, MI 48910

Re: Claims Review Committee
Claim for: 816 Baker St.

Dear Mr. Sheets:

Please be advised that your claims are scheduled to be heard by the Claims Review Committee. The Committee is scheduled to begin hearings at **2:30 p.m. on Wednesday, February 14, 2018.** A copy of the appropriate Department's recommendation has already been sent to you for your review.

You are encouraged to attend the hearing and present your claim to the committee. The committee will meet 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,

A handwritten signature in blue ink that reads "Venus Kumar".

Venus Kumar
Paralegal

Enclosure

Claim No: 1520

1:15 PM
Faxed OK



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: David Sheets DATE: 12-8-17
MAILING ADDRESS: 2823 S Cedar
CITY: Lans STATE: Mi ZIP CODE: 48910
TELEPHONE: Home () Work (517-371-2843)

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: 816 Baker St PARCEL NO. 33-01-01-22-352-751
DATE OF INCIDENT: 9/17/17 AMOUNT YOU WERE BILLED: \$820
TOTAL AMOUNT YOU ARE CONTESTING: \$820
TYPE OF ASSESMENT: Board up fee

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.

On 9/17/17 the police were at my rental property
at 816 Baker St.

There was NO reason The two windows should have
been boarded up to secure the property when They
left. The window locks did and do work properly.
There was no reason for a board up.

I am requesting that The \$820 board up fee
be waived. Thank you, David Sheets

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

RECEIVED JAN 18 2018

DATE: 01/18/2018

PPN: 33-01-01-22-352-751
DATE SUBMITTED: 12/11/2017
ADDRESS OF VIOLATION: 816 Baker Street
LISTED TAXPAYER OF RECORD: D W Sheets III LLC
OTHER TAXPAYER OF RECORD:
CLAIMANT: Sheets, David
CLAIMANT'S ADDRESS: 2823 S Cedar
Lansing, MI 48910

1520

TYPE OF ACTIONS CONTESTED: Board Up

VIOLATION DATE: 9/17/2017

NOTIFICATION DATE: 9/17/2017

2ND NOTICE ASSESSMENT DATE:

AMOUNT OF ASSESSMENT: \$560.00

CONTRACTOR NAME - INVOICE NO. - DATE: Lansing Teen Challenge \$260?

AMOUNT OF CLAIM: \$820.00

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:	Red Tagged 9/17/2017	Board Up 9/17/2017	Trash Violation 9/19/2017	Grass Violation 9/19/2017
----------	-------------------------	-----------------------	---------------------------------	---------------------------------

CITATIONS IN PREVIOUS YEAR: Trash
10/12/2016

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: The Code Enforcement Officer was called to the property by the Lansing Police Department. This property was a crime scene which stemmed from three residents in the home being shot. Due to the amount of clutter in the dwelling not all the windows were accessible. Due to the crime scene investigation the Lansing Police Department ordered the structure to be secured. This office recommends denial of the claim.

SCANNED



TEEN CHALLENGE
COUNCIL
LANSING, MICHIGAN

LANSING TEEN CHALLENGE COUNCIL WORK ORDER
FOR ACCOUNTS RECEIVABLE

DATE: 9/12/17 TIME: 1:30 PM DEPARTMENT REQUESTING
LOCATION: 816 Baker
CONTACT PERSON: Amy Castillo

CITY OF LANSING - PNDD

INDIVIDUAL REQUESTING

CODE COMPLIANCE

BUILDING: House

PHONE: _____

RECORD OF MATERIAL USED OUT OF STOCK

QUANTITY	DESCRIPTION	UNIT COST	AMOUNT	WORK REQUESTED
2	Sheets T1-11			Board up 2 windows
2	Packs of Nails			

Arrived: 1:45 PM

Left: 1:55 PM

RECORD OF MATERIAL PURCHASED

QUANTITY	DESCRIPTION	UNIT COST	AMOUNT	PERSONNEL	DATE	TIME TAKEN	PERSONNEL	DATE	TIME TAKEN
				Mike McGilivray	9/17/17	10 min.			
				Nate Rypma					

FORM COMPLETED BY:

Mike McGilivray

DATE COMPLETED:

9/17/17



Mayor Virg Bernero

**LANSING FIRE DEPARTMENT
FIRE MARSHAL'S OFFICE
CODE ENFORCEMENT SECTION**

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

Notice Printed: 09/19/2017

Emergency Board-Up Notice

SHEETS DAVID W-REVOCABLE LIV
TRUST
2718 COLLEGE RD
HOLT, MI 48842

Inspection Type: Safety
Inspection Date: 09/17/2017
Compliance Due Date: 09/19/2017

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 816 BAKER ST
Parcel No: 33-01-01-22-352-751

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 108. The following is a list of openings that were not able to be secured at time of inspection. All openings found at time of board up by the contractors were secured.

1. Front living room window.
2. West side living room window.

WHI???

Boarded up 9/17/17

Sunday

Due to the condition of the structure this dwelling has been declared an **UNSAFE STRUCTURE**, and was boarded under section 109.2 of the Lansing Housing and Premises Code, Section 109 Emergency Measures.

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.

This dwelling has been declared, **UNSAFE AND DANGEROUS** as defined in section 108 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - **DO NOT ENTER, UNSAFE TO OCCUPY**. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 702 4751 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Amy Castillo amy.castillo@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107 - Notices and Orders - a copy of this violation was sent to:
Owner of Record: D W SHEETS III L L C, , LANSING, MI 48910



City of Lansing

OFFICE OF THE CITY ATTORNEY

Claim Form – Special Assessments

1520

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

NAME: David Sheets DATE: 12-8-17
 MAILING ADDRESS: 2823 S Cedar
 CITY: Lans STATE: Mi ZIP CODE: 48910
 TELEPHONE: Home () Work (517-371-2843)

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: <u>816 Baker St</u>	PARCEL NO. <u>33-01-01-22-352-751</u>
DATE OF INCIDENT: <u>9/17/17</u>	AMOUNT YOU WERE BILLED: <u>\$820</u>
TOTAL AMOUNT YOU ARE CONTESTING: <u>\$820</u>	
TYPE OF ASSESMENT: <u>Board up fee</u>	
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. <u>On 9/17/17 the police were at my rental property</u> <u>at 816 Baker St</u> <u>There was NO reason The two windows should have</u> <u>been boarded up to secure the property when They</u> <u>left. The window locks did and do work properly.</u> <u>There was no reason for a board up.</u> <u>I am requesting that the \$820 board up fee</u> <u>be waived. Thank you, David Sheets</u>	

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

February 19, 2018

David Sheets
2823 S. Cedar
Lansing, MI 48910

Re: Claim –816 Baker St.

Dear Mr. Sheets:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$560.00 for property located at 816 Baker St., Lansing, Michigan, and denied the claim you filed with the City of Lansing.

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
Paralegal



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

RECEIVED FEB 19 2018

Nuisance Fee Billing Statement

Date Created: 12/22/2017

Due Date: 01/21/2018

Pay Invoice In Full



D W SHEETS III L L C
 2823 S CEDAR
 LANSING MI 48910

Inv Number: 00105579

Parcel: 33-01-01-22-352-751

Address: 816 BAKER ST



Parcel: 33-01-01-22-352-751

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00105579		E17-09884	816 BAKER ST	\$560.00
Fee Details: Quantity Description				Balance
	1.000	Title Search/Board-Up (Res) Admi		\$ 265.00
	295.000	Title Search/Board-Up (Res) Cont		\$ 295.00
Total Amount Due				\$ 560.00

Questions regarding this invoice: Contact **CODE ENFORCEMENT** 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

From: [Coffey, Chelsea](#)
To: [Eric Brewer](#); [Kumar, Venus](#); [Venker, Gregory](#)
Subject: Re: 2823 Cedar - David Sheets Board Up
Date: Monday, February 19, 2018 11:28:54 AM

I'll second.

Chelsea Coffey
Special Assistant to the Mayor
City of Lansing – Office of Mayor Andy Schor
124 W. Michigan Ave. | Lansing, MI 48933
O: 517-483-4148 | C: 517-648-7353 | E: chelsea.coffey@lansingmi.gov
Website <<https://lansingmi.gov/>> | Facebook <<https://www.facebook.com/CityofLansingMi/>> | Twitter
<<https://twitter.com/lansingmichigan>> | Instagram <<https://www.instagram.com/cityoflansingmi/>> | LinkedIn
<<https://www.linkedin.com/company/502562/admin/updates/>>

On 2/19/18, 10:03 AM, "Eric Brewer" <Eric.Brewer@lansingmi.gov> wrote:

Hi All,

I motion to deny the claim in full for Claim ID 1520 for the total amount of \$560.

This is based on the representation within the packet of "Lansing Police Department ordered the structure to be secured." and the amount charged by the contractor is in line with previously provided information from Code Compliance concerning their rates. See attached Claim_ID_1520_CRC_Calculation_2-14-2018.pdf for more details.

Let me know if you have any questions.

Sincerely,

Eric

-----Original Message-----

From: Kumar, Venus
Sent: Monday, February 19, 2018 9:15 AM
To: Eric Brewer; Coffey, Chelsea; Venker, Gregory
Subject: FW: 2823 Cedar - David Sheets Board Up

Hi all,

Lynne send me the invoice for the David Sheets claim that we put on hold. As you can read my comment back to her, I would like to see the itemized invoice broke out like the invoices are for trash etc. At any rate, please see the attached invoice. Let me know how you want to rule on this one.

Also, I need dates for March!

Thanks,
V

-----Original Message-----

From: Kumar, Venus
Sent: Monday, February 19, 2018 8:57 AM
To: Puente, Lynne
Subject: RE: 2823 Cedar - David Sheets Board Up

Hi Lynne,

Thanks for the invoice. So this invoice shows \$295 to the contractor. I am trying to figure out what the fee breakdown is that goes into this \$295. In an email from Scott Sanford on 1/24/17, he stated that the rate paid to Teen Challenge is \$225/hour and \$35/board which includes board, nails, screws etc. That equals \$260 so I am assuming they charged another \$35 for the second board even though it was for 2 windows and they could have cut the one board in half and had enough to do both windows. At any rate, please confirm that this is the case and let me know if we can request the invoices to state what goes into the Contractor Charges for future.

Thanks,

Venus

-----Original Message-----

From: Puente, Lynne

Sent: Monday, February 19, 2018 8:29 AM

To: Kumar, Venus

Subject: FW:

I have attached the invoice for the board up.

Thanks

-----Original Message-----

From: SAFPRINTER@lansingmi.gov [<mailto:SAFPRINTER@lansingmi.gov>]

Sent: Monday, February 19, 2018 8:25 AM

To: Puente, Lynne

Subject:

TASKalfa 4052ci

[00:17:c8:4c:d4:e6]

RECEIVED JAN 18 2018

DATE: 01/18/2018

PPN: 33-01-01-22-352-751
DATE SUBMITTED: 12/11/2017
ADDRESS OF VIOLATION: 816 Baker Street
LISTED TAXPAYER OF RECORD: D W Sheets III LLC
OTHER TAXPAYER OF RECORD:
CLAIMANT: Sheets, David
CLAIMANT'S ADDRESS: 2823 S Cedar
Lansing, MI 48910

1520

TYPE OF ACTIONS CONTESTED: Board Up
VIOLATION DATE: 9/17/2017
NOTIFICATION DATE: 9/17/2017
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$560.00
CONTRACTOR NAME - INVOICE NO. - DATE: Lansing Teen Challenge
AMOUNT OF CLAIM: \$820.00

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:	Red Tagged 9/17/2017	Board Up 9/17/2017	Trash Violation 9/19/2017	Grass Violation 9/19/2017
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CITATIONS IN PREVIOUS YEAR: Trash
10/12/2016

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: The Code Enforcement Officer was called to the property by the Lansing Police Department. This property was a crime scene which stemmed from three residents in the home being shot. Due to the amount of clutter in the dwelling not all the windows were accessible. Due to the crime scene investigation the Lansing Police Department ordered the structure to be secured. This office recommends denial of the claim.



City of Lansing

OFFICE OF THE CITY ATTORNEY

Claim Form – Special Assessments

1520

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

NAME: David Sheets DATE: 12-8-17
 MAILING ADDRESS: 2823 S Cedar
 CITY: Lans STATE: Mi ZIP CODE: 48910
 TELEPHONE: Home () Work (517-371-2843)

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: 816 Baker St PARCEL NO. 33-01-01-22-352-751
 DATE OF INCIDENT: 9/17/17 AMOUNT YOU WERE BILLED: \$820
 TOTAL AMOUNT YOU ARE CONTESTING: \$820
 TYPE OF ASSESMENT: Board up fee

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.

On 9/17/17 the police were at my rental property
at 816 Baker St.
There was No reason The two windows should have
been boarded up to secure the property when they
left. The window locks did and do work properly.
There was no reason for a board up.
I am requesting that the \$820 board up fee
be waived. Thank you, David Sheets

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



TEEN CHALLENGE
INTERNATIONAL
1001 E. UNIVERSITY AVENUE
LANSING, MICHIGAN

LANSING TEEN CHALLENGE COUNCIL WORK ORDER
FOR ACCOUNTS RECEIVABLE

DATE: 9/12/17 TIME: 1:30 PM DEPARTMENT REQUESTING CITY OF LANSING - PNDD INDIVIDUAL REQUESTING CODE COMPLIANCE
LOCATION: 816 Baker BUILDING: House
CONTACT PERSON: Amy Castillo PHONE: _____

RECORD OF MATERIAL USED OUT OF STOCK

QUANTITY	DESCRIPTION	UNIT COST	AMOUNT	WORK REQUESTED
2	Sheets T1-11			Board up 2 windows
2	Packs of Nails			
				Arrived: 1:45 PM
				Left: 1:55 PM

RECORD OF MATERIAL PURCHASED

PERSONNEL USED TO COMPLETE BOARD-UP

QUANTITY	DESCRIPTION	UNIT COST	AMOUNT	PERSONNEL	DATE	TIME TAKEN	PERSONNEL	DATE	TIME TAKEN
				Mike McGillivray	9/17/17	10 min.			
				Nate Rypma					

FORM COMPLETED BY:

Mike McGillivray

DATE COMPLETED:

9/17/17



Mayor Virg Bernero

**LANSING FIRE DEPARTMENT
FIRE MARSHAL'S OFFICE
CODE ENFORCEMENT SECTION**

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

Notice Printed: 09/19/2017

Emergency Board-Up Notice

SHEETS DAVID W-REVOCABLE LIV
TRUST
2718 COLLEGE RD
HOLT, MI 48842

Inspection Type: Safety
Inspection Date: 09/17/2017
Compliance Due Date: 09/19/2017

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	816 BAKER ST
Parcel No:	33-01-01-22-352-751

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 108. The following is a list of openings that were not able to be secured at time of inspection. All openings found at time of board up by the contractors were secured.

1. *Front living room window.*
2. *West side living room window.*

Due to the condition of the structure this dwelling has been declared an **UNSAFE STRUCTURE**, and was boarded under section 109.2 of the Lansing Housing and Premises Code, Section 109 Emergency Measures.

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.

This dwelling has been declared, **UNSAFE AND DANGEROUS** as defined in section 108 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - **DO NOT ENTER, UNSAFE TO OCCUPY**. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 702 4751 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Amy Castillo amy.castillo@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107 - Notices and Orders - a copy of this violation was sent to:
Owner of Record: D W SHEETS III L L C, , LANSING, MI 48910



Mayor Virg Bernero

LANSING FIRE DEPARTMENT FIRE MARSHAL'S OFFICE CODE ENFORCEMENT SECTION

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

Notice Printed: 09/19/2017

Emergency Board-Up Notice

D W SHEETS III L L C
2823 S CEDAR
LANSING, MI 48910

Inspection Type: Safety
Inspection Date: 09/17/2017
Compliance Due Date: 09/19/2017

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	816 BAKER ST
Parcel No:	33-01-01-22-352-751

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Officer: Amy Castillo amy.castillo@lansingmi.gov

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As specified by section 107 - Notices and Orders - a copy of this violation was sent to:
Owner of Record: D W SHEETS III L L C, , LANSING, MI 48910



IMG_1020[1]





IMG_1023[1]





City of Lansing

OFFICE OF THE CITY ATTORNEY

Claim Form – Special Assessments

1522

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

NAME: JAN M GHUFRAN DATE: 12.18.2017

MAILING ADDRESS: 1158 MARIGOLD AVE

CITY: E. LANSING STATE: MI ZIP CODE: 48823

TELEPHONE: Home (517) 485-0082 Work () 517-802-1116

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: 604-S. MAGNOLIA PARCEL NO. 33-01-01-14-358-441

DATE OF INCIDENT: _____ AMOUNT YOU WERE BILLED: _____

TOTAL AMOUNT YOU ARE CONTESTING: _____

TYPE OF ASSESMENT: _____

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.

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

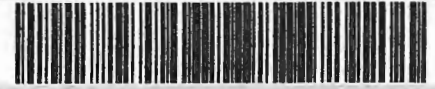


CITY OF LANSING
316 N. CAPITOL SUITE C2
Lansing, MI 48933
(517) 483-4361
(517) 377-0100

Nuisance Fee Billing Statement

Due Date: 12/14/17

Pay Invoice In Full



GHUFRAN JAN M & KHATOON ARIFA
1158 MARIGOLD AVE
EAST LANSING MI 48823
Re: 604 S MAGNOLIA AVE

Enf Number: E17-10386
Parcel: 33-01-01-14-358-441
Address: 604 S MAGNOLIA AVE



Parcel: 33-01-01-14-358-441

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00104091		E17-10386	604 S MAGNOLIA AVE	\$440.00
Fee Details:		Quantity	Description	Balance
		1.000	Trash - Admin Fee	\$ 265.00
		175.000	Trash - Contractor Charge	\$ 175.00
Total Amount Due				\$ 440.00

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

DATE: 1/24/18

PPN: 33-01-01-14-358-441
 DATE SUBMITTED: 12/18/2017
 ADDRESS OF VIOLATION: 604 S Magnolia
 LISTED TAXPAYER OF RECORD: Ghufuran, Jan
 OTHER TAXPAYER OF RECORD: Khatoon, Arifa
 CLAIMANT: Ghufuran, Jan
 CLAIMANT'S ADDRESS: 1158 Marigold Avenue
 East Lansing, MI 48823

1522

TYPE OF ACTIONS CONTESTED: Trash Removal
 VIOLATION DATE: 10/04/2017
 NOTIFICATION DATE: 10/04/2017
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$440.00
 CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 17-T044 11/03/2017
 AMOUNT OF CLAIM: ?

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
 10/04/2017

CITATIONS IN PREVIOUS YEAR:	Trash Violation 2/02/2016	Failure to Comply 6/01/2016	Lack of Certificate 7/13/2016	Lack of Certificate 8/15/2016
	Trash Violation 11/02/2016			

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation on 10/04/2017 with a compliance due date of 10/11/2017. The Code Enforcement Officer returned to recheck the property on 10/13/2017 the violations were still present and the property was submitted to the contractor for removal. The contractor arrived on 11/03/2017 violations were found to be present and they were removed. If the occupant/owner had complied with the original compliance due date the property would not have been submitted to the contractor, when the contractor arrives they are to remove any violations that maybe present as indicated in the notice which states please be advised if any other trash and or debris are found on the property they will be removed without additional notices. Contractor photo's clearly show violations present on the porch as well as the yard. Proper actions were taken by both the contractor and officer therefore this office recommends denial of the claim. This office would also like to note the claimant did not fill out the form as to why they were contesting or the amount. This trash removal was the minimal the contractor charges \$175.00 plus the administrative fee of \$265.00 for the total of \$440.00



City of Lansing

OFFICE OF THE CITY ATTORNEY

Claim Form – Special Assessments

1522

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

NAME: JAN M GHUFRAN DATE: 12.18.2017
 MAILING ADDRESS: 1158 MARIGOLD AVE
 CITY: E. LANSING STATE: MI ZIP CODE: 48823
 TELEPHONE: Home (517) 485-0082 Work () 517-802-1116

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: 604-S. MAGNOLIA PARCEL NO. 33-01-01-14-358-441
 DATE OF INCIDENT: _____ AMOUNT YOU WERE BILLED: _____
 TOTAL AMOUNT YOU ARE CONTESTING: _____
 TYPE OF ASSESMENT: _____

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.

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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: 11/14/2017

Due Date: 12/14/2017

Pay Invoice In Full



GHUFRAN JAN M & KHATOON ARIFA
1158 MARIGOLD AVE
EAST LANSING MI 48823

Inv Number: 00104091

Parcel: 33-01-01-14-358-441

Address: 604 S MAGNOLIA AVE



Parcel: 33-01-01-14-358-441

Bill Detail

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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.
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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 US
ericsrefuse@hotmail.com

INVOICE

BILL TO

Lansing Fire Department
316 N Capitol, Ste. C-1
Lansing, MI 48933-1238

INVOICE # 1243

DATE 11/05/2017

PROPERTY ADDRESS
604 S Magnolia AVE

PARCEL NUMBER
33-01-01-14-358-441

ACTIVITY	QTY	RATE	AMOUNT
city:1hour 3 yards first hour and 3 cubic yards 11/3/17 Submitted by Amy Castillo	1	175.00	175.00

BALANCE DUE

\$175.00



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

Occupant or Current Occupant
604 S MAGNOLIA AVE
LANSING, MI 48912

Violation Date: 10/04/2017
Violation Location: 604 S MAGNOLIA AVE
Parcel No: 33-01-01-14-358-441
Compliance Due Date: October 11, 2017

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 building materials

INSPECTOR COMMENTS: *Toilet on front porch.*

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: Amy Castillo (517) 702 4751 amy.castillo@lansingmi.gov

"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 10/13/2017

TAXPAYER: GHUFRAN JAN M & KHATOON ARIFA, 1158 MARIGOLD AVE EAST LANSING, MI 48823

Location of Work:

Enf Num: E17-10386

Address: 604 S MAGNOLIA AVE

Lot No:

Description:

Parcel No: 33-01-01-14-358-441

Remove Trash and Debris

Work Authorized:

Violation: Deteriorated building materials

INSPECTOR COMMENTS: *Toilet on front porch.*

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: Amy Castillo (517) 702 4751

This action is authorized by the Manager of Code Compliance





604 S Magnolia AVE (2)











604 S Magnolia AVE (7)



XV B 3

RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

Monday, March 12, 2018

Thomas Dickson, Applicant
C/O TAKE ME OUT TOO L.L.C. & CITY OF LANSING
tdickson@prosportsmarketing.net

RID # 1803-02745 **Reference/Transaction:** NEW SDM LICENSE ISSUED UNDER MCL 436.1533(5)(a), IN CONJUNCTION; NEW CATERING PERMIT LOCATED AT 505 E MICHIGAN AVE LANSING MI 48912-1148 IN LANSING CITY IN INGHAM COUNTY

Please let this letter serve as notice the Michigan Liquor Control Commission has referred your application to our Enforcement Division for investigation of your request.

Applicant/Licensee: TAKE ME OUT TOO L.L.C. & CITY OF LANSING

Business address and phone number: 505 E MICHIGAN AVE LANSING MI 48912-1148 IN LANSING CITY IN INGHAM COUNTY

Home address and phone number of partner(s)/subordinates:
CURRENT ACTIVE LICENSEE

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: BRIANNA PFEIL bpfeil@lansinglugnuts.com
CITY OF LANSING city.clerk@lansingmi.gov



CITY OF LANSING
AFFIDAVIT OF DISCLOSURE

RECEIVED
 2018 MAR 22 AM 11:04
 LANSING CITY CLERK

TO: CITY CLERK

DATE: 01-31-2017

I, Sagar Kandel make the following disclosure under oath:
 (Name)

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

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

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

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

I am submitting this disclosure in compliance with my department's policy. I have been working with the Michigan Liquor control comm. for the past 3 years as a undercover decoys for their controlled liquor buys. I am a contractor and not an employee of the commison. I occasionally get contacted by the State to do the controlled buy assignment and I work with an investigator from the commison.

*I don't believe that this would present any conflicts.

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

The foregoing Affidavit of Disclosure was executed on this _____ day of _____

20____.

S. J. J. K13

Signed _____

State of Michigan, County of _____

Subscribed and sworn to before me this 31st day of February, 2018

Michelle R. Reddish
Notary Public/Deputy Clerk

Notary Public/Deputy Clerk

County, Michigan

MICHELLE R. REDDISH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF INGHAM
My Commission Expires October 3, 2019
Acting in the County of _____

My Commission Expires: _____

ATTACHMENT TO AFFIDAVIT OF DISCLOSURE

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

- What is the form of your business entity and what percentage do you own? _____
- Not my business and I do not own any %
_____ %
- Are you self-employed? NO
- Who is your employer, if applicable? State of MI, Liquor
Control Comm.
- What are the things you actually do in the business? Undercover decoy,
go into establishments and attempt to purchase
liquor in an controlled environment.
- Who are your clients and who receives your goods or services? N/A.
- How and where are your services performed? Controlled liquor buys
are performed throughout the State of MI.

- How often do you do outside work? once every two months.
Random assignments

- Does your business or employer contract with the City? N/A.

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

- Is any of your business or employment conducted in the City? _____ If so, describe:
* Controlled buys assignment could possibly take place in Ingham County.

- Does your business advertisement or circulars, if any, contain any reference to the City or your City employment? N/A.

- Is there any additional information that you believe would assist the Board of Ethics in its review of your business or personal activities for potential conflicts of interest? _____ If so, please describe: N/A.

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