Board of Directors Meeting

Friday, September 22, 2023 – 8:30 AM
Temple Lofts - 502 E César E. Chávez Ave, Lansing, MI 48906

AGENDA

1. Call to Order
2. Approval of LBRA Board Meeting Minutes – Friday, August 04, 2023
3. Update on Financials
4. Brownfield Plan #84 505/507 E. Shiawassee St. Redevelopment Project (ACTION)
5. Brownfield Plan #84 Accelerated Reimbursement Loan (ACTION)
6. 1001 W. Saginaw Project EGLE Grant & Loan Application (ACTION)
7. Brownfield Plan #39 Assignment of Reimbursement (ACTION)
8. Open Forum for LBRA Board Members
9. Other Business
10. Public Comment
11. Adjournment

Board of Directors Meeting

Friday, August 04, 2023 – 8:30 AM

M3 Group

221 W. Saginaw St. Lansing, MI 48933

MINUTES

Members Present:	Chair - Calvin Jones, Vice-Chair - Shelley Davis Boyd, Treasurer - Catherine Rathbun, Secretary - Dr. Alane Laws-Barker Chaz Carrillo, Jordan Hankwitz, Sandra Lupien, Jordan Sutton
Members Absent:	Michael McKissic
Staff Present:	Karl Dorshimer, Kris Klein, Brandy Nelson, Aurelius Christian, Simon Verghese, Alex Watkins, Kahleea Washington
Guests:	Dustin Howard (Plumber and Outfitters), Mr. Sparks, Aurora LeMule (BWL), Rhonda Jones (BWL)

Call to Order

Chair Jones called the meeting to order at 9:20 AM.

Approval of LBRA Board Meeting Minutes – Friday July 14, 2023 (ACTION)

MOTION: Member Lupien moved to approve the LBRA meeting minutes from the Friday July 14, 2023, Board of Directors meeting, as presented. Motion seconded by Member Davis Boyd.

YEAS: Unanimous, motion carried.

Resolution to Fund Environmental Assessment Work for Verlinden RACER Site (ACTION)

The Plan 6 RACER Trust site located off Verlinden Ave. is being considered for a Lansing Logistics Center. This would include three large buildings for manufacturing/warehouse use. The site requires Phase I and II Environmental Assessment. LBRA Revolving funds can be used for assessments. State funding will be available. The overall goal is to make the site ready. Six months is expected for assessment. Six to twelve months for remediation. North Pointe is the developer expressing interest to purchase and develop the site.

MOTION: Member Davis Boyd moved to approve the Resolution to Fund Environmental Assessment Work for Verlinden RACER Trust Site, as presented. Motion seconded by Member Carrillo.

YEAS: Unanimous, motion carried.

Logan Square Update

Christian noted that discussions are taking place with potential developers. The first draft of the study will be ready soon. A public release rollout will occur in conjunction with the City soon.

Open Forum for LBRA Board Members

No comments.

Other Business

None.

Public Comment

None.

Adjournment

Chair Jones called the Lansing Brownfield Redevelopment Authority meeting to adjournment at 9:58 AM.

____
Karl Dorshimer, President and CEO
Lansing Economic Development Corporation (LEDC)

CITY OF LANSING
GENERAL LEDGER,REVENUES AND EXPENDITURES BUDGET
LANSING BROWNFIELD REDEVELOPMENT AUTHORITY
UNAUDITED 6/30/2023

281 BROWNFIELD DEVELOPMENT

Revenue Accounts:		**BUDGET**	**ACTUAL**	**BALANCE**
281.000000.402000.00000	PROPERTY TAX LEVY	-	1,930,814.73	(1,930,814.73)
281.000000.402009.00000	RLF A TAX REVENUE	328,895.85	440,725.33	(111,829.48)
281.000000.402011.00000	PLAN 2 MOTOR WHEEL	59,208.89	245,063.81	(185,854.92)
281.000000.402015.00000	PLAN 8 DAVID NICKLESON	-	266,779.06	(266,779.06)
281.000000.402016.00000	PLAN 9 SCHAFER BAKERY	293.94	289.67	4.27
281.000000.402025.00000	PLAN 20 LORANN OILS	33,068.15	32,712.30	355.85
281.000000.402027.00000	LBRA ADMIN	230,355.61	265,874.55	(35,518.94)
281.000000.402030.00000	PLAN 30 BROWNFIELD DEV SPEC	14,872.05	22,955.43	(8,083.38)
281.000000.402034.00000	PLAN 37 CEDAR ST SCHOOL	20,319.45	26,253.61	(5,934.16)
281.000000.402036.00000	PLAN 42 NU UNION	13,664.34	13,540.97	123.37
281.000000.402037.00000	PLAN 8b JNL	111,550.98	109,962.69	1,588.29
281.000000.402038.00000	PLAN 49a MARSHALL ST ARMORY	8,468.06	7,561.69	906.37
281.000000.402042.00000	PLAN 78 TEMPLE LOFTS	11,104.06	11,478.99	(374.93)
281.000000.402043.00000	PLAN 39 ACCIDENT FUND	-	634,295.78	(634,295.78)
281.000000.402050.00000	3 MILLS SET STATE BRF	281,175.36	245,430.08	35,745.28
281.000000.402052.00000	PLAN 52 MARKETPLACE PARTNER	361,388.73	358,056.62	3,332.11
281.000000.402055.00000	PLAN 55A BALLPARK NORTH	240,638.89	268,351.39	(27,712.50)
281.000000.402056.00000	PLAN 56 EMERGENT BIOSOLUTIONS	474,459.37	470,591.21	3,868.16
281.000000.402058.00000	PLAN 58 HIGH GRADE MATERIALS	12,853.96	12,732.02	121.94
281.000000.402059.00000	PLAN 59 400 N. GRAND	710.91	1,247.73	(536.82)
281.000000.402060.00000	PLAN 60 RISE PROPERERTIES	1,356,906.90	1,409,865.64	(52,958.74)
281.000000.402061.00000	PLAN 61 FELKOUTS	6,707.42	6,641.77	65.65
281.000000.402062.00000	PLAN 62 OLIVER TOWERS	69,414.74	69,130.75	283.99
281.000000.402063.00000	PLAN 63 2000 BLOCK	46,737.59	46,059.18	678.41
281.000000.402065.00000	PLAN 65 SOUTH STREET	31,329.62	30,874.83	454.79
281.000000.402066.00000	PLAN 66 FLUID CHILLERS	32,604.71	32,289.34	315.37
281.000000.402067.00000	PLAN 71 NEOGEN	2,993.55	3,277.91	(284.36)
281.000000.402068.00000	PLAN 74 MIDWEST SELF STORAGE	64,840.93	63,904.47	936.46
281.000000.402072.00000	PLAN 54 Y SITE	295,259.83	320,073.72	(24,813.89)
281.000000.402073.00000	PLAN 67 2200 BLOCK E MICH	73,923.81	73,208.83	714.98
281.000000.402074.00000	PLAN 75 600 E MICHIGAN	508,068.94	503,010.86	5,058.08
281.000000.402075.00000	PLAN 76 BOJI FARNUM	222,785.69	220,630.96	2,154.73
281.000000.402076.00000	PLAN 73 WAYPOINT	487,960.75	480,877.75	7,083.00
281.000000.402077.00000	PLAN 68 515 IONIA	5,011.25	4,859.38	151.87
281.000000.402078.00000	PLAN 72 RED CEDAR	2,063,240.64	2,181,441.21	(118,200.57)
281.000000.402079.00000	PLAN 79 MI REALTORS	53,890.31	50,925.80	2,964.51
281.000000.670000.00000	INTEREST INCOME	-	233,330.62	(233,330.62)
281.000000.695000.00000	PROCEEDS FROM SALE OF BONDS	73,231.00	0	73,231.00

281.000000.695500.00000	INSURANCE PROCEEDS		-	1,578.00	(1,578.00)
		Sub-total	7,597,936.28	11,096,698.68	(3,498,762.40)
281.000000.527001.12158	FEDERAL GRANTS	Sub-total	-	25,404.37	(25,404.37)
281.000000.579211.12166	GRANT-STATE-MDEQ	Sub-total	-	111,913.61	(111,913.61)
		Total Revenues	**7,597,936.28**	**11,234,016.66**	**(3,636,080.38)**
				11,234,016.66	
				-	

Expenditure Accounts:

		BUDGET	ACTUAL	BALANCE
172649	BROWNFIELD CMI GRANT			
281.172649.743028.12166	CAPITAL CITY MKT GRANT	-	113,721.50	(113,721.50)
281.172650.715560.00000	ADMINISTRATION FEE	-	62,452.50	(62,452.50)
281.172650.741000.00000	MISCELLANEOUS OPERATING	-	4,453.66	(4,453.66)
281.172650.741020.00000	ADMINISTRATION EXPENSES TO EDC	303,586.61	209,330.31	94,256.30
281.172650.741835.00000	ADVISORY/AGENT FEES	-	33,750.00	(33,750.00)
281.172650.960010.00000	REVOLVING FUND A	328,895.85	476,874.00	(147,978.15)
281.172650.970042.00000	PROJ COSTS PLAN 78 TEMPLE LOFT	11,104.06	1,791.96	9,312.10
281.172650.970043.00000	PROJ COSTS PLAN 39 ACC. FUND	-	634,295.78	(634,295.78)
281.172650.970050.00000	PROJ COSTS PLAN 2 MOTOR WHEEL	59,208.89	245,063.81	(185,854.92)
281.172650.970053.00000	PROJ COSTS PLAN 9 SCHAFER BAKE	293.94	289.67	4.27
281.172650.970062.00000	PROJ COSTS PLAN 20 LORANN OILS	33,068.15	32,712.30	355.85
281.172650.970068.00000	PROJ COSTS PLAN 30 BRWNFLD DEV	14,872.05	19,744.60	(4,872.55)
281.172650.970070.00000	PLAN 37 CEDAR ST SCHOOL	20,319.45	20,132.08	187.37
281.172650.970072.00000	PROJ COSTS PLAN42 NU UNION	13,664.34	13,540.97	123.37
281.172650.970073.00000	PROJ COSTS PLAN 8b JNL	111,550.98	109,931.77	1,619.21
281.172650.970074.00000	PROJ COSTS PLAN 49A ARMORY	8,468.06	7,561.69	906.37
281.172650.970076.00000	PROJ COSTS PLAN 56 EMERGENT	474,459.37	470,591.21	3,868.16
281.172650.970077.00000	PROJ COSTS PLAN 52 MARKETPLACE	361,388.73	358,056.62	3,332.11
281.172650.970078.00000	PROJ COSTS PLAN 55A BALLPARK N	240,638.89	0	240,638.89
281.172650.970079.00000	PROJ COSTS PLAN 58 HIGH GRADE	12,853.96	0	12,853.96
281.172650.970080.00000	PROJ COSTS PLAN 59 4000 N. GRA	710.91	370.79	340.12
281.172650.970081.00000	PROJ COSTS PLAN 60 RISE PROP	1,356,906.90	1,409,865.64	(52,958.74)
281.172650.970082.00000	PROJ COSTS PLAN 61 FELDKOUTS	6,707.42	6,641.77	65.65
281.172650.970083.00000	PROJ COSTS PLAN 62 OLIVER TOWE	69,414.74	69,130.75	283.99
281.172650.970084.00000	PROJ COSTS PLAN 63 2000 BLOCK	46,737.59	46,059.18	678.41
281.172650.970085.00000	PROJ COSTS PLAN 65 SOUTH ST	31,329.62	-	31,329.62
281.172650.970086.00000	3 MILLS OF SET STATE BRF	281,175.36	258,837.51	22,337.85
281.172650.970089.00000	PLAN 66 FLUID CHILLERS	32,604.71	32,289.34	315.37
281.172650.970090.00000	PLAN 71 NEOGEN	2,993.55	3,277.91	(284.36)
281.172650.970091.00000	PLAN 74 MIDWEST SELF STORAGE	64,840.93	63,904.47	936.46
281.172650.970094.00000	PLAN 54 Y SITE	295,259.83	320,073.72	(24,813.89)
281.172650.970095.00000	PLAN 67 2200 BLOCK E MICH	73,923.81	-	73,923.81
281.172650.970096.00000	PLAN 73 3600 DUNCKEL	487,960.75	480,877.75	7,083.00
281.172650.970097.00000	PLAN 76 BOJI FARNUM	222,785.69	220,630.96	2,154.73
281.172650.970099.00000	PROJ COSTS PLAN 72 RED CEDAR	2,063,240.64	2,068,466.81	(5,226.17)
281.172650.970100.00000	PROJ COSTS PLAN 68 IONIA	5,011.25	-	5,011.25
281.172650.970101.00000	PROJ COSTS PLAN 75 600 E MICH	508,068.94	506,010.87	2,058.07

281.172650.970102.00000	PROJ COSTS PLAN 79 MI REALTORS	53,890.31	50,925.80	2,964.51
281.172650.981000.00000	PRINCIPAL	-	625,000.00	(625,000.00)
281.172650.982000.00000	INTEREST	-	1,373,791.50	(1,373,791.50)
281.172650.741004.12158	MISC EXP FOR OTHERS	-	2,100.00	(2,100.00)
281.172650.743000.12158	CONTRACTUAL SERVICES	-	21,482.29	(21,482.29)
172710	FINANCE OPERATIONS			
281.172710.743000.00000	CONTRACTUAL SERVICES	-	8,700.00	(8,700.00)
	Total Expenditures	**7,597,936.28**	**10,382,731.49**	**(2,784,795.21)**

THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA)

Resolution Recommending Approval of Plan #84
505 and 507 E. Shiawassee Rehabilitation Project

At a meeting of the Board of Directors of the Lansing Brownfield Redevelopment Authority (LBRA) City of Lansing, Michigan, held on Friday, September 22, 2023 at 8:30 a.m., pursuant to notice duly given:

PRESENT: Members:

ABSENT: Members:

The following preamble and resolution was offered by;

Member: , and seconded by

Member:

WHEREAS, The LBRA (Authority) staff has worked closely with representatives of Infinite 505, LLC (the "Developer") to draft Brownfield Plan #84 – 505 and 507 E. Shiawassee Rehabilitation Project (Plan); and

WHEREAS, The LBRA staff has duly reviewed such Plan and has found it to be in compliance with the provisions of Act 381 of Michigan Public Acts of 1996, as amended (Act), and meets the following determinations and findings:

1. The Plan constitutes a public purpose under the Act;
2. The Plan meets all of the requirements for a brownfield plan set forth in Section 13 of the Act;
3. The proposed method of financing the cost of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
4. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
5. The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, The LBRA staff recommends approval of Brownfield Plan #84 – 505 and 507 E. Shiawassee Rehabilitation Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY, AS FOLLOWS:

1. The Brownfield Plan described as Brownfield Plan #84 – 505 and 507 E. Shiawassee Rehabilitation Project in the form filed herewith is hereby approved by the Lansing Brownfield Redevelopment Authority and recommended for consideration by the City Council of the City of Lansing pursuant to Act 381 of Michigan Public Acts of 1996, as amended.

2. The LBRA Board hereby requests that the Lansing City Council, after required notification as specified by the Act, hold a public hearing in consideration of this matter, and subsequently approve the Plan.

YEAS:

NAYS:

ABSTENTIONS:

ABSENT:

STATE OF MICHIGAN)
) SS.
COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a meeting of the Brownfield Redevelopment Authority held on the 22nd day of September 2023, and said resolution is on file in the office of the Lansing Brownfield Redevelopment Authority and is available to the public. Public notice of the said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan 1976, including in the case of a special or re-scheduled meeting, notice by publication or posting of at least eighteen (18) hours prior to the time set for the meeting. In addition, said meeting was held in full compliance with the Board's By-Laws.

IN WITNESS WHEREOF, I have hereunto affixed my official signature.

____

Calvin Jones, Chair
LBRA Board of Directors

CITY OF LANSING
BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA)
401 S. Washington Sq. Ste. 101, Lansing, MI 48933

LBRA BROWNFIELD PLAN SUBMITTAL COVER SHEET

For consideration of a Brownfield Plan by the City of Lansing Brownfield Redevelopment Authority (LBRA), the Applicant must complete this form in full, provide all additional application forms, and pay applicable administration fees with the submission of a Brownfield Plan. The submitted Brownfield Plan must adhere to Michigan Public Act 381 of 1996, as amended.

APPLICANT INFORMATION

Project Name:	505 & 507 E Shiawassee
Project Address:	The property is located at 505 and 507 East Shiawassee Street, Lansing, Michigan 48906
Applicant Name:	Infinite 505, LLC and 507 E Shiawassee, LLC Development entities of the Gillespie Group
Contact Name:	Tricia Walthorn
Contact Phone:	517-489-2354
Contact Email:	Twalthorn@gillespie-group.com
Submittal Date:	9/8/2023

PLAN INFORMATION

Developer Reimbursement (Maximum) – from LBRF	$150,576
Interest collected for LBRF during Plan	$35,130
Duration of Plan (Maximum)	19 years
Duration of Capture (Maximum)	19 years
Total Local Capture during Plan	$181,367
Total State Capture during Plan	$4,339
LBRF and Administrative Fee Capture during Plan	$23,967
Total New Taxes to Taxing Units during Plan	$23,967

ADHERENCE TO LBRA BROWNFIELD PLAN POLICY

As part of the LBRA's review of the Applicant's submission, adherence to Plan Requirements and responses to the Plan Evaluation criteria will be considered. Applicant must complete each section in full in order for the LBRA to review the submission.

Plan Requirements

Applicant's submission must meet or exceed the following Brownfield Plan requirements of the LBRA's Brownfield Plan Policy.

Instructions: Applicant must initial each "Request" column of the table below attesting to the Plan's adherence to each criterion.

> * Exemptions to any Criterion: If the Plan does not meet one or more of the following criterion, an exemption must be requested by the Applicant. To request an exemption to a criterion, applicant must explain their request in the "Request" column. A request for exemption must be presented to the LBRA Board of Directors for their consideration at least one month prior to the final approval of the Brownfield Plan by the LBRA Board.

LBRA Plan Policy Criteria	Request
1) A minimum of 10% of yearly new incremental taxes flowing through to all taxing units.	$23,967
2) A minimum of 10% of captured yearly local taxes going to LBRA Brownfield Administration and/or the LBRA Local Brownfield Revolving Fund.	$23,967
3) A maximum of 3% simple interest on Developer Eligible Activities.	$35,130
4) The Developer is not asking the City of Lansing or State of Michigan for the abatement or exemption of personal or real property taxes for the same project (ex: OPRA, Act 198, Act 328, etc.).	
5) A stated not to exceed amount (life of plan cap) for the reimbursement of Developer Eligible Activities with local taxes.	$146,237
6) A stated not to exceed amount (life of plan cap) for the reimbursement of Developer Eligible Activities with state taxes (if state taxes are captured).	$4,339
7) A ratio of total state (if captured) to total local captured taxes requested to reimburse the Developer that is at least equal to the ratio of all annual captured state to local taxes. For example, if the annual brownfield capture is 20 mils state taxes and 30 mils local taxes, the	31.96% (of $13,574, including interest)

ratio is 20/30 = .66 Thus in the brownfield plan for every dollar of local capture used to reimburse the Developer there should be at least 66 cents of state capture used to reimburse that Developer for Eligible Activities.	
8) Language in the plan stating that if the state approves a 381 Workplan with less state tax capture than what was in the plan approved by the City, the not to exceed amount of local capture in the plan will automatically be adjusted by the LBRA to maintain the current state to local capture ratio.	

Plan Evaluation

Instructions: Please mark the section applicable to the Project under each criteria in the "Response" column. The Applicant may provide additional information or answer under "Applicant Comments".

Criteria		Response	Applicant Comments
Amount of private investment pledged	>/= $100,000,000		
	$50,000,000 to $99,999,999		
	$25,000,000 to $49,999,999		
	< $25,000,000	x	
Ratio of private investment pledged to requested public investment	>/= 10:1		
	5:1 to 9:1	x	
	1:1 to 4:1		
	< 1:1		
Number of pledged jobs created that are new to the City	>/= 500		
	100 to 499		
	50 to 99		
	< 50	x	
	0		
Average wage rate of new pledged jobs created that are new to the City	>/= $75,000/yr		
	$50,000 to $74,999		
	$30,000 to $49,999	x	
	< $30,000		
	N/A (no new Jobs)		
Percent of total pledged private	>/= 20%		
	10% to %19.9		

project investment going to public improvements	5% to 9.9%		
	< 5%	x	
	0%		
Height of Building	>/= 20 stories Downtown		Stadium District
	10 to 19 stories Downtown		
	5 to 9 stories Downtown		
	5 to 9 stories Not Downtown		
	3 to 4 stories Not Downtown	x	
	Other (please explain)		
Length of Brownfield Plan *(Must be a stated cap in the Brownfield Plan)*	</= 10 years		
	11 to 15 years		
	16 to 20 years	x	
	Other (please explain)		
Project reuses a Historic Building	Project Nat. Registered Property		
	Project Meets Fed Standards		
	Project in Local Historic District		
	Project reuses Historic Building		
Project Provides a High Priority and Quality Product	Downtown Housing Units		
	Downtown Hotel		
	LEED Certified Building		Locating small, woman owned, businesses in brick and mortar in Lansing
	Owner Occupied Housing		
	High Quality Exterior Materials/Exceptional Architecture	x	
	Other (please explain)	x	
Other Factors that demonstrate the need or impact of the Project or the applicant would like to highlight (please list).	The project is placing long vacant space back into use. Located two blocks east of the Downtown Lansing District, the project aligns with the district's mission to establish a downtown area as a "first choice" destination for business owners, patrons, and visitors. In addition, the project will allow two home-based businesses, Tiny Bit of Wood and Sparrow Bloom, to expand into brick and mortar, small businesses within the City of Lansing. Both are considered a specialty gift and goods-based business, which has been identified as an in-demand business by Downtown Lansing, Inc. Assistance from		

	the LBRF via Brownfield Act 381 assists in reducing the necessary high interest, senior debt on this smaller scale, yet high impact project, to make it financially feasible to maintain a debt service coverage ratio necessary for the successful reuse.

Other Project Assistance

Please list all other incentives or assistance the Applicant is seeking or has received for the Project from the City of Lansing, Lansing Brownfield Redevelopment Authority, Lansing Economic Development Corporation, Michigan Economic Development Corporation, Michigan Department of Environment, Great Lakes & Energy, or other Local, State, or Federal agencies:

An Advanced Reimbursement Loan through the Local Brownfield Revolving Fund is being requested, with a

20 year term and 3% simple interest.

REQUIRED WITH APPLICATION

Applicant must submit the following items at the time the Brownfield Plan is submitted to the LBRA:

- Complete Brownfield Plan per Michigan Public Act 381 of 1996, as amended
- Litigation Affidavit for each person that has a 20% or greater ownership interest in the Applicant
- City of Lansing Treasury Information Form for each person that has a 20% or greater ownership interest in the Applicant
- Review and Application Fee

APPLICANT SIGNATURE

By signing below, the undersigned represents and warrants their authority to submit the Brownfield Plan on behalf of the Applicant and certifies all information provided by this Brownfield Plan Cover Sheet is true and correct. Furthermore, by signing below, the undersigned affirms that the Applicant's submittal follows the LBRA's Brownfield Plan Policy, as amended, and adheres to Michigan Public Act 381 of 1996, as amended.

Applicant Name: ________________________________

Other Project Assistance

Please list all other incentives or assistance the Applicant is seeking or has received for the Project from the City of Lansing, Lansing Brownfield Redevelopment Authority, Lansing Economic Development Corporation, Michigan Economic Development Corporation, Michigan Department of Environment, Great Lakes & Energy, or other Local, State, or Federal agencies:

____

____

____

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Applicant Name: Gillespie Group

By: [signature]

Print Name: Patrick K. Gillespie

Its: President

Date: 08/23/2023

CITY OF LANSING
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN #84

PROPOSED REHABILITATION PROJECT
LOCATED AT 505-507 EAST SHIAWASSEE STREET
LANSING, MICHIGAN

September 18, 2023

Approved by BRA: *[date to be inserted following approval]*
Approved by City Council: *[date to be inserted following approval]*

Prepared on Behalf of:

The Gillespie Group
330 Marshall Street, Suite 100
Lansing, MI 48912
Contact Person: Mr. Jason Kildea
Telephone: (517) 333-4123

Prepared By:

PM Environmental, a Pinchin Company
3340 Ranger Road
Lansing, Michigan 48906
Contact Person: Jessica DeBone
Telephone: (616) 328-5297

TABLE OF CONTENTS

APPENDICIES

TABLES

PROJECT SUMMARY

Project Name:	505 & 507 E Shiawassee
Applicant/Developer:	The Gillespie Group
Project Location:	The property is located at 505 and 507 East Shiawassee Street, Lansing, Michigan in Township four north (T.4N), Range two west (R.2W), Section 16, Lansing, Ingham County Michigan 48912 (the "Property").
Type of Eligible Property:	The property is determined to be a "Facility".
Eligible Activities:	Pre-Approved Activities, Asbestos Containing Materials (ACM) Survey, Demolition, Department Specific Activities, Infrastructure Improvements, and Preparation of a Brownfield Plan.
Local Brownfield Revolving Fund (LBRF) Funded Activity Reimbursement:	$150,576 (includes eligible activities)
LBRF Interest Capture	$35,146 via 3% simple interest
Estimated Length Reimbursement:	Estimated 19 Years from start of capture
Project Overview:	The project includes selective demolition and renovation of two, connected, existing buildings (totaling approximately 7,400 square feet) to accommodate two to three, ground floor commercial tenants. Also included are façade improvements and the replacement of public sidewalks along E. Shiawassee Street to improve upon the current conditions.
Estimated Capital Investment:	Approximately $1.175 million (including Acquisition, Hard and Soft Costs)
Estimated Job Creation:	It is estimated that 10 Full Time Equivalent (FTE) construction jobs and 3 new permanent jobs will be created by tenants once the commercial spaces have been occupied.

Estimated Tax Increment Revenue Uses:

Uses	Tax Estimates
LBRF Eligible Activity Reimbursement	$150,576
LBRF Interest (3%)	$35,146
Portion Captured for Lansing Brownfield Redevelopment Authority (LBRA) (Administration and LBRF)	$23,967
Portion Captured for State Brownfield Revolving Fund (SBRF)	$1,078
Total Captured	**$210,767**
10% Pass-Through to Taxing Units	$24,810
Total New Taxes Generated and Captured	**$235,577**

I. INTRODUCTION AND PURPOSE

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

The purpose of this Brownfield Plan (the "Plan") is to promote the redevelopment of and investment in the eligible "Brownfield" Property within the City and to facilitate reimbursement of eligible activities at the Brownfield. By facilitating redevelopment of the Brownfield, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Authority.

This Plan is intended to apply to the eligible property identified in this Plan and to identify and authorize the eligible activities to be reimbursed utilizing tax increment revenues. This Plan is intended to be a living document, which may be modified or amended in accordance with and as necessary to achieve the requirements and purposes of Act 381.

This Plan contains information required by Section 13(2) of Act 381, as amended. The applicable sections of Act 381 are noted throughout the Plan for reference purposes. All words or phrases not defined herein shall have the same meaning as such words and phrases included in Act 381.

I.a. Property Description

The Eligible Property consists of two (2) legal parcels totaling approximately 0.197 acres with street addresses of 505 and 507 E. Shiawassee Street, Lansing, Ingham County, Michigan. The parcels and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the "subject property."

The subject property is located on the E. Shiawassee Street corridor, bounded by commercial properties to the north and east, N. Cedar Street to the west, and E. Shiawassee Street to the south. Individual parcel information is outlined below.

Property Address	Parcel ID Number	Approximate Acreage	Eligibility
505 E. Shiawassee Street	33-01-01-16-228-131	0.114 acres	Adjacent and Contiguous
507 E. Shiawassee Street	33-01-01-16-228-141	0.083 acres	Facility

505 E. Shiawassee Street
Standard and other historical sources documented a residential dwelling, which extended onto the east adjoining property, was present 1898 and was demolished between 1913 and 1924. The current building was constructed in 1924 and was occupied by various restaurants, retail stores, and a hotel from construction to approximately 2013 and has been vacant of occupants since that time.

507 E. Shiawassee Street
Standard and other historical sources documented that the subject property was initially developed when the current building was constructed in 1952/1953 on previously vacant land, and was occupied by a bicycle shop since construction until 2020.

I.b. Basis of Eligibility

The subject property is considered "eligible property" as defined by Act 381, Section 2 because it (a) was previously utilized for a commercial purpose; (b) is located within the City of Lansing, a qualified local governmental unit under Act 381; (c) is determined to be a "facility" as defined by Act 38 and (d) is adjacent and contiguous to a qualifying parcel and is estimated to increase the captured taxable value of the project.

Additional information regarding the subject property's eligibility is included within section II.h and documentation of eligibility is included within Appendix E.

I.c. Project Description

Infinite 505, LLC and 507 E Shiawassee, LLC , are development entities of the Gillespie Group, or any affiliate, or such other developer as approved by the Authority, are collectively the project developer ("Developer").

Gillespie Group is a Michigan-based developer, specializing in creative urban development, revitalizing communities that breathe new life into city neighborhoods with bold, innovative designs. With a strong commitment to positive growth and change, the Gillespie Group strives to contribute to a rejuvenated Michigan, a place where groundbreaking new ideas are realized, and people are motivated to invest in their communities. Originally founded in 1994, Gillespie has created innovative communities in the Michigan market for over 25 years, boasting an excess of 1,800 residential rental units in addition to over 810,000 square feet of commercial/retail space. With a strong focus over the past several years on the Stadium District in downtown Lansing, Gillespie has responded to today's pursuit of 'live, work, play' destinations by providing mixed-use developments that promote 'smart growth' including the Capital City Market and Block600 project. Characteristics such as walkability, interconnectivity, efficiency and diversity of open space are quickly becoming the traits of their signature development style.

The project includes a focus on small business to support the surrounding neighborhood. Selective demolition and renovation of two, connected, existing buildings (totaling approximately 7,400 square feet) is planned. The ground floor is anticipated to be leased to two to three commercial tenants that currently include Tiny Bit of Wood, a woman owned, environmentally conscious wood crafting and furniture shop, and Sparrow Bloom, a woman owned specialty florist. The existing buildings will undergo renovations including upgrades to the design and fixtures of the proposed workspaces, bathrooms, as well as the installation of new lighting, flooring, and other fixtures throughout the remainder of the buildings. The street facade will be upgraded to create a modern look to the buildings which will also include the replacement of public sidewalks along E. Shiawassee Street to improve upon the current conditions.

Located two blocks east of the Downtown Lansing District, the project aligns with the district's mission to establish a downtown area as a "first choice" destination for business owners, patrons, and visitors. In addition, the project will allow two home-based businesses, Tiny Bit of Wood and Sparrow Bloom, to expand into more permanent brick and mortar, small businesses within the City of Lansing. Sparrow Bloom currently occupies a temporary space owned by The Gillespie Group. It is anticipated that the current space will be available for lease by another tenant once the 505/507 building is ready. Both are considered a specialty gift and goods-based business, which has been identified as an in-demand business by Downtown Lansing, Inc.

Construction is anticipated to begin by the end of 2023 with renovations to be completed by the end of 2024. The Developer will invest an estimated $1.175 million into the development that will create approximately 10 FTE construction jobs and an estimated 3 permanent jobs by the tenants once the commercial spaces are occupied with the potential for expansion in the future adding to the City's collected income tax revenue. Both tenants will attract new foot traffic to the northern Stadium District area, which will support the success of the existing restaurant and retail businesses nearby.

Preliminary floor plan and renderings are included in Appendix D.

II. GENERAL PROVISIONS

II.a. Description of Costs to be Paid for with Tax Increment Revenues (Section 13 (2)(a))

Tax Increment Financing revenues will be used to reimburse the costs of "Eligible Activities" (as defined by Section 2 of Act 381) as permitted under the Brownfield Redevelopment Financing Act funded by the LBRF that include:

- Work Plan Exempt Activities,
- Department Specific Activities,
- Demolition,
- Asbestos, Lead, and Mold Activities,
- Infrastructure Improvements, and
- Preparation and Implementation of a Brownfield Plan

A 3% Simple Interest has also been calculated and included within this Brownfield Plan which will be allocated to the LBRF as part of funding eligible activity reimbursement on the project. Tax Increment Revenues are also projected to be captured for annual LBRF capture and BRA administrative fees.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be funded by the LBRF and reimbursed with tax increment revenues captured from the subject property are shown in the attached Table 1.

The Eligible Activity cost estimates may increase or decrease depending on the nature and extent of unknown conditions encountered. If the total cost of eligible activities as described within this Plan is not exceeded, line-item categories and costs of eligible activities may be differ from what is included within this Plan, to the extent the adjustments do not violate the terms of Act 381.

Eligible Activities	**LBRF Eligible Activities Reimbursement (Local Only)**
Work Plan Exempt Activities	$13,488
Department Specific Activities	$47,710
Asbestos Activities	$6,750
Demolition Activities	$50,862
Infrastructure Improvements	$10,000
Subtotal	***$128,810***
LBRA Application Fee	$5,000

General Contractor Management Fee (5%)*	$5,766
Brownfield Plan Preparation	*$11,000*
Subtotal	***$21,766***
Total LBRF Funding Requested	***$150,576***

**Excludes the cost of Work Plan Exempt Activities and Brownfield Plan Preparation*

Administrative Fee, Pass-Through, and Interest	
State Brownfield Fund	$1,078
LBRA Admin Fee and New LBRF Capture (10% Annually)	$23,967
LBRF Interest (via 3% Simple Interest)	$35,146
10% Pass-Through to Taxing Units	$24,810
Total	***$85,001***

II.b. Brief Summary of the Eligible Activities that are Proposed (Section 13 (2)(b))

Eligible Activities are summarized below. An Accelerated Reimbursement Secured Loan through the City's LBRF will be requested for separate consideration by the LBRA.

1. Work Plan Exempt Activities include a Phase I Site Assessment (ESA) and, Phase II Environmental ESA, Hazardous Materials Survey conducted and required as part of the pre-purchase due diligence conducted on the property.

2. Department Specific Activities include the design and installation of a vapor barrier system and oversight/sampling/reporting by an environmental professional at 507 East Shiawassee Street, which occurred prior to approval of this plan.

3. Demolition Activities include selective building demolition and the removal of sidewalks.

4. Asbestos Activities includes asbestos containing materials (ACM) abatement, oversight, air monitoring and associated reporting.

5. Infrastructure Improvements include public sidewalk improvements.

6. Preparation of the Brownfield Plan and associated activities (e.g. meetings with BRA, review by City Attorney etc.)

7. A 5% developer management fee of $5,766. This excludes the cost of the Work Plan Exempt Activities and preparation of the Brownfield Plan.

8. An LBRA Application fee of $5,000.

The total estimated cost of Eligible Activities is $150,576 with 3% simple interest calculated at $35,130. This results in a total, not to exceed cost of $185,706, unless the Plan is amended and approved by the LBRA and City Council.

II.c. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13 (2)(c))

An Accelerated Reimbursement Secured Loan through the City's LBRF will be requested for separate consideration by the LBRA. The costs of eligible activities included in, and authorized by this Plan will be reimbursed to the LBRF with incremental local tax revenues (as applicable) generated by the subject property and captured by the LBRA, subject to any limitations and conditions described in this Plan, and the terms of a Reimbursement Agreement and Accelerated Reimbursement Loan Agreement between the Developer and the Authority (the "Reimbursement Agreement").

The initial ("base") taxable value of the subject property shall be determined by use of the 2023 tax year tax value, which is $204,054. Tax increment revenue capture will begin when tax increment is generated by redevelopment of the subject property, which is expected to begin in 2025 or when redevelopment is complete, whichever occurs first. The estimated taxable value of the completed development is $380,000. An annual increase in taxable value of 2.0% has been applied to account for future tax increases in this Plan. Table 2 details the estimated available tax increment revenues for each year of the Plan. The actual taxable value will be determined by the authorized assessor.

The LBRA will capture 90% of the available incremental tax revenues generated from the subject property to reimburse the LBRF for the costs of eligible activities under this Plan. The remaining 10% of incremental taxes will pass through proportionally to the applicable taxing jurisdictions, which is estimated to be $24,810 over the duration of the Plan. A detailed annual estimated schedule of capture and reimbursement are attached to this Plan under Tables 2 and 3.

The LBRA will capture 10% of total tax increment revenues on an annual basis for administrative fees and new LBRF capture, which is estimated to be $23,967.

Interest capture for the LBRF funded activities is included in this plan and is estimated at $35,130, which has been calculated at 3% simple interest. The funds reimbursed and deposited into the LBRF as part of this Plan will be used in accordance with the requirements of Act 381, as amended.

A summary of the impact to taxing jurisdictions for the life of the Plan is summarized in Section II.g.

II.d. Method of Financing Plan Costs and Description of Advances by the Municipality (Section 13 (2)(d))

Eligible activities will be financed by Infinite 505, LLC and 507 E Shiawassee, LLC. The Developer will be reimbursed for eligible costs from the LBRF as described in Section II.c and outlined in Table 1.

All reimbursements authorized under this Plan shall be governed by the LBRF Reimbursement Agreement and Accelerated Reimbursement Loan Agreement.

II.e. Maximum Amount of Note or Bonded Indebtedness (Section 13 (2)(e))

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

II.f. Duration of the Brownfield Plan (Section 13 (2)(f))

Reimbursement of eligible activities is estimated to occur over 19 years. However, in no event shall the duration of the Plan, exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. The subject property will become part of this Plan on the date this Plan is approved by the City of Lansing City Council.

II.g. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (Section 13 (2)(g))

A summary of the total amounts estimated to be generated and preserved for taxing units during the life of the Plan are outlined below.

Millage	Rate	Developer/LBRF Reimbursement	Developer/LBRF Interest Capture	Administrative Fee & State Revolving Fund	10% Pass Through	Base and New Taxes Preserved	Totals
State Education Tax (SET)	6.0000	$ 1,103	$ 17	$ 1,078	$ 216	$ 52,076	*$ 54,491*
School Operating Tax	17.4478	$ 3,208	$ 50	$ -	$ 627	$ 151,437	*$ 155,322*
Subtotal	***23.4478***	***$ 4,311***	***$ 67***	***$ 1,078***	***$ 843***	***$ 203,513***	***$ 209,813***
							$ -
Ingham County	6.7807	$ 19,872	$ 4,766	$ 3,256	$ 3,256	$ 26,289	*$ 57,440*
Airport Auth.	0.6990	$ 2,049	$ 491	$ 336	$ 336	$ 2,710	*$ 5,921*
CATA	2.9895	$ 8,761	$ 2,101	$ 1,436	$ 1,436	$ 11,590	*$ 25,324*
CADL Library	1.5528	$ 4,551	$ 1,091	$ 746	$ 746	$ 6,020	*$ 13,154*
Lansing Operating	19.4400	$ 56,973	$ 13,664	$ 9,336	$ 9,336	$ 75,369	*$ 164,679*
LCC	3.7692	$ 11,047	$ 2,649	$ 1,810	$ 1,810	$ 14,613	*$ 31,929*
Lansing Sch Sink	2.9575	$ 8,668	$ 2,079	$ 1,420	$ 1,420	$ 11,466	*$ 25,053*
Ingham Intermediate	4.9378	$ 14,471	$ 3,471	$ 2,371	$ 2,371	$ 19,144	*$ 41,829*
Ingham County Sum	6.7807	$ 19,872	$ 4,766	$ 3,256	$ 3,256	$ 26,289	*$ 57,440*
Subtotal	***49.9072***	***$ 146,265***	***$ 35,079***	***$ 23,967***	***$ 23,967***	***$ 193,492***	***$ 422,770***
							$ -
Total Capturable Millages	***73.3550***	***$ 150,576***	***$ 35,146***	***$ 25,046***	***$ 24,810***	***$ 397,005***	***$ 632,583***
Non-Capturable Millages	**Rate**					**Base and New Taxes Preserved**	**Totals**
Lansing Sch. Debt	4.1000					$ 35,586	*$ 35,586*
Total Non-Capturable Millages	***4.1000***					**$ 35,586**	***$ 35,586***

See Table 2 for a complete breakdown of estimated available tax increment revenues and Table 3 for the annual estimated developer reimbursement.

II.h. Legal Description, Property Map, Property Characteristics, and Personal Property (Section 13 (2)(h))

The subject property's legal description is included in Appendix A and a map showing the location and dimensions of the eligible property is included in Appendix B.

The subject property is considered "eligible property" as defined by Act 381, Section 2 because it (a) was previously utilized for a commercial purpose; (b) is located within the City of Lansing, a qualified local governmental unit under Act 381; (c) is determined to be a "facility" as defined by Act 381, and (d) is adjacent and contiguous to a qualifying parcel and is estimated to increase the captured taxable value of the project.

PM Environmental, a Pinchin Company (PM) identified the following onsite REC in the 2009 Phase I ESA for the property located at 507 E. Shiawassee Street:

- A solvents-based parts washer located on the eastern interior wall in the workshop portion was observed within the 507 East Shiawassee Street building during the site reconnaissance. According to the current operator of the property, the property has utilized a parts washer in this location of the building since at least 1977. Based on the length of time the property has utilized the parts washer, the potential exists for spills and/or leaks to have occurred during usage and/or maintenance activities and resulted in subsurface contamination.

Subsequently, PM completed additional subsurface investigation activities in February 2010 to evaluate the above-referenced REC. The activities included the advancement of one soil boring (SB-1) to a depth of 7.0 feet below ground surface (bgs). Two soil samples were collected, one from 0.5 to 1.5 feet bgs and one from 6.0 to 7.0 feet bgs and submitted for analysis of volatile organic compounds (VOCs), polynuclear aromatic compounds (PNAs), cadmium, chromium, and lead.

The analytical results from identified concentrations of the VOC species tetrachloroethylene (PCE) and trichloroethylene (TCE) in soils above the Part 201 Residential and Nonresidential Drinking Water Protection (DWP), Groundwater Water Surface Water Interface Protection (GSIP), and Soil Volatilization to Indoor Air Inhalation (SVII) GCC. A concentration of the PNA species benzo(a)pyrene was identified above the Part 201 Residential Direct Contact (DC) GCC, and a concentration of the PNA species phenanthrene was identified exceeding the Part 201 GSIP GCC. Lastly a concentration of lead was identified in the 0.5 to 1.5 feet bgs soil sample exceeding the Part 201 Residential DC GCC.

On August 16, 2017, PM completed subsurface investigation activities at the subject property that consisted of the installation of three temporary sub-slab soil gas sampling points and the collection of soil gas samples to assess the vapor intrusion pathway as it pertains to the impact identified during the previous site investigation. Concentrations of TCE were identified in the soil gas samples collected from two of three points exceeding the Residential and Nonresidential/Commercial Michigan Department of Environment, Great Lakes, and Energy (EGLE) screening levels.

Based upon review of the previous subsurface investigations, soil contamination is present which exceeds the current Part 201 Residential and Nonresidential GCC. Based on these analytical results, the subject property is a “facility,” as defined by Part 201.

Personal property may be included as part of the eligible property and associated tax increment capture to the extent that it is taxable personal property. However, personal property is not included within the projections attached to this Plan.

Documentation of characteristics that qualify the property as eligible property is provided in Appendix E.

II.i. Estimates of the Number of Persons Residing on the Property (Section 13 (2)(i))

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

II.j. Plan for Relocation of Displaced Residents (Section 13 (2)(j))

No persons will be displaced as result of this development; therefore, a Plan for relocation is not applicable for this Plan.

II.k. Provisions for Relocation Costs (Section 13 (2)(k)

No persons will be displaced as result of this development; therefore, no relocation costs will be incurred.

II.l. Strategy for Compliance with Michigan's Relocation Assistance Law (Section 13 (2)(l)

No persons will be displaced as result of this development; therefore, no relocation assistance strategy is needed for this Plan.

II.m. Other Material that the Authority or Governing Body Considers Pertinent (Section 13 (2)(m))

The Brownfield Redevelopment Authority and the City Council as the Governing Body, in accordance with the Act, may amend this Plan in order to fund additional eligible activities associated with the Project described herein.

Which included environmental assessment, some of the abatement and demolition activities, and the installation of a vapor mitigation system, were completed in 2018, prior to the approval of this Brownfield Plan. Costs associated with these activities are anticipated to be included within the request for reimbursement should this Plan be approved.

The LBRA's accelerated reimbursement loan program may be used to finance a portion of the eligible activities under this Plan. Additionally, the LBRA may capture available tax increment revenues for deposit to the LBRF as permitted by Act 381.

APPENDICES

Appendix A

Legal Description

Legal Description

505 E. Shiawassee Street, Lansing, Ingham County, Michigan
Parcel Number: 33-01-01-16-228-131

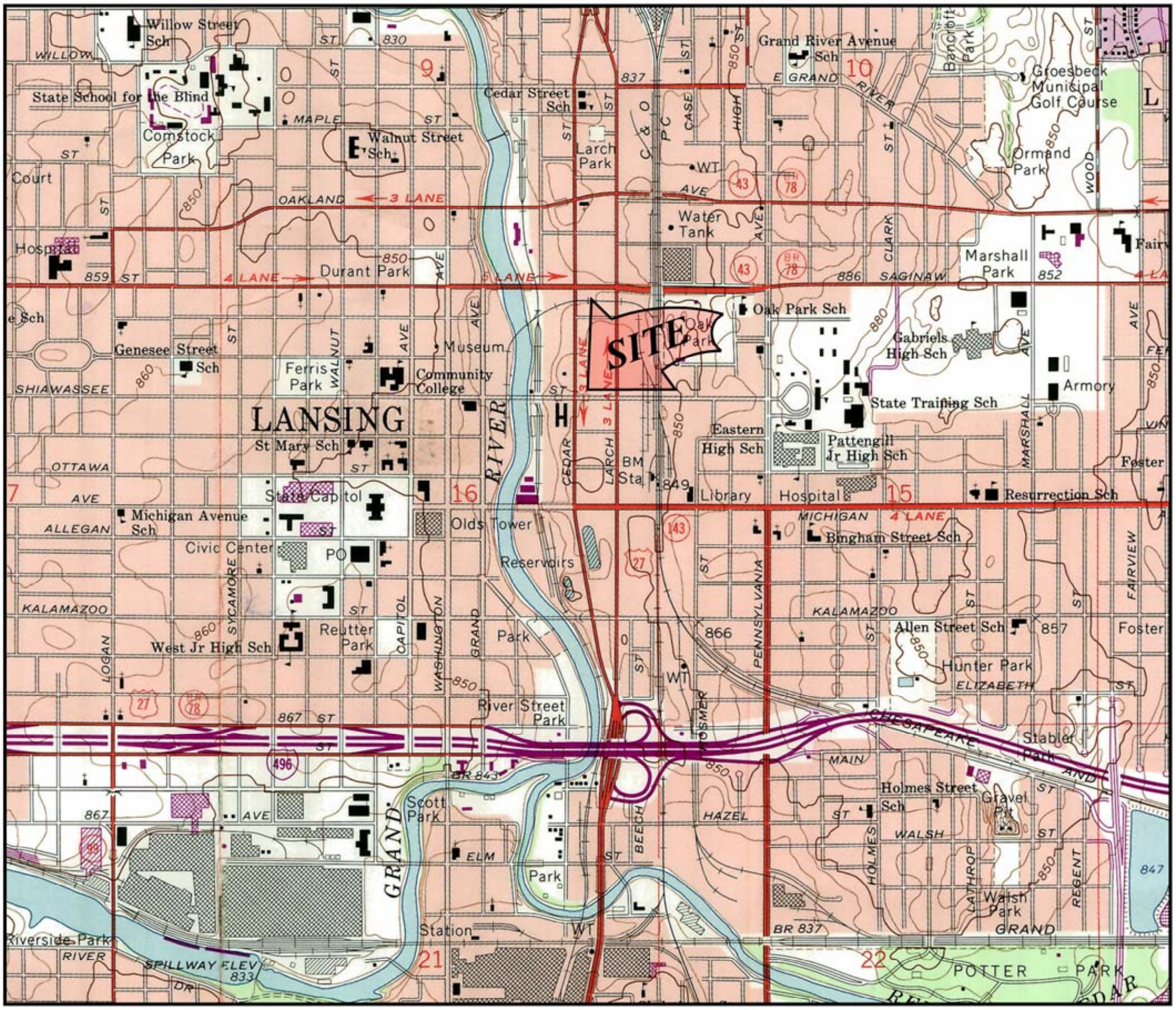
W 60.13 FT LOT 16 ASSESSORS PLAT NO 33 REC L 11 P 14

507 E. Shiawassee Street, Lansing, Ingham County, Michigan
Parcel Number: 33-01-01-16-228-141

E 44 FT OF W 104.13 FT LOT 16 ASSESSORS PLAT NO 33 REC L 11 P 14

Appendix B

Eligible Property Location Map



INGHAM COUNTY

SCALE 1:24,000

1 MILE | 1/2 MILE | 0 | 1 MILE

FIGURE 1

PROPERTY VICINITY MAP

USGS, 7.5 MINUTE SERIES

LANSING SOUTH, MI QUADRANGLE, 1965. PHOTO REVISED 1973.

PM ENVIRONMENTAL — Environmental & Engineering Services	PROJ: COMMERCIAL PROPERTY 507 EAST SHIAWASSEE STREET LANSING, MI	THIS IS NOT A LEGAL SURVEY VERIFY SCALE 0 — 2,000' IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	DRN BY: KS CHKD BY: AS FILE NAME: 01-3421-2-002F01R00	DATE: 8/24/2017 SCALE: 1" = 2,000'

INGHAM COUNTY
MICHIGAN

Ingham County Parcels

Disclaimer: The data is provided for reference only and WITHOUT WARRANTY of any kind.

Appendix C

Current Site Photos

Photographs From Site Reconnaissance
PM Project No. 01-03421-4
Location: 505 and 507 East Shiawassee Street, Lansing, Michigan

Photograph 1

505 E. Shiawassee St. exterior

Photograph 2

507 E. Shiawassee St. exterior

	Photographs From Site Reconnaissance **PM Project No. 01-03421-4** **Location: 505 and 507 East Shiawassee Street, Lansing, Michigan**

Photograph 3

Subject property building interior

Photograph 4

Subject property building interior

Photograph 5

Subject property building interior

Photograph 6

Subject property building interior

Appendix D

Site Plans and Renderings

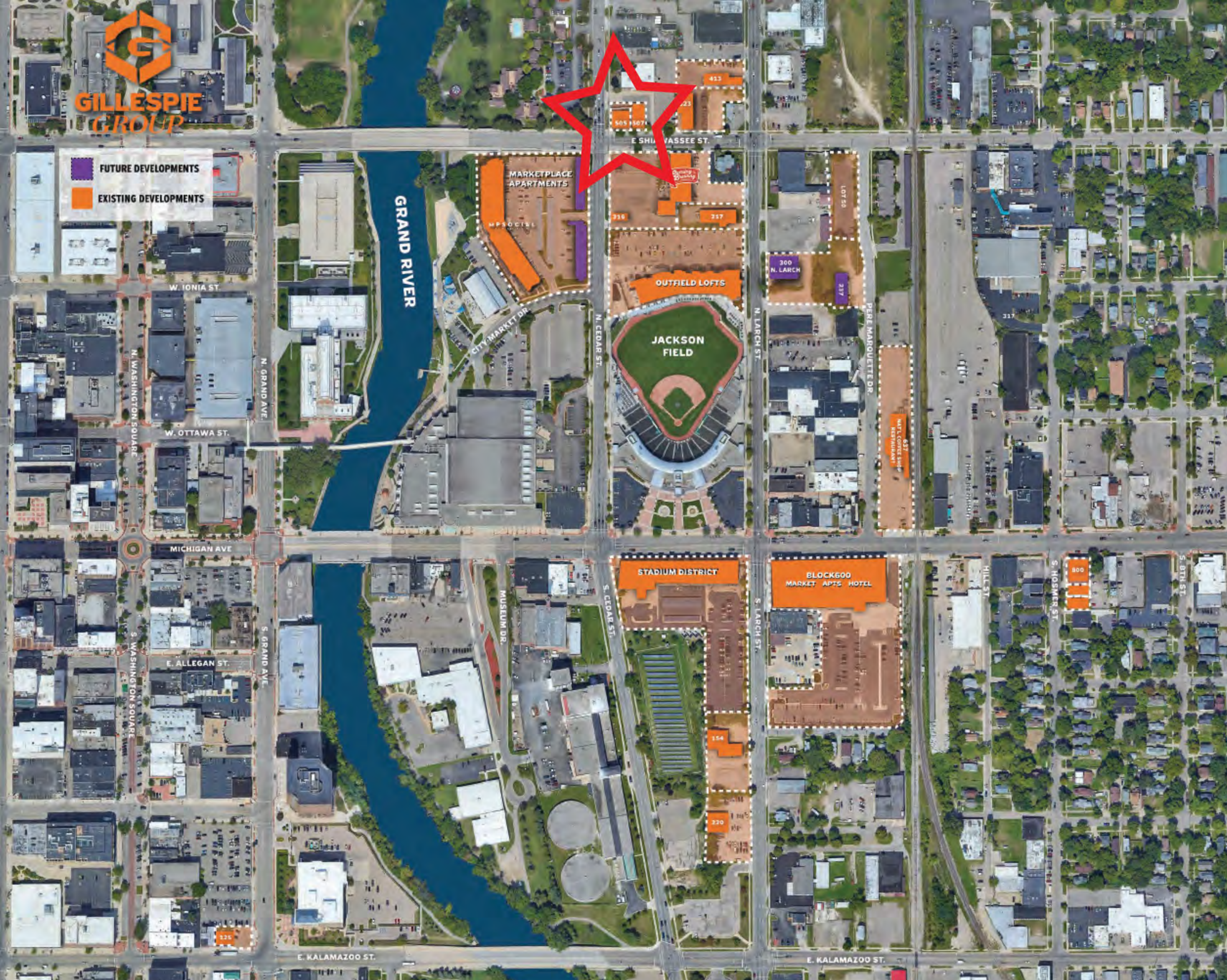
505 E. SHIAWASSEE STREET

AVAILABLE SPACE FOR LEASE

Approx. 2,000 SF

GILLESPIE GROUP

Renderings are for inspirational and discussion purposes only



JOIN THE GROWTH AND ENERGY OF THE THRIVING STADIUM DISTRICT TODAY!

PROPERTY INFO

- Approx. 2,000 Square Feet of available space
- Interior can designed to accommodate tenant needs
- Prominent building signage available
- Highly visible corner building
- One block north of the game changer BLOCK600
  - Capital City Market by Meijer
  - Courtyard by Marriott hotel
- Surrounded by 15+ bars and restaurants
- Footsteps away from Jackson Field, Lansing River Trail and Lansing Center
- Close proximity to the Michigan State Capitol: 0.5 miles

CONTACT

MEGAN WEBER
Leasing and Business Development Manager
517.333.4123
mweber@gillespie-group.com

GILLESPIE-GROUP.COM

GILLESPIE GROUP

FLOOR PLAN EXAMPLE:

Floor Plans are for inspirational and discussion purposes only

TABLES

Table 1

Eligible Activity Cost Schedule

Table 1: Eligible Activities Cost Estimates			
Item/Activity	**Total Request**	**Local Only MSF Act 381 Eligible Activities**	**EGLE Act 381 Eligible Activities**
Work Plan Exempt Activities			
Environmental Assessments and Reporting	$ 13,488	$ 9,149	$ 4,339
Work Plan Exempt Activities Sub-Total	**$ 13,488**	**$ 9,149**	**$ 4,339**
Department Specific Activities			
Vapor Barrier Design and Installation	$ 47,710	$ 47,710	
Department Specific Activities Sub-Total	**$ 47,710**	**$ 47,710**	**$ -**
Demolition			
Selective Building Demolition Activities	$ 29,687	$ 29,687	
Site Demolition Activities	$ 21,175	$ 21,175	
Demolition Sub-Total	**$ 50,862**	**$ 50,862**	**$ -**
Asbestos and Lead Activities			
Asbestos Abatement	$ 6,750	$ 6,750	
Asbestos and Lead Activities Sub-Total	**$ 6,750**	**$ 6,750**	**$ -**
Infrastructure Improvements			
Side Walk Improvements	$ 10,000	$ 10,000	
Infrastructure Sub-Total	**$ 10,000**	**$ 10,000**	**$ -**
Preparation of Brownfield Plan and Act 381 Workplan			
Brownfield Plan	$ 11,000	$ 11,000	
Brownfield Plan and Act 381 Workplan Sub-Total	**$ 11,000**	**$ 11,000**	**$ -**
Eligible Activities Sub-Total	**$ 139,810**	**$ 135,471**	**$ 4,339**
General Contractor Management Fee (5%)	$ 5,766	$ 5,766	
LBRA Application Fee	$ 5,000	$ 5,000	
Eligible Reimbursement Total	**$ 150,576**	**$ 146,237**	**$ 4,339**
Interest (3%)	$ 35,146	$ 35,048	$ 98
BRA Administrative Fee and LBRF Capture	$ 23,967	$ 23,967	
State Brownfield Revolving Fund	$ 1,078		$ 1,078
10% Pass Through	$ 24,810	$ 23,967	$ 843
Total	**$ 235,577**	**$ 229,219**	**$ 6,358**

Table 2

Tax Increment Revenue Capture Estimates

Table 2:
Tax Increment Revenue
Capture Estimates

BROWNFIELD ONLY
Lansing

Estimated Taxable Value (TV) Increase Rate: 2.00% Multiplier 1.020

	Brownfield Plan Year		**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**
	Calendar Year	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**
Parent Parcel	Base Taxable Value	$ 204,054	$ 204,054	$ 204,054	$ 204,054	$ 204,054	$ 204,054	$ 204,054	$ 204,054	$ 204,054	$ 204,054
Ad Valorem	Estimated New TV		$ 380,000	$ 387,600	$ 395,352	$ 403,259	$ 411,324	$ 419,551	$ 427,942	$ 436,501	$ 445,231
	Incremental Difference (New TV - Base TV)		$ 175,946	$ 183,546	$ 191,298	$ 199,205	$ 207,270	$ 215,497	$ 223,888	$ 232,447	$ 241,177
School Capture	Millage Rate										
State Education Tax (SET)	6.0000		$ 1,056	$ 1,101	$ 1,148	$ 1,195	$ 1,244	$ 1,293	$ 1,343	$ 1,395	$ 1,447
School Operating Tax	17.4478		$ 3,070	$ 3,202	$ 3,338	$ 3,476	$ 3,616	$ 3,760	$ 3,906	$ 4,056	$ 4,208
School Brownfield Capturable Total	**23.4478**		$ 4,126	$ 4,304	$ 4,486	$ 4,671	$ 4,860	$ 5,053	$ 5,250	$ 5,450	$ 5,655
Local Capture											
Ingham County	6.7807		$ 1,193	$ 1,245	$ 1,297	$ 1,351	$ 1,405	$ 1,461	$ 1,518	$ 1,576	$ 1,635
Airport Auth.	0.6990		$ 123	$ 128	$ 134	$ 139	$ 145	$ 151	$ 156	$ 162	$ 169
CATA	2.9895		$ 526	$ 549	$ 572	$ 596	$ 620	$ 644	$ 669	$ 695	$ 721
CADL Library	1.5528		$ 273	$ 285	$ 297	$ 309	$ 322	$ 335	$ 348	$ 361	$ 374
Lansing Operating	19.4400		$ 3,420	$ 3,568	$ 3,719	$ 3,873	$ 4,029	$ 4,189	$ 4,352	$ 4,519	$ 4,688
LCC	3.7692		$ 663	$ 692	$ 721	$ 751	$ 781	$ 812	$ 844	$ 876	$ 909
Lansing Sch Sink	2.9575		$ 520	$ 543	$ 566	$ 589	$ 613	$ 637	$ 662	$ 687	$ 713
Ingham Intermediate	4.9378		$ 869	$ 906	$ 945	$ 984	$ 1,023	$ 1,064	$ 1,106	$ 1,148	$ 1,191
Ingham County Sum	6.7807		$ 1,193	$ 1,245	$ 1,297	$ 1,351	$ 1,405	$ 1,461	$ 1,518	$ 1,576	$ 1,635
Local Total	**49.9072**		**$ 8,781**	**$ 9,160**	**$ 9,547**	**$ 9,942**	**$ 10,344**	**$ 10,755**	**$ 11,174**	**$ 11,601**	**$ 12,036**
Local Brownfield Capturable Total	**49.9072**		**$ 8,781**	**$ 9,160**	**$ 9,547**	**$ 9,942**	**$ 10,344**	**$ 10,755**	**$ 11,174**	**$ 11,601**	**$ 12,036**
Non-Capturable Millages											
Lansing Sch. Debt	4.1000		$ 721	$ 753	$ 784	$ 817	$ 850	$ 884	$ 918	$ 953	$ 989
Total Non-Capturable Taxes	**4.1000**		**$ 721**	**$ 753**	**$ 784**	**$ 817**	**$ 850**	**$ 884**	**$ 918**	**$ 953**	**$ 989**
State and Local Total	**77.4550**		**$ 13,628**	**$ 14,217**	**$ 14,817**	**$ 15,429**	**$ 16,054**	**$ 16,691**	**$ 17,341**	**$ 18,004**	**$ 18,680**
State and Local Total Capturable	**73.3550**		$ 12,907	$ 13,464	$ 14,033	$ 14,613	$ 15,204	$ 15,808	$ 16,423	$ 17,051	$ 17,692

Table 2:
Tax Increment Revenue
Capture Estimates

10	11	12	13	14	15	16	17	18	19	TOTAL
2034	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	
$ 204,054	$ 204,054	$ 204,054	$ 204,054	$ 204,054	$ 204,054	$ 204,054	$ 204,054	$ 204,054	$ 204,054	
$ 454,135	$ 463,218	$ 472,482	$ 481,932	$ 491,571	$ 501,402	$ 511,430	$ 521,659	$ 532,092	$ 542,734	
$ 250,081	$ 259,164	$ 268,428	$ 277,878	$ 287,517	$ 297,348	$ 307,376	$ 317,605	$ 328,038	$ 338,680	
$ 1,500	$ 1,555	$ 1,611	$ 1,667	$ 1,725	$ 1,784	$ 1,844	$ 1,906	$ 1,968	$ 2,032	$ 28,814
$ 4,363	$ 4,522	$ 4,683	$ 4,848	$ 5,017	$ 5,188	$ 5,363	$ 5,542	$ 5,724	$ 5,909	$ 83,791
$ 5,864	$ 6,077	$ 6,294	$ 6,516	$ 6,742	$ 6,972	$ 7,207	$ 7,447	$ 7,692	$ 7,941	$ 112,605
$ 1,696	$ 1,757	$ 1,820	$ 1,884	$ 1,950	$ 2,016	$ 2,084	$ 2,154	$ 2,224	$ 2,296	$ 32,564
$ 175	$ 181	$ 188	$ 194	$ 201	$ 208	$ 215	$ 222	$ 229	$ 237	$ 3,357
$ 748	$ 775	$ 802	$ 831	$ 860	$ 889	$ 919	$ 949	$ 981	$ 1,012	$ 14,357
$ 388	$ 402	$ 417	$ 431	$ 446	$ 462	$ 477	$ 493	$ 509	$ 526	$ 7,457
$ 4,862	$ 5,038	$ 5,218	$ 5,402	$ 5,589	$ 5,780	$ 5,975	$ 6,174	$ 6,377	$ 6,584	$ 93,358
$ 943	$ 977	$ 1,012	$ 1,047	$ 1,084	$ 1,121	$ 1,159	$ 1,197	$ 1,236	$ 1,277	$ 18,101
$ 740	$ 766	$ 794	$ 822	$ 850	$ 879	$ 909	$ 939	$ 970	$ 1,002	$ 14,203
$ 1,235	$ 1,280	$ 1,325	$ 1,372	$ 1,420	$ 1,468	$ 1,518	$ 1,568	$ 1,620	$ 1,672	$ 23,713
$ 1,696	$ 1,757	$ 1,820	$ 1,884	$ 1,950	$ 2,016	$ 2,084	$ 2,154	$ 2,224	$ 2,296	$ 32,564
$ 12,481	**$ 12,934**	**$ 13,397**	**$ 13,868**	**$ 14,349**	**$ 14,840**	**$ 15,340**	**$ 15,851**	**$ 16,371**	**$ 16,903**	**$ 239,674**
$ 12,481	**$ 12,934**	**$ 13,397**	**$ 13,868**	**$ 14,349**	**$ 14,840**	**$ 15,340**	**$ 15,851**	**$ 16,371**	**$ 16,903**	**$ 239,674**
$ 1,025	$ 1,063	$ 1,101	$ 1,139	$ 1,179	$ 1,219	$ 1,260	$ 1,302	$ 1,345	$ 1,389	$ 19,690
$ 1,025	**$ 1,063**	**$ 1,101**	**$ 1,139**	**$ 1,179**	**$ 1,219**	**$ 1,260**	**$ 1,302**	**$ 1,345**	**$ 1,389**	**$ 19,690**
$ 19,370	**$ 20,074**	**$ 20,791**	**$ 21,523**	**$ 22,270**	**$ 23,031**	**$ 23,808**	**$ 24,600**	**$ 25,408**	**$ 26,232**	**$ 371,969**
$ 18,345	$ 19,011	$ 19,691	$ 20,384	$ 21,091	$ 21,812	$ 22,548	$ 23,298	$ 24,063	$ 24,844	$ 352,279

Table 3

Tax Increment Reimbursement Estimates

PM ENVIRONMENTAL
a PINCHIN company

Table 3:
Tax Increment Financing Reimbursement Estimates

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
TOTAL	100.00%	$ **13,586**	$ **172,136**	$ **185,722**
State	31.96%	$ 4,343	$ -	$ 4,343
Local	68.04%	$ 9,243	$ 172,136	$ 181,379
TOTAL	100.00%	$ **13,586**	$ **-**	$ **13,586**
EGLE	100.00%	$ 13,586	$ -	$ 13,586
MSF	0.00%	$ -	$ -	$ -

Estimated Total Years of Plan: 19

Estimated Capture		
10% Pass Through	$	24,810
State Revolving Fund	$	1,078
Admin Fee & LBRF Capture	$	23,967
Developer or LBRF Reimbursemen	$	185,722
Total	$	235,578

	Brownfield	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*	*11*	*12*	*13*	*14*
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Total State Incremental Revenue		$4,126	$4,304	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
State Brownfield Revolving Fund (50% of SET)		$528	$551	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
10% Pass Through		$413	$430	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
State TIR Available for Reimbursement		**$3,185**	**$3,323**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Total Local Incremental Revenue		$8,781	$9,160	$9,547	$9,942	$10,344	$10,755	$11,174	$11,601	$12,036	$12,481	$12,934	$13,397	$13,868	$14,349
BRA Administrative Fee and LBRF Capture (10%)		$878	$916	$955	$994	$1,034	$1,075	$1,117	$1,160	$1,204	$1,248	$1,293	$1,340	$1,387	$1,435
10% Pass Through		$878	$916	$955	$994	$1,034	$1,075	$1,117	$1,160	$1,204	$1,248	$1,293	$1,340	$1,387	$1,435
Local TIR Available for Reimbursement		**$7,025**	**$7,328**	**$7,638**	**$7,953**	**$8,275**	**$8,604**	**$8,939**	**$9,281**	**$9,629**	**$9,985**	**$10,347**	**$10,717**	**$11,094**	**$11,479**
Total State & Local TIR Available		**$10,210**	**$10,651**	**$7,638**	**$7,953**	**$8,275**	**$8,604**	**$8,939**	**$9,281**	**$9,629**	**$9,985**	**$10,347**	**$10,717**	**$11,094**	**$11,479**
	Beginning Balance														
Eligible Activities Reimbursement Balance	***$150,576***	***$140,366***	***$131,979***	***$124,341***	***$116,387***	***$108,112***	***$99,508***	***$90,569***	***$81,289***	***$71,659***	***$61,675***	***$51,327***	***$40,610***	***$29,516***	***$18,036***
Interest Reimbursement Balance	***$35,146***	***$35,146***	***$35,048***	***$35,048***	***$35,048***	***$35,048***	***$35,048***	***$35,048***	***$35,048***	***$35,048***	***$35,048***	***$35,048***	***$35,048***	***$35,048***	***$35,048***
EGLE Environmental Costs	$13,488														
State Tax Reimbursement		$3,185	$1,126												
Local Tax Reimbursement		$7,025	$2,152												
Reimbursement Balance		$3,278	$0												
Interest Reimbursement	$98														
State Tax Reimbursement		$0	$31												
Local Tax Reimbursement		$0	$67												
Interest Reimbursement Balance		**$98**													
Interest Accumulation		$98	$0												
EGLE Environmental Costs	**$13,586**														
State Tax Reimbursement		$3,185	$1,158												
Local Tax Reimbursement		$7,025	$2,219												
Total Reimbursement Balance		**$3,376**	**$0**												
Local Only Costs	$ 137,088														
Local Tax Reimbursement		$0	$5,109	$7,638	$7,953	$8,275	$8,604	$8,939	$9,281	$9,629	$9,985	$10,347	$10,717	$11,094	$11,479
Reimbursement Balance		$137,088	$131,979	$124,341	$116,387	$108,112	$99,508	$90,569	$81,289	$71,659	$61,675	$51,327	$40,610	$29,516	$18,036
Interest Reimbursement	$35,048														
Local Tax Reimbursement		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Local Only Reimbursement Balance		**$4,113**	**$8,072**	**$11,802**	**$15,294**	**$18,537**	**$21,522**	**$24,240**	**$26,678**	**$28,828**	**$30,678**	**$32,218**	**$33,436**	**$34,322**	**$34,863**
Interest Accumulation		$4,113	$3,959	$3,730	$3,492	$3,243	$2,985	$2,717	$2,439	$2,150	$1,850	$1,540	$1,218	$885	$541
Local Only Costs Summary	**$172,136**														
Local Tax Reimbursement		$0	$5,109	$7,638	$7,953	$8,275	$8,604	$8,939	$9,281	$9,629	$9,985	$10,347	$10,717	$11,094	$11,479
Total Reimbursement Balance		**$172,136**	**$167,027**	**$159,389**	**$151,435**	**$143,160**	**$134,556**	**$125,617**	**$116,337**	**$106,707**	**$96,723**	**$86,375**	**$75,658**	**$64,564**	**$53,084**
Total Annual Reimbursement		**$10,210**	**$8,486**	**$7,638**	**$7,953**	**$8,275**	**$8,604**	**$8,939**	**$9,281**	**$9,629**	**$9,985**	**$10,347**	**$10,717**	**$11,094**	**$11,479**

Table 3:
Tax Increment Financing Reimbursement Estimates

15	16	17	18	19	
2039	2040	2041	2042	2043	TOTAL
$0	$0	$0	$0	$0	$8,429
$0	$0	$0	$0	$0	$1,078
$0	$0	$0	$0	$0	$843
$0	**$0**	**$0**	**$0**	**$0**	**$6,508**
$14,840	$15,340	$15,851	$16,371	$16,903	$239,674
$1,484	$1,534	$1,585	$1,637	$1,690	$23,967
$1,484	$1,534	$1,585	$1,637	$1,690	$23,967
$11,872	**$12,272**	**$12,681**	**$13,097**	**$13,522**	**$191,739**
$11,872	**$12,272**	**$12,681**	**$13,097**	**$13,522**	**$ 198,247**
$6,165	***$0***	***$0***	***$0***	***$0***	
$35,048	***$28,940***	***$16,260***	***$3,163***	***$0***	
					$4,311
					$9,177
					$31
					$67
					$98
					$4,343
					$9,243
$11,872	$6,165				$137,088
$6,165					
$0	$6,108	$12,681	$13,097	$3,162	$35,048
$35,048	**$28,940**	**$16,260**	**$3,162**	**$0**	
$185	$0	$0	$0	$0	$35,048
$11,872	$12,272	$12,681	$13,097	$3,162	$172,136
$41,213	**$28,940**	**$16,260**	**$3,163**	**$0**	
$11,872	**$12,272**	**$12,681**	**$13,097**	**$3,162**	$185,722

LANSING BROWNFIELD REDEVELOPMENT AUTHORITY
Certificate of Resolution by Board of Directors

At a regular meeting of the Board of Directors of the Lansing Brownfield Redevelopment Authority (LBRA) held on Friday, September 22, 2023 at 8:30 a.m., pursuant to notice duly given:

PRESENT: MEMBERS:

ABSENT: MEMBERS:

The following preamble and resolutions were offered by:

MEMBER: , seconded by:

MEMBER:

WHEREAS, the Lansing Brownfield Redevelopment Authority (Authority) approved Brownfield Plan #84 – 505 and 507 E. Shiawassee Rehabilitation Project (Plan) on September 22, 2023 at a meeting of the Board of Directors, and

WHEREAS, the Developer has requested an Accelerated Reimbursement Loan (Loan) from the Authority in the maximum amount of $150,576 to support upfront Developer funded Eligible Activities and to help secure project financing, and

WHEREAS, pursuant to the Michigan Public Act 381 of 1996, as amended (Act), the Authority is responsible for the administration the City's Local Brownfield Revolving Fund (LBRF) and may use the funds as authorized under the Act, and

WHEREAS, repayment of the LBRA Loan are to be made from future Tax Increment Revenues (TIR) captured during the life of the Plan, and

WHEREAS, LBRA Staff has reviewed the Developer's LBRA Loan request and recommends approval by the Lansing Brownfield Redevelopment Authority Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA), AS FOLLOWS:

1. Lansing Brownfield Redevelopment Authority Board (LBRA Board) approves an Accelerated Reimbursement Loan not to exceed $150,576, to be repaid from future Tax Increment Revenues (TIR) captured during the life of the Brownfield Plan #84 (Plan), to be used to support upfront Developer funded Eligible Activities as outlined in the Plan, conditional on the following:
   a) Approval of the Plan by Lansing City Council.
   b) Proof of sufficient financing to complete the Project.
   c) Execution of a Universal Development Agreement between the City of Lansing and Infinite 505, LLC.
   d) Execution of a Reimbursement Agreement between the Lansing Brownfield Redevelopment Authority and Infinite 505, LLC.

e) Execution of an Accelerated Reimbursement Secured Loan Agreement between the Lansing Brownfield Redevelopment Authority and Infinite 505, LLC.

2. Furthermore, the LBRA Board directs its authorized representative(s) to negotiate and prepare the Reimbursement Agreement and Accelerated Reimbursement Loan Agreement to be to be executed by the LBRA Board Chair on the Authority's behalf.

3. Additionally, the LBRA Board agrees that if any section, clause or phrase of this Resolution is declared as invalid by a court of law, that ruling shall not affect the intent and purpose of this Resolution and validity of the remaining provisions of the Resolution.

4. Finally, the LBRA Board declares that all resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are repealed.

YEAS:

NAYS:

ABSTENTIONS:

ABSENT:

PREAMBLE AND RESOLUTIONS DECLARED ADOPTED.

STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and a complete copy of a preamble and resolutions adopted at a regular meeting of the Economic Development Corporation of the City of Lansing held on the 22nd day of September 2023, and said preamble and resolutions are on file in the office of the Economic Development Corporation of the City of Lansing and are available to the public. Public notice of the meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan 1976, including in the case of a special or re-scheduled meeting, notice by publication or posting of at least eighteen (18) hours prior to the time set for the meeting. In addition, the meeting was held in full compliance with the Board's Bylaws.

IN WITNESS WHEREOF, I have hereunto affixed my official signature.

____

Calvin Jones, Chair

LBRA Board of Directors

LANSING BROWNFIELD REDEVELOPMENT AUTHORITY
Certificate of Resolution by Board of Directors

At a regular meeting of the Board of Directors of the Lansing Brownfield Redevelopment Authority of Lansing (LBRA) held on Friday, September 22, 2023 at 8:30 a.m., pursuant to notice duly given:

PRESENT: MEMBERS:

ABSENT: MEMBERS:

The following preamble and resolutions were offered by:

MEMBER: , seconded by:

MEMBER:

WHEREAS, the Lansing Brownfield Redevelopment Authority (LBRA) supports the proposed brownfield redevelopment project located at 1001 West Saginaw Street (Property) in Lansing, Michigan; and

WHEREAS, the City of Lansing Department of Economic Development and Planning has determined the proposed project is consistent with local development and redevelopment plans and zoning ordinances; and

WHEREAS, the 1001 West Saginaw Street Redevelopment Project (Project) proposes the rehabilitation of an existing single-story building totaling 7,131 square feet for urgent care and childcare facilities, as well as construction of a new two-story apartment duplex consisting of two 1,200 square foot, 2-bedroom, units along W. Lapeer Street; and

WHEREAS, the proposed Project will require $3 million in private investment and create approximately 20 new full-time jobs and will result in community and municipal benefits of increased property and income taxes, substantial improvement to the appearance and aesthetics of the Property in its current state, and mitigate exposure risks to human health, safety and the environment; and

WHEREAS, the LBRA desires to assist the Developer to alleviate the costs of the Eligible Activities by applying to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for a Grant and Loan in the total amount up to $2,000,000 (up to $1,000,000 Grant and up to $1,000,000 Loan) dependent on available funding; and

WHEREAS, the LBRA will provide a complete Brownfield Redevelopment Loan/Grant application to EGLE for consideration; and

WHEREAS, if the LBRA is awarded a grant and/or loan from EGLE the LBRA will enter into agreements with EGLE and the Developer specifying the terms and conditions under which the Grant and/or Loan will be used to assist the Developer with the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY, AS FOLLOWS:

1. The Lansing Brownfield Redevelopment Authority (LBRA) supports the application submitted for a Brownfield Redevelopment Grant and Loan to the Michigan Department of Environment, Great Lakes, and Energy (EGLE), to assist with the brownfield redevelopment project located at 1001 West Saginaw Street in Lansing, Michigan (Attachment A).

2. The LBRA will accept the Grant and Loan and is committed to repay the actual expenditures of the Brownfield Redevelopment Loan, per a loan agreement, if approved by EGLE, up to $1,000,000, to be issued to and managed by the LBRA, conditional upon the approval of a brownfield redevelopment plan for the project by both the LBRA and the City of Lansing.

3. The LBRA also directs its authorized representative(s) to work with the LBRA's attorney to negotiate and enter on the LBRA's behalf any related Grant and/or Loan agreements to assist the Developer with the project.

4. The LBRA concurs with the City of Lansing Department of Economic Development and Planning that the proposed project is consistent with local development and redevelopment plans and zoning ordinances.

5. Additionally, the LBRA agrees that if any section, clause or phrase of this Resolution is declared as invalid by a court of law, that ruling shall not affect the intent and purpose of this Resolution and validity of the remaining provisions of the Resolution.

6. Finally, the LBRA declares that all resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are repealed.

YEAS:

NAYS:

ABSTENTIONS:

ABSENT:

PREAMBLE AND RESOLUTIONS DECLARED ADOPTED.

STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and a complete copy of a preamble and resolutions adopted at a regular meeting of the Lansing Brownfield Redevelopment Authority (LBRA) held on the 22nd day of September 2023, and said preamble and resolutions are on file in the office of the

Economic Development Corporation of the City of Lansing and are available to the public. Public notice of the meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan 1976, including in the case of a special or re-scheduled meeting, notice by publication or posting of at least eighteen (18) hours prior to the time set for the meeting. In addition, the meeting was held in full compliance with the Board's By-Laws.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this 22nd day of September 2023.

Calvin Jones, Chair

I. PROJECT NAME AND LOCATION

Project Name:	1001 W. Saginaw Redevelopment Project		
Project Address:	1001 W. Saginaw Street (Parcel 33-01-01-17-226-281)		
Project City:	Lansing		
Project County:	Ingham	Project Zip Code:	48915
State Senate District:	21	State House District:	77

II. APPLICANT INFORMATION

Applicant Name:	Lansing Brownfield Redevelopment Authority (LBRA)		
Applicant Address:	401 S. Washington Square, Ste. 101 Lansing, Michigan 48933		
Applicant City:	Lansing	Applicant Zip Code:	48933

APPLICANT CONTACT INFORMATION

	Applicant Signing Authority Contact	Applicant Project Contact	Project Consultant (if applicable)
Name:	Kris Klein	Kris Klein	Dave Van Haaren
Title:	Vice President	Vice President	Director of Economic Development
Phone:	517-599-1136	517-599-1136	517-853-2152
Email:	Kris@lansingedc.com	Kris@lansingedc.com	Dave.vanhaaren@triterra.us

III. FUNDING REQUEST

Amount Requested:	$2,000,000
Funding Source:	☐ RPF ☒ 201 ☐ Site Assessment
Funding Type:	☒ Grant ☒ Loan ☐ Either

IV. GENERAL PROJECT INFORMATION

Previous use(s):	Historically three residential houses existed on the subject property in 1913 and were razed between 1950 and 1963 and converted to parking lot use. The existing commercial building on the subject property was constructed in approximately 1941. Historical subject property operations included a grocery store and dry cleaning. The subject property operated as a dry-cleaner in at least 1941 and 1969 to 2007. The subject property has been vacant since approximately 2007.

Current use(s):	Currently the building is vacant and deteriorating.
Proposed new use(s):	Mixed-use including urgent care, childcare development and residential. See attached Preliminary Site Plan date May 8, 2023.
Known or suspected contaminants:	Arsenic, Benzene, Benzyl chloride, Bromodichloromethane, Carbon tetrachloride, Chloroform, Chromium, Copper, 1,2-Dichloroethane, 1,3-Dichlorobenzene, 1,4-Dioxane, cis-1,2-Dichloroethylene, Dibromochloromethane, Ethylbenzene, Hexachlorobutadiene, Lead, Mercury, Naphthalene, Selenium, 1,1,2,2-Tetrachloroethane, 1,1,2-Trichloroethane, 1,2,4-Trichlorobenzene, 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene, 2,2,4-Trimethylpentane, Tetrachloroethylene, Trichloroethylene, Vinyl chloride, and Xylenes.

PROJECT SUMMARY

Provide one paragraph below that summarizes the redevelopment, the environmental challenge that needs to be addressed, and how the brownfield funding will be used to address that challenge:

The current property owner, DRM International Learning Center, LLC, intends to rehabilitate the existing building structure and develop a new, single-story urgent care and childcare development, totaling 7,131 square feet. The childcare development portion will include a 900 square foot outdoor play area. The urgent care currently proposed for the project will service an area in need of walk-in urgent care facility. In addition to this building, an apartment duplex is proposed along W. Lapeer Street. This duplex would consist of two 1,200 square foot, two-story, 2-bedroom, units. Contaminants are present in the soil and groundwater at concentrations above the Part 201 non-residential generic cleanup criteria and above the volatilization to indoor air pathway (VIAP) screening levels. This development will address a significant need in the area for medical care and childcare provided by a mixed-use building of the two. The environmental challenges associated with the redevelopment of the subject property consist of: 1) demolition of the building interior and associated site features and utilities, 2) managing contaminated soil and groundwater during redevelopment activities, and 3) addressing a vapor intrusion (VI) exposure risk at the proposed building location associated with VOC impacted soil and groundwater. The requested grant will be used to:

- Conduct additional site assessment to evaluate site conditions in support of proposed development activities,
- Conduct abatement and demolition of the existing building interior, site features and utilities,
- Conduct soil and groundwater management / due care measures in support of the proposed development,
- Mitigate the potential for exposure to site contaminants through the installation of appropriate gaskets on the proposed water main for the proposed building,
- Mitigate the potential to exacerbate soil and groundwater conditions through the installation of appropriate engineering controls to the proposed stormwater management system (the level of effort required for this task will be evaluated as part of the proposed additional site assessment activity), and
- Mitigate the potential for contaminated vapors to enter the proposed building through the design, installation, and commissioning of a gas vapor mitigation system (VMS) for the proposed building.

Does the property have any of the following:

A liable party known to have caused or contributed to a release at the site?	☐ Yes	☒ No
Known environmental actions or enforcements by a regulatory agency?	☐ Yes	☒ No
A liable party undertaking corrective actions at the site?	☐ Yes	☒ No
Known environmental liens?	☐ Yes	☒ No
Known legal, access, or title issues?	☐ Yes	☒ No
Deed restriction, land, or resource use restriction?	☐ Yes	☒ No

Provide a detailed explanation for any Yes answers above:
Provide any other relevant information regarding property ownership and operations, if applicable:

V. PROPERTY AND OWNERSHIP INFORMATION

CURRENT OWNER			
Parcel ID#:	33-01-01-17-226-281		
Property Address:	1001 W. Saginaw Street		
Latitude & Longitude (to 8 digits):	42.74046589, -84.56621151		
Current Zoning:	MX-C – Mixed-Use Corridor		
Proposed Zoning:	Mixed-Use		
Acreage:	0.225		
Property Acquisition Type (inheritance, purchase, tax reversion, other):	Purchased		
Date of Acquisition:	07/07/2022		
Did the Current Owner Complete a Baseline Environmental Assessment (BEA)?	☒ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Current Owner Name:	1001 W Saginaw Property LLC		
Current Owner Address:	809 Center Street, Suite 9A Lansing, MI 48906		
Current Owner Email and Phone:	reshane_lonzo@yahoo.com		
Name and Address of Occupant:	N/A		
Operations at the Property:	Vacant, N/A		
Date Operations Began:	N/A		

FUTURE OWNER ☒ N/A - Ownership will not change			
Parcel ID#:			
Future Owner Name:			
Future Owner Address, City, State, Zip:			

Future Owner Email and Phone:			
How will the property be acquired? (purchase, tax inversion, inheritance, other)			

VI. PROPERTY USE AND ENVIRONMENTAL CONDITIONS

PROPERTY HISTORY

List the current and former uses of the property below, including dates, owners (if known), and potential contaminants associated with each property use.

Parcel ID / Property Address	Date Range (Year)		Property Use	Potential Contaminants and/or Recognized Environmental Conditions (RECs)	Property Owner
	From	To			
33-01-01-17-226-281 **1001 W. Saginaw Street**	1913	1938	Sanborn Fire Insurance Map from 1913 indicate "Residential" use. Two houses along Lapeer Street and one along Saginaw Street, although exact constructions dates are unknown. Aerial photographs from 1938 indicate three residential houses on the subject property.	Low Risk of potential contaminants	Various individuals
33-01-01-17-226-281 **1001 W. Saginaw Street**	1941	1955	According to Sanborn Fire Insurance Maps (1951, 1953), historical assessing records, and aerial photographs (1950,1955) In approximately 1941 the existing commercial building is constructed on	Potential for contamination from the historical dry-cleaning operation, specifically chlorinated solvents such as Tetrachloroethylene (Perc, PCE).	Various individuals

			the northeast portion of the subject property and is utilized as a dry cleaner and a grocery store. By approximately 1950 the residential house located on the northwest portion of the subject property is razed and converted to parking lot use.		
33-01-01-17-226-281 **1001 W. Saginaw Street**	1963	2007	According to Sanborn Maps (1966, 1972), aerial photographs (1963, 1970, 1976, 1981, 1986, 1993, 1997, 2005), and city directories (1968, 1972, 1977, 1982, 1987, 1992, 1995, 2000, 2005) by approximately 1963 the remaining two residential houses and garages are razed from the subject property and converted to parking lot use. During this time frame the commercial building continues to be utilized for grocery and dry-cleaning purposes.	Potential for contamination from the historical dry-cleaning operation, specifically chlorinated solvents such as Tetrachloroethylene (Perc, PCE).	Various individuals

			Occupants during this time include: Family Foods (1968), Garment Care Center (1972 – 2000)		
33-01-01-17-226-281 **1001 W. Saginaw Street**	2007	Present	According to aerial images (2009, 2010, 2012) and city directories (2010, 2014, 2019) the subject property is vacant.	Low Risk of potential contaminants	Various individuals

ENVIRONMENTAL RISKS	
Known Contaminants:	Various VOCs and metals were found in the soil and groundwater at the property above EGLE Part 201 Non-Residential GCC and/or VIAP Screening Levels.
Pathways of Concern:	☒ **Groundwater/Surface Water Interface (GSI)** ☒ **Drinking Water** ☒ **Volatilization to Indoor Air** ☐ **Ambient Air** ☒ **Direct Contact** ☐ **Unknown**

PETROLEUM INFORMATION			
Were underground storage tanks (USTs) ever located on the property?	☐ **Yes**	☒ **No**	☐ **Suspected**
Are USTs <u>currently</u> present on the property?	☐ **Yes**	☒ **No**	☐ **Suspected**
Has a UST release been reported for the property?	☐ **Yes**	☒ **No**	

Summarize known UST information below.

Tank ID #	**Size (gal.)**	**Contents**	**Installation Date**	**Removal Date**	**Status (active, removed, etc.)**	**Release ID #**

HAZARDOUS SUBSTANCE INFORMATION			
Was there ever a non-UST related release of a hazardous substance on the property?	☐ **Yes**	☒ **No**	☐ **Unknown**

Summarize known hazardous substance release information below.

Date of Release	**Description of Release**	**Status**	**Release ID #**

To the best of your knowledge, did the applicant cause or contribute to contamination that is known or may be discovered at the project site?	☐ Yes ☒ No, did NOT cause or contribute to contamination ☐ May have caused or contributed to contamination
To the best of your knowledge did the developer cause or contribute to contamination that is known or may be discovered at the project site?	☐ Yes ☒ No, did NOT cause or contribute to contamination ☐ May have caused or contributed to contamination ☐ Not Applicable/No developer

ENVIRONMENTAL CONDITION OF THE PROPERTY

Provide below a brief description of what is known about the environmental condition of the property. Describe known and/or suspected contamination and the risk that needs to be mitigated/addressed to safely reuse the property. Provide maps and figures showing contaminant exceedances (see checklist in Section XII):

On July 1, 2022, and July 5-6, 2023, subsurface investigations were completed on the subject property. A total of eighteen soil borings (B-1 through B-5 and B-100 through B-112) were advanced utilizing a hydraulic-driven direct-push sampling methods (i.e. Geoprobe®) to maximum boring depths of 20 feet below grade. Eighteen soil samples, three groundwater samples, and thirteen soil gas samples were collected and submitted to Merit Laboratories, Inc. (Merit) for chemical analysis for one or more of the following constituents: volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), and/or lead. Laboratory analytical data revealed the presence of arsenic, mercury, selenium, tetrachlorethylene, and trichloroethylene in soil and arsenic, chromium, copper, cis-1,2-dichloroethylene, lead, mercury, selenium, tetrachloroethylene, and trichloroethylene in groundwater on the subject property at concentrations greater than the Part 201 Residential GCC. Benzene, Benzyl chloride, Bromodichloromethane, Carbon tetrachloride, Chloroform, 1,2-Dichloroethane, 1,3-Dichlorobenzene, 1,4-Dioxane, cis-1,2-Dichloroethylene, Dibromochloromethane, Ethylbenzene, Hexachlorobutadiene, Naphthalene, 1,1,2,2-Tetrachloroethane, 1,1,2-Trichloroethane, 1,2,4-Trichlorobenzene, 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene, 2,2,4-Trimethylpentane, Tetrachloroethylene, Trichloroethylene, Vinyl chloride, and Xylenes were detected in soil gas at levels above Residential and/or Non-Residential VIAP Screening Levels.

PROPOSED ENVIRONMENTAL ACTIONS WITH GRANT/LOAN FUNDING

Check all that apply.

☐ Hazardous Material Survey ☐ BEA ☐ Excavation	☒ Assessment/Investigation ☒ Due Care Planning ☒ Soil Transport/Disposal	☐ UST Removal ☒ Demolition ☒ Vapor Mitigation

☒ **Other (please describe): Engineering Controls**

Describe the proposed actions that will be undertaken with grant and loan funds to address the environmental conditions and make the property safe for the proposed reuse. Please explain reasons why the proposed eligible activities should be funded.

ASSESSMENT/INVESTIGATION ($30,000)

Known contamination at the property includes VOCs in soi, groundwater and soil gas, however, the extent of VOC impact has not been delineated. The assessment/investigation task is proposed to conduct soil, soil gas, and groundwater sampling to:

- further delineate the extent of VOC impact at the property,
- evaluate areas of the property proposed for excavation / earth work activities as part of the proposed development including the proposed building, stormwater catch basins and detention basins, other utilities and general areas of the property.

DEMOLITION AND ABATEMENT ($210,000)

The building interior and exterior, parking lot, and utilities will need to be demolished to prepare the site for redevelopment. Demolition and asbestos abatement are proposed under 50/50 Rules as defined in Part 196.

DUE CARE ACTIVITIES ($1,509,600)

Contaminated Soil Transportation and Disposal ($1,315,600)

Contaminated soils will be removed from the subject property in support of the proposed redevelopment. It is estimated that 4,000 cubic yards (CY) of soil will need to be removed from the property.

Estimated soil volumes are summarized in the following table.

Soils Generated by Location	Transportation (Grant)	Disposal (Loan)
Utilities (storm, sanitary, u/g electric)	1,250	1,250
Existing building, removal prior to installation of SSDS	250	250
Units A/B proposed building footprint	1,500	1,500
Excavation for parking lot, entrances, general earthwork	1,000	1,000
TOTAL	**4,000**	**4,000**

These soils will be excavated and transported to a Hazardous waste landfill for disposal at an estimated cost of $132/CY for transportation and 192.50/CY for disposal. An estimated mobilization/demobilization fee of $17,600 was included under the proposed grant budget.

Dewatering ($10,000)

According to prior site investigation reports (Triterra 2022 BEA) groundwater at the property was encountered at approximately 8.0-18.0 feet below ground level. Therefore, it is anticipated dewatering will be required during excavation activities extending beyond those depths. The water generated from the site will be removed using the least cost alternative between: 1) appropriate pretreatment on site and disposal to the storm water sewer, or 2) removal by an appropriately licensed hauler and transportation to a licensed disposal facility.

Engineering Controls - Vapor Mitigation System (VMS) ($87,000)

Contaminated soils, groundwater and soil gas at the property includes Benzene, Benzyl chloride, Bromodichloromethane, Carbon tetrachloride, Chloroform, 1,2-Dichloroethane, 1,3-Dichlorobenzene, 1,4-Dioxane, cis-1,2-Dichloroethylene, Dibromochloromethane, Ethylbenzene, Hexachlorobutadiene, Naphthalene, 1,1,2,2-Tetrachloroethane, 1,1,2-Trichloroethane, 1,2,4-Trichlorobenzene, 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene, 2,2,4-Trimethylpentane, Tetrachloroethylene, Trichloroethylene, Vinyl chloride, and Xylenes above the residential VIAP screening levels. The VOC impact to soil, groundwater and soil gas is within the 30-foot critical distance for vapor encroachment screening and, therefore, a gas vapor mitigation system is recommended for the proposed 6,231 square foot building structure and the 1,200 square feet of residential. The estimated cost for the system is based on 6,231 square feet for the urgent care and child development building, plus 1,200 square feet of the residential units, at up to $12.00 per square foot. The estimated cost includes system design, removal of slab, removal of 6 inches of soil, clean backfill, installation, on-site oversight and testing, post installation performance testing, reporting, and preparation of an Operations, Maintenance, & Monitoring (OM&M) Plan.

Engineering Controls – Gaskets on Watermain and Infiltration Prevention Measures on Stormwater Management System ($30,000)

Based on known VOC contamination at the subject property, we are proposing engineering controls including, but not limited to, the installation of Viton® gaskets on the new water main and infiltration prevention and diversion barriers for the proposed stormwater management system.

Due Care – Project Management, Oversight, and Reporting ($67,000)

Due Care project management and reporting includes:

- project management, on-site oversight, documentation and reporting during the transport and disposal of contaminated soils,
- project management, on-site oversight, documentation, and reporting during the dewatering,
- waste characterization sampling and analysis of stockpiled soils (if necessary) generated during site development activities,
- grant and loan work plan development,
- preparation of a post-development Plan for Compliance with Section 20107a, and
- general grant management and reporting.

OTHER ACTIVITIES ($250,400)

The remaining tasks under the proposed grant and loan include:

- Contingency (11%)
- Grant Administration (1%),
- EGLE Project Sign, and
- Grant Closeout Reporting.

Provide maps showing contamination relative to the building footprint and/or the development plan (see checklist in Section XII): See Figures 3 and 4 and Tables 1, 2, and 3.

DEMOLITION
If a grant or loan will be used for demolition (buildings, site features, etc.), answer the following questions:
Does the structure impede the proposed environmental response activities? ☐ **Yes** ☒ **No**
Does the structure present a health or safety threat? ☒ **Yes** ☐ **No**
Does the structure impede the reuse of the property? ☒ **Yes** ☐ **No**
Do the environmental activities exceed the cost of demolition? ☒ **Yes** ☐ **No**
Further explanation, if necessary: The interior of the current building will need to be demolished prior to construction activities. The building is currently vacant, deteriorating, and blighted. Demolition costs included in this project proposal do not exceed 50% of total proposed eligible costs.

VII. ECONOMIC AND REDEVELOPMENT INFORMATION

Capital Investment: **$ 4.0 million**	**Permanent Jobs Created: Full Time = 20** **Part Time = 0**
Current State Equalization Value (SEV): $ 118,800	**Anticipated post redevelopment SEV: $ 300,000**
Is there a developer committed to the project? ☒ **Yes** ☐ **No**	
Developer's Name: Lonzo Development Group	

Provide a brief summary of how the redevelopment project will provide an economic benefit to the community:

The project includes demolition of the existing interior of the building and all site features and the construction of a single-story urgent care facility with a childcare development facility. In addition to this building, an apartment duplex is proposed along W. Lapeer Street. This duplex would consist of two 1,200 square foot, two-story, 2-bedroom, units. Total private investment is currently estimated at $3,000,000 and is estimated to create 20 full-time jobs. The project will provide a medical care and childcare facility provided by a mixed-use building, and market rate housing in the form of a duplex; that are not provided to the area and result in: (1) the community and municipal benefits of increased property taxes; (2) a substantial improvement to the appearance and aesthetics of the property in its current state, which will assist in increasing the property values of the neighboring area; and (3) mitigate exposure risks to human health, safety and the environment.

DEVELOPER'S EXPERIENCE

Provide a brief summary of the developer's business experience, including any other businesses, terms and conditions of their participation in the project, bankruptcies, and civil or criminal enforcement actions related to environmental violations:

The diverse Development Team on the 1001 W. Saginaw project is a collective of individuals that bring a vast experience in re-development projects. With over 29 years of professional experience, Steve and Re'Shane Lonzo, owners of Lonzo Development Group, have dedicated most of their lives to giving back to the community in either their businesses that are dedicated to serving underrepresented populations or through their various volunteer and outreach work. This is reflected in their resumes as well. They also believe in surrounding themselves with individuals that are more knowledgeable and skilled in specific areas of expertise, which is reflected in the team they have selected to assist with the 1001 W. Saginaw Project. Their Lead Consultant, Revitalize, LLC, is owned and managed by Bruce Johnston, the former Executive Director of the Ingham County Housing Commission. He retired in 2012 and has had his company since assisting developers and building owners in the rehabilitation of their properties. In 2022 alone, Revitalize, LLC successfully obtained grant and private financing for 13 re-development projects throughout the state of MI. Ken Jones, owner of Studio Intrigue is an accomplished architect in the Ingham County area and throughout the State, a letter of experience is provided with this application. Shawn Elliott, construction lead and owner of SE Growth and Diamonds in the Rough development has vast experience in re-development projects throughout the area, including the new Moneyball Sportswear project at 927 W. Saginaw St. (the east adjoining property to the 1001 W. Saginaw project) that opened on May 17, 2023. Triterra, with headquarters in Lansing, is the lead environmental and Brownfield consultant on the project and has assisted with successful rehabilitation and development projects from mixed-use to multi-family housing to industrial. Their extensive experience in the area is well documented with both MSHDA and the MEDC.

☐ **N/A - Project does not have developer**

DEVELOPER'S PROJECT FINANCING

Summarize the sources of your total capital investment and the status of the financing.

☐ **N/A – Project does not have a developer**

Source of Funding	Estimated Amount	Status of Approval
Equity	$500,000	Equity includes the value of the land which is paid in full and not encumbered by debt.
Senior Debt	$1,000,000	Pending
MEDC Grant	$500,000	Pending
EGLE Grant and Loan	$2,000,000	Proposed herein
TOTAL =	$4,000,000	

TAX INCREMENT FINANCING (TIF)

Will the project use Brownfield TIF?	☒ Yes ☐ No
If Yes, identify all sources that apply:	☒ EGLE ☒ MEDC ☐ Local

PURCHASE AND DEVELOPMENT AGREEMENTS

Is there a purchase agreement in place?	☐ Yes ☐ No ☒ N/A
Status of purchase agreement:	N/A
Status of development agreement:	Please see the attached draft agreement
As a requirement of EGLE funding, is the developer willing to enter into a development agreement with the applicant?	☒ Yes ☐ No ☐ NA

Has the project received site plan approval?	☐ **Yes** ☒ **No** **If no, explain:** Figure 4 is a proposed Site Plan

SCHEDULE

Provide a summary schedule for the completion of the proposed eligible activities:

Identify the dates redevelopment is expected to begin and be completed:

Estimated Start Date: **February 2024**

Estimated Completion Date: **July 2025**

VIII. COMMUNITY OUTCOMES

Will existing infrastructure be reused? ☒ **Yes** ☐ **No**

Please describe: Water, sanitary, sewer and gas service on the property will either be relocated or completely replaced during site development activities.

Is the community in which the project is located economically disadvantaged, depressed, or facing other significant challenges? ☒ **Yes** ☐ **No**

If yes, explain:

Does the project fit into the community's development plans? ☒ **Yes** ☐ **No**

Please explain:

The Design Lansing Comprehensive Plan of 2012 (pg. 190) outlines the desired future use of the property and Saginaw Corridor. According to the Future Land Use Map, the southern side of W. Saginaw is classified as 'Residential Corridor' while the northern side is classified as 'Urban Mixed-Use Corridor'. While the future land use map does classify the property as 'Residential Corridor' it is important to note the current trends of the area, with businesses such as Moneyball setting up their headquarters next door, Rite Aid updating the outside of their building, and the former Parks Furniture building planned for redevelopment. One could argue that these projects and improvements have made the Saginaw corridor a focus for mixed-use or neighborhood mixed-use center. Therefore, this project is in line with community development plans and trends as it plans to utilize the property not only for commercial purposes, but for residential as well, creating a mixed-use property.

COMMUNITY BENEFITS

Provide a brief summary of how the redevelopment project will result in social or other community benefits, including job creation, increased tax base, blight removal, addressing dangerous conditions, placemaking, impact on surrounding properties, etc:

The location/area of the project area is underserved, the closest urgent care to that of the project area is 2.1 miles to the east. An urgent care facility on the property would service neighborhoods to the north up to the Grand River and to the south to I-496.

Additionally, a review of a current U.S. Environmental Protection Agency (EPA) Environmental Justice Screen Report indicated a 2.0 square mile area around the subject property includes a population of 41,257 and this input area is above the state and national average for “Low Income”, “Unemployment Rate”, and “under Age 5” socioeconomic indicators.

Furthermore, according to studies conducted by the Michigan League for Public Policy and the Center for American Progress, in 2022 the average cost for full-time child care per month in Ingham county was $745, compared to $722 for the state of Michigan and an average of $679 and $683 for the neighboring counties of Clinton and Eaton respectively. As a percentage of full-time minimum wage, child care in Ingham county would cost 44% of wages per month. 2021 child care placements was 11,526 with potential need being 19,427, that’s a 41% gap. According to Untapped Potential in MI (U.S. Chamber of Commerce Foundation) all of these factors surrounding childcare issues in Michigan result in an estimated $2.88 billion loss for Michigan’s economy.

Community and social benefits, beyond environmental cleanup at the site such as asbestos abatement and soil removal, include the following:

- the project will utilize existing services available to the property,
- the project will improve appearance by removing a blighted structure and increased retail traffic by virtue of new services to the area,
- the measures proposed as part of the redevelopment project will mitigate potential due care concerns and allow for safe reuse of the property which is currently not available for the existing structure, and
- the improvements to the property will be permanent and significantly increase the Taxable Value of the property and provide a positive impact to surrounding areas/properties.
- the construction of a child care facility on the property will serve residents of the Saginaw Corridor and Lansing, to help mitigate the shortage of childcare in Ingham County and the economic affects that accompany it.
- The corridor and neighboring communities will benefit from an urgent care facility in relatively close proximity to their residence.

IX. LOCAL COMMITMENT

LOCAL CONTRIBUTIONS TO THE PROJECT

Describe the local contributions to the project, including but not limited to; other funding sources provided or supported, use of TIF, tax abatements, other grants and incentives, land contribution, reduced purchase price, utility or right-of way work, staff time committed to the project:

The Lansing Economic Development Corporation (LEDC), on behalf of the Lansing BRA, is committed to this priority project for Lansing and, as such, will commit staff time as required to apply for and implement the proposed Brownfield Grant.

X. CERTIFICATION

The undersigned, as the representative of the applicant, certifies that the information provided in this application and its attachments is true and complete to the best knowledge and belief of the applicant and the undersigned.

Kris Klein Typed name of Applicant's Representative	/s/ Signature
Title	Date

☒ **I agree to the use of electronic signatures with EGLE**

Please submit the proposal electronically to

EGLE-Brownfields@michigan.gov

Please call 517-242-9276 with questions.

#mibrownfields

www.michigan.gov/eglebrownfields

Budget Table and Required Attachments

REQUIRED ATTACHMENTS Please complete the following checklist and attach the supporting documentation.			
#	**DESCRIPTION**	**ATTACHED?**	**COMMENTS**
1	**Budget Table**	☒ Yes ☐ No	
2	**Site Maps:** Map(s) showing the location of the project area, site boundaries, existing structures, etc.	☒ Yes ☐ N/A	See Figures 1 and 2.
	Map(s) showing the location of known contaminants, recognized environmental concerns [including contaminant boundaries (when known)], and contaminant concentrations.	☒ Yes ☐ N/A	See Figure 3 and 4.
	Map(s) showing proposed development in relation to contaminants.	☒ Yes ☐ N/A	See Pelminary Site Plan
	Map(s) showing site development plans.	☒ Yes ☐ N/A	See Preliminary Site/Floor Plans
3	**Analytical data summary tables.**	☒ Yes ☒ N/A	See Table 1 (Soil). See Table 2 (Groundwater) See Table 3 (Soil Gas)
4	**Agreements** Purchase Agreement	☐ Yes ☒ N/A	
	Development Agreement	☒ Yes ☐ N/A	See attached draft grant agreement.
5	**Site Photos** High quality, publishable digital photos of the site. Please also provide these electronically in jpg format.	☒ Yes ☐ N/A	See electronic files.
6	Describe other attachments provided:		

LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA)

Resolution Approving Assignment of Reimbursement Agreement
Plan #39 Former Ottawa Power Station Project/Accident Fund

At a regular meeting of the Board of Directors of the Lansing Brownfield Redevelopment Authority (LBRA) City of Lansing, Michigan, held on the 22nd day of September 2023, at 8:30 a.m., pursuant to notice duly given:

PRESENT: Members:

ABSENT: Members:

The following preamble and resolution was offered by;

Member: , and seconded by:

Member:

WHEREAS, the Lansing Brownfield Redevelopment Authority (the “LBRA”) and City of Lansing (the “City”) both adopted the Brownfield Plan #39 on March 1, 2008, and April 21, 2008, respectively (“Plan #39”), for Phoenix Development Partners, LLC, a Michigan limited liability company (the “Developer”), for a brownfield redevelopment project (the “Former Ottawa Power Station Project”) located at 200 N. Grand Avenue, Lansing, Michigan; and

WHEREAS, in connection with the Former Ottawa Power Station Project and Plan #39, the LBRA, City and the Developer entered into a Reimbursement Agreement; and

WHEREAS, the Former Ottawa Power Station Project has been deemed to be completed by the Developer in accordance to Plan #39; and

WHEREAS, the Reimbursement Agreement, dated as of May 1, 2008, approved the reimbursement of Eligible Costs as provided in Plan #39 to reimburse the Developer for Eligible Activities utilizing Tax Increment Revenues (as such capitalized terms are defined in the Reimbursement Agreement and Plan #39); and

WHEREAS, the Developer intends to assign its rights and obligations under the Reimbursement Agreement to Accident Fund Insurance Company of America (AF Group); and

WHEREAS, in accordance with the Reimbursement Agreement, the Developer has provided written notice to the LBRA attached hereto as Exhibit A requesting the LBRA approve the assignment and transfer of all of its obligations, rights, title and interest under the Reimbursement Agreement, including all future Tax Increment Revenue, to Accident Fund Insurance Company of America (AF Group).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY, AS FOLLOWS:

The Lansing Brownfield Redevelopment Authority (the "LBRA") approves the request by Phoenix Development Partners, LLC to assign and transfer all of its obligations, rights, title and interest under the Reimbursement Agreement for LBRA Brownfield Plan #39, including all future Tax Increment Revenue, to Accident Fund Insurance Company of America (AF Group).

The LBRA Board directs the LBRA staff and attorney to negotiate and finalize the necessary documents to approve the requested assignment of reimbursement payments and have these documents executed by the LBRA Board Chair and appropriate parties.

YEAS:

NAYS:

ABSTENTIONS:

ABSENT:

STATE OF MICHIGAN)
) SS.
COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a meeting of the Brownfield Redevelopment Authority held on the 22nd day of September 2023, and said resolution is on file in the office of the Lansing Brownfield Redevelopment Authority and is available to the public. Public notice of the said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan 1976, including in the case of a special or re-scheduled meeting, notice by publication or posting of at least eighteen (18) hours prior to the time set for the meeting. In addition, said meeting was held in full compliance with the Board's By-Laws.

IN WITNESS WHEREOF, I have hereunto affixed my official signature.

____
Calvin Jones, Chair
LBRA Board of Directors

CHRISTMAN
SINCE 1894

June 17, 2020

Lansing Brownfield Redevelopment Authority
Attn: Robert Trezise, Director
401 S. Washington Square, Suite 100
Lansing, MI 48933

Re: **Notice of Intent to Assign Reimbursement Agreement**
200 North Grand Avenue, Lansing, Michigan 48933

Dear Mr. Trezise:

This notice is provided pursuant to Section 7 of the Reimbursement Agreement entered into on May 1, 2008 (the "Agreement") by and between Lansing Brownfield Redevelopment Authority ("LBRA") and Phoenix Development Partners, LLC ("Phoenix") to give notice of the intent by Phoenix to assign its rights and obligations under the Agreement to Accident Fund Insurance Company of America ("Accident Fund") pursuant to an Assignment of Reimbursement Agreement ("Assignment"). Under that Assignment (a copy of which will be provided to LBRA upon its execution), Accident Fund will agree to accept the assignment of the Agreement and further agree to be bound by the Agreement and its terms.

If you have any further questions, please contact the undersigned.

Very truly yours,

PHOENIX DEVELOPMENT PARTNERS, LLC

By:____________________

Its: AUTHORIZED REP.

cc: Kevin Zielke, esq.

Phone 517-482-1488 Fax 517-482-3520 www.christmanco.com

Sandy Jasinski

From: Sandy Jasinski
Sent: Friday, June 26, 2020 12:49 PM
To: Anthony Pecchio
Subject: Trezise

770781716956

Delivered

Wednesday 6/24/2020 at 2:3

DELIVERED

Signed for by: R.TREZISE

GET STATUS UPDATES

OBTAIN PROOF OF DELIVERY

FROM

TO

Sandy Jasinski
Executive Assistant
The Christman Company
The Christman Building
208 North Capitol Avenue