

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



AGENDA FOR JULY 23, 2018

TO THE HON. MAYOR AND MEMBERS OF THE CITY COUNCIL:

The following items were listed on the agenda in the City Clerk's Office in accordance with Section 3-103(2) of the City Charter and will be ready for your consideration at the regular meeting of the City Council on Monday, July 23, 2018 at 7:00 p.m. at the Council Chambers, 10th Floor, City Hall.

- I. ROLL CALL
- II. MEDITATION AND PLEDGE OF ALLEGIANCE
- III. READING AND APPROVAL OF PRINTED COUNCIL PROCEEDINGS
Approval of the Printed Council Proceedings of July 9, 2018
- IV. CONSIDERATION OF LATE ITEMS (Suspension of Council Rule #9 is needed to allow consideration of late items. Late items will be considered as part of the regular portion of the meeting to which they relate.)
- V. TABLED ITEMS
- VI. SPECIAL CEREMONIES
- VII. COMMENTS BY COUNCIL MEMBERS AND CITY CLERK
- VIII. COMMUNITY EVENT ANNOUNCEMENTS (Time, place, purpose, or definition of event – 1 minute limit)
- IX. SPEAKER REGISTRATION FOR PUBLIC COMMENT ON LEGISLATIVE MATTERS
- X. MAYOR'S COMMENTS
- XI. SHOW CAUSE HEARINGS
- XII. PUBLIC COMMENT ON LEGISLATIVE MATTERS (Legislative matters consist of the following items on the agenda: public hearings, resolutions, ordinances for introduction, and ordinances for passage. The public may comment for up to three minutes. Speakers must sign up on white form.)

A. SCHEDULED PUBLIC HEARINGS

1. An Ordinance to add gambling, gambling operations and gaming as disorderly premises; to declare any such activity or premises as a public nuisance; to provide for the forfeiture of personal property used in the conduct of such prohibited activities

XIII. COUNCIL CONSIDERATION OF LEGISLATIVE MATTERS

A. REFERRAL OF PUBLIC HEARINGS

B. CONSENT AGENDA

1. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING

- a. Confirmation of Appointment; Jaclyn Lillis-Warwick as an At-Large Member of the Historic District Commission for a term to expire June 30, 2021

2. BY THE COMMITTEE ON GENERAL SERVICES

- a. Claim Disposition; Claim #1535, Schyanna Hernandez for \$3,939.50 in trash removal fees at 3100 Ingham
- b. Claim Disposition; Claim #1479, Kent Bowden for \$2,099.00 in trash removal fees at 1207 N. Chestnut

3. BY THE COMMITTEE ON PUBLIC SAFETY

- a. Setting a Show Cause Hearing in consideration of Orders to Make Safe or Demolish; 500 Leshner Place

4. BY THE COMMITTEE ON PUBLIC SERVICES

- a. Confirmation of Appointment; Cynthia Lockington as the 2nd Ward Member of the Board of Public Service for a term to expire June 30, 2022
- b. Confirmation of Appointment; Yanice Jackson-Long as a City of Lansing Member of the Potter Park Zoo Board for a term to expire December 31, 2021
- c. Public Improvement III; Stabler Street Reconstruction Project

5. BY THE COMMITTEE OF THE WHOLE

- a. Temporary Relocation of Polling Place for Ward 1, Precinct 4 to Pattengill School for the August 7, 2018 Primary
- b. Corridor Façade Grant Implementation Area & Requirements
- c. Setting a Public Hearing in consideration of a Ballot Proposal; City Charter Amendment, Chapter 8-403.7 Property Sale

- e. Setting a Public Hearing in consideration of a Ballot Proposal; City Charter Amendment, Chapter 8-403.8 Property Monetary Designation
 - f. Confirmation of Reappointments; four individuals to various boards & commissions
 - g. Confirmation of Reappointments; six individuals to various Boards and Commissions
- C. RESOLUTIONS FOR ACTION
 - 1. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
 - a. Act-3-2018; Sale of Lansing Board of Water and Light Substation, 1609 N. Larch
 - 2. BY THE COMMITTEE ON WAYS AND MEANS
 - a. Grant Acceptance; 2017 Homeland Security Grant
 - 3. BY THE COMMITTEE OF THE WHOLE
 - a. Budget Amendment; Offender Success Program
 - b. Act-12-2012; Red Cedar Development, Amended and Restated Real Estate Purchase and Development Agreement, Continental/Ferguson Lansing, LLC
- D. REPORTS FROM COUNCIL COMMITTEES
- E. ORDINANCES FOR INTRODUCTION and Setting of Public Hearings
 - 1. BY THE COMMITTEE ON PUBLIC SAFETY
 - a. An Ordinance to broaden and clarify enforcement of collection bin requirements
 - 2. BY THE COMMITTEE ON PUBLIC SERVICES
 - a. An Ordinance to prohibit dwarf tossing
- F. ORDINANCES FOR PASSAGE
 - 1. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
 - a. Z-3-2018; 1030 & Part of 1048 Pierpont Street, Rezoning from "DM-4" Residential District to "G-2" Wholesale District
 - 2. BY THE COMMITTEE OF THE WHOLE
 - a. An Ordinance to eliminate the Cable Advisory Board and its duties and functions

XIV. SPEAKER REGISTRATION FOR PUBLIC COMMENT ON CITY GOVERNMENT RELATED MATTERS

XV. REPORTS OF CITY OFFICERS, BOARDS, AND COMMISSIONS; COMMUNICATIONS AND PETITIONS; AND OTHER CITY RELATED MATTERS
(Motion that all items be considered as being read in full and that the proper referrals be made by the President)

A. REPORTS FROM CITY OFFICERS, BOARDS, AND COMMISSIONS

1. Letter(s) from the City Clerk re:

- a. Minutes of Boards, Commissions, and Authorities placed on file in the Clerk's Office
- b. Lansing Housing Commission 2016 Financial Report
- c. Lansing Housing Commission 2017 Financial Report
- d. Lansing Police Department 2017 Annual Report
- e. Temporary Relocation of Polling Place for Ward 1, Precinct 4 to Pattengill School for the August 2018 Primary

2. Letter(s) from the Mayor re:

- a. Sole Source Purchase; Human Resources Department request for Segal Waters Consulting as the vendor to provide job description classification services
- b. Affidavit of Disclosure; Mayor Andy Schor
- c. Reappointments; two individuals to various Boards and Commissions
- d. Z-4-2018; 1141 N. Pine Street, Rezoning from "D-1" Professional Office District to "DM-1" Residential District
- e. SLU-1-2018; 1141 N. Pine Street, Residential Care Facility in the "DM-1" Residential District, 1141 N. Pine Street for Mid-Michigan Recovery Services, Inc.
- f. Appointment; Jon Stuckey as an At-Large Member of the Board of Zoning Appeals for a term to expire June 30, 2021
- g. Post-Construction Storm Water Management Ordinance
- h. Brownfield Plan #73; Waypoint Residential LLC, 3600 Dunckel Road

- i. Appointment; James R. Bell as an At-Large Member of the Historic District Commission for a term to expire June 30, 2020

B. COMMUNICATIONS AND PETITIONS, AND OTHER CITY RELATED MATTERS

1. Claim Appeal; Claim #1585, Ruby and William Fowler for \$9,950.50 in trash removal fees at 713 Shepard Street
2. Claim Appeal; Claim #1586, Ruby and William Fowler for \$11,607.50 in trash removal fees at 721 Shepard Street

XVI. MOTION OF EXCUSED ABSENCE

XVII. REMARKS BY COUNCIL MEMBERS

XVIII. REMARKS BY THE MAYOR OR EXECUTIVE ASSISTANT

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

XX. ADJOURNMENT



CHRIS SWOPE, CITY CLERK

Persons with disabilities who need an accommodation to fully participate in this meeting should contact the City Clerk's Office at (517) 483-4131 (TDD (517) 483-4479). 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, July 23, 2018 at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An Ordinance of the City of Lansing, Michigan, to amend Chapter 664, Section 664.04, of the Lansing Codified Ordinances to add gambling, gambling operations and gaming as disorderly premises; to declare any such activity or premises as a public nuisance; to provide for the forfeiture of personal property used in the conduct of such prohibited activities

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

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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND
CHAPTER 664, SECTION 664.04, OF THE LANSING CODIFIED ORDINANCES TO ADD
GAMBLING, GAMBLING OPERATIONS AND GAMING AS DISORDERLY PREMISES;
TO DECLARE ANY SUCH ACTIVITY OR PREMISES AS A PUBLIC NUISANCE; TO
PROVIDE FOR THE FORFEITURE OF PERSONAL PROPERTY USED IN THE CONDUCT
OF SUCH PROHIBITED ACTIVITIES.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 664, Section 664.04 of the Codified Ordinances of the City of
Lansing, Michigan, be and is hereby amended to read as follows:

(A) DEFINITIONS.

AS USED IN THIS SECTION.

GAMBLING MEANS TO PLAY, DEAL, OPERATE, CARRY ON, CONDUCT, MAINTAIN
OR EXPOSE FOR PAY, MONEY, CREDIT, PROPERTY OR ANYTHING OF VALUE, ANY
GAMBLING GAME.

GAMBLING GAME MEANS ANY GAME PLAYED WITH CARDS, DICE, EQUIPMENT OR
A MACHINE, INCLUDING ANY MECHANICAL, ELECTROMECHANICAL OR
ELECTRONIC DEVICE WHICH SHALL INCLUDE COMPUTERS AND CASHLESS
WAGERING SYSTEMS FOR MONEY, CREDIT, OR ANY REPRESENTATIVE OF
VALUE. GAMBLING GAME SHALL NOT INCLUDE ANY REDEMPTION GAME;
CRANE GAME; OR GAME, LOTTERY, OR OTHER ACTIVITY AUTHORIZED OR
LICENSED PURSUANT TO STATE LAW OR REGULATION.

1 *REDEMPTION GAME*, EXCEPT AS PROVIDED FOR IN SECTION (B)(7), MEANS A
2 SINGLE PLAYER OR MULTIPLAYER MECHANICAL, ELECTRONIC, OR MANUAL
3 AMUSEMENT DEVICE INVOLVING A GAME, THE OBJECT OF WHICH IS THROWING,
4 ROLLING, BOWLING, SHOOTING, PLACING, PROPELLING, OR STOPPING A BALL
5 OR OTHER OBJECT INTO, UPON, OR AGAINST A HOLE OR OTHER TARGET.

6 REDEMPTION GAME DOES NOT INCLUDE ANY OF THE FOLLOWING: (A) A GAME
7 SUCH AS ROULETTE, BEANO, CARDS, DICE, WHEEL OF FORTUNE, VIDEO POKER, A
8 SLOT MACHINE, OR ANOTHER GAME IN WHICH WINNING DEPENDS PRIMARILY
9 UPON FORTUITOUS OR ACCIDENTAL CIRCUMSTANCES BEYOND THE CONTROL
10 OF THE PLAYER. OR (B) A GAME THAT INCLUDES A MECHANICAL OR PHYSICAL
11 DEVICE THAT DIRECTLY OR INDIRECTLY IMPAIRS OR THWARTS THE SKILL OF
12 THE PLAYER.

13 *CRANE GAME* MEANS AN AMUSEMENT MACHINE ACTIVATED BY THE INSERTION
14 OF A COIN BY WHICH THE PLAYER USES 1 OR MORE BUTTONS, JOYSTICKS, OR
15 SIMILAR MEANS OF CONTROL, OR A COMBINATION OF THOSE MEANS OF
16 CONTROL, TO POSITION A MECHANICAL OR ELECTROMECHANICAL CLAW, OR
17 OTHER RETRIEVAL DEVICE, OVER A PRIZE, TOY, NOVELTY, OR AN EDIBLE ITEM
18 HAVING A WHOLESALE VALUE OF NOT MORE THAN \$3.75, AND THEREBY
19 ATTEMPTS TO RETRIEVE THE PRIZE, TOY, NOVELTY, OR EDIBLE ITEM. EVERY
20 PRIZE, TOY, OR EDIBLE ITEM MUST BE RETRIEVABLE BY THE CLAW. A SLOT
21 MACHINE IS NOT CONSIDERED A CRANE GAME.

22 *GAMBLING OPERATION* MEANS THE CONDUCT OF GAMBLING GAMES

1 *GAMING* MEANS TO DEAL, OPERATE, CARRY ON, CONDUCT, MAINTAIN OR

2 EXPOSE OR OFFER FOR PLAY ANY GAMBLING GAME OR GAMBLING OPERATION.

3 (B) No person shall:

4 ~~(a)~~ (1) Permit or allow any premises owned, occupied or controlled by him or her to be
5 used or occupied by persons engaged in ~~any act of illegal gambling~~ GAMBLING, A

6 GAMBLING OPERATION, OR GAMING, or in any illegal sale of intoxicating liquor;

7 ~~(b)~~ (2) Permit or allow any fight or disturbance on any premises owned, occupied or
8 controlled by him or her;

9 ~~(c)~~ (3) Transport any person to a place where he or she knows ACTIVITIES
10 PROHIBITED BY THIS SECTION or other illegal activities are practiced, encouraged
11 or allowed for the purpose of enabling the person transported to engage in ANY
12 ACTIVITY PROHIBITED BY THIS SECTION or any other illegal activity;

13 ~~(d)~~ (4) Knowingly attend, frequent, operate or be an occupant of a place of ~~illegal~~
14 ~~gambling~~ GAMBLING OR GAMBLING OPERATION or THE illegal sale of
15 intoxicating liquor, or a place where any other illegal business or occupation is
16 permitted or conducted;

17 ~~(e)~~ (5) Except as allowed by law, keep, maintain or permit the use of a Gaming room,
18 Gaming table, Gambling equipment or any policy or pool tickets, to be used for
19 Gaming, Gambling, OR GAMBLING OPERATION on any premises occupied or
20 controlled by him or her, or place, receive or transmit any bet on the outcome of any
21 race, contest or game of any kind whatsoever; or

22 ~~(f)~~ (6) Attend any cock fight or dog fight.

(7) THIS ORDINANCE SHALL NOT APPLY TO A REDEMPTION GAME IF

ALL OF THE FOLLOWING ARE MET:

A. THE OUTCOME OF THE GAME IS DETERMINED THROUGH THE
APPLICATION OF AN ELEMENT OF SKILL BY THE PLAYER.

B. THE AWARD OF THE PRIZE IS BASED UPON THE PLAYER'S
ACHIEVING THE OBJECT OF THE GAME OR OTHERWISE UPON THE
PLAYER'S SCORE.

C. ONLY NONCASH PRIZES, TOYS, NOVELTIES, OR COUPONS OR OTHER
REPRESENTATIONS OF VALUE REDEEMABLE FOR NONCASH PRIZES,
TOYS, OR NOVELTIES ARE AWARDED. A GIFT CARD MAY BE
AWARDED UNDER THIS SUBDIVISION IF ALL OF THE FOLLOWING
APPLY:

i. THE GIFT CARD IS USABLE ONLY AT A RETAILER OR AN
AFFILIATED GROUP OF RETAILERS.

ii. THE GIFT CARD IS ISSUED IN A SPECIFIED AMOUNT.

iii. THE GIFT CARD IS REDEEMABLE ONLY FOR GOODS AND
SERVICES AVAILABLE FROM THE RETAILER OR RETAILERS
AND NOT FOR CASH.

iv. INFORMATION ON THE GIFT CARD MAY NOT BE ALTERED
WITH THE USE OF A PERSONAL IDENTIFICATION NUMBER.

D. THE WHOLESALE VALUE OF A PRIZE, TOY, OR NOVELTY AWARDED
FOR THE SUCCESSFUL SINGLE PLAY OF A GAME IS NOT MORE THAN
\$3.75.

1 E. THE REDEMPTION VALUE OF COUPONS OR OTHER
2 REPRESENTATIONS OF VALUE AWARDED FOR THE SUCCESSFUL
3 SINGLE PLAY OF A GAME DOES NOT EXCEED 15 TIMES THE AMOUNT
4 CHARGED FOR A SINGLE PLAY OF THE GAME OR A \$3.75-PER-PLAY
5 AVERAGE, WHICHEVER IS LESS. HOWEVER, PLAYERS MAY
6 ACCUMULATE COUPONS OR OTHER REPRESENTATIONS OF VALUE
7 FOR REDEMPTION FOR NONCASH PRIZES, TOYS, OR NOVELTIES OF A
8 GREATER VALUE UP TO, BUT NOT EXCEEDING, \$500.00 WHOLESALE
9 VALUE.

10 (8) ANY ACTIVITY PROHIBITED BY THIS SECTION 664.04, OR THE
11 PROPERTY UPON WHICH THE PROHIBITED ACTIVITY IS OCCURRING, IS HEREBY
12 DECLARED TO BE A PUBLIC NUISANCE AND THE CITY ATTORNEY IS
13 AUTHORIZED TO BRING A CIVIL ACTION TO ENJOIN AND ABATE THE PUBLIC
14 NUISANCE. FURTHER, UPON CONVICTION OF A PERSON FOR ANY PROHIBITED
15 ACTIVITY UNDER THIS SECTION, TO COMMENCE PROCEEDINGS TO SEIZE
16 THROUGH FORFEITURE PROCEEDINGS ALL PERSONAL PROPERTY, INCLUDING
17 MONEY, UTILIZED IN CONNECTION WITH, OR THE CONDUCT OF, THE PROHIBITED
18 ACTIVITY OR RELATED THERETO. THE CITY ATTORNEY MAY ENTER INTO ANY
19 SETTLEMENT AGREEMENT OR CONSENT JUDGMENT WHICH RESOLVES THE
20 ACTIONS AUTHORIZED UNDER THIS SUBSECTION.

21 Section 3. All ordinances, parts of ordinances, resolutions or rules inconsistent with the
22 provisions hereof are hereby repealed.

invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof

Section 5. This ordinance shall take effect on the 30th day after enactment, unless given

Approved as to form:

City Attorney

Dated: _____

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

WHEREAS, the Mayor made the appointment of Jaclyn Lillis-Warwick of 2412 Boston Blvd., Lansing, MI 48910 as an At-Large Member of the Historic District Commission for a term to expire June 30, 2021; and

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

WHEREAS, the Committee on Development and Planning met on July 16, 2018 took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment Jaclyn Lillis-Warwick of 2412 Boston Blvd., Lansing, MI 48910 as an At-Large Member of the Historic District Commission for a term to expire June 30, 2021.

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

WHEREAS, Schyanna Hernandez, sought to eliminate a special assessment of \$3,434.50 for trash and debris removal fees, and all associated penalties and interest; on the property tax bill for 3100 Ingham (Tax ID #33-01-01-30-452-191); and

WHEREAS, upon filing a claim to the Committee on General Services, the Committee determined that due to the fact the claimant was not the legal owner at the time of the violations and therefore has no standing to file a claim, the claim was denied for \$3,434.50 on July 10, 2018 and the claimant was advised to seek further resolution through the appropriate courts.

THEREFORE, BE IT RESOLVED, that the City Council, hereby, denies the claim of Schyanna Hernandez in the amount of \$3,434.50 for trash and debris removal fees, and all associated penalties and interest on the property tax bill for 3100 Ingham (Tax ID #33-01-01-30-452-191).

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

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

WHEREAS, Rev. Kent T. Bowden, sought to eliminate a special assessment of \$2,099.00 for trash and debris removal fees, and all associated penalties and interest; on the property tax bill for 1207 N. Chestnut (Tax ID #33-01-01-09-302-111); and

WHEREAS, upon filing a claim to the Committee on General Services, the Committee determined that the correct amount that Mr. Bowden could file a claim for was \$1,580.00, and on July 10, 2018 that claim was denied.

THEREFORE, BE IT RESOLVED, that the City Council, hereby, denies the claim of Rev. Kent T. Bowden in the amount of \$1,580.00 for trash and debris removal fees, and all associated penalties and interest on the property tax bill for 1207 N. Chestnut (Tax ID #33-01-01-09-302-111).

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

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure (dwelling) at 500 LESHAR PLACE, Parcel # 33-01-01-15-104-431, legally described as: Lot 16, Block 2, Assessor's Plat Number 7, and commonly known as 500 LESHAR PLACE to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, The Code Compliance Officer red tagged the said structure on 03/31/2016, and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on 4/20/2018, the Lansing Demolition Board held a special meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Premises Code (1460.09) to order the property owner to make safe or demolish the structure; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Housing and Premises Code require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby schedules a show cause hearing for Monday, August 13, 2018 at 7:00 p.m. in the Lansing City Council Chambers, 10th Floor City Hall, 124 W. Michigan, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 500 Leshar Place to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Manager of Code Compliance notify the owner of said property of the opportunity to appear and present testimony at the hearing, as required by law.

DRAFT

XIII B 4. a.

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

WHEREAS, the Mayor made the appointment of Cynthia J. Lockington of 1818 Sunnyside Avenue in Lansing, MI, 48910, as a 2ND Ward Member of the Board of Public Service for a term to expire June 30, 2022; and

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

WHEREAS, the Public Service Committee met on July 17, 2018 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Cynthia J. Lockington of 1818 Sunnyside Avenue in Lansing, MI, 48910, as an 2ND Ward Member of the Board of Public Service for a term to expire June 30, 2022.

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

WHEREAS, the Mayor made the appointment of Yanice Jackson-Long of 534 E. Mt. Hope Avenue, Lansing, MI 48910 as a City of Lansing Member the Potter park Zoo Board for a term to expire June 30, 2021; and

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

WHEREAS, the Committee on Public Services took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment Yanice Jackson-Long of 534 E. Mt. Hope Avenue, Lansing, MI 48910 as a City of Lansing Member the Potter park Zoo Board for a term to expire December 31, 2021.

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

PUBLIC IMPROVEMENT III

WHEREAS, pursuant to the Public Improvement I/II resolution adopted by this council on March 26, 2018, the City Assessor has completed the assessment roll for sidewalk repair and construction, and furnished the following information:

PROJECT TITLE: Stabler Street Reconstruction Project

PROPERTY BENEFITED:

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

ENGINEER'S ESTIMATE, COST OF IMPROVEMENTS:

ASSESSMENT ROLL NO. _____	CITY <u>CONTRIBUTION</u>	ASSESSABLE TO <u>PROPERTY OWNER</u>
SIDEWALK	\$1,963.50	\$2,590.50
<u>OTHER COSTS</u>	<u>\$756,907.94</u>	<u>\$0.00</u>
TOTAL COSTS	\$758,871.44	\$2,590.50

NOW, THEREFORE, BE IT RESOLVED the Lansing City Council will hold a public hearing on Monday, August 13, 2018 at 7:00 PM, in the Council Chambers, to review, prior to confirmation, said assessment roll; and

BE IT FURTHER RESOLVED that the City Clerk and the Public Service Director are hereby requested to give due notice of this public hearing as provided by Chapter 1020, Section 1026.06(c)(1), of the Code of Ordinances by publishing a notice of a public hearing in a daily newspaper of the City, not more than twenty days and not less than ten days before such public hearing. Said notice shall include the time and place of the hearing; a description of the section or area of the City determined by Council to be within the assessment district as contained in the special assessment roll; where the special assessment roll is on file and may be examined; that any person aggrieved by the assessments as contained in the special assessment roll, or the necessity of the improvement, may file a written objection thereto which must be delivered to the City Clerk prior to the close of the hearing, or the person may appear and protest the same at the public hearing in person or by his or her representative; that the appearance and protest or written protest in the manner described is required if the person desires to appeal the amount of the assessment to the Michigan Tax Tribunal; and that any appeal to the Michigan Tax Tribunal must be taken within thirty days of the confirmation of the special assessment roll, provided a protest was timely made.

BE IT FINALLY RESOLVED, that pursuant to the requirement of 1962 PA 162, as amended, MCL 211.741, et seq.; MSA 5.3534(1), et seq., appearance and protest at the hearing in the special assessment proceedings is required in order to appeal the amount of the special assessment to the State Tax Tribunal. An owner or party in interest, or his or her agent may appear in person at the hearing to protest the special assessment, or shall be permitted to file his or her appearance or protest by letter and his or her personal appearance shall not be required.

Funds are available for the City of Lansing's share of the project in accounts as follows:

		<u>Account Number</u>
Assessment Roll _____	\$2,590.50	Acct to be established
Local Streets – Major Maintenance	\$329,062.25	202.453601.974100.50013
LBWL Portion Unbilled	\$429,809.19	101.0.117102.0

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

WHEREAS, Fairview School at 815 N Fairview Avenue is the Polling Place for Ward 1, Precinct 4; and

WHEREAS, City Clerk Chris Swope received notice on July 12, 2018 that Fairview School will be inaccessible and unusable as a Polling Place for the August 7, 2018 Primary Election due to unexpected construction delays at the facility; and

WHEREAS, Pattengill School at 626 Marshall Street is in close proximity, handicapped accessible, plenty of parking to serve as a temporary Polling Location for the City of Lansing; and

WHEREAS, City Clerk Chris Swope recommends that the Polling Place for Ward 1, Precinct 4 be relocated to Pattengill School for the August 7, 2018 Primary Election;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, relocates the Polling Place for Ward 1, Precinct 4 to Pattengill School at 626 Marshall Street for the August 7, 2018 Primary Election, and that that the City Clerk shall notify the Registered Electors of Ward 1, Precinct 4 of the relocation.

BE IT FURTHER RESOLVED, that effective with any election after the August 7, 2018 Primary Election, the Polling Place for Ward 1, Precinct 4 shall return to Fairview School at 815 N Fairview Avenue, and that the City Clerk shall notify the Registered Electors of Ward 1, Precinct 4 of the relocation.

BE IT FINALLY RESOLVED, that the City Clerk shall work to ensure proper signage to assist relocated voters in finding their Polling Place.

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

WHEREAS, in Resolution 2018-142 as part of the FY19 Budget and Budget Policies the City of Lansing City Council determined they would set goals for the Corridor Façade Grants; and

WHEREAS, the intent of the Corridor Façade Program is to strengthen the economic viability of Lansing's non-downtown commercial corridors by providing targeted assistance for improving the appearance and structural conditions of building façades in highly visible and critical areas of the City. Projects will be assessed thoroughly and chosen primarily on need, impact, financial capacity, and their critical strategic location; and

WHEREAS, the program is directed at commercial, office, and mixed-use buildings adjacent to main corridors and neighborhood nodes within the City of Lansing that are outside of the downtown area (downtown defined as Shiawassee St. to the north; I-496 to the south; Martin Luther King Jr. Blvd. to the west; and Pere Marquette Dr. to the east.). Property owners and tenants are eligible to apply, but if a tenant applies, the building owner must support the improvements in writing; and

WHEREAS, eligible activities are for a building façade only but may include windows, signage, lighting, and improvements to create barrier free and accessible entryways as part of the overall façade improvement. No activity will be eligible that is separate from an overall façade. For instance, landscaping/streetscaping and light poles are not eligible. All improvements must be fixed/permanent.; and

WHEREAS, the Façade Grant Program offers three types of flexible grant awards. Applications are considered on a first come, first served basis:

Full Grant: For façade projects totaling \$10,000 and above, grant funds will provide a "dollar for dollar" match (50% of the total project cost) up to a maximum \$20,000 award. This award is for façade projects involving substantial restoration, rehabilitation, or replacement. The grant funds are provided on a reimbursement basis and offers no upfront money.

Micro-Façade/Sign Grant: For façade projects with a total cost under \$10,000, grant funds will provide a "dollar for dollar" match (50% of the total project cost) up to a maximum \$5,000 award. This award is for small façade projects or for projects that consist of limited improvements including signage, paint, window/door repair, lighting, entryways. The grant funds are provided on a reimbursement basis and offers no upfront money.

Design Program Award: For development of renderings/façade designs and material specifications to assist with the application of a matching grant award. Up to a \$2,000 award value per applicant (total of \$10,000 available in this category). Further

architectural/engineering costs related to the façade that are beyond the award value are the responsibility of the applicant but may be approved as match for a future grant award. Pre-application and commitment to façade improvement is required.

WHEREAS, awardees must be approved and enter into a Grant and Design Agreement prior to the start of any work. Previous façade improvements and unapproved work will not be funded; and

WHEREAS, the application period will open July 1, 2018, close February 15, 2019 and the project completion and reimbursement submission deadline will be May 31, 2019; and

WHEREAS, there will be \$1,500 of the budgeted funds used specifically for marketing the program.

THEREFORE BE IT RESOLVED, the City of Lansing City Council along with LEAP will implement the Corridor Façade Grant Program in the afore mentioned guidelines; and

BE IT FINALLY RESOLVED, LEAP will use \$1,500 of the budgeted funds strictly for marketing the Corridor Façade Grant Program.

RESOLUTION SETTING PUBLIC HEARING
BY CITY COUNCIL

RESOLVED by the City Council, City of Lansing, that a public hearing be set for Monday, August 13, 2018 at 7:00 p.m. in the City Council Chambers, 10th floor Lansing City hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering amendments to Article 8, Chapter 4 of the Lansing City Charter be submitted to the electors of the City for adoption or rejection at the election to be held on November 6, 2018 in the manner and form substantially as follows:

Chapter 4 Property

8-403.7. In addition to Section 8-403.6, not more than 25% of any dedicated parkland parcel may be disposed of by transfer, easement, lease, license, or other exchange, or be converted to another use without approval, by majority vote, of the electors of the City voting on the question at a regular or special election.

As used in this Section, “converted to another use” means changing the use of a park, or significant part thereof, from a recreation or conservation use to another use not directly or materially related to public recreation or conservation.

As used in this Section, “disposed of” or “converted to another use” shall not mean or include a park use that is for a recreational, civic, artistic or cultural activity, event or festival, or an entirely subsurface use for public utility purpose, including communications and the Board of Water and Light under Section 5-203.8.

Interested Persons are invited to attend this Public Hearing

RESOLUTION SETTING PUBLIC HEARING
BY CITY COUNCIL

RESOLVED by the City Council, City of Lansing, that a public hearing be set for Monday, August 13, 2018 at 7:00 p.m. in the City Council Chambers, 10th floor Lansing City hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering amendments to Article 8, Chapter 4 of the Lansing City Charter be submitted to the electors of the City for adoption or rejection at the election to be held on November 6, 2018 in the manner and form substantially as follows:

Chapter 4 Property

8-403.8. Monetary consideration received from the sale of dedicated park land in accordance with Section 8-403.6 of this Charter or from other methods of disposition of park land shall be deposited in the accounts of the Department of Parks and Recreation.

Interested Persons are invited to attend this Public Hearing

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

WHEREAS, the Mayor made the reappointments to various Boards as stated below:

Board of Public Service:

Samara E. Morgan as an At-Large Member for a term to expire June 30, 2022; and

Board of Water & Light:

Beth Graham, as a Second Ward Member for a term to expire June 30, 2022;

David Price as an At-Large Member for a term to expire June 30, 2022, and

Saginaw Street Corridor Improvement Authority:

Claire Corr, as a Member for a term to expire June 30, 2022; and

WHEREAS, the Mayor's office has verified that the nominees has been vetted and meet the qualifications as required by the City Charter; and

WHEREAS, the Committee of the Whole took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointments to various Boards as stated below:

Board of Public Service:

Samara E. Morgan as an At-Large Member for a term to expire June 30, 2022; and

Board of Water & Light:

Beth Graham, as a Second Ward Member for a term to expire June 30, 2022;

David Price as an At-Large Member for a term to expire June 30, 2022, and

Saginaw Street Corridor Improvement Authority:

Claire Corr, as a Member for a term to expire June 30, 2022.

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

WHEREAS, the Mayor made the reappointments to various Boards as stated below:

Board of Review:

Tricia Spain as an At-Large Member for a term to expire June 30, 2021; and

Historic District Commission:

Curtis B. Sonnenberg as an At-Large Member for a term to expire June 30, 2021; and

Lansing Entertainment & Public Facilities Authority:

Charles Janssen as an At-Large Member for a term expiring June 30, 2021; and

Charles Mickens as an At-Large Member for a term expiring June 30, 2021; and

Park Board:

Richard Kibbey as a 2nd Ward Member for a term expiring June 30, 2022; and

Planning Board:

Katie Alexander (Johnson) as an At-Large member for a term to expire June 30, 2022;
and

WHEREAS, the Mayor's office has verified that the nominees has been vetted and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee of the Whole took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointments to various Boards as stated below:

Board of Review:

Tricia Spain as an At-Large Member for a term to expire June 30, 2021.

Historic District Commission:

Curtis B. Sonnenberg as an At-Large Member for a term to expire June 30, 2021.

Lansing Entertainment & Public Facilities Authority:

Charles Janssen as an At-Large Member for a term expiring June 30, 2021.

Charles Mickens as an At-Large Member for a term expiring June 30, 2021.

Park Board:

Richard Kibbey as a 2nd Ward Member for a term expiring June 30, 2022.

Planning Board:

Katie Alexander (Johnson) as an At-Large member for a term to expire June 30, 2022.

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

Act-3-2018, 1609 N. Larch, LBWL Property (PPN 33-01-01-09-235-031), Sale of Property

WHEREAS, the City of Lansing Board of Water and Light proposes to dispose of the former electrical substation in the 1609 N. Larch Street; and

WHEREAS, the subject parcel is roughly rectangular in shape, measuring 10,500± square feet, and surrounded by industrial land uses; and

WHEREAS, the property and structure were purchased and constructed with LBWL ratepayer funds; and

WHEREAS, by Resolution 2007-9-14, the LBWL Board of Commissioners declared the property surplus and approved its sale; and

WHEREAS, no other agency has identified a public purpose for retaining the property; and

WHEREAS, at its meeting on November 20, 2007, the Planning Board reviewed the proposal (Act-16-07) and concurred with the Board of Commissioners, and recommended the sale of the property; and

WHEREAS, a written appraisal of the property, dated November 22, 2006, conducted by the Gannon Group, estimated the market value of the property to be Eight Thousand Dollars (\$8,000.00); and

WHEREAS, a written appraisal of the property, dated January 19, 2017, conducted by Steven E. Rogers, City of Lansing, estimates the market value of the property to be One Hundred Seventy Thousand Five Hundred Dollars (\$170,500.00); and

WHEREAS, an undated "Competitive Market Analysis" by CBRE Martin recommended that the property be listed for Sixty Thousand Dollars (\$60,000.00), taking into account the presence of lead and asbestos on the property; and

WHEREAS, LBWL still retains the property, and now proposes to convey it to Drew LLC, 2547 W Main, Lansing MI 48917, which is interested in acquiring the property and reusing the building for office space; and

WHEREAS, on May 3, 2018, the Planning Board reviewed the revised proposal for the sale of the property (Act-3-2018), and unanimously (6-0) recommended approval, based on the finding that the property is surplus; and

WHEREAS, the Purchase Agreement between the City of Lansing and Drew LLC was

placed on file with the City Clerk on May 18, 2018, and is presented for approval; and

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

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-3-2018, and authorizes the sale of the property at 1609 N. Larch Street, legally described as:

LOTS 30 THRU 34 INCL EXC THAT PART LYING W OF A LINE COM 15.28 FT E OF SW COR LOT 30, TH N 10DEG 24MIN 32SCD E TO A PT ON N LINE LOT 32 34.36 FT E OF NW COR SAID LOT, N 10DEG 24MIN 32SCD E 47.9 FT, N 54DEG 50MIN 51SCD E 30.35 FT TO N LINE LOT 34 EXC N 4.25 FT LOT 34; NELLERS SUB NO 1

for the amount of Seventy Thousand (\$70,000.00) Dollars, plus closing costs.

BE IT FURTHER RESOLVED, that upon closing of the sale, all net proceeds from the transaction may be retained by LBWL for its operation.

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

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

WHEREAS, the Lansing Office of Emergency Management receives recurring Homeland Security Grant Program Grants (HSGP); and

WHEREAS, the HSGP grant is a pass through grant from the State of Michigan and is awarded to eight Emergency Management Regions with in the State of Michigan; and

WHEREAS, the HSGP grant is designed to provide federal funds to the sub grantee, the Lansing Office of Emergency Management, for the purpose of planning, exercising, training and purchasing equipment based on homeland security guidelines; and

WHEREAS, the HSGP awards \$205,063.45 for the duration of thirty-two (32) months

WHEREAS, the State of Michigan award of \$205,063.45 requires no local match or additional funding; and

WHEREAS, the HSGP grant will support Region one with funding for Planning, exercising, training, and equipment; and

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the HSGP grant in the total amount of \$205,063.45 for the grant period beginning October 1, 2017 and ending May 31, 2020 to fund Region One approved projects in accordance with federal grant guidelines.

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

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

WHEREAS, the City of Lansing's Office of Financial Empowerment was awarded a \$2,370,620.00 (\$474,124 per year), 5-year contract from the State of Michigan for Offender Success Administrative Agency Services for Region 7 of the State of Michigan, which includes Ingham, Clinton and Eaton Counties;

WHEREAS, there was a competitive bid process for the Offender Success Administrative Agency Services contract and the City of Lansing Office of Financial Empowerment submitted Quote #00024541 and Bid #007117B0011697;

WHEREAS, the Offender Success Administrative Agency (which will be the City of Lansing Office of Financial Empowerment) is responsible for managing sub-contractual services including housing, social services, transportation, and behavioral health; is responsible for the receipt of and payment of invoices to said subcontractors; participates in the Region 7 Steering Team and Advisory Council meetings; and participates in prison in-reach meetings;

WHEREAS, the State of Michigan awarded \$2,370,620.00 to the City of Lansing for the period of October 1, 2017 to March 31, 2022; and

WHEREAS, the award for \$2,370,620.00 does not require a local match and creates a full-time, temporary contractual position at up to 40 hours per week; as well as an intern position of 10 or more hours per week which will be a paid internship; and

WHEREAS, Offender Success is a statewide model in which each of the 10 prosperity regions is assigned an Administrative Agency; the vision of the Michigan Offender Success Model is that every offender released from prison will have the tools needed to succeed in the community and the opportunity to utilize those tools to be productive, self-sufficient citizens; and the mission of the Michigan Offender Success Model is to reduce crime by implementing a seamless plan of services, supervision, and opportunities developed with each offender and delivered through state and regional collaboration with the goal of obtaining employment and self-sufficiency; the mission is accomplished by targeting service provision to meet the identified needs of returning offenders, thereby reducing their risk of recidivism and enhancing their employment opportunities.

WHEREAS, a Budget Adjustment Request (BAR) was submitted by the City of Lansing's Office of Financial Empowerment to increase the budget from \$474,124 per year to \$497,004, and this BAR was approved by the Michigan Department of Corrections on May 25, 2018;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the additional \$22,880 per year in budget (\$114,400 total) for the grant period beginning October 1, 2017 and ending March 31, 2022 for the City of Lansing.

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

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

Act-12-12, Red Cedar Park, Sale of Property

WHEREAS, a Comprehensive Development Agreement (CDA) between the City of Lansing and Ferguson/Continental Lansing, LLC was previously approved by City Council Resolution #2015-042, detailing the sale of property owned by the City, the Red Cedar Park, as legally described therein; and

WHEREAS, the Council Resolution #2015-042 also detailed the compliance with the steps necessary for the question to be properly before Council at that time, including:

- Approval of Resolutions # 2011-282 and 2012-192 authorizing ballot proposals regarding the sale of the Red Cedar Park, and describing the subject property therein, and
- Authorization by the electors of the City to market the property, and
- Unanimous approval by the Planning Board of the proposed sale, after reviewing the location character and extent of Act-12-12 proposal in accordance with Act 33 Review procedures, and
- Review and concurrence by the Committee of the Whole with the report and recommendations of the Planning Board; and

WHEREAS, after substantial renegotiation, the parties to the CDA approved in Council Resolution #2015-042 have reached a modified agreement that substantially changes the terms of the CDA, including the elimination of all bonding obligations by the City, a more definite statement of the project, and a reduction of the purchase price; and

WHEREAS, an Amended and Restated Real Estate Purchase and Development Agreement containing the modified agreement was placed on file with the City Clerk on February 27, 2018, has been on file for at least thirty days, and is presented for approval by City Council in compliance with the City Charter and Ordinance regarding disposition of property; and

WHEREAS, City Council held a public hearing for consideration of the Amended and Restated Real Estate Purchase and Development Agreement on July 9, 2018.

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council hereby approves the Amended and Restated Real Estate Purchase and Development Agreement for the Red Cedar Property, placed on file with the City Clerk on February 27, 2018.

BE IT FURTHER RESOLVED, that the Lansing City Council hereby authorizes the sale of approximately 35.57 acres of the former Red Cedar Park property to Continental/Ferguson Lansing, LLC, legally described as:

Situated in the City of Lansing, County of Ingham and State of Michigan:

Part of Lots 6, 15, 17, and Outlot "A", also vacated portion of Church Street, part of vacated Cooper Street, part of vacated Olin Avenue and vacated portion of Reniger Court (platted as Fredrick Street), Supervisor's Plat No. 1 as recorded in Liber 12 of Plats, Page 27, Ingham County Records; also part of the plat of Riverside as recorded in Liber 3 of Plats, Page 25, Ingham County Records; also part of the "Plat of the Subdivision of all that part of the Southeast quarter of Section 14 and all of that part of Section 23 lying North of the Cedar River" according to the True Copy of the Original recorded June 13th, 1856; also part of the Southwest 1/4 of Section 13 and part of the Southeast 1/4 of Section 14, T4N, R2W, City of Lansing, Ingham County, Michigan, all being more particularly described as follows; Commencing at the West 1/4 corner of Section 13 also being the East 1/4 corner of Section 14, T4N, R2W; thence S00°33'40"W, 119.50 feet along the West line of Section 13 and the East line of Section 14 to the South line of Michigan Avenue and the North line of Lot 19 of Supervisor's Plat No. 1; thence S89°49'55"W, 1.85 feet along the South line of Michigan Avenue to the Northwest corner of Supervisor's Plat No. 1 and the Point of Beginning of following described parcel; thence S00°44'26"W (platted as South), 540.51 feet along the West line of Supervisor's Plat No. 1 to the Southwest corner of Lot 23; thence S89°58'26"E (platted as N89°15'E), 182.60 feet along the South line of Lot 23 and its Easterly extension; thence N00°22'22"W, 100.00 feet along the West line of the East 1/2 of vacated Olin Avenue; thence S89°58'26"E, 998.91 feet along the North line of the South 100 feet of the East 1/2 of vacated Olin Avenue, the North line of the South 100 feet of Lot 17, the North line of the South 100 feet of vacated Cooper Street, the North line of the South 100 feet of Lot 15, the North line of the South 100 feet of vacated portion of Reniger Court (platted as Fredrick Street) and the North line of the South 100 feet of Lot 6 to the East line of Lot 6; thence S00°15'20"E, 50.00 feet along the East line of Lot 6; thence N89°49'17"E, 330.21 feet to the East line of Supervisor's Plat No. 1; thence S00°16'54"E (platted as S01°09'E), 690.78 feet to the Northerly floodway limit of the Red Cedar River; thence along said floodway limit, the following thirty (30) courses: 1) N46°10'15"W, 15.48 feet; 2) N56°47'13"W, 30.48 feet; 3) N55°43'09"W, 66.24 feet; 4) N65°03'09"W, 93.92 feet; 5) N64°01'30"W, 216.39 feet; 6) N70°25'57"W, 74.47 feet; 7) N61°25'31"W, 56.19 feet; 8) N60°47'42"W, 67.03 feet; 9) N57°32'05"W, 71.96 feet; 10) N65°20'26"W, 16.79 feet; 11) N57°44'47"W, 53.83 feet; 12) N73°17'40"W, 35.93 feet; 13) N86°48'53"W, 39.97 feet; 14) S86°37'02"W, 46.11 feet; 15) S84°50'08"W, 84.32 feet; 16) S82°06'51"W, 75.07 feet; 17) S86°19'27"W, 52.44 feet; 18) S88°21'50"W, 138.94 feet; 19) N77°32'06"W, 66.35 feet; 20) N78°22'00"W, 73.45 feet; 21) N83°02'49"W, 104.05 feet; 22) N80°18'41"W, 104.78 feet; 23) N81°25'50"W,

29.98 feet to the West line of Section 13; 24) continuing N81°25'50"W, 63.00 feet; 25) N84°40'04"W, 94.88 feet; 26) N84°12'26"W, 174.71 feet; 27) N86°42'58"W, 153.92 feet; 28) N87°08'16"W, 100.89 feet; 29) West, 119.66 feet; 30) S82°46'50"W, 89.82 feet; thence N53°29'47"W, 224.96 feet; thence S89°26'11"W, 305.00 feet to a point which is 24.75 feet East of the West line of the East 1/2 of the Southeast 1/4 of Section 14, according to the plat of Urbandale as recorded in Liber 4 of Plats, Page 49, Ingham County Records; thence N00°30'13"E, 608.40 feet parallel with said West line to the South right-of-way line of Michigan Avenue; thence S89°51'10"E, 1279.97 feet along the South right-of-way line of Michigan Avenue to the Point of Beginning. Contains 35.57 acres, more or less.

for the sum of Two Million Two Hundred Thousand and 00/100 Dollars (\$2,200,000.00), with closing and associated costs as set forth in the Amended and Restated Real Estate Purchase and Development Agreement for the Red Cedar Property placed on file with the City Clerk on February 27, 2018.

BE IT FURTHER RESOLVED, that any net proceeds from the sale of the Property described herein will go towards the Capital Improvement Fund for the City of Lansing Parks and Recreation Department and will not be used within the Park Property as identified in the Amended and Restated Real Estate Purchase and Development Agreement at Section E.2. of the Recitals and legally described in Exhibit A-2 of the same.

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is hereby authorized to sign and execute all documents necessary to effectuate the aforementioned transactions, subject to their prior approval as to content and form by the City Attorney.

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INTRODUCTION OF ORDINANCE

Council Member _____ introduced:

An Ordinance of the City of Lansing, Michigan, to amend Chapter 816 by amending Chapter 1060, Section 05, Section 07, Section 08, and Section 99, to broaden and clarify enforcement of collection bin requirements.

The Ordinance is referred to the Committee on Public Safety

RESOLUTION SETTING PUBLIC HEARING BY CITY COUNCIL

RESOLVED by the City Council, City of Lansing, that a public hearing be set for Monday, August 13, 2018 at 7:00 p.m. in the City Council Chambers, 10th floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering an Ordinance of the City of Lansing, Michigan, to amend Chapter 816 by amending Chapter 1060, Section 05, Section 07, Section 08, and Section 99, to broaden and clarify enforcement of collection bin requirements.

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Interested Persons are invited to attend this Public Hearing

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE
LANSING CODIFIED ORDINANCES BY AMENDING CHAPTER 1060, SECTION 05,
SECTION 07, SECTION 08, AND SECTION 99, TO BROADEN AND CLARIFY
ENFORCEMENT OF COLLECTION BIN REQUIREMENTS.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1060, Section 05, of the Codified Ordinances of the City of
Lansing, Michigan, be and is hereby amended to read as follows:

(a) Between each collection period, the owner, tenant, lessee or occupant of any property shall
provide a suitable place on the premises to store solid waste and/or recyclable materials. Solid
waste and/or recycling and/or yard waste containers shall be placed and protected so that they
cannot be easily disturbed by animals and in a place which, if possible, is not visible from the
street and away from places occupied by other persons.

(b) Solid waste and/or recycling containers and/or yard waste containers, which will be picked
up **FROM THE SIDE OF THE STREET** ~~by Public Service Department employees~~ from
residential sites of generation, shall be set out in the right-of-way (adjacent to the street) on
designated collection days, which shall be specified ~~in the rules and regulations prepared~~ by
the Public Service Director and approved by Council. The schedule shall provide **FOR A**
MAXIMUM OF one collection weekly. The solid waste and/or recycling containers shall not be
placed between the sidewalk and the curb (adjacent to the street) prior to 4:00 p.m. of the day
preceding the scheduled collection day. No later than 7:00 a.m. on the day following the
collection day, the solid waste and/or recycling containers shall be promptly removed from

1 between the right-of-way (locations adjacent to the street) by the owner, resident, tenant, lessee
2 or occupant.

3 Section 2. That Chapter 1060, Section 07, of the Codified Ordinances of the City of
4 Lansing, Michigan, be and is hereby amended to read as follows:

5 (a) The owner or occupant of a residential site of generation unit shall promptly clean up and
6 remove any scattered solid waste, rejected items, recyclable material and/or yard waste resulting
7 from the breakage or opening of any ~~City~~ collection bag, can or other container or refuse bag
8 intended for collection from the residential site of generation unit within twenty-four hours after
9 the same has been scattered.

10 (b) Within twenty-four hours after written notification by the City, the owner or occupant of a
11 residential site of generation unit shall, in accordance with this chapter, properly dispose of any
12 such scattered refuse, rejected items, any ~~City~~ collection bag (and the contents thereof), intended
13 for collection which is either broken or otherwise open, any ~~City~~ collection bag which weighs in
14 excess of thirty pounds, any ~~City~~ collection bag which contains unacceptable materials for
15 collection or any ~~City~~ collection bag which was placed on the curb in front of the residence prior
16 to 4:00 p.m. of the day preceding the collection day, or later than 7:00 a.m. of the day of
17 collection.

18 (c) Notification shall be in writing and sent by first class mail to the owner or party in interest
19 of the property on which or in front of which the violation of this chapter exists. The name and
20 address of the owner or party in interest of the residential site of generation shall be determined
21 from the last local tax assessment record for the property. Notice shall also be given to the
22 occupant of the property on which or in front of which the violation exists, by either giving a

1 copy of the notice personally to a person at the residence or by sending a copy of the notice by
2 first class mail to the "occupant," as addressee, addressed to the property, if there is a residential
3 site of generation thereon, and by posting a copy of the notice in a conspicuous place at the
4 property or on a building thereon.

5 Section 3. That Chapter 1060, Section 08, of the Codified Ordinances of the City of
6 Lansing, Michigan, be and is hereby amended to read as follows:

7 (a) *Removal or Abatement.* Any solid waste, recyclable material and/or yard waste
8 accumulated in a manner which is a public nuisance; any scattered solid waste, rejected items,
9 recyclable material and/or yard waste; broken or open ~~City~~ collection containers; yard waste
10 collection or recyclable material containers in excess of thirty pounds; ~~City or private~~ collection
11 containers containing unacceptable materials; or ~~City or private~~ collection containers placed in
12 front of a residential site of generation contrary to any collection procedure referred to in Section
13 1060.05; or any bulk item accumulated beyond the time frame identified in Section 1060.12, or
14 unacceptable bulk item or bulk item placed in front of a residential site of generation contrary to
15 collection procedures referred to in Sections 1060.14 and 1060.15, is hereby declared to be a
16 public nuisance and is subject to removal or abatement. If a violation of this chapter is not
17 corrected within seven days after notice is given in the manner provided in Section 1060.07 or
18 1060.16, respectively, then the City, through its Public Service Director or ~~authorized~~
19 **AUTHORIZED CITY OFFICIAL** ~~representative~~, agent or designee, may remove or abate the
20 nuisance.

21 (b) *Expenses.*

1 (1) The complete expense, including the administration costs to the City, incurred in the
2 removal, abatement or preparation of materials for recycling shall be the sole responsibility of
3 the owner or party in interest of the property on which or in front of which the condition existed,
4 and shall be paid by the owner or party in interest in whose name the property appears on the
5 City's latest real property tax assessment records. The expense shall be a penalty for income tax
6 purposes.

7 (2) The complete expense incurred shall be a lien against the real property and shall be
8 reported to the City Assessor, who shall assess the same against the property on which or in front
9 of which the nuisance was located.

10 (3) The owner or party in interest in whose name the property appears upon the last local tax
11 assessment records shall be notified of the amount of such cost by first class mail at the address
12 shown on the records. If he or she fails to pay the same within thirty days after mailing, by the
13 City Assessor, of a notice of the amount thereof, the City Assessor shall add the same to the next
14 tax roll of the City, and such amount shall be collected in the same manner in all respects as
15 provided by law for the collection of taxes by the City.

16 Section 4. That Chapter 1060, Section 99, of the Codified Ordinances of the City of
17 Lansing, Michigan, be and is hereby amended to read as follows:

18 (a) Any violation of this Chapter 1060 shall be deemed to be a civil infraction pursuant to Code
19 Chapter 203.

20 (b) The following schedule of civil fines payable to the Municipal Ordinance Violations Bureau
21 for admissions of responsibility to civil infraction violation notices is established under this
22 chapter:

1 First offense \$20.00

2 First repeat offense 40.00

3 Second (or any subsequent) repeat offense 60.00

4 (c) All Public Service Department **AND ECONOMIC DEVELOPMENT AND PLANNING**
5 personnel are hereby designated ~~as authorized City officials~~ **AUTHORIZED CITY**
6 **OFFICIALS** to issue municipal civil infraction citations or municipal civil infraction violation
7 notices pursuant to Code Section 203.01.

8 Section 5. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules
9 inconsistent with the provisions are repealed.

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

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

15
16 Approved as to form:

17
18 _____
19 City Attorney

20 Dated: _____
21

INTRODUCTION OF ORDINANCE

Council Member Spadafore introduced:

An ordinance of the City of Lansing, Michigan, to amend Chapter 816 by amending Section 816.01 and repealing Section 816-03 through Section 816.99 of the Codified Ordinances to amend the regulations on governing dwarf tossing.

The Ordinance is referred to the Committee on Public Service

RESOLUTION SETTING PUBLIC HEARING BY CITY COUNCIL

RESOLVED by the City Council, City of Lansing, that a public hearing be set for Monday, August 13, 2018 at 7:00 p.m. in the City Council Chambers, 10th floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering an ordinance of the City of Lansing, Michigan, to amend Chapter 816 by amending Section 816.01 and repealing Section 816-03 through Section 816.99 of the Codified Ordinances to amend the regulations on governing dwarf tossing.

Interested Persons are invited to attend this Public Hearing

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

4 Section 5. This ordinance repeal shall take effect on the 30th day after enactment
5 unless given immediate effect by City Council.

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PASSAGE OF ORDINANCE

An Ordinance of the City of Lansing, Michigan, Providing for the Rezoning of a parcel of real property located in the City of Lansing, Michigan and for the revision of the district maps adopted by section 1246.02 of the Code of Ordinances.

Z-3-2018: 1030 & Part of 1048 Pierpont Street, Rezoning from “DM-4”
Residential District to “G-2” Wholesale District

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

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

☐ ADOPTED

☐ FAILED

ORDINANCE # _____

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

The City of Lansing ordains:

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

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

Case Number: Z-3-2018

Parcel Number's: 33-01-05-10-176-211 & Part of 33-01-05-10-176-201

Address: 1030 & Part of 1048 Pierpont Street

Legal Descriptions: Lot 1 & the West 3.1 acres of Lot 2, Holiday Plaza Subdivision, City of Lansing, Ingham County, MI, from "DM-4" Residential District to "G-2" Wholesale District.

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

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

Section 4. This ordinance shall take effect upon the expiration of thirty (30) days from the date this notice of adoption is published in a newspaper of general circulation.

PASSAGE OF ORDINANCE

An Ordinance of the City of Lansing, Michigan, to repeal Chapter 810, Section 810.21 of the Codified Ordinances, to eliminate the Cable Advisory Board and its duties and functions

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

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

☐ ADOPTED

☐ FAILED

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO REPEAL
CHAPTER 810, SECTION 810.21 OF THE CODIFIED ORDINANCES, TO ELIMINATE
THE CABLE ADVISORY BOARD AND ITS DUTIES AND FUNCTIONS.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 810, Section 810.21, of the Codified Ordinances of the City of
Lansing, Michigan, be and hereby is repealed in its entirety and shall be null and void and of no
effect.

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

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

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



Chris Swope
Lansing City Clerk

July 20, 2018

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

Dear Councilmembers:

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

BOARD NAME

DATE OF MEETING

Election Commission

October 31, 2017

Board of Police Commissioners

July 17, 2018
June 19, 2018

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

Sincerely,

Chris Swope, CMC, CMMC
Lansing City Clerk



Chris Swope
Lansing City Clerk

July 20, 2018

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

Dear President and Council Members:

My office has received and placed on file:

[2016 Lansing Housing Commission Financial Report](#)

This document is available for review at the office of the City Clerk or at <http://www.lansingmi.gov/clerk> under the heading of Documents Placed on File.

Sincerely,

Chris Swope, CMC
Lansing City Clerk



Chris Swope
Lansing City Clerk

July 20, 2018

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

Dear President and Council Members:

My office has received and placed on file:

[2017 Lansing Housing Commission Financial Report](#)

This document is available for review at the office of the City Clerk or at <http://www.lansingmi.gov/clerk> under the heading of Documents Placed on File.

Sincerely,

Chris Swope, CMC
Lansing City Clerk



Chris Swope
Lansing City Clerk

July 20, 2018

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

Dear President and Council Members:

My office has received and placed on file:

[Lansing Police Department 2017 Annual Report](#)

This document is available for review at the office of the City Clerk or at <http://www.lansingmi.gov/clerk> under the heading of Documents Placed on File.

Sincerely,

A handwritten signature in black ink that reads "Chris Swope".

Chris Swope, CMC
Lansing City Clerk

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

WHEREAS, Fairview School at 815 N Fairview Avenue is the Polling Place for Ward 1, Precinct 4; and

WHEREAS, City Clerk Chris Swope received notice on July 12, 2018 that Fairview School will be inaccessible and unusable as a Polling Place for the August 7, 2018 Primary Election due to unexpected construction delays at the facility; and

WHEREAS, Pattengill School at 626 Marshall Street is in close proximity, handicapped accessible, plenty of parking to serve as a temporary Polling Location for the City of Lansing; and

WHEREAS, City Clerk Chris Swope recommends that the Polling Place for Ward 1, Precinct 4 be relocated to Pattengill School for the August 7, 2018 Primary Election;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, relocates the Polling Place for Ward 1, Precinct 4 to Pattengill School at 626 Marshall Street for the August 7, 2018 Primary Election, and that that the City Clerk shall notify the Registered Electors of Ward 1, Precinct 4 of the relocation.

BE IT FURTHER RESOLVED, that effective with any election after the August 7, 2018 Primary Election, the Polling Place for Ward 1, Precinct 4 shall return to Fairview School at 815 N Fairview Avenue, and that the City Clerk shall notify the Registered Electors of Ward 1, Precinct 4 of the relocation.

BE IT FINALLY RESOLVED, that the City Clerk shall work to ensure proper signage to assist relocated voters in finding their Polling Place.



Andy Schor, Mayor
Linda Sanchez-Gazella, HR Director

CITY OF LANSING DEPARTMENT OF HUMAN RESOURCES

8th Floor, City Hall
124 W. Michigan Avenue
Lansing, Michigan 48933

Benefits/Classifications
Labor Relations/Recruitment
Safety/Selection/Training
Worker's Compensation

(517) 483-4004 (Voice/TDD)
(517) 483-6064 (General Fax)
www.lansingmi.gov (Website)

XV A 2 a

MEMO

To: Andy Schor, Mayor
Samantha Harkins, Chief of Staff

From: Linda Sanchez-Gazella, HR Director 

Date: July 17, 2018

Subject: Segal Waters Consulting Contract

Please let this memo serve as justification for obtaining a sole source contract with Segal Waters Consulting for the period of one year and the cost of twenty thousand dollars (\$20,000).

Several of the Collective Bargaining Agreements (CBA) that the City is a party to have provisions with respect to reclassification of positions. Prior administration had a classification consultant contract with The Hay Group until Spring of 2017. Segal Waters Consulting was retained to perform classification services in the Summer of 2017. At this time the Department of Human Resources has an urgent need to fulfill these reclassification requests pursuant to the CBAs.

This department has also started the process of working with the Purchasing Division of the Finance Department to prepare for an RFP to be submitted in the near future. This contract with Segal Waters Consulting is a necessity to serve our employees with respect to obtaining classification reviews of their job descriptions. These reviews must also be done when creating new positions within departments and whenever there is a substantive change to a job description. It is my understanding that during the Fall of 2017 Segal Waters Consulting went through the process of benchmarking our job descriptions to be able to perform the reclassifications. This process involved sending every applicable job description to Segal Waters Consulting to be reviewed and assessed by their staff. The City's wage scales for the applicable bargaining units also were sent to Segal Waters Consulting to align the pay grades with their evaluator tool. This was a time consuming and costly process for the Department of Human Resources and it is reasonable to believe that this type of review would have to be repeated if we were able to contract with another vendor in this time period before submitting for an RFP. Segal Waters Consulting also provided an information segment on their Job Description Questionnaire with instructions on how to fill out the applicable questions to begin a reclassification process. This presentation was provided to the Union Representatives and Stewards. It is likely that this process would

"Equal Opportunity Employer"

have to be repeated as well if the City could not proceed with Segal Waters Consulting during the time period before submitting an RFP.

It is also my understanding that the City has not had a compensation study in a number of years, which may present a barrier to finding another vendor to take on these reclassifications for a short duration of time while working through the process of submitting an RFP.

For the reasons stated above I respectfully request that you grant approval for this sole source contract. If you have any questions or concerns please direct them to my attention.



RECEIVED

2018 JUL 18 AM 8:58

CITY OF LANSING
AFFIDAVIT OF DISCLOSURE

TO: CITY CLERK,
 CITY ATTORNEY or
 BOARD OF ETHICS

DATE: 7/16/18

I Andy Schor make the following disclosure under oath:
 (Name)

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

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

3. My City of Lansing position is:

☒ Full-time ☐ Part-time (less than 25 hours/wk) ☐ Unpaid

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

See attached

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

The foregoing Affidavit of Disclosure was executed on this 17 day of July, 2018.

Signed

State of Michigan, County of Ingham

Subscribed and sworn to before me this 17th day of July, 2018

Notary Public/or Deputy Clerk

Ingham County, Michigan
My Commission Expires: 8/10/24



Andy Schor
Mayor

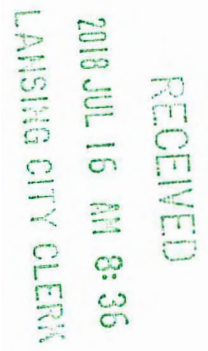


City Hall - 9th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
PH: 517.483.4141 – FAX: 517.483.6066
Lansing.Mayor@lansingmi.gov

OFFICE OF THE MAYOR
CITY OF LANSING, MICHIGAN

July 16, 2018

Lansing Board of Ethics
124 W. Michigan Ave
Lansing, MI 48933



DISCLOSURE

I am advised that the City, through Fleet Services and the Finance Director, has arranged a direct sale of an obsolete/surplus used LPD patrol vehicle to the Ingham Intermediate School District (IISD) for its current value of \$1,200.

I am also advised that the City's Finance Department has independently determined the proposed disposition complies with the applicable requirements of the Lansing purchasing ordinance, Section 206.13(c).

While I have not been involved in any way with arranging this sale, and I believe this direct sale transaction complies with the ordinance disposition requirements, I make this disclosure because my wife is president of the IISD board.

The City Attorney has reviewed the matter, and while he is of the opinion that no direct conflict exists, he suggests that I make this disclosure to avoid the appearance of a conflict of interest.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be "AS", written over a horizontal line.

Andy Schor, Mayor



ATTACHMENT A

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

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

_____%
- Are you self-employed? N/A
- Who is your employer, if applicable? N/A

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

- Who are your clients and who receives your goods or services? N/A

- How and where are your services performed? N/A

- How often do you do outside work? N/A

- Does your business or employer contract with the City? N/A

- In performing your business or outside employment, do you use any City facilities or equipment?
_____ If so, describe: N/A

- Is any of your business or employment conducted in the City? _____ If so, describe:
N/A

- Does your business advertisement or circulars, if any, contain any reference to the City or your City employment? N/A

- Is there any additional information that you believe would assist the Board of Ethics in its review of your business or personal activities for potential conflicts of interest? _____ If so, please describe: N/A

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

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

WHEREAS, the Mayor made the reappointments to various Boards as stated below:

Historical District Commission:

Cassandra Nelson as an At-Large Member for a term to expire June 30, 2019; and

Board of Zoning Appeals:

Joseph Quick, as an At-Large Member for a term to expire June 30, 2021; and

WHEREAS, the Mayor's office has verified that the nominees has been vetted and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee _____ took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointments to various Boards as stated below:

Historical District Commission:

Cassandra Nelson as an At-Large Member for a term to expire June 30, 2019.

Board of Zoning Appeals:

Joseph Quick, as an At-Large Member for a term to expire June 30, 2021.

INTRODUCTION OF ORDINANCES

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

Z-4-2018: 1141 N. Pine Street, Rezoning from “D-1” Professional Office District to “DM-1” Residential District

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

BY THE COMMITTEE ON DEVELOPMENT & PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

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

Z-4-2018: 1141 N. Pine Street, Rezoning from “D-1” Professional Office District to
 “DM-1” Residential District

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-4-2018 & SLU-1-2018, 1141 N. Pine Street

Rezoning from “D-1” Professional Office District to “DM-1” Residential District

The Lansing City Council will hold a public hearing on Monday, , 2018 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-4-2018 & & SLU-1-2018. Z-4-2018 is a request by Mid-Michigan Recovery Services, Inc. to rezone the property at 1141 N. Pine Street from “D-1” Professional Office District to “DM-1” Residential District. The applicant is also requesting a Special Land Use Permit (SLU-1-2018) to allow a 16-bed, inpatient, residential, substance abuse treatment facility in the building at this location.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, 2018 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk

ORDINANCE # _____

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

The City of Lansing ordains:

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

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

Case Number: Z-4-2018

Parcel Number's: 33-01-01-08-427-091

Address: 1141 N. Pine Street

Legal Descriptions: Parcel H, part of the Southwest ¼ of Section 9, T4N-R2W, City of Lansing, Ingham County, Michigan and part of Lot 2 And 3 of Block 26 of the "Map of the Subdivision of Blocks 26 and 27 in Town of Michigan" as recorded in April, 1849 being more particularly described as follows, commencing at a M.A.G. nail at the intersection of the west line of N. Pine Street (82.5 feet) and the south line of W. Willow Street (variable width), said point also being the northeast corner of Lot 1, Block 26 of the "Map of the Subdivision of Blocks 26 and 27 in Town of Michigan" as recorded in April, 1849, thence South 01 degrees, 45minutes, 54 seconds West, 246.00 feet along the west line of Pine Street to the point of beginning of the following described parcel, thence South 01 degrees, 45 minutes, 54 seconds West, 147.74 feet along the west line of Pine Street to the southeast corner of Lot 3, Block 26 of said plat and the north line of vacated W. Grand River Avenue, thence North 88 degrees, 08 minutes, 49 seconds West, 240.00 feet along the south line of Lot 3, Block 26 of said Plat and the north line of vacated W. Grand River Avenue, thence North 01 degrees, 45 minutes, 54 sections East, 147.85 feet, thence South 88 degree, 07 minutes, 17 seconds East, 240.00 feet to the point of beginning. Containing 0.81 acres more or less and subject to the rights of the public over N. Pine Street. Also subject to any easements or restrictions of use or record, from "D-1" Professional Office District to "DM-1" Residential District.

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

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

Section 4. This ordinance shall take effect upon the expiration of seven (7) days from the date this notice of adoption is published in a newspaper of general circulation.

GENERAL INFORMATION

APPLICANT: Mid-Michigan Recovery Services, Inc.
913 W. Holmes Road, Suite 200
Lansing, MI 48910

OWNER: Ingham County Land Bank Fast Track Authority
3024 Turner Street
Lansing, MI 48906

REQUESTED ACTION: Z-4-2018: Rezone 1141 N. Pine Street from “D-1”
Professional Office district to “DM-1” Residential.

SLU-1-2018: Special Land Use Permit for a residential care
facility

EXISTING LAND USE: Vacant Office Building

PROPOSED LAND USE: In-patient, 16-bed, substance abuse treatment facility

EXISTING ZONING: “D-1” Professional Office District

PROPOSED ZONING: “DM-1” Residential District

PROPERTY SIZE & SHAPE: 147.7’ x 240’ = 35,452.8 square feet
.814 acres - Rectangular Shape

SURROUNDING LAND USES: N: Vacant
S: Former MI School for the Blind Buildings
E: Single Family Residential
W: Former MI School for the Blind Buildings

SURROUNDING ZONING: N: “B” Residential District
S: “DM-1” Residential District
E: “C” Residential District
W: “DM-1” Residential District

MASTER PLAN DESIGNATION: The Design Lansing Comprehensive Plan designates the
subject property for “community facilities” land use. Pine
Street is designated as a local road.

SPECIFIC INFORMATION

Z-4-2018 is a request by Mid-Michigan Recovery Services, Inc. to rezone the property at 1141 N. Pine Street from “D-1” Professional Office District to “DM-1” Residential District. The applicant is also requesting a Special Land Use Permit (SLU-1-2018) to allow a 16-bed, inpatient, residential, substance abuse treatment facility in the building at this location.

AGENCY RESPONSES:

BWL: See attached.

Building Safety: The Building Safety Office has no objections. Please note that this will be a change of use group as defined in the building code and will require plan review and permits before the structure can be occupied for the new purpose. =

Development:

Fire Marshal:

Parks & Rec.: No comments.

Public Service:

Transportation: The Transportation and Non-Motorized Group of the Public Service Department has no objections to, or requirements for the rezoning and SLU requests.

BACKGROUND INFORMATION

The subject property was rezoned in 2009 from “B” Residential to “D-1” Professional Office, with the following conditions:

- (1) Building uses shall be limited to professional and business offices, such as attorneys, accountants, architects, engineers, designers, insurance agents, consultants and non-profit agencies (**except those agencies addressing formerly or currently criminal or addictive behaviors**), or other similar uses;
- (2) Surface parking shall be limited to 9 spaces; and
- (3) Exterior lighting shall use low intensity, shielded fixtures in order to limit light trespass to the standard for Lighting Zone 3 set by ASHRAE 90.1 – 2004.

The above conditions were the result of an agreement between the applicant for the 2009 rezoning and the neighborhood groups in the area.

The purpose of the 2009 rezoning was to permit the conversion of the building from the former Michigan School for the Blind Superintendents House into an office building. The building was subsequently renovated and used for offices for a time but has been vacant for the past few years. It is currently owned by the Ingham County Land Bank as a result of tax foreclosure. The applicant has a purchase offer on the building that is conditioned upon receiving the necessary zoning approvals to utilize the building for an inpatient, substance abuse treatment facility for up to 16 patients.

SLU-1-2018 – ANALYSIS

Section 1282.03(f)(1)-(2) sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and staff evaluation are as follows.

1. **Is the proposed special land use designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area?**

There are several inpatient residential treatment facilities throughout the City. Experiences with them have varied depending on the level of supervision/management. The applicant for this request has been operating a 14-bed, inpatient substance abuse treatment facility at 3300 S. Pennsylvania Avenue since 1991 and the City has never received any complaints about that facility. Given the applicant's positive track record, it is anticipated that the proposed facility will be well managed and will not be disruptive to the surrounding neighborhood.

2. **Will the proposed special land use change the essential character of the surrounding area?**

The subject property is located on the former Michigan School for the Blind (MSB) property. The building that was the former MSB library was converted several years ago to the Neighborhood Empowerment Center which houses various agencies that provide services to the community such as the Greater Lansing Housing Coalition, Head Start and the Lansing Refugee Center. Conversion of the main building on the site into senior citizen apartments will soon be underway, followed by conversion of the former high school building into low-moderate income apartments. A market rate apartment building is currently under construction on the north end of the site. A charter school occupies a large portion of the site at the west end of Maple Street.

Given the eclectic mix of land uses in the area, the proposed treatment facility will not change the essential character of the area. Residential treatment facilities are most appropriately located in higher density residential neighborhoods on larger parcels of land that are not contiguous to single family residences and in locations that have easy access to public transportation. The subject property is located in a "campus" setting where there is a great deal of green space surrounding the building. The site does not directly adjoin any single family residences, although there is a residential neighborhood to the east, and both Pine and Willow Streets are on the CATA bus routes.

3. **Will the proposed special land use interfere with the enjoyment of adjacent property?**

Whether the proposed treatment facility interferes with the enjoyment of adjacent properties depends on how the facility is operated. Given our experience with the applicant's existing facility on S. Pennsylvania Avenue, which adjoins a single family residential neighborhood to its west, and the applicant's affiliation with various established agencies in the City/State/region, there is a high level of confidence that the proposed

facility will be well managed. There is also a high level of confidence that if any issues arise, they will be appropriately addressed.

4. **Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?**

No changes are proposed for the site (no new parking or new building area) and thus, the “character” of the site will not change. The proposed conversion of a building from office use to a residential care facility use will have no impact on the natural environment.

5. **Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?**

No nuisances are anticipated to result from the proposed residential use of one of the buildings on the site. The proposed residential care facility will not generate noise, odors, fumes or light glare and traffic is anticipated to be minimal.

6. **Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?**

No negative comments have been received from any of the reviewing departments or agencies with regard to impacts on public facilities and services.

7. **Will the proposed special land use place demand on public services and facilities in excess of current capacity?**

The proposed conversion of a building from an office building to a residential treatment facility will not place demands on any public services in excess of current capacity.

8. **Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?**

The Design Lansing Comprehensive Plan designates the subject property for “community facilities” land use. The proposed treatment facility is consistent with this land use category. Mid-Michigan Recovery Services partners with and is supported by the Greater Lansing Homeless Resolution Network, Capital Area United Way, Community Mental Health, the National Council on Alcoholism and Drug Dependence, the City of Lansing and many other private, public and non-profit agencies whose purpose is to treat addiction.

9. **Will the proposed special land use meet the dimensional requirements of the district in which the property is located?**

Section 1252.04(g) of the Zoning Ordinance permits residential care facilities in the “DM-1” Residential Districts, with a special land use permit, if the following minimum conditions are met:

- (1) **The residential care facility shall provide a minimum lot area of not less than 1,000 square feet per resident.**

The applicant is proposing a 16-bed residential care facility which would require 16,000 square feet of lot area. The subject property contains 35,452.8 square feet of lot area.

- (2) **Twenty-four hour supervision shall be maintained by a sponsoring agency.**

The applicant intends to provide 24-hour supervision.

- (3) **The proposed residential care facility is located more than 1,500 feet from an existing residential care facility which provides care for more than six persons.**

The subject property is not located within 1,500 feet from an existing residential care facility.

The only other dimensional requirement that applies to this request is parking. There are 7 parking spaces on the site. The Zoning Ordinance requires 1 parking space for each 2 beds in the facility. 8 parking spaces are therefore, required for the proposed 16-bed facility. Since there is insufficient room on the site to accommodate additional parking in compliance with the Zoning Ordinance, if an SLU is approved, it would have to be conditioned upon limiting the capacity of the facility to 14 beds.

Z-4-2018 – ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE

The proposed zoning is compatible with the surrounding zoning pattern. The property to the south and west is currently zoned “DM-1” Residential. Therefore, the request will not result in a “spot zone” which is typically considered to be an unacceptable planning practice. The property to the south and west includes the Abigail building which is the main building on the former Michigan School for the Blind property. A site plan was recently approved and building permits have been issued to convert the Abigail building into senior citizen apartments. There is one multiple family residential building under construction to the northwest of the subject property and the former MSB high school building has been approved for conversion into low-moderate income apartments.

The “DM-1” district is the lowest density multiple family residential district in the City’s Zoning Ordinance. Under the “DM-1” district and based on the lot area of the site, it could be used for 16 efficiency units, 14 1-bedroom residential units, 12 2-bedroom residential units, 9 3-bedroom units

or a combination thereof. The proposed treatment facility will house 14 residents, plus at least one staff member around the clock. The occupancy of the facility, therefore, will be similar to the occupancy that would be permitted if the building were to be converted to apartments.

COMPLIANCE WITH MASTER PLAN

The proposed zoning to accommodate a residential treatment facility is consistent with the “community facilities” land use designation being advanced in the master plan, as described earlier in the report.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The traffic generated by a residential treatment facility will be negligible and have no adverse impacts on the surrounding neighborhood. In fact, an office building would likely generate more traffic than the proposed treatment facility.

There are 7 parking spaces on the site. The Zoning Ordinance requires 1 parking space for each 2 beds in the facility. 8 parking spaces are thus, required for the proposed 16-bed facility.

ENVIRONMENTAL IMPACT

No negative environmental impacts anticipated from this request as the site is already developed and no additional construction is proposed.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

The request to rezone the subject property from “B” Residential to “D-1” Professional Office for the purpose of allowing low impact office use(s) in an existing building will not adversely affect the land use pattern in the area. The property directly to the south is in the process of being rezoned to “D-1” Professional Office for the purpose of establishing a community enrichment center in the former School for the Blind Library building. The center will consist of Head Start classrooms and offices that provide housing assistance and community support services. The main School for the Blind building to the west has been rezoned for multiple family residential use. The property to the north will be used for medium density residential development and the property to the east is already an established residential neighborhood with an office building fronting along Willow Street. Given the mixed land use composition that already exists in the area, the proposed rezoning will not adversely affect future development patterns. In fact, the low impact office use(s) proposed for the subject property will be very compatible with the surrounding residential uses.

SUMMARY

Z-4-2018 is a request by Mid-Michigan Recovery Services, Inc. to rezone the property at 1141 N. Pine Street from “D-1” Professional Office District to “DM-1” Residential District. The applicant is also requesting a Special Land Use Permit (SLU-1-2018) to allow a 16-bed, inpatient, residential, substance abuse treatment facility in the building at this location

Based on the findings contained in this staff report, the proposal complies with the criteria listed in Section 1282.03(f)(1)-(9) of the Zoning Code for evaluating Special Land Use permits, if the parking requirement can be met by limiting the capacity of the facility to 14-beds.

The findings contained in this staff report also support a positive recommendation with regard to the rezoning request. The proposed “DM-1” zoning is consistent with the surrounding zoning and land use patterns and with the land use pattern being advanced in the Design Lansing Comprehensive Plan. Furthermore, no adverse impacts on vehicular and pedestrian traffic, the environment or future patterns of development are anticipated to result from approval of the rezoning.

RECOMMENDATION

Staff recommends approval of Z-4-2018, a request to rezone the property at 1141 N. Pine Street from “D-1” Professional Office District to “DM-1” Residential District and SLU-1-2018, a request to permit a 14-bed residential care facility at 1141 N. Pine Street, based on the findings of fact as detailed in this staff report.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**



BOARD OF WATER AND LIGHT MEMO

May 31, 2018

TO: City of Lansing – Planning Department, Susan Stachowiak
FROM: Andy Baumgartner, Real Property Analyst, Legal Services, 517-702-6795
RE: SLU-1-2018_Z-4-2018_1141 N. Pine St. Rezoning Comments

BWL Electric: Approved.

Contact person: Jerry Wheeler, Electric Utility Designer, phone: 517-702-6644

BWL Street Lighting: Approved.

Contact Person: Karen Carter, Utility Designer, phone: 517-702-7080

BWL Water & Steam Distribution:

Approved

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

- Site Specific Comments:
 - The proposed rezoning does not appear to impact existing BWL water facilities.
 - Should the customer require changes to the water service in order to meet new zoning requirements, then the customer will be required to submit an application to the BWL Utility Service Department at 517-702-6700. The customer will be required to enter a service agreement, meet BWL requirements, and pay applicable fees prior to receiving service. Additional information can be found online at <http://www.lbwl.com/Commercial/Water-Services/Water-Service-Installation/>.

BWL Water Operations: Approved

I have no comments or concerns with the rezoning. R. Roost

BWL Environmental Wellhead Protection: Approved

Contact Person: Angie Goodman, Water Quality Control, phone: 517-702-7059

Note: Any site plan approval does not constitute an agreement for service. All customers must meet BWL requirements and enter a service agreement prior to receiving service.



913 West Holmes Road
Suite 200
Lansing, MI 48910
Ph: (517) 887-0226
Fax: (517) 887-8121

midmichiganrecoveryservices.org

Addendum B
Proposal for Special Use of Property Located at:
1141 North Pine Street
Lansing, MI 48912

To Whom it May Concern:

Mid-Michigan Recovery Services is requesting a special use permit for the property located at 1141 N. Pine Street Lansing, MI 48915. We are currently under contract to purchase this property from the Ingham County Land Bank and this permit is necessary to move forward with successful purchase and use. All inspections and appraisals are complete and our financing is secured. We really value the location, educational history and residential nature of this building, but current zoning for this property only permits 6 beds. In order to sustain and improve our programming and therapeutic space, we require a more residentially purposed property. Our current men's residential program property was zoned business/commercial and in 1991 was granted the same zoning we are now requesting for its current location at 3300 S. Pennsylvania Street, where we have been responsible neighbors in that area.

While our current facility has served us well it was not built with residential purpose, so it has been hard to develop a therapeutic residential environment. It is also too small for our current programming. When we were introduced to this Land Bank property we were thrilled to find it would fit all of our needs. Our current facility provides residence for 14 men and the full complement of staff who are providing a more expansive intensive accredited and licensed 24/7 clinical residential treatment program engaging clients in intensive programming including group and individual therapy, recreational therapy and community engagement while teaching and modeling a residential lifestyle in a safe and comfortable home-like environment. Our services are State of Michigan licensed, American Society of Addiction Medicine (ASAM) and Commission on Accreditation of Rehabilitation Facilities (CARF) accredited. We have been actively serving the Lansing area since late 1950s through our education and advocacy work. We have been providing licensed treatment programs since 1967. Our staff is diverse and has a healthy mix of educated and credentialed professionals, educated and credentialed para-professionals and specially trained para-professionals with human services experience, quite a few of whom have actually successfully engaged in our programs are in long-term recovery and continue to serve helping other community members to engage and stabilize in a recovery oriented lifestyle. As clients successfully complete their course of residential treatment, they step into outpatient services and we assist them to choose and transition to safe housing and engage important education, employment, financial and basic needs supports in order to ensure successfully navigation in integrating back into community while continuing a long-term recovery lifestyle.

As you are aware, our community is currently fighting an opioid epidemic and has never lacked the need of appropriate programs and services for our most vulnerable community members even before this issue became an epidemic battle. We are working to ensure that we continue to provide this vital treatment in the best possible way and to expand and improve services as we can. Thank you for your consideration of this petition. Granting this request will allow us to utilize and value this historic property with educational and therapeutic purpose, demonstrating and modeling healthy lifestyles for our most vulnerable community members.

In service,

Jessica Lamson
Executive Director

**Committed to inspiring hope by providing a safe environment – teaching and modeling healthy lifestyles
for all impacted by substance use disorders. We KNOW recovery is possible!**

Mid-Michigan Recovery Services is an affiliate of National Council on Alcoholism and Drug Dependence Inc.



BOARD OF DIRECTORS

Eric Schertzing CHAIR
Deb Nolan VICE-CHAIR
Mark Grebner TREASURER
Brian Crenshaw SECRETARY
Dennis Louney DIRECTOR

April 11, 2018

Jessica Lamson
Executive Director
Mid-Michigan Recovery Services

Via email jessical@mmrsinc.org

Dear Jessica:

The Land Bank appreciates Mid-Michigan Recovery Services' interest in the Superintendent's House on the former School for the Blind campus, located at 1141 North Pine Street in Lansing.

Since last fall, MMRS has invested considerable time and resources in conducting the due diligence required to determine whether the Superintendent's House can meet its needs for housing its expanded men's residential treatment program. Due diligence extended to research into any implications of campus nomination to the National Register of Historic Places. MMRS identified needs for roof repair, some plumbing work, and mold and carpenter ant mitigation. Based on that information, Ingham County Land Bank staff and Board worked with MMRS to negotiate a purchase offer, with a sales price of \$230,000 as is, with a closing date by March 31.

Recently an issue with zoning arose. MMRS has indicated that its intended use requires a rezoning request approved by the City. As such, the Land Bank Board, at its meeting last week, agreed to accept a new purchase offer from MMRS of \$230,000 as is, without any contingencies for rezoning, on or before July 31. We wish you well in the rezoning process, and look forward to its decision.

Sincerely,

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
Cell 517.348.6129
jpaluzzi@ingham.org

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR

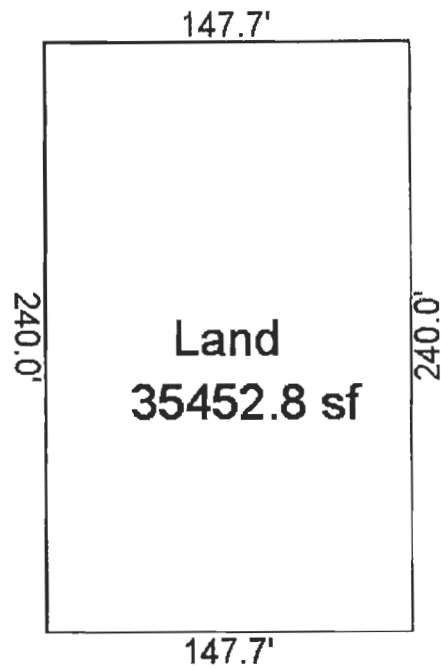
3024 Turner Street
Lansing MI 48906

517.267.5221
inghamlandbank.org

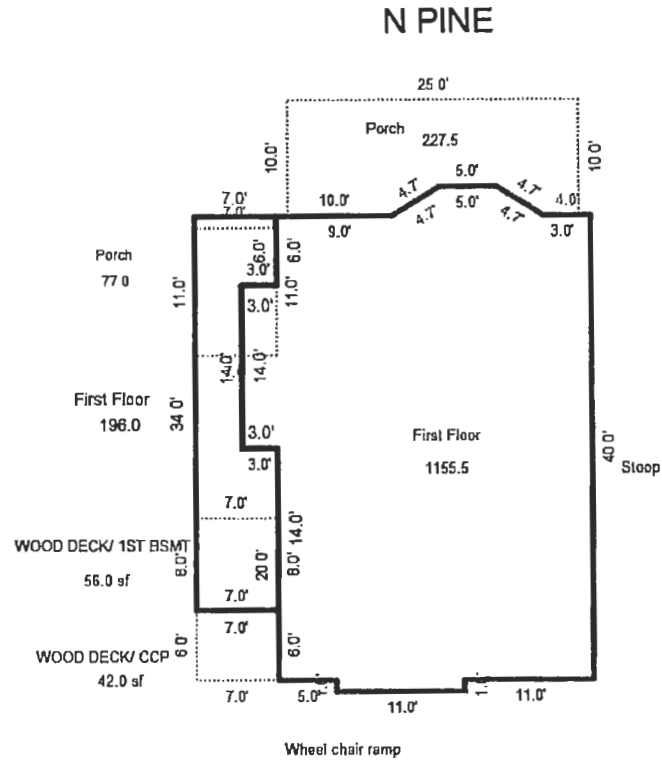




N PINE ST



Sketch by Apex I/V™



Sketch by Apex Sketch

PARKING LOT



N Pine St

Legend

roads_final

FEMA Flood Zones

Flood Zone

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

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



503 W Grand River Avenue
Lansing, MI 48906
June 3, 2018

City of Lansing Planning Office
Department of Planning and Neighborhood Development, Suite D-1
316 N. Capitol Avenue
Lansing, MI 48933-1236

RE: 1141 N. Pine Street and MMRS

To Whom it May Concern:

I have lived in the Walnut Neighborhood for almost 30 years. I was also the president of the neighborhood association for over 7 years and was a Neighborhoods and Public Safety Co-Chair for Mayor Andy Schor's transition team. I also have owned, *The New Citizens Press* newspaper for almost 18 years. I have seen plenty of changes in the neighborhood and one change that I am NOT pleased about is the purchase of 1141 N. Pine Street (The Superintendent's House) to Mid Michigan Recovery Services.

Attached is a petition from neighbors regarding this proposal, there are over 100 signatures from neighbors and interested parties. Attached is also a letter from Elvin Caldwell and Wendell Hill.

We have also attached a copy of an email from Dayle Benjamin, outlining some of the issues that he has had with Teen Challenge. A copy of the Community Meeting flyer from February 6, 2018, where many expressed their concerns is included along with an article written by the Spartan Newsroom.

This is not about stigma that MMRS keeps mentioning. Our neighborhood already has a **50 BED** substance abuse facility that is around the corner. Teen Challenge has been a part of our neighborhood for quite some time and not without it's challenges. I have also been a victim of harassment and sexual harassment from residents and former residents of Teen Challenge. Some tend to stay close to the neighborhood or have relatives that move into the neighborhood. I have attached an email from Dayle Benjamin.

I want to make it very clear that Walnut Neighborhood only needs ONE substance abused related business. I am not sure where you live but I am sure that you would have an issue with a substance abuse facility being next to your pre-school or middle school. MMRS **will not** be able to let us know if someone has left the program. When people leave the program, it is because they more than likely want to go back to using. This is about having a responsibly balanced neighborhood. We already have new low income and senior housing slated to add more individuals to the neighborhood.

Please do not approve MMRS's request to re-zone of the property.

If you have any further questions, please contact me at 517-282-3961.

Sincerely,



Rina Risper

Stachowiak, Susan

From: Nancy Mahlow <nmahlow2012@gmail.com>
Sent: Tuesday, June 05, 2018 3:44 PM
To: Stachowiak, Susan
Subject: Fwd: Planning and Development 180605

I'm resending this as the first time it came back

----- Forwarded message -----

From: **Nancy Mahlow** <nmahlow2012@gmail.com>
Date: Tue, Jun 5, 2018 at 3:42 PM
Subject: Re: Planning and Development 180605
To: Elvin Caldwell <elvincaldwelljr@gmail.com>
Cc: susan.stachowiak@lansingmi.gov, "Schertzing, Eric" <ESchertzing@ingham.org>, "Lacy, Eric" <elacy@lsj.com>, "Crenshaw, Bryan" <bcrenshaw@ingham.org>, "Paluzzi, Jeanna" <JPaluzzi@ingham.org>, Jessica Robinson <jessicar@mmrsinc.org>, Rebekah Cathey <rcathey@sabis.net>, ttenneriello@sabis.net, elizabeth@twgdev.com, Mark.Lawrence@lansingmi.gov, Samantha Harkins <samantha.harkins@lansingmi.gov>, "Wood, Carol" <Carol.Wood@lansingmi.gov>, "Garza, Jeremy" <Jeremy.garza@lansingmi.gov>, "Hussain, Adam" <adam.hussain@lansingmi.gov>, "Spitzley, Patricia" <patricia.spitzley@lansingmi.gov>, "Washington, Jody" <Jody.Washington@lansingmi.gov>, "Dunbar, Kathie" <Kathie.Dunbar@lansingmi.gov>, "Jackson, Brian T." <BrianT.Jackson@lansingmi.gov>, "Spadafore, Peter" <peter.spadafore@lansingmi.gov>, khope@ingham.org, dlouney@ingham.org, electthomasmorgan@gmail.com, michalj.ruddock@gmail.com, Berl Schwartz <publisher@lansingcitypulse.com>, Kathy Miles <katjam794@gmail.com>, Elaine Womboldt <emwomboldt@comcast.net>, gsaad@sabis.net

I would like to express my concerns about placing this facility on the property and within this neighborhood. No, I do not live in the area but I do support the hard work and dedication the Walnut Neighborhood continues to do.

Why would you even consider putting a rehab facility within a few feet from a school? What kind of message is this sending to the students? I am appalled that you would even consider this. There is a huge development adjacent to this and I'm sure the future residents would not appreciate living near another rehab facility. There is already a 50-bed facility in the area.

I ask that you DO NOT support this and please listen to the residents who are working to keep their area vibrant and safe.

Thank you

Nancy Mahlow, ENO President

On Tue, Jun 5, 2018 at 2:56 PM, Elvin Caldwell <elvincaldwelljr@gmail.com> wrote:
Greetings Susan Stachowiak,

Enclosed are the documents to be added to the record regarding the proposal to rezone the property at 1141 North Pine Street from D-1 Professional to DM-1 Residential.

Sincerely,
Elvin Caldwell Jr.

Please call me if you have any questions please call my cell 810.624.7396

--
Nancy Mahlow
nmahlow2012@gmail.com
517-372-3249

--
Nancy Mahlow
nmahlow2012@gmail.com
517-372-3249

RECEIVED
MAY 24 2018
PLANNING DIVISION

Dept. of Planning & Neighborhood
Development, City of Lansing

May 22, 2018

Re; Z-4-2018 & SLU-1-2018, 1141 N. Pine St.

Dear Susan Stachowiak:

Please inform the Lansing Planning Board of my opposition to allow another substance abuse treatment facility in the proposed neighborhood.

I realize such facilities are useful and must go somewhere, but since there is already a larger treatment center nearby, this plan smacks of "dumping" on an area instead of spreading the burden. It looks like this neighborhood is being written off to spare more affluent ones. The rate of failure to control addiction is high; drug dealers are likely to gravitate to places with a known concentration of addicts, even ones seeking help.

Therefore, the potential for increased crime climbs as the number of addiction treatment places grows in a single area. Local schools and coming senior housing make tempting crime targets. Spread facilities out (yes, even in affluent neighborhoods) to dilute the risks.

Thank you for your consideration of this matter.

Regards:

Kris Reader

Kris Reader

221 N. Fairview Ave.

Lansing, MI 48912

Elvin Caldwell Jr.
307 N. Sycamore Street
Lansing Michigan 48933

City Of Lansing Planning Office
Department of Planning and Neighborhood Development, Suite D-1
316 N. Capitol Avenue
Lansing, MI 48933-1236

RE: 1141 North Pine Street and MMRS

To Whom it May Concern:

I1. We wish to make you aware of a number of strong objections that we have with regard to the proposal to rezone the property at 1141 North Pine St. from D-1 Professional to DM-1 Residential as well as the special land use permit to allow a 16 – bed inpatient residential substance abuse treatment facility at this location.

I2. I am an immediate neighbor and the School Community Liaison at the Mid-Michigan Leadership Academy. My comments this evening do not represent the academy and are my own and based on conversations with parents neighbors and community members.

I3. We believe that the proposed development will have a serious impact on our livability, land use competitiveness and stewardship of our existing community assets.

I4. Our specific objections are as follows:

B. The proposed development is in direct contrast to the Design Lansing guiding principle of sustainability

B1. Sustainability as stated in the Design Lansing 2012 comprehensive plan is through Regional Collaboration with other governments, jurisdictions and organizations to seek efficiencies and shared benefits.

B2. Not only is our community facing a terrible opioid epidemic, Ingham County is facing an opioid epidemic.

B3. On the Ingham County website the Michigan Syndromic Surveillance System reported in November 2017 opioid related emergency responses more doubled from 2016.

B4. The proposed zoning change and special land use permit could concentrate even more recovery patients in an area dense with liquor stores and illicit-drug activity.

B5. The National Institute on Minority Health and Health Disparities recommends a more comprehensive examination of the synergistic effect of having multiple venue types within a defined geographic area, as well as incorporating a broad range of community perspectives to balance the empirical data with residential experiences. This was not done.

B2- The Proposed development has a detrimental impact on placemaking

B21. Per the Design Lansing 2012 Comprehensive Plan placemaking is define as; enhancing the unique and appealing characteristics of each neighborhood while improving residents' health and the safety and walkability ... creating attractive places that draw people and activity and that honor historic buildings, community assets and human-scale.

B22. We believe that the proposed rezoning proposal and special land use permit is a direct contradiction to Design Lansing's guiding principle placemaking.

B23. The proposed transition of the superintendents' house would demonstrably harm the attractiveness of the amenities already enjoyed by local residents such as the pre-school, elementary school and playground.

B3 - The proposed development is does not align with the Design Lansing economic development and competitiveness guiding principles.

B31. The Lansing Economic Area Partnership's Greater Lansing Next report (2009) points to quality of life and placemaking as keys to attracting the talent needed to grow the new economy businesses (and jobs) that build wealth and prosperity.

B32. The Design Lansing Comprehensive Plan 2012 stresses the significance of the city's obligation to retain residents and attract new ones. "the City must work to preserve strong neighborhoods and to stabilize neighborhoods that are experiencing disinvestment."

B33. The proposed zoning change and special land use permit would drastically affect economic land use competitiveness.

B34. There is already a presence of similar treatment facilities near the proposed development and another could concentrate the recovery needed to serve the region in one particular area, circumventing that community's prospects for economic development, citizen retention, and land use competitiveness.

B35. We believe the proposal to proposal to rezone as well as the special land use permit to allow a 16 – bed inpatient residential substance abuse treatment facility at this location could be detrimental to the quality, character, competitiveness, and amenity value of the area as outlined in the points above.

C1. In conclusion we would also like to request that should the rezoning proposal be moved forward the council consider using its power to enforce codes, agreements, memos of understandings related to the operation thereof.

C2. We would be grateful if the council would take our objections into consideration when deciding this application.

C3. Attached is an article from the Lansing State June 5, 2018

C4. We welcome the opportunity to meet with a representative of the planning department to illustrate our objections.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elvin Caldwell Jr.', with a stylized, cursive script.

Elvin Caldwell Jr.

Lansing State Journal
Tuesday, June 5, 2018



An Indianapolis-based developer has plans to redevelop the former Michigan School for the Blind site into three housing complexes. The 72-unit Walnut Park apartments project is currently under construction. MATTHEW DAE SMITH/LSJ

School for Blind site rebirth ahead of schedule

Former school's 40-acre campus expected to be redeveloped into housing complex by the end of 2019

Eric Lacy Lansing State Journal
USA TODAY NETWORK — MICHIGAN

LANSING — The first phase of an Indianapolis developer's \$24.4 million plan to pump life back into one of the city's largest, most historic parcels of idle land is ahead of schedule.

And in about a month, people interested in living on the former Michigan

School for the Blind's campus can find out if the first \$12 million project, called Walnut Park, suits their needs.

Walnut Park, at Willow and Pine streets, is one of TWG Development's three housing projects aimed to transform the former school's 40-acre campus.

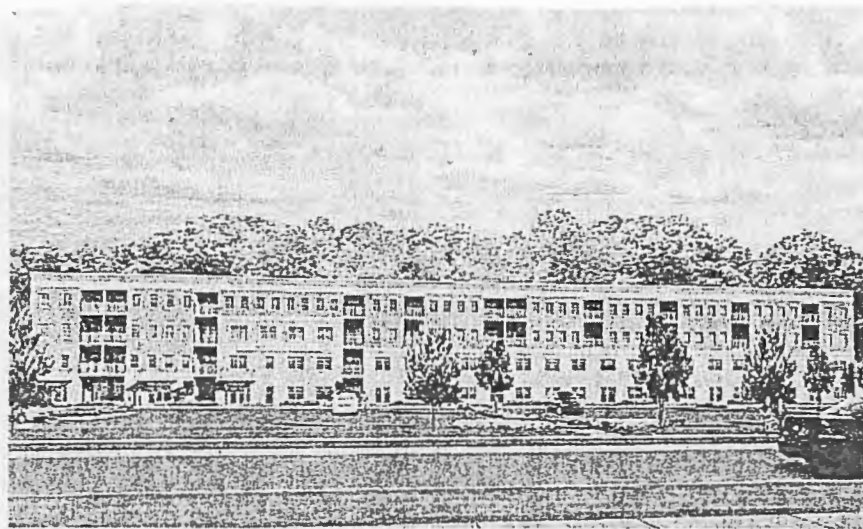
TWG also has plans to redevelop the school's former administration build-

ing, known as The Abigail or "Old Main," and the former high school. The entire campus is expected to be redeveloped by the end of 2019.

"We're looking forward to bringing those buildings back to life," said Elizabeth Heintzleman, TWG's development director. "It's been far too long."

Heintzleman said Monday the company expects to have Walnut Park ready for occupancy by Oct. 1. Starting next month, a management team will

See HOUSING, Page 4A



A housing development called Walnut Park will have 72 multi-family units — 38 two-bedroom, 18 one-bedroom and 18 three-bedroom — and 128 parking spots. Plans call for the \$12 million building to be four stories and 106,500 square feet. TWG DEVELOPMENT

Housing

Continued from Page 1A

accept rental applications at the site.

Walnut Park's address is 645 W. Willow St. The project calls for 64 low income apartments and eight designated by the company as "market rate."

Depending on an applicant's income, the low income rents for Walnut Park will range from \$324 a month for a one-bedroom to \$895 a month for a three-bedroom.

The company's market rate rents are \$725 for a one-bedroom, \$850 for a two-bedroom and \$950 for a three-bedroom.

Masonry crews have been at the site for several weeks. The plan is for Walnut Park to blend in with the brick facades of The Abigail and former high school.

"It's important for us to display the history (of the campus) as much as we can," Heintzleman said.

TWG Development will redevelop The Abigail into 42 units of senior housing and create 62 parking spots. The former high school that faces The Abigail will have 18 units of senior housing and 25 parking spots.

Fond memories

Former students and their teachers still have strong emotional ties to the Michigan School for the Blind, which was established in 1880 at what had been the Michigan Female College.

After the school closed in 1994, the city eventually took control of the property.

Former teacher Nancy Rousse, 78, of

Walnut Park

For Walnut Park leasing information and more about TWG's overall project, call (317) 264-1833 or visit twgdev.com.

Bay City, said she's thrilled to see the school's campus re-purposed.

"It's a historical landmark," Rousse said. "It gave children an opportunity for services that they normally wouldn't have had in their home school districts."

Rousse taught at the school for about two years. She had fond memories of the school's on-campus gymnasium, bowling alley, health center, library and pool.

"It was sort of like a family," Rousse said of the school.

Motown legend Steve Wonder is considered the school's most famous alum.

About three years ago, The Historical Society of Greater Lansing held a walking tour at the campus and was overwhelmed by the response.

At least 50 people who are blind showed up and shared stories about the school's impact on their lives.

Bill Castanier, the historical society's president, said Monday he wishes the stories would've been recorded.

He's excited to see TWG Development keep its promise made more than two years ago.

"All it takes is the restoration of one building to create an atmosphere for the restoration of a whole neighborhood," Castanier said.

Contact Eric Lacy at 517-377-1206 or elacy@lsj.com.

327 W. Kilborn Street
Lansing, MI 48906
June 4, 2018

City of Lansing Planning Office
Department of Planning and Neighborhood Development, Suite D-1
316 N. Capitol Avenue
Lansing, MI 48933-1236

1141 N. Pine Street and MMRS

To whom it may concern:

It is time for the City of Lansing to take a hard look at what we are agreeing to rezone in our neighborhoods.

We already have Teen Challenge and you are considering rezoning a building that is next to a preschool and a middle school.

Possibly take a look at some other neighborhoods so that ours is not saturated with recovering addicts. As a neighborhood, we are looking for something good to happen. Adding 16 more beds in a 24-hour facility is not right.

Please do not rezone the property. For once the neighbors opinions should matter.

Sincerely,

A handwritten signature in black ink that reads "Wendell Z. Hill". The signature is written in a cursive, flowing style with a large initial "W" and a stylized "H".

COMMUNITY MEETING 4-5:30PM FEB. 6

*MSB Superintendent house is being
sold to MMRS to offer men's
residential drug treatment program
near school and head start.*

Former Michigan School for the Blind Campus

730 West Maple - MMLA Gymnasium



Please join us for an informational meeting on the proposed transition of the superintendents house to men's treatment facility.

Representatives from Mid-Michigan Recovery Services, Ingham County Commissioners, Lansing City Council and the Ingham County Land Bank will be present.

Spartan Newsroom | (<http://news.jrn.msu.edu/2018/04/war-on-opioids-effects-local-community/>)

ARTICLE

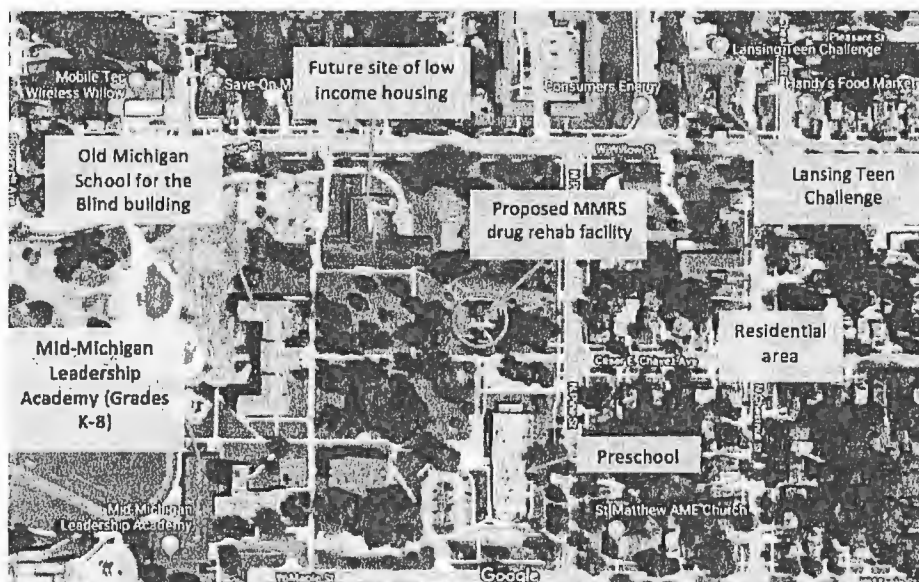
War on opioids affects local community

By  Katie Birecki  April 18, 2018

The opioid crisis has impacted communities across the nation, and Lansing is no exception. Walnut Neighborhood, located between Old Town and downtown Lansing, is currently struggling with an incoming drug rehabilitation facility proposed in their community.

With a lot of turn-of-the-century homes, this neighborhood was part of the original plat of designed homes for Lansing. This is also where the former Michigan School for the Blind campus is located. A house on that land, known as the Superintendent's house, is where the proposed drug rehabilitation facility is going to be.

However, there is already an all-male drug rehabilitation facility, called Teen Challenge, within a two-minute walking distance of the proposed center. There is also a K-8 charter school, preschool and low-income housing all within the same block.



Residents of Walnut neighborhood are concerned about the effect the rehabilitation center will have on the community.

"When I found out I was totally mortified and I said, 'No way. No way in the world. You have one around the corner,'" said Rina Risper, a Walnut neighborhood resident.

Risper has been very vocal about the issue, creating a petition for people against this situation, and has so far reached over 30 signatures. Her main concern is her fellow neighbors that live within the vicinity of the proposed drug rehabilitation facility. She said she's personally had a lot of encounters with the men that lived at Teen Challenge.

"I find it very concerning for a lot of the single females that live in the area due to experiences that I've had just over the last five years," said Risper. "I had someone come to the door and solicit for sexual favors. Overall, I've had about six strange occurrences with someone who formerly lived at Teen Challenge."

This new facility will be housed by the Mid-Michigan Recovery Services (MMRS), a program that has been within Michigan since the 1950s. MMRS is an accredited program through the American Society of Addiction Medicine and the Commission on Accreditation of Rehabilitation Facilities, and has helped members in the community with services like transitional men's housing.

While MMRS has been satisfied with the current men's housing location, the organization wanted room to expand. Executive Director Jessica Lamson said the interest in the Superintendent's house began about a year ago.

"We had been talking for quite some time about how our men's program, the facility it's housed in, is sufficient, but for many reasons it's not very home-like," said Lamson. "So for a lot of reasons, we just decided that it would be better to grow into something that was more sufficient."

Lamson said one of the MMRS board members is also a real estate agent that introduced the property to the organization.

"It is the perfect size, we loved the fact that it has that historic nature to it, as our own program has a historic nature to it," said Lamson. "We began to explore the opportunity and, quite frankly, it was also being sold by the Land Bank, which made it affordable."

The Ingham County Land Bank, the owner of the property currently, bought the land from the Lansing Housing Commission in 2008. Ingham County Treasurer and Land Bank Chairman Eric Schertzing said the Land Bank put in approximately \$175,000 to \$200,000 in the property because they believed in the area.

"A buyer came later in 2009 and purchased the property," said Schertzing. "We ended up getting the property back in a bankruptcy in 2015."

After the bankruptcy, finding a buyer for the property was no easy feat.

"We've got several hundred thousand dollars in that property, and we were trying to sell that building for two years," said Schertzing. "I personally talked to newspaper publishers and folks that were involved in art galleries, retail shops, law firms, trade associations and we've done all sorts of things to try to sell it."

When MMRS showed an interest in purchasing the property, an email was sent out to inform residents. Dale Schrader, a 20 year resident of Walnut neighborhood, said he received an email in September from Mid-Michigan Recovery Services.

"It didn't really mention that it was the Superintendent's house, it only gave the address," Schrader said. "I didn't put together in my mind what house it was, and at that time we really didn't realize the scope of what was going on."

Lamson said the difference between MMRS and Lansing Teen Challenge is the accreditation aspect.

"Having a program that serves people who are addicted is not necessarily the same thing as drug rehabilitation," said Lamson. "We were aware that Teen Challenge was in the area, but it is not a certified or licensed drug treatment facility. It would be looking at a whole different type of program and saying we're doing the same thing, and we're not."

A national crisis

Within recent years, the opioid epidemic in America has increased to record levels. According to the Centers for Disease Control and Prevention, over 64,000 people died from opioid overdoses in 2016. This is compared to 41,000 people that died from breast cancer in 2017.

Ingham County Health Officer Linda Vail says the number of opioid cases in Ingham County has quadrupled in the last 10 years.

"In 2006 I had about 8 overdose cases and in 2016 I had 77," said Vail. "We do have a problem here in Ingham County, as does the rest of the country."

Vail and the Ingham County Health Department record demographics every year of the growing number of opioid deaths in the county. In 2017, 41 people died a drug-related death. Overall, a total of 48 deaths were recorded in the county, making opioid deaths over half of the reported deaths.

Reported Deaths

Deaths by Opioid Type

President Donald Trump is proposing a three pillar plan to reduce the amount of opioid deaths in the nation. According to NPR, Trump's plan includes cutting back on overprescription of opioids, creating a harsher sentence for drug traffickers, and establish more treatment and recovery support services for those who have an addiction.

Residents' concerns are heard by District 4 Commissioner and Ingham County Land Bank board member Bryan Crenshaw, who said he took the Walnut neighborhood residents' concerns to heart.

"I've been very vocally against this organization going in to the house because of the neighborhood and what's surrounding it," said Crenshaw. "There's an elementary school, there's a child care facility that's right next door, and I don't think that's the right place for an organization like this to be settled in this neighborhood."

The K-8 charter school located nearby, Mid-Michigan Leadership Academy, has run into communication issues with both the Land Bank and MMRS. School Community Liaison Elvin Caldwell Jr. said he found out about MMRS moving in during a historic building preservation meeting. Caldwell said his concerns about the safety of his school seemed to go unnoticed by MMRS.

“When you’re in a unique situation in a unique environment, you need to have room for unique procedures and protocols,” said Caldwell. “That conversation kind of got dismissed from the top of MMRS’ organization, so that even furthered our concern.”

Lamson said there have been meetings with the community, but attendance was lacking.

“We’ve had two different meetings with community stakeholders, but not many community members showed up,” said Lamson. “We’re certainly still willing to meet with any community members who are concerned.”

The only thing that has not been settled as of now is the zoning permits of the property. MMRS plans to have a 14-bed facility, but the Superintendent’s house is currently zoned for 6 beds. Right now, all residents and Mid-Michigan Leadership Academy can do is wait to see what the Land Bank and MMRS will do about this issue.

“The initial problem was, and still is, that the neighborhood was not originally included in the conversation,” said Risper. “I do support drug rehab facilities, but there has to be a balance.”

From: DayleBenjamin@aol.com
Subject: Re: MMRS and their rezoning request
Date: May 21, 2018 at 10:18 PM
To: rinarisper.tncp@gmail.com

I'm writing in support of not moving in another rehab center as the group known as Teen Challenge as certainly been just that a Challenge.

I live on Chestnut St. and my back and side yard directly connect to the Teen Challenge center. Over my ten years of dealing with them as neighbors they have had noise issues, stacks of wood and other items that have damaged our privacy fence between our properties, jumping into my yard after stray balls often times breaking the wooden privacy fence. The last "temp" fix is made up of ugly painted wood which was suppose to be replaced with the actual fence slates more than three or four years ago. You call and only get lip service. You can never talk to anyone in charge.

The old cars and vans that set along the fence facing Chestnut only created homes for wildlife to live under and served as a visual block. I was on my sidewalk one afternoon and witnessed a Teen Challenge member buying drugs from a teen on a bike. When I called the center they claimed to see no one with that color shirt on. I've also been approached by their "students" to buy liquor for them.

My fence today still has a lean from items placed against it and many portions of my fence are left broken. They pile junk up behind their manicured building that is unpleasant for those of us who's backyards face it.

They are not good neighbors and I would not support another treatment center in the neighborhood especially so close to liquor stores.

Dayle Benjamin
Edmore Park Neighborhood Association President
Old Lansing Neighborhood Watch Coordinator

-----Original Message-----

From: Rina Risper <rinarisper.tncp@gmail.com>
To: Rina N Risper <rinarisper.tncp@gmail.com>; Jackson, Brian T. <BrianT.Jackson@lansingmi.gov>
Sent: Wed, May 16, 2018 12:23 am
Subject: MMRS and their rezoning request

We are looking for letters to be sent regarding this issue. As you know, we already have a 50 bed substance abuse facility in our neighborhood. We are not against rehabilitation but our neighborhood has had enough. If we allow this to happen, I am afraid it will be more disastrous for our neighborhood. People are already moving out. This notice was provided to me from an individual and I have not received anything from the city as of yet.

Rina Risper

CITY OF LANSING
NOTICE OF PUBLIC HEARINGS
Z-4-2018 & SLU-1-2018, 1141 N. Pine Street

Rezoning from "D-1" Professional Office District to "DM-1" Residential District

The Lansing Planning Board will hold public hearings on Tuesday, June 5, 2018, at 6:30 p.m., Neighborhood Empowerment Center Conference Room, 600 W. Maple Street (Corner of W. Maple and N. Pine Streets) to consider **Z-4-2018 & SLU-1-2018**. Z-4-2018 is a request by Mid-Michigan Recovery Services, Inc. to rezone the property at 1141 N. Pine Street from "D-1" Professional Office District to "DM-1" Residential District. The applicant is also requesting a Special Land Use Permit (SLU-1-2018) to allow a 16-bed, inpatient, residential, substance abuse treatment facility in the building at this location.

If you are interested in these matters, please attend the public hearings or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Tuesday, June 5, 2018 at the City of Lansing Planning Office, Department of Planning and Neighborhood Development, Suite D-1, 316 N. Capitol Ave., Lansing, MI 48933-1236. For more information about Z-4-2018 & SLU-1-2018, call Susan Stachowiak at 517-483-4085.

Rina Risper
President & Publisher,
The New Citizens Press

www.tncp.net
517-372-8466



Verify a License or Registration

Name and Address

Name: DIMENSIONS OF LIFE INC

Address: 510 W Willow, Lansing, MI 48906

Profession and License/Registration Information

Profession: Health Systems Facilities

Type: Substance Abuse

Permanent ID #

SA0330229

Status

Closed

Issue Date

Expiration Date

Specialty Type

CAIT

Outpatient

Residential

Issue Date

10/01/1998

10/01/1998

02/01/1999

Expiration Date

09/30/1999

09/30/1999

09/30/1999

[Back to Search \(/VAL/License/Search\)](#)

Disclaimer: Licensing and registration records are made available on this website by LARA to provide immediate access to information for the convenience of interested persons. This information is updated once a day. It is the practice of LARA to obtain and verify information from the original source. All users have the responsibility to determine whether information obtained from this site is still accurate, current, and complete. LARA assumes no responsibility for any errors or omissions, or for the use of information obtained from this site.

The Disciplinary Action section shows if a licensee/registrant currently has an open formal complaint and a listing of any final disciplinary action after January 1, 2005. The date of compliance may not be listed for disciplinary actions occurring prior to January 1, 2005.

Disciplinary documents are posted to the Documents section as required by Section 333.16216(6) of the Public Health Code. Final administrative disciplinary action is subject to judicial review.

NOTE: EMS PERSONNEL ARE NOT LICENSED BY LARA BUREAU OF PROFESSIONAL LICENSING. PLEASE VISIT THE DHHS PERSONNEL LICENSURE AND EDUCATION REQUIREMENTS PAGE (http://www.michigan.gov/mdhhs/0,5885,7-339-73970_5093_28508-47472--,00.html) TO VERIFY A LICENSE FOR EMS PERSONNEL.

June 5, 2018

To Whom It May Concern,

It has come to our attention that a drug rehabilitation facility wants to move into our Walnut neighborhood. We are new to this neighborhood and purchased a home here in the fall of 2017. We love this neighborhood so far and was disappointed to hear that in addition to the Teen Challenge facility already located within our small neighborhood there is now an additional proposal for an additional facility for drug addicts.

While I have worked for years with this population and have a tolerance for all people, I would like to explain to you my concern and absolute disagreement with moving another facility here. I have been married before to an opioid addict. What I learned in that relationship is very important for people to know here, if they think that this is a promising idea.

Opioid addicts do not hold down jobs. They can't. They can't focus on anything other than the next fix. But the next fix costs money and if you aren't working a job, where will you get that money? You steal. Who do you steal from? Anyone who has anything you want. That includes, family, neighbors, businesses. It doesn't matter if the next fix is on its way.

If you don't have a job, what do you do with yourself all day? You roam. You walk from here to there. While the rest of us are at work the addicts just walk around checking out their surroundings. While I don't disagree that walking around could be a beneficial thing, I do not feel that in this case it is.

I have heard that the facility is an at will facility. There is not to be a lockdown, which means that people will be free to roam whenever they want, for whatever reason they want. Knowing that the people are more than likely not going to be there of their own volition, and that they will not be locked down is quite concerning both from a physical perspective but also as a property perspective.

We bought a house here because we believed we could help to restore this neighborhood to a beautiful family neighborhood once again. And we intend to continue to do this. However, one rehab facility for the size of our neighborhood is plenty and 2 will tip it in the direction of being a "drug rehab" neighborhood rather than a family friendly neighborhood.

All people deserve a second chance, but they deserve to go to Teen Challenge or to go to another facility in another neighborhood. We need businesses that will support the common working family that resides on these streets, not business that give nothing in return to the direct residents.

I am opposed to this proposition.

Ginger Vincent
1009 N. Walnut Street
Lansing, MI 48906
Gingerkvincent@gmail.com
989-413-1988



Mid-State Health Network

May 22, 2018

Community Mental
Health Provider
Network

Bay Arenac
Behavioral Health

CMH of
Clinton, Eaton, Ingham
Counties

CMH for Central Michigan

Griot Integrated Health
Network

Huron Behavioral Health

Ionia County CMH

LifeWays CMH

Montcalm Care Network

Newaygo County
Mental Health Center

Saginaw County CMH

Shiawassee Health &
Wellness

Tuscola Behavioral
Health Systems

Board Officers:

Edward Woods
Chairperson

Irene O'Boyle
Vice-Chairperson

Kurt Peasley
Secretary

Susan Stachowiak
City of Lansing Planning Office
Department of Planning and Neighborhood Development
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

Dear Ms. Stachowiak,

I am writing in support of Mid-Michigan Recovery Services' (MMRS) application for rezoning and special use permit for a property location at 1141 N. Pine Street, Lansing, MI.

Mid-State Health Network (MSHN) is one of ten Michigan Pre-Paid Inpatient Health Plans (PIHPs). MSHN is responsible for the administration, funding and evaluation of a broad range of Medicaid specialty behavioral health services and supports, including substance use prevention and treatment. MSHN currently provides funding for services to about 50,000 Michigan citizens each year across its' network of 12 Community Mental Health Services Programs and more than 100 substance abuse prevention and treatment providers across the twenty-one-county region for which it is responsible.

MMRS has been providing addiction treatment services to the community of Lansing for over 60 years and is currently a MSHN network-paneled provider in good standing.

Over the past few years, MMRS has shown innovation and a willingness to implement new programming to meet the needs of under-served groups of individuals such as refugees, minorities, and the LGBTQ community. MMRS uses a strengths-based approach to treatment and focuses on a recovery oriented system of care by promoting and encouraging individuals served to participate in community based services and supports and promoting engagement with peer recovery coaches. Additionally, MMRS is engaged with local sobriety and drug treatment courts to support the needs of community members participating in treatment court programs aimed at eliminating substance use, reducing recidivism, and promoting a recovery oriented lifestyle.

The MMRS leadership team shows consistent dedication toward meeting Federal, State, and Regional standards in the treatment and prevention of substance use disorders. MMRS staff members continuously display a high level of professionalism in their interactions with MSHN, with demonstrated emphasis on staff professional development.

On behalf of Mid-State Health Network, please accept this letter of support for MMRS's commitment to improvements and expansion of services while breaking down the stigma that comes with addiction as members of the community in long term recovery are among our neighbors and co-workers.

Thank you,

Joseph P. Sedlock
Chief Executive Officer
Mid-State Health Network

cc. Jessica Lamson, Executive Director, MMRS; Dani Meier, Chief Clinical Officer, Mid-State Health Network

June 3, 2018

Taylor Swan
606 East Greenlawn Ave
Lansing, MI 48910

Ms. Susan Stachowiak
City of Lansing Planning Office
Department of Planning and Neighborhood Development
316 N. Capital Ave., Suite D-1
Lansing, MI 48933-1236

Re: Z-4-2018& SLU-1-2018, 1141 N. Pine Street

Dear Ms. Stachowiak:

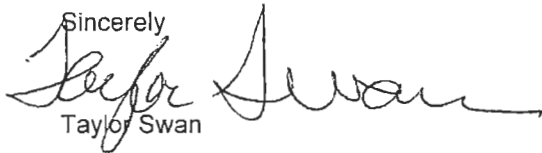
Please accept this letter in support of the Rezoning of the Property at 1141 N. Pine Street, Lansing, MI from "D-1" Professional Office District to "DM-1" Residential District. Also, the applicant's request for a Special Land Use Permit to allow a 16 Bed. inpatient, residential, substance abuse treatment facility in the building at this location.

I believe that the work done at this organization's residential treatment center is a critical service provided in our community. This work saves lives and renews and strengthens recovering individuals so that they may become useful members of their families and their communities once again.

I say this from my personal experience as a former client in the Holden House. Since my stay in this facility, I have served as a board member of this organization and as an active volunteer, because as a client, I was given the tools to have maintained continuous sobriety in 2001.

To allow this organization to expand their services, by adding beds for residential treatment, will allow additional men to be given an opportunity to change their lives and the lives of their families that are affected by the disease of addiction.

Please feel free to call me at 517-488-9940, if I may provide additional information regarding my support.

Sincerely

Taylor Swan

Stachowiak, Susan

From: Terianne Parks <teriannep@MMRSinc.org>
Sent: Tuesday, June 05, 2018 4:55 PM
To: Stachowiak, Susan
Cc: Jessica Lamson
Subject: Rezoning 1141 N. Pine St. Lansing 48915

To Whom it may concern,

As a lifelong resident of Lansing Michigan, I believe the rezoning of the property at 1141 N. Pine St Lansing 48915 is a positive addition to our city. The Holden House addition can only enhance the safety of our city as this type of work also increases the health of residents in and around our Capital City in treating those suffering the disease of addiction.

In researching the few opinions opposing this rezoning, it appears that many of the fears are based on circumstances that have occurred by a somewhat similar type of organization.

As an Alumn of the Glass House, which is also an MMRS residential treatment center within the City of Lansing, I can tell the Board with a certainty that these centers are very professionally run. MMRS has a strong program that prides itself in the health, safety and welfare of not only its clients, also the surrounding area and neighbors.

Removing the stigma of addicts being dirty, homeless, dangerous criminals is yet one of many issues MMRS intends on making the public aware of. Addicts are from every class and population of people, do not be deceived.

I again support wholeheartedly the rezoning of the property at 1141 N. Pine St. Lansing 48915 to allow the Holden House to move into that space. Let's give Lansing the space for Mid-Michigan Recovery Services to continue their good work in our great city.
Thank you for your consideration.

Teri Parks
429 S. Chestnut St. Apt. C
Lansing, MI 48933
Get [Outlook for Android](#)

June 5, 2018

Susan Stachowiak
City of Lansing Planning Office
Department of Planning and Neighborhood Development
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

RE: Support for re-zoning and special use permit – 1141 N. Pine Street Lansing, MI 48915

It is with great passion that I am submitting this letter of support for MMRS's petition for re-zoning and special use of the property located at 1141 N. Pine Street, Lansing, MI 48915.

Substance use disorder is a disease. Recovery is a choice. Every day the public interacts with those in the midst of their battle with substance use disorder and they likely do not even notice. What is more alarming is that it is not until individuals are bravely making steps towards recovery, that they are receiving maltreatment.

Some of those who are against this rezoning have argued that recovery houses should be spread out in other communities, such as the Westside, East Lansing or Okemos. That is not the personal burden of MMRS. If the government provided funding to allow them to afford different neighborhoods, I'm certain those communities would be considered as well.

There is the argument that there are existing treatment facilities in the neighborhood, so they do not need another. Sadly, there are people who say those same things about minorities and other people of color. How would we respond if we were told, we already have black families in the neighborhood, can't you move somewhere else? (I am a woman of color.) It would not be acceptable.

It is important not to minimize their concerns of having prior negative experiences. However, is that the message we would like to perpetuate going forward? If a white person was rude to me, should I safely assume that all white people are rude and therefore should avoid them? I would say not.

One might argue that these are different categories but I'd venture to say, at the end of the day, they are all PEOPLE.

I am a long time Ingham County homeowner and resident who practices in both treatment and prevention of substance use disorder and I can honestly say, I would not have qualms about a recovery home in my community.

Let's be part of the solution. Let us reduce the stigma associated with the disease of substance use disorder. Let's support those who are choosing recovery. Let us educate the community and assuage fears.

I am proud to have an organization such as MMRS in the community. MMRS has consistently shown innovation in implementing new programming to meet the needs of under-served groups of individuals such as minorities, Veterans, and the LGBTQ community. MMRS uses a strength-based treatment approaches focusing on integrated care, promoting and encouraging participation in community-based

supports and demonstrating strong engagement with community recovery resources.

I personally recognize MMRS's active work with local health and community service agencies, sobriety and drug treatment courts to support the needs of community members aimed at eliminating substance use, reducing recidivism, and promoting a recovery oriented lifestyle.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Melea T Bullock, MA, MS, LLPC
Certified Prevention Specialist
beltonme@gmail.com
313-399-8267

June 5, 2018

Susan Stachowiak
City of Lansing Planning Office
Department of Planning and Neighborhood Development
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

RE: Support for re-zoning and special use permit – 1141 N. Pine Street Lansing, MI 48915

Please accept this this letter of support for MMRS's petition for re-zoning and special use of the property located at 1141 N. Pine Street, Lansing, MI 48915.

As active members of our community, Mid-Michigan Recovery Services Inc. (MMRS) leadership and staff have shown consistent dedication and professionalism in meeting Federal, State and Local standards for substance use treatment and housing services.

As we work diligently throughout the Ingham County to reduce stigma and support populations that have been traditionally marginalized, re-zoning this property will be another step in a positive direction.

MMRS has consistently shown innovation in implementing new programming to meet the needs of underserved groups of individuals such as minorities, Veterans, and the LGBTQ community. MMRS uses a strength-based treatment approaches focusing on integrated care, promoting and encouraging participation in community-based supports and demonstrating strong engagement with community recovery resources.

We personally recognize MMRS's active work with local health and community service agencies, sobriety and drug treatment courts to support the needs of community members aimed at eliminating substance use, reducing recidivism, and promoting a recovery oriented lifestyle.

Sincerely,

Ingham Substance Awareness and Prevention Coalition



Stachowiak, Susan

From: Nick Holcman <nickh@MMRSinc.org>
Sent: Tuesday, June 05, 2018 12:04 PM
To: Stachowiak, Susan
Subject: Support for re-zoning and special use permit – 1141 N. Pine Street Lansing, MI 48915

To Whom it May Concern,

Please accept this this letter of support for MMRS's petition for re-zoning and special use of the property located at 1141 N. Pine Street, Lansing, MI 48915.

As active members of our community, Mid-Michigan Recovery Services Inc. (MMRS) leadership and staff have shown consistent dedication and professionalism in meeting Federal, State and Local standards for substance use treatment and housing services.

I serve as the Intake Specialist at Mid-Michigan Recovery Services, and I have the first-hand experience of seeing the need for treatment services by members of our community. Allowing the expansion of Holden House will not only benefit individuals battling a substance use disorder, but also the community as a whole as we show them that **recovery is possible**.

MMRS has consistently shown innovation in implementing new programming to meet the needs of under-served groups of individuals such as minorities, Veterans, and the LGBTQ community. MMRS uses a strength-based treatment approaches focusing on integrated care, promoting and encouraging participation in community-based supports and demonstrating strong engagement with community recovery resources.

I personally recognize MMRS's active work with local health and community service agencies, sobriety and drug treatment courts to support the needs of community members aimed at eliminating substance use, reducing recidivism, and promoting a recovery oriented lifestyle.

Sincerely,
Nick Holcman, LLBSW



Nicholas Holcman, LLBSW
Intake Specialist

Phone: (517) 887-0226 ext. 116
Fax: (517) 887-8121
Email: nickh@mmrsinc.org
Website: MMRSinc.org

Affiliate of Facing Addiction with National Council on Alcoholism and Drug Dependence

FACEBOOK: www.facebook.com/MidMichiganRecoveryServices **TWITTER:** [@Mid_MI_Recovers](https://twitter.com/Mid_MI_Recovers)

The information in this electronic message is privileged or confidential information intended only for the use of the individual or entity named above. It may be protected under Federal Law. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is neither allowed nor intended. If you have received this communication in error, please immediately notify us by telephone at the number above and return the original message to us at the address referenced above. Thank you.

June 5, 2018

Susan Stachowiak
City of Lansing Planning Office
Department of Planning and Neighborhood Development
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

RE: Support for re-zoning and special use permit – 1141 N. Pine Street Lansing, MI 48915

Please accept this this letter of support for MMRS's petition for re-zoning and special use of the property located at 1141 N. Pine Street, Lansing, MI 48915.

As active members of our community, Mid-Michigan Recovery Services Inc. (MMRS) leadership and staff have shown consistent dedication and professionalism in meeting Federal, State and Local standards for substance use treatment and housing services.

The use of a residence for a recovery home is an asset to any community. People in recovery from substance use disorder are not just "addicts". People living in recovery homes are there to better their lives. They are there to learn skills that will help them in both their jobs and in their personal lives.

MMRS has consistently shown innovation in implementing new programming to meet the needs of underserved groups of individuals such as minorities, Veterans, and the LGBTQ community. MMRS uses a strength-based treatment approaches focusing on integrated care, promoting and encouraging participation in community-based supports and demonstrating strong engagement with community recovery resources.

I personally recognize MMRS's active work with local health and community service agencies, sobriety and drug treatment courts to support the needs of community members aimed at eliminating substance use, reducing recidivism, and promoting a recovery oriented lifestyle.

Sincerely,

Maureen Smith, Lansing Resident



PO Box 80742
Lansing, MI 48908
517-292-2940

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Allen Neighborhood Center
Child and Family Charities
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HRCS Department
City of Lansing,
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Central Michigan
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City of Lansing

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MI Dept. of Health and Human Svcs.

Joel Murr,
Ingham County Health Dept.

June 5, 2018

Susan Stachowiak
City of Lansing Planning Office
Department of Planning and Neighborhood Development
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

RE: Support for re-zoning and special use permit – 1141 N. Pine Street Lansing, MI 48915

On behalf of the Membership of the Greater Lansing Homeless Resolution Network (GLHRN), please accept this letter of support for MMRS's petition for re-zoning and special use of the property located at 1141 N. Pine Street, Lansing, MI 48915.

As active members of our community, Mid-Michigan Recovery Services Inc. (MMRS) leadership and staff have shown consistent dedication and professionalism in meeting Federal, State and Local standards for substance use treatment and housing services.

With our growing membership of more than 25 agencies, we devote our time and talents to the goal of ending homelessness in the Capital Area. This includes working to value every community member as worthwhile of respect, care and support, especially at his or her most vulnerable. MMRS has taken an active leadership role in that effort; assisting community members to make the choice to seek recovery from substance use disorders and access appropriate safe shelter and treatment. They have lead efforts to ensure collaboration with our many members as we work toward ending homelessness while remaining focused on ensuring that every community member experiencing substance use disorders and/or chronic mental health disorders is provided individualized care. As one of the programs serving these sheltering efforts, their Holden House program has been one of the few programs that receive financial support through the collaborative funding efforts of the GLHRN, which is a clear demonstration of our belief in and support of their work.

MMRS has consistently shown innovation in implementing new programming to meet the needs of under-served groups of individuals such as minorities, Veterans, and the LGBTQ community. MMRS uses a strength-based treatment approaches focusing on integrated care by promoting and encouraging participation in community-based supports and promoting engagement with community recovery resources. Additionally, MMRS actively works with local health and community service agencies, sobriety and drug treatment courts to support the needs of community members aimed at eliminating substance use, reducing recidivism, and promoting a recovery oriented lifestyle.

Sincerely,

A handwritten signature in black ink, appearing to read "Sharon Dade", written over a horizontal line.

Sharon Dade
Chair

**FROM THE DESK OF
THERESA B. CLEMONS**

3132 Plymouth Drive
Lansing, MI 48910

June 5, 2018

Susan Stachowiak
City of Lansing Planning Office
Department of Planning and Neighborhood Development
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

RE: Support for re-zoning and special use permit – 1141 N. Pine Street
Lansing, MI 48915

Dear Ms. Stachowiak,

My name is Theresa Clemons and I am writing to you regarding the proposed purchase and re-zoning for special use permit of property 1141 N. Pine Street, Lansing MI 48915, for the use of a residential treatment center "Holden House" by Mid-Michigan Recovery Services.

It is my understanding that The Walnut Neighborhood Association has some concerns with having a residential treatment facility in the Walnut neighborhood. Being a prior Walnut neighborhood member, where I lived at 324 W. Oakland Avenue, Lansing MI 48906 from 1998-2002 (right on the corner of Walnut and Oakland) I feel I have the right to have my testimony heard.

I raised my family of two young children at this address for four (4) years, where my oldest daughter attended Emanuel First Lutheran School located in the neighborhood and we participated in many events and community meetings. I do understand the importance of the continued up-keep of a safe and family-oriented neighborhood environment.

I also am a person of long-term recovery and myself and my current fiancé did participate in Mid-Michigan Recovery Services residential treatment facilities. My fiancé was a client of The Holden House and I a client of The Glass House (woman's house) from June 2013 to September 2013. Mid-Michigan Recovery Services and the resources and care that they provided literally saved our lives! Individually we gained the tools necessary

to live in recovery from addiction and rebuild our bodies in a whole both spiritually, mentally and physically. MMRS and the services they provided while in residential treatment and the after care provided was a key element to allow to rebuild our families and re-join the community as healthy, law abiding and contributing citizens.

Now even five (5) years later, we both are on a continued positive track in begin of service to others who suffer from the horrible, debilitating disease of addiction. However, this was only possible because we entered residential treatment. It is places such as The Holden House and The Glass House that continually save people's lives.

Also, as a prior Walnut neighborhood community member I would like to personally state that while raising my children in the neighborhood I wish we would have had a program so close such as The Holden House to allow others in my neighborhood and their families such resources for well-being and health.

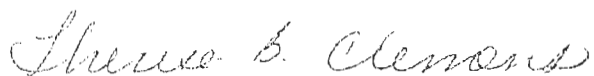
The location of 1141 N. Pine is a perfect location for such a wonderful facility and it would add such benefit to the neighborhood. This would promote the fact that The Walnut Neighborhood Association and the City of Lansing truly cares for the community members and continually supports recovery in Lansing.

I am unable to make the meet today, due to a prior engagement. However, I wanted to take time to write to you on an issue of such importance.

I have complete faith in The City of Lansing and The Walnut Neighborhood Association will make the right decision for this community in supporting Mid-Michigan Recovery Services purchase and re-zoning of the property for use of residential treatment.

Should you wish to discuss my testimony of the services I used through MMRS and my time as client or should you have any additional questions I may be reached at (517) 489-8108.

Warmest regards,



Theresa B. Clemons

Phone: 517.489-8108

Fax: 517.913.6052

Email: theresabclemons@gmail.com

June 5, 2018

Susan Stachowiak
City of Lansing Planning Office
Department of Planning and Neighborhood Development
316 N. Capitol Avenue, Suite D-1
Lansing, MI 48933

RE: Support for re-zoning and special use permit – 1141 N. Pine Street Lansing, MI 48915

Please accept this letter of support for MMRS's petition for re-zoning and special use of the property located at 1141 N. Pine Street, Lansing, MI 48915.

Over the past few years, I have developed an amazing professional relationship with Mid-Michigan Recovery Services. I remember working with previous MMRS Executive Director, Patricia Wheeler, and how she was so involved with the mission of advocacy and recovery. I remember Patricia serving on numerous Boards within the Lansing Region including Capital Area Project VOX, Power of We Consortium, and Greater Lansing Homeless Resolution Network.

After Patricia's unfortunate passing, it has been truly remarkable to witness Jessica Lamson's leadership within the organization and how passionate she is about their mission. Per a Lansing State Journal article published by Christopher Haxel on March 20, 2017, drug overdoses were the leading cause of unnatural death in 2016 in Ingham County. Drug overdose related deaths killed more people than suicides, homicides and vehicle crashes combined, according to records from the Ingham County Medical Examiner's Office.

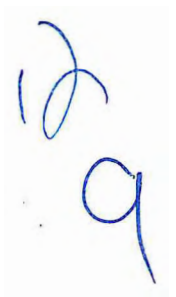
To reduce the above statistic, it is important that we provide the means necessary for MMRS to promote their mission of advocacy and education regarding addiction, substance use disorders and the effects of homelessness on community members with chronic mental health disorders. The residential treatment facility at 1141 N. Pine Street will provide as an excellent location and will include the necessary amenities for those seeking help in their journey back to health and safety.

With the addition of a new Residential Treatment program and with Jessica Lamson's strong commitment and dedication to the mission of MMRS, I am confident that we will reduce the number of drug-related deaths in not just Lansing but throughout the State of Michigan. I am in strong support for MMRS's petition for re-zoning and special use of the property located at 1141 N. Pine Street, Lansing, MI 48915.

Sincerely,



Daniel J. Wilkinson
Delta Township Resident



TWO SUBSTANCE ABUSE/REHAB FACILITIES IS TOO MANY

Petition summary and background	MID MICHIGAN RECOVERY SERVICES (MMRS) IS SLATED TO PURCHASE THE SUPERINTENDENT'S HOUSE LOCATED AT 1141 N. PINE STREET. THIS NEIGHBORHOOD DOES NOT NEED ANOTHER REHABILITATION FACILITY.
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Printed Name	Signature	Address	Comment	Date
Malvin U. Brewen	Malvin U. Brewen	391 E. Edgewood apt 5th	There is already one in the neighbor.	3/23/18
Ryan McDaniels	Ryan McDaniels	427 W Grand river	we have too many problems in the area already.	3/25/18
Stephanz Flanand	Stephanz Flanand	305 Grand river	We need jobs	3/25/18
Kim Trice	Kim Trice	1119 Leslie St	We need more jobs NOT Rehab centers	3/25/18
Alex Bodiford	Alex Bodiford	2101 Tulane Dr		3/25/18
Edna Waller	Edna Waller	527 Maple Street		3-29-18
Aisha Green	Aisha Green	730 pine		3-29-18
Kelly Fountain	Kelly Fountain	313 W. Grand River	Daughter goes to school at mmLA	3-29-18
Darcy Perkins	Darcy Perkins	921 N. Walnut	Have 4 kids that go to mmLA	3-29-18
Cleveland Blunt	Cleveland Blunt	3020 Staten Ave	Community already has Rehab facility	3/29/18

not in city

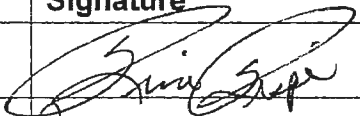
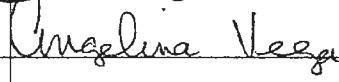
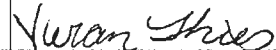
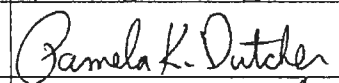
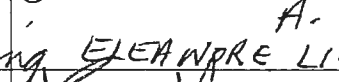
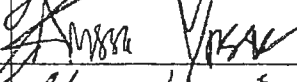
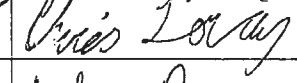
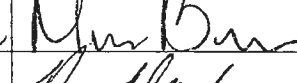
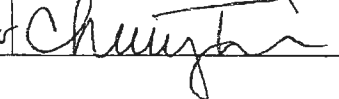
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Printed Name	Signature	Address	Comment	Date
Erica Miller	Erica Miller	933 North Pine		6-4-18 ✓
Candis Fletcher	Candis Fletcher	6015 Mores River Dr		6-4-18 ✓
Kimberly Fletcher	Kimberly Fletcher	933. N. Pine		6-4-18 ✓
Antonia Achford	Antonia Achford	933. N. Pine		6-4-18 ✓
LATASHA W. LEWIS	LATASHA Lewis	933. N. Pine		6-4-18 ✓
Rou Ferguson	Rou Ferguson	401 S WASHINGTON		6/4/18 ✓
Anthony Ramos	Anthony Ramos	318 G River St		6/4/20 ✓
Richard Lewis	Richard Lewis	5811 Cabrens Dr	Delta	6-4-18 ✓
Darius Cunningham	Darius Cunningham	Lansing		
Angela LEE-Stevenson	Angela LEE-Stevenson	320 Parkwest Ct	Delta	6-4-18 ✓
Alexa Prusa	Alexa Prusa	730 maple		6-4-18 ✓

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Printed Name	Signature	Address	Comment	Date
Rima Risper		503 W Grand River	We should be notified and hold a public meeting	3/24/18 ✓
Angelina Vega		1208 N. Chestnut st	We have one in the neighborhood already. 2 is too many. We need something for kids/family	3/24/18 ✓
Vivian Thies		428 W. Grand River	NOT NOTIFIED ON THE ISSUE	3/24/18 ✓
Pamela K. Dutcher		504 W. Grand River, Lansing 48906	We have enough issues with drug in our neighborhood	3/24/18 ✓
* Eleanor A. Ling		525 W. CESAR E. 48906 CHAVEZ	I AM AGAINST THIS! CALL ME	3/24/18 ✓
Anissa Risper		503 W. Grand River Ave		3/24/18 ✓
Chris Loring		305 W. Grand River Ave		3/24/18 ✓
Monisha Baptiste		305 W. Grand River Ave		3/24/18 ✓
Petrice Clarke		305 W. Grandriver		3/24/18 ✓
E. Eliza Fico		305 W Grand River		3-24-18 ✓
Chevey Taylor		1136 W Kalamazoo		3-24-18 ✓

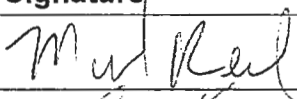
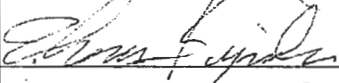
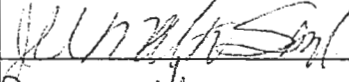
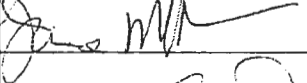
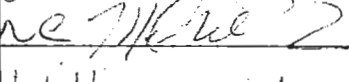
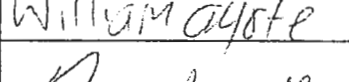
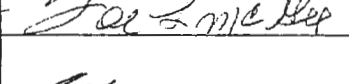
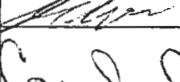
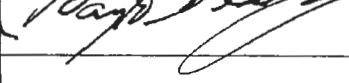
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Printed Name	Signature	Address	Comment	Date
Tiffany Hanchett	Tiffany Hanchett	416 W. Grand R. #1	We Say NO	3-23-18
Delinda Hernandez	[Signature]	412 W Grand River		3/25/18
Wendy Stolt	[Signature]	412 W. Grand River		3/25/18
Steve Schindler	[Signature]	412 W Grand River		3/25/18
S. Newby	[Signature]	326 W. Grand River		4/5/18
J. Solecki	[Signature]	423 Grand river	Hell NO	4-5-18
Josh Johnson	[Signature]	423 Grand river	NO	4-5-18
Christa Hunter	[Signature]	407 W Grand River	NO	4-5-18
Heather [unclear]	[Signature]	1203 N. Walnut		4/5/18
Amber [unclear]	[Signature]	1216 N Chestnut		4/5/18
Douglas Weadle	Douglas Weadle	1216 N. Chestnut Apt 1	NO	4/5/18

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Printed Name	Signature	Address	Comment	Date
MARK REED		1214 th 2 N. Chestnut	LANSING, MI. 48906	4-5-18 ✓
Tom KYRIAKOU		500 W. HOLMES RD	LANSING 48910	4-5-18 ✓
Termaine Smith		1012 N. Pine	LANSING 48906	4-5-18 ✓
Jerome McMillan		924 N. Pine St.	LANSING, MI. 48906	4-5-18 ✓
Michael Fortblene		6168 BANCROFT	BANCROFT, MI. 48906	4-5-18 ✓
William Ayote		407 W Grand River	LANSING MI 48906	4-5-18 ✓
JOE L. McEER		420 W. Grand	LANSING MI, 48906	4-5-18 ✓
James Redman		500 W. Grand River Ave	LANSING, MI 48906	4-5-18 ✓
Carolyn Benjamin		2277 Park Lane	Holt, MI 48842	4-6-18 ✓
Dayla Benjamin		1323 N. Chestnut St	LANSING MI	4-8-18 ✓

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Printed Name	Signature	Address	Comment	Date
Julie Shaner	Julie Shaner	1515 w willow		6-4-18
Howard Davis	Howard Davis	1410 Kansas Ave		6-4-18
Anthony Duncan	Anthony Duncan	44318 Glenburn		
Shirann Geron	Shirann Geron	736 w maple		6-4-18
Myka Breckler	Myka Breckler	1520 N. Jensen		6/4/18
Davor Williams	Davor Williams	1314 N. Jensen		6/
Christopher Morgan	Christopher Morgan	120 W. Dwight		6-4-18
Samantha Peterman	Samantha Peterman	511 Wilborn		
Ulysses Jackson	Ulysses Jackson	924 Chicago Ave		6-4-18
Vindici JACKSON	Vindici Jackson	924 CHICAGO AVE		6-4-18
Maren Hand	Maren Hand	702 W WILLOW		6-4-18
Jeffrey Smith	Jeffrey Smith	2410 W. Willow	Learning Tree	6-4-18

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Printed Name	Signature	Address	Comment	Date
Jessica Wenger	Jessica W	730 W. Maple St		6/4/18
Jessica Kruger	[Signature]	730 W. Maple St.		6/4/18
Emily Emerg	Emily Emerg	1208 N. Pine St.		6/4/18
Ashley Benson	Ashley Benson	118 W. Grandriver		6/14/18
Marguerite Davis	[Signature]	2226 Teel Ave		6/4/18
Billy Austin	B. Austin	2226 Teel Ave		6/4/18
Chase Reeves	[Signature]	813 W. Saginaw St.		6/4/18
Blondy Anderson	Blondy Anderson	108 W. Grandriver Dr. Lansing MI		6/9/18
Latisha Taylor	[Signature]	503 E. Edgewood Blvd		6/14/18
Debbie Ann Vick	[Signature]	951 Barclay Ln	East Lansing	6/4/18
Monisha Russell	[Signature]	6400 Hilliard Rd.		6/4/18

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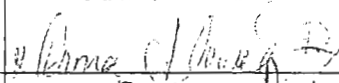
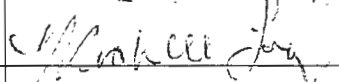
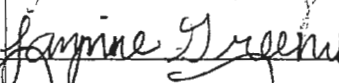
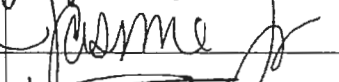
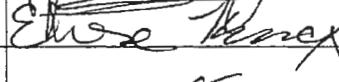
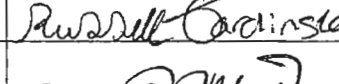
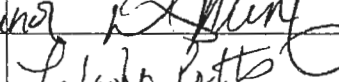
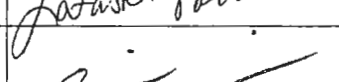
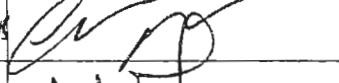
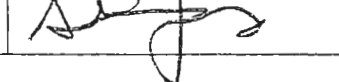
Printed Name	Signature	Address	Comment	Date
Alyssa Ballard	<i>Alyssa B.</i>	1100 N Jenison Ave.		6/4/18 ✓
Jennifer Hovey	<i>Jennifer Hovey</i>	1324 Lansing Ave		6-4-18
Marcia Dumas	<i>Marcia D. Dumas</i>	1213 Glenn St. Lansing		6/4/18
Sylvia Ann Lewis	<i>Sylvia Ann Lewis</i>	811 Clayton		6-4-18 ✓
Shawn Giles	<i>Shawn Giles</i>	1306 W. M. Hale		6-4-18
De'ndra Brown	<i>De'ndra Brown</i>	1006 Shiawassee		6-4-18
ANTHONY STANLEY	<i>Anthony Stanley</i>	2805 HARWICK DR.	Lansing Twp	6-4-18
Kenneth Schmeider	<i>Kenneth Schmeider</i>	4225 Southport Cir #1B	Oakwood	6-4-18
Bryant J. Bush	<i>Bryant J. Bush</i>	Comfert Rd.		6-4-18
Earl P. Easlick	<i>Earl P. Easlick</i>	2233 Cumberland Rd	517-321-1900	6-4-18
Donnell Welch	<i>Donnell Welch</i>	314 Haag Ct	517	6/4/18
Richard M. Mose	<i>Richard Mose</i>	515 Beech St 3		6/4/18 (2)

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Carmesha	Taylor	Carmesha	See [Signature]	1028 Parker	3/23/18
Brenda Logan		Brenda Logan	405. S. Clemens Ave	3/23/18	✓
Roxana Terrell		Rufana [Signature]	1015 Levee St	3/23/18	
Dakota Stine		Dakota Stine	235 S. Francis Ave	3/25/18	
Crystal Robinson		Crystal Robinson	509 W. Barnes	3/25/18	

TWO SUBSTANCE ABUSE/REHAB FACILITIES IS TOO MANY

Petition summary and background	MID MICHIGAN RECOVERY SERVICES (MMRS) IS SLATED TO PURCHASE THE SUPERINTENDENT'S HOUSE LOCATED AT 1141 N. PINE STREET. THIS NEIGHBORHOOD DOES NOT NEED ANOTHER REHABILITATION FACILITY.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now STOP the purchase of this piece of property to MMRS. Ingham County Land Back officials should have done a better job of choosing a location for a rehabilitation center and did not do the property study to see if another rehabilitation facility would be a good fit for Walnut Neighborhood. Since it is also situated on the former School of the Blind Campus and situated very close to a pre-school and is also on the same campus as the middle school Mid Michigan Leadership Academy. Teen Challenge a 40 bed facility is located at 510 Willow Street. MMRS would like to make the building into a 14 bed facility. WE SAY NO TO MMRS.

Printed Name	Signature	Address	Comment	Date
David A Keene-Anderson		920 Princeton Ave Lansing MI 48905		
Irma Hernandez		519 Lathrop St Lansing, MI 48912	6-4-18	6-4-18
Michelle Lopez		519 Lathrop St Lansing 48912		6/4/18
Jasmine Greenwood		519 Lathrop St		
Jasmine Foy		1027 N. Chestnut St Lansing, MI		
Elise Knox		6251 Balfour Dr	no	6-4-18
Russell Turchinski		1219 Ontario St.		6-4-18
Nallacina Sureska Munoz		1320 LANSING AVE LANSING MI		6-4-18
Latasha Potts		3212 Kendalwood Dr Lansing, MI 48911	unknown	6-4-18
CHRISTOPHER ROLLINS		2207 FAIRFAX LANSING MI 48910		6/4/18
Steven Lanzo		12760 Paradise Drive Dear A, MI 48820		6/4/18

✓

✓

2

TWO SUBSTANCE ABUSE/REHAB FACILITIES IS TOO MANY

Petition summary and background	MID MICHIGAN RECOVERY SERVICES (MMRS) IS SLATED TO PURCHASE THE SUPERINTENDENT'S HOUSE LOCATED AT 1141 N. PINE STREET. THIS NEIGHBORHOOD DOES NOT NEED ANOTHER REHABILITATION FACILITY.
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Printed Name	Signature	Address	Comment	Date
Olivia Moses	<i>Olivia Moses</i>	541 Walbridge dr	<i>Best Location</i>	6/3/18
James Hall	<i>James Hall</i>	1423 Vermont Ave		6/4/18
Aubrey Dyer	<i>Aubrey Dyer</i>	730 W. Maple		6/4/18
Marina Pine	<i>Marina Pine</i>	730 W. Maple		6/4/18
Tracey Lure	<i>Tracey Lure</i>	730 W. Maple		6-4-18
Heather Sawka	<i>Heather Sawka</i>	730 W. Maple		6-4-18
Wendell Hill	<i>Wendell Hill</i>	327 W Kilborn		6-4-18
				(2)

BY THE COMMITTEE ON DEVELOPMENT & PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

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

SLU-1-2018: 1141 N. Pine Street, Rezoning from “D-1” Professional Office District to
“DM-1” Residential District

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

SLU-1-2018

**Residential Care Facility in the “DM-1” Residential District
1141 N. Pine Street**

WHEREAS, Mid-Michigan Recovery Services, Inc. has requested a Special Land Use permit to allow a 16-bed, inpatient substance abuse treatment facility at 1141 N. Pine Street; and

WHEREAS, the applicant is also requesting that the property at 1141 N. Pine Street be rezoned from “D-1” Professional Office district to the “DM-1” Residential district, where a residential care facility is permitted subject to obtaining a Special Land Use permit; and

WHEREAS, a review was completed by staff evaluating the character, location and impact of the proposal on the surrounding area, the environment and public services as well as its consistency with the existing zoning and land use patterns in the area and with the objectives of the Design Lansing Comprehensive Plan; and

WHEREAS, the Planning Board held a public hearing on June 5, 2018, at which the applicant’s representative and 2 other individuals spoke in favor of and 8 individuals spoke in opposition to the request; and

WHEREAS, the Planning Board, at its regular meeting held on July 10, 2018, voted (5-1) to recommend approval of SLU-1-2018, a Special Land Use permit to allow the building at 1141 N. Pine Street to be used for a 16-bed, inpatient substance abuse treatment facility with the condition that the capacity of the facility is limited to the number of beds that can be accommodated in compliance with the parking requirement of Section 1284 of the Zoning Ordinance; and

WHEREAS, the City Council held a public hearing regarding SLU-1-2018 on 2018; and

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

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-1-2018, a Special Land Use permit to allow the building at 1141 N. Pine Street to be used for a 16-bed, inpatient substance abuse treatment facility with the condition that the capacity of the facility is limited to the number of beds that can be accommodated in compliance with the parking requirement of Section 1284 of the Zoning Ordinance

BE IT FURTHER RESOLVED that this Special Land Use permit shall remain in effect only so long as the petitioner fully complies with this resolution, and if the petitioner fails to comply, the Special Land Use permit may be terminated by City Council Resolution.

BE IT FINALLY RESOLVED that in granting this request, the City Council determines the following:

1. The proposed residential care facility is compatible with the essential character of the surrounding area, as designed.

2. The proposed residential care facility will not change the essential character of the surrounding area.
3. The proposed residential care facility will not interfere with the general enjoyment of adjacent properties.
4. The proposed residential care facility will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.
5. The proposed residential care facility will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed residential care facility can be adequately served by essential public facilities and services.
7. The proposed residential care facility will not place any demands on public services and facilities in excess of current capacities.
8. The proposed residential care facility is consistent with the intent and purposes of the Zoning Code and the Design Lansing Master Plan.
9. The proposed residential care facility will comply with the requirements of the "DM-1" Residential District.

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

WHEREAS, the Mayor made the appointment of Jon Stuckey, 1524 Berkeley Drive Lansing, MI 48910 as an At-Large Member of the Board of Zoning Appeals for a term to expire June 30, 2021; and

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

WHEREAS, the Committee _____ took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Jon Stuckey, 1524 Berkeley Drive, Lansing, MI 48910 as an At-Large Member of the Board of Zoning Appeals for a term to expire June 30, 2021.



Andy Schor, Mayor

PUBLIC SERVICE DEPARTMENT

7th Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-4455
FAX: (517) 483-6082
www.lansingmi.gov/pubserv

**MEMORANDUM**

TO: Joseph Abood, Deputy City Attorney

FROM: Alec Malvetis, Asst. City Engineer *Alec Malvetis*

DATE: June 5, 2018

SUBJECT: New City Ordinance for Post-Construction Stormwater Management

We are hereby formally transmitting the attached, proposed ordinance that establishes requirements for management of stormwater runoff from sites of development and/or redevelopment. This proposed ordinance will constitute a new chapter (i.e., Chapter 1219) under the Part 12 – Planning and Zoning Code.

As discussed with you previously, establishment of this ordinance is required by the Michigan Department of Environmental Quality via the conditions of National Pollutant Discharge Elimination System Permit No. MI0059769, which was issued to the City of Lansing on September 11, 2015. Similarly, other municipalities in the Greater Lansing-area have been required to establish consistent ordinances, including the Cities of East Lansing and Grand Ledge.

You have previously reviewed and tentatively approved the form of this ordinance. However, we are now seeking formal “approved as to form” status from the Office of the City Attorney. Following receipt of this approval, we will work with Zoning Administrator, Susan Stachowiak, to continue the process to its next step with the Planning Commission.

If you have any questions, please contact me at #483-4459. Thank you

INTRODUCTION OF ORDINANCE

Council Member _____ introduced:

An Ordinance amending the City of Lansing, Michigan codified ordinances by adding a new Chapter 1219 to be entitled post-construction stormwater management ordinance.

The Ordinance is referred to the Committee on _____

RESOLUTION SETTING PUBLIC HEARING BY CITY COUNCIL

RESOLVED by the City Council, City of Lansing, that a public hearing be set for _____ in the City Council Chambers, 10th floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering an ordinance of the City of Lansing, Michigan, by adding a new chapter 1219 to be entitled post-construction stormwater management ordinance; to state the findings and purpose; to define terms; to establish procedures for submission and criteria for approval of plans and projects; to designate those responsible for plan review, processing and approvals; to require performance and maintenance guarantees and agreements; to provide for civil fines, equitable remedies and criminal sanctions and costs for violation of this ordinance, nuisance abatement, cost reimbursement to the city and establishment of liens; and to establish an effective date.

Interested Persons are invited to attend this Public Hearing

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF LANSING, MICHIGAN CODIFIED ORDINANCES BY ADDING A NEW CHAPTER 1219 TO BE ENTITLED POST-CONSTRUCTION STORMWATER MANAGEMENT ORDINANCE; TO STATE THE FINDINGS AND PURPOSE; TO DEFINE TERMS; TO ESTABLISH PROCEDURES FOR SUBMISSION AND CRITERIA FOR APPROVAL OF PLANS AND PROJECTS; TO DESIGNATE THOSE RESPONSIBLE FOR PLAN REVIEW, PROCESSING AND APPROVALS; TO REQUIRE PERFORMANCE AND MAINTENANCE GUARANTEES AND AGREEMENTS; TO PROVIDE FOR CIVIL FINES, EQUITABLE REMEDIES AND CRIMINAL SANCTIONS AND COSTS FOR VIOLATION OF THIS ORDINANCE, NUISANCE ABATEMENT, COST REIMBURSEMENT TO THE CITY AND ESTABLISHMENT OF LIENS; AND TO ESTABLISH AN EFFECTIVE DATE.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1219 of the codified ordinances of the City of Lansing, Michigan, is added and reads follows:

TITLE: CHAPTER 1219. – POST-CONSTRUCTION STORMWATER MANAGEMENT

1219.01. – PURPOSE

(A) THE PURPOSE OF THIS ORDINANCE IS TO ESTABLISH MINIMUM STORMWATER MANAGEMENT REQUIREMENTS AND CONTROLS TO PROTECT AND SAFEGUARD THE GENERAL HEALTH, SAFETY, AND WELFARE OF THE PUBLIC RESIDING IN THE CITY OF LANSING AND THE WATERSHEDS TO WHICH IT DRAINS AND TO COMPLY

1 WITH THE CITY'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM
2 (NPDES) PERMIT AND OTHER APPLICABLE FEDERAL AND STATE REGULATIONS.

3 (B) THIS ORDINANCE SEEKS TO MEET THAT PURPOSE BY MINIMIZING THE
4 NEGATIVE IMPACTS OF INCREASED STORMWATER DISCHARGES FROM NEW LAND
5 DEVELOPMENT AND REDEVELOPMENT THROUGH THE FOLLOWING OBJECTIVES:

6 (1) TO MINIMIZE INCREASED STORMWATER RUNOFF RATES AND VOLUMES FROM
7 IDENTIFIED LAND DEVELOPMENT AND REDEVELOPMENT.

8 (2) TO MINIMIZE NONPOINT SOURCE POLLUTION.

9 (3) TO MINIMIZE THE DETERIORATION OF EXISTING WATERCOURSES, CULVERTS
10 AND BRIDGES, AND OTHER STRUCTURES.

11 (4) TO ENCOURAGE WATER RECHARGE WHERE GEOLOGICALLY FAVORABLE
12 CONDITIONS EXISTS.

13 (5) TO MAINTAIN THE ECOLOGICAL INTEGRITY OF STREAM CHANNELS.

14 (6) TO MINIMIZE THE NEGATIVE IMPACTS OF DEVELOPMENT ON DOWNSTREAM
15 CHANNEL STABILITY.

16 (7) TO PRESERVE AND PROTECT WATER SUPPLY FACILITIES AND WATER
17 RESOURCES BY CONTROLLING INCREASED FLOOD DISCHARGES, STREAM
18 EROSION, AND RUNOFF POLLUTION.

19 (8) TO REDUCE THE ADVERSE IMPACT OF CHANGING LAND USE ON WATER
20 BODIES AND, TO THAT END, THIS ORDINANCE ESTABLISHES MINIMUM
21 STANDARDS TO PROTECT WATER BODIES FROM DEGRADATION RESULTING FROM
22 CHANGING LAND USE WHERE STORMWATER MANAGEMENT CONTROLS ARE
23 INSUFFICIENT TO MEET WATER QUANTITY AND QUALITY GOALS.

1 (9) TO ENSURE THAT STORM DRAINS AND STORMWATER BMPS ARE ADEQUATE
2 TO ADDRESS STORMWATER MANAGEMENT NEEDS WITHIN A PROPOSED
3 DEVELOPMENT, AND FOR PROTECTING DOWNSTREAM LANDOWNERS FROM
4 FLOODING AND DEGRADATION OF WATER QUALITY. THE PROCEDURES,
5 STANDARDS, AND RECOMMENDATIONS SET FORTH IN THIS ORDINANCE AND THE
6 CITY OF LANSING'S STORMWATER MANAGEMENT POLICIES AND PROCEDURES
7 MANUAL (POLICIES MANUAL) ARE DESIGNED FOR THESE PURPOSES.

8 (10) TO ENSURE THAT ALL STORMWATER FACILITIES NECESSARY FOR A
9 PROPOSED DEVELOPMENT WILL HAVE AN APPROPRIATE GOVERNMENTAL UNIT
10 RESPONSIBLE IN PERPETUITY FOR PERFORMING MAINTENANCE OR; FOR
11 OVERSEEING THE PERFORMANCE OF MAINTENANCE BY A PRIVATE ENTITY.

12 (11) TO FACILITATE THE INTEGRATION OF STORMWATER MANAGEMENT AND
13 POLLUTION CONTROL WITH OTHER ORDINANCES, PROGRAMS, POLICIES, AND THE
14 COMPREHENSIVE PLANS OF THE CITY OF LANSING.

15 (12) TO ESTABLISH LEGAL AUTHORITY TO CARRY OUT ALL OF THE INSPECTION
16 AND MONITORING PROCEDURES NECESSARY TO ENSURE COMPLIANCE WITH
17 THIS ORDINANCE.

18
19 1219.02. – DEFINITIONS.

20 AS USED IN THIS CHAPTER:

21 *APPLICANT* MEANS ANY PERSON PROPOSING OR IMPLEMENTING THE
22 DEVELOPMENT OR REDEVELOPMENT OF LAND.

23 *BMP OR BEST MANAGEMENT PRACTICE* MEANS ANY PRACTICE, OR COMBINATION

1 OF PRACTICES AND DESIGN CRITERIA THAT COMPLY WITH THE CITY OF LANSING
2 STORMWATER MANAGEMENT DESIGN MANUAL OR EQUIVALENT PRACTICES AND
3 DESIGN CRITERIA THAT ACCOMPLISH THE PURPOSES OF THIS ORDINANCE
4 (INCLUDING, BUT NOT LIMITED TO MINIMIZING STORMWATER RUNOFF AND
5 PREVENTING THE DISCHARGE OF POLLUTANTS INTO STORMWATER) AS
6 DETERMINED BY THE CITY ENGINEER AND/OR, WHERE APPROPRIATE, THE
7 STANDARDS OF THE COUNTY DRAIN COMMISSIONER.

8 *CHANNEL* MEANS A NATURAL OR ARTIFICIAL WATERCOURSE WITH A DEFINITE
9 BED AND BANKS THAT CONDUCTS CONTINUOUSLY OR PERIODICALLY FLOWING
10 WATER.

11 *CONVEYANCE FACILITY* MEANS A STORM DRAIN, PIPE, SWALE, OR CHANNEL.

12 *DESIGN ENGINEER* MEANS THE REGISTERED PROFESSIONAL ENGINEER
13 RESPONSIBLE FOR THE DESIGN OF THE STORMWATER MANAGEMENT PLAN.

14 *DETENTION* MEANS A SYSTEM WHICH IS DESIGNED TO CAPTURE STORMWATER
15 AND RELEASE IT OVER A GIVEN PERIOD OF TIME THROUGH AN OUTLET
16 STRUCTURE AT A CONTROLLED RATE. THE GOALS OF THIS BMP ARE TO
17 CONTROL PEAK DISCHARGE RATES AND PROVIDE GRAVITY SETTLING OF
18 POLLUTANTS.

19 *DEVELOPED OR DEVELOPMENT* MEANS THE INSTALLATION OR CONSTRUCTION OF
20 IMPERVIOUS SURFACES ON A DEVELOPMENT SITE THAT REQUIRE, PURSUANT TO
21 STATE LAW OR LOCAL ORDINANCE, CITY OF LANSING APPROVAL OF A SITE PLAN,
22 SITE CONDOMINIUM, SPECIAL LAND USE, PLANNED UNIT DEVELOPMENT, LAND
23 DIVISION APPROVAL, PRIVATE ROAD APPROVAL, OR OTHER APPROVALS

1 REQUIRED FOR THE DEVELOPMENT OF LAND OR THE ERECTION OF BUILDINGS OR
2 STRUCTURES; PROVIDED, HOWEVER, THAT FOR THE PURPOSES OF THIS ARTICLE
3 ONLY, DEVELOPED OR DEVELOPMENT SHALL NOT INCLUDE THE ACTUAL
4 CONSTRUCTION OF, OR AN ADDITION, EXTENSION, OR MODIFICATION TO, AN
5 INDIVIDUAL SINGLE-FAMILY OR A TWO-FAMILY DETACHED DWELLING THAT
6 DISTURBS LESS THAN ONE ACRE.

7 *ENGINEERED SITE GRADING PLAN* MEANS A SEALED DRAWING OR PLAN AND
8 ACCOMPANYING TEXT PREPARED BY A REGISTERED ENGINEER OR LANDSCAPE
9 ARCHITECT WHICH SHOWS ALTERATIONS OF TOPOGRAPHY, ALTERATIONS OF
10 WATERCOURSES, FLOW DIRECTIONS OF STORMWATER RUNOFF, AND PROPOSED
11 STORMWATER MANAGEMENT AND MEASURES, HAVING AS ITS PURPOSE TO
12 ENSURE THAT THE OBJECTIVES OF THIS ORDINANCE ARE MET.

13 *EROSION AND SEDIMENT CONTROL PLAN* MEANS A PLAN THAT IS DESIGNED TO
14 MINIMIZE THE ACCELERATED EROSION AND SEDIMENTATION RUNOFF AT A SITE
15 DURING CONSTRUCTION.

16 *FEE IN LIEU CONTRIBUTION* MEANS A PAYMENT OF MONEY IN PLACE OF MEETING
17 ALL OR PART OF THE STORMWATER PERFORMANCE STANDARDS REQUIRED BY
18 THIS ORDINANCE.

19 *GRADING* MEANS ANY STRIPPING, EXCAVATING, FILLING, OR STOCKPILING OF
20 SOIL OR ANY COMBINATION THEREOF AND THE LAND IN ITS EXCAVATED OR
21 FILLED CONDITION.

22 *IMPERVIOUS SURFACE* MEANS SURFACE THAT DOES NOT ALLOW STORMWATER
23 RUNOFF TO SLOWLY PERCOLATE INTO THE SOIL.

1 *INFILTRATION* MEANS THE PERCOLATION OF WATER INTO THE GROUND,
2 EXPRESSED IN INCHES PER HOUR.

3 *LAND DISTURBING ACTIVITY* MEANS ANY ACTIVITY THAT CHANGES THE VOLUME
4 OR PEAK FLOW DISCHARGE OF RAINFALL RUNOFF FROM THE LAND SURFACE.
5 THIS MAY INCLUDE THE GRADING, DIGGING, CUTTING, SCRAPING, OR
6 EXCAVATING OF SOIL, PLACEMENT OF FILL MATERIALS, PAVING,
7 CONSTRUCTION, SUBSTANTIAL REMOVAL OF VEGETATION, OR ANY ACTIVITY
8 THAT BARES SOIL OR ROCK OR INVOLVES THE DIVERSION OR PIPING OF ANY
9 NATURAL OR MAN-MADE WATERCOURSE.

10 *MAINTENANCE AGREEMENT* MEANS A BINDING AGREEMENT THAT ESTABLISHES
11 THE TERMS, MEASURES, AND CONDITIONS FOR THE MAINTENANCE OF
12 STORMWATER SYSTEMS AND FACILITIES.

13 *NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER*
14 *DISCHARGE PERMIT* MEANS THE PERMIT ISSUED TO THE CITY OF LANSING BY THE
15 MICHIGAN DEPARTMENT OF ENVIRONMENT QUALITY FOR POINT SOURCE
16 DISCHARGES OF STORMWATER FROM MUNICIPAL SEPARATE STORM SEWER
17 SYSTEMS.

18 *NON-STRUCTURAL MEASURE* MEANS A STORMWATER CONTROL AND TREATMENT
19 TECHNIQUE THAT USES NATURAL PROCESSES, RESTORATION OR ENHANCEMENT
20 OF NATURAL SYSTEMS, OR DESIGN APPROACHES TO CONTROL RUNOFF AND/OR
21 REDUCE POLLUTANT LEVELS. SUCH MEASURES ARE USED IN LIEU OF OR TO
22 SUPPLEMENT STRUCTURAL PRACTICES ON A LAND DEVELOPMENT SITE.

23 *OFFSITE FACILITY* MEANS ALL OR PART OF A DRAINAGE SYSTEM THAT IS

1 LOCATED PARTIALLY OR COMPLETELY OFF THE DEVELOPMENT SITE WHICH IT
2 SERVES.

3 *PEAK RATE OF DISCHARGE* MEANS THE MAXIMUM RATE OF STORMWATER FLOW
4 AT A PARTICULAR LOCATION FOLLOWING A STORM EVENT, AS MEASURED AT A
5 GIVEN POINT AND TIME IN CUBIC FEET PER SECOND (CFS).

6 *PERMANENT STORMWATER BMP* MEANS A STORMWATER BEST MANAGEMENT
7 PRACTICE (BMP) THAT WILL BE OPERATIONAL AFTER THE CONSTRUCTION
8 PHASE OF A PROJECT AND THAT IS DESIGNED TO BECOME A PERMANENT PART
9 OF THE SITE FOR THE PURPOSES OF MANAGING STORMWATER RUNOFF.

10 *PLAN* MEANS WRITTEN NARRATIVES, SPECIFICATIONS, DRAWINGS, SKETCHES,
11 WRITTEN STANDARDS, OPERATING PROCEDURES, OR ANY COMBINATION OF
12 THESE WHICH CONTAIN INFORMATION PURSUANT TO THIS ORDINANCE.

13 *POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN (STORMWATER PLAN)*
14 MEANS DRAWINGS AND WRITTEN INFORMATION PREPARED BY A REGISTERED
15 ENGINEER, REGISTERED LANDSCAPE ARCHITECT, OR REGISTERED SURVEYOR
16 WHICH DESCRIBE THE WAY IN WHICH ACCELERATED SOIL EROSION AND/OR
17 STORMWATER FLOWS FROM A PARTICULAR SITE ARE PROPOSED TO BE
18 CONTROLLED, BOTH DURING AND AFTER CONSTRUCTION, HAVING AS ITS
19 PURPOSE TO ENSURE THAT THE OBJECTIVES OF THIS ORDINANCE ARE MET.

20 *RECEIVING STREAM OR CHANNEL* MEANS THE BODY OF WATER OR CONVEYANCE
21 INTO WHICH STORMWATER RUNOFF IS DISCHARGED

22 *RECHARGE* MEANS THE REPLENISHMENT OF UNDERGROUND WATER RESERVES
23 THROUGH PERCOLATION.

1 *REDEVELOPMENT* MEANS A CHANGE TO A PREVIOUSLY EXISTING, IMPROVED
2 PROPERTY, INCLUDING BUT NOT LIMITED TO THE DEMOLITION OR BUILDING OF
3 STRUCTURES, FILLING, GRADING, PAVING, OR EXCAVATING, BUT EXCLUDING
4 ORDINARY MAINTENANCE ACTIVITIES, REMODELING OF BUILDINGS ON THE
5 EXISTING FOOTPRINT, RESURFACING OF PAVED AREAS, AND EXTERIOR CHANGES
6 OR IMPROVEMENTS THAT DO NOT MATERIALLY INCREASE OR CONCENTRATE
7 STORMWATER RUNOFF OR CAUSE ADDITIONAL NONPOINT SOURCE POLLUTION.

8 *RESPONSIBLE PARTY* MEANS ANY INDIVIDUAL, PARTNERSHIP, CO-PARTNERSHIP,
9 FIRM, COMPANY, CORPORATION, ASSOCIATION, JOINT STOCK, COMPANY, TRUST,
10 ESTATE, GOVERNMENTAL ENTITY, OR ANY OTHER LEGAL ENTITY; OR THEIR
11 REPRESENTATIVES, AGENTS, OR ASSIGNS THAT IS NAMED ON A STORMWATER
12 MAINTENANCE AGREEMENT AS RESPONSIBLE FOR LONG-TERM OPERATION AND
13 MAINTENANCE OF ONE OR MORE STORMWATER BMPS.

14 *RETENTION* MEANS A HOLDING SYSTEM FOR STORMWATER, EITHER NATURAL OR
15 MAN-MADE, WHICH DOES NOT HAVE A DIRECT OUTLET TO ADJOINING
16 WATERCOURSES OR WETLANDS.

17 *RUNOFF* MEANS THAT PART OF PRECIPITATION, WHICH FLOWS OVER THE LAND.

18 *SEDIMENT* MEANS MINERAL OR ORGANIC PARTICULATE MATTER THAT HAS
19 BEEN REMOVED FROM ITS SITE OF ORIGIN BY THE PROCESSES OF SOIL EROSION,
20 IS IN SUSPENSION IN WATER, OR IS BEING TRANSPORTED.

21 *STORMWATER BMP* MEANS ANY FACILITY, STRUCTURE, CHANNEL, AREA,
22 PROCESS OR MEASURE WHICH SERVES TO CONTROL STORMWATER RUNOFF IN
23 ACCORDANCE WITH THE PURPOSES AND STANDARDS OF THIS ORDINANCE.

1 *STORMWATER MANAGEMENT DESIGN MANUAL* MEANS THE DOCUMENT THAT
2 PROVIDES A DETAILED EXPLANATION OF THE DESIGN CRITERIA AND SPECIFIC
3 CONSTRUCTED APPROACHES FOR ACHIEVING COMPLIANCE WITH THE CITY’S
4 POST-CONSTRUCTION STORMWATER MANAGEMENT ORDINANCE.

5 *STORMWATER MANAGEMENT POLICIES AND PROCEDURES MANUAL* MEANS THE
6 DOCUMENT THAT PROVIDES A DETAILED EXPLANATION OF THE POLICIES AND
7 PROCEDURES FOR ACHIEVING COMPLIANCE WITH THE CITY’S POST-
8 CONSTRUCTION STORMWATER MANAGEMENT ORDINANCE.

9 *STREAM BUFFER* MEANS AN AREA OF LAND AT OR NEAR A STREAMBANK,
10 WETLAND, OR WATERBODY THAT HAS INTRINSIC WATER QUALITY VALUE DUE
11 TO THE ECOLOGICAL AND BIOLOGICAL PROCESSES IT PERFORMS OR IS
12 OTHERWISE SENSITIVE TO CHANGES WHICH MAY OTHERWISE RESULT IN
13 SIGNIFICANT DEGRADATION TO WATER QUALITY.

14 *WATERCOURSE* MEANS ANY NATURAL OR MANMADE WATERWAY OR OTHER
15 BODY OF WATER HAVING REASONABLY WELL DEFINED BANKS. RIVERS,
16 STREAMS, CREEKS, BROOKS, AND CHANNELS, WHETHER CONTINUALLY OR
17 INTERMITTENTLY FLOWING, AS WELL AS LAKES AND PONDS ARE
18 WATERCOURSES FOR PURPOSES OF STORMWATER MANAGEMENT.

19 *WATERSHED* MEANS AN AREA OF LAND DRAINING TO A COMMON OUTLET
20 OTHERWISE KNOWN AS A DRAINAGE OR CATCHMENT AREA.

21 *WETLANDS* MEANS AS DEFINED BY MICHIGAN’S WETLAND STATUTE, PART 303,
22 WETLANDS PROTECTION, OF THE NATURAL RESOURCES AND ENVIRONMENTAL
23 PROTECTION ACT, 1994 PA 451, AS AMENDED.

1219.03. - APPLICABILITY

(A) THIS ORDINANCE SHALL BE APPLICABLE TO ALL LAND DEVELOPMENT (NEW DEVELOPMENT AND REDEVELOPMENT), INCLUDING BUT NOT LIMITED TO, SITE PLAN, PLOT PLAN AND PLAT APPLICATIONS AS WELL AS ANY GRADING APPLICATIONS. IN ADDITION, THIS ORDINANCE SHALL BE APPLICABLE TO PUBLIC IMPROVEMENT PROJECTS THAT DISTURB ONE (1) ACRE OR MORE.

THE CITY ENGINEER MAY WAIVE THE CHANNEL PROTECTION REQUIREMENTS, WATER QUALITY REQUIREMENTS AND/OR FLOOD CONTROL REQUIREMENTS OF SECTION 1219.08(D) OF THIS ORDINANCE FOR:

- PROJECTS THAT ARE WITHIN AREAS OF THE CITY OF LANSING'S SEWER COLLECTION SYSTEM THAT ARE SERVED BY COMBINED SEWERS; OR
- PROJECTS THAT DISTURB LESS THAN ONE (1) ACRE AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT WOULD DISTURB ONE (1) ACRE OR MORE.

(B) THE PROCEDURES AND STANDARDS SET FORTH IN THIS POST-CONSTRUCTION STORMWATER MANAGEMENT ORDINANCE, AND THE POLICIES, PROCEDURES, AND DESIGN DATA SPECIFIED IN THE CITY OF LANSING STORMWATER MANAGEMENT POLICIES AND PROCEDURES MANUAL (POLICIES MANUAL) AND THE CITY OF LANSING STORMWATER MANAGEMENT DESIGN MANUAL (DESIGN MANUAL) PROVIDE THE MINIMUM STANDARDS TO BE ADHERED TO BY DEVELOPERS AND IN NO WAY LIMITS THE AUTHORITY OF THE CITY OF LANSING TO ADOPT OR PUBLISH AND/OR ENFORCE HIGHER STANDARDS

1 AS A CONDITION OF APPROVAL OF DEVELOPMENTS.

2 (C) NO SITE PLAN, PLOT PLAN, OR PLAT SHALL BE APPROVED UNDER PART 12 OF
3 THE CITY CODE UNTIL APPROVAL BY THE CITY ENGINEER THAT SAID
4 DEVELOPMENT OR REDEVELOPMENT MEETS ALL:

- 5 • SOIL EROSION AND SEDIMENTATION CONTROL MEASURES CONSISTENT
6 WITH THE REQUIREMENTS OF CHAPTER 1218 OF THE CITY CODE;
- 7 • REQUIREMENTS FOR AN APPROVED POST-CONSTRUCTION STORMWATER
8 MANAGEMENT PLAN (STORMWATER PLAN) AS OUTLINED IN SECTION
9 1219.07 OF THIS ORDINANCE; AND
- 10 • RELATED LAND DEVELOPMENT REGULATIONS.

11 (D) IN ORDER TO ENSURE COMPLETION OF CONSTRUCTION OF THE PERMANENT
12 STORMWATER BMPS SPECIFIED IN THE APPLICANT'S STORMWATER PLAN AS
13 OUTLINED IN SECTION 1219.07 AND 1219.08 OF THIS ORDINANCE, A COMPLETION
14 BOND MUST BE PROVIDED TO THE CITY OF LANSING IN CONJUNCTION WITH THE
15 SITE PLAN OR PLOT PLAN SUBMITTED CONSISTENT WITH PART 12 OF THE CITY
16 CODE. THE VALUE OF THE COMPLETION BOND MUST BE IN AN AMOUNT
17 EQUIVALENT TO THE VALUE OF THE PERMANENT STORMWATER BMPS SPECIFIED
18 IN THE APPROVED STORMWATER PLAN. CONSISTENT WITH SECTION 1219.10(G)
19 OF THIS ORDINANCE, THE COMPLETION BOND WILL BE RELEASED BY THE CITY
20 OF LANSING FOLLOWING FINAL VERIFICATION OF THE CONSTRUCTION BY A
21 REGISTERED PROFESSIONAL ENGINEER.

22 (E) FOR AN EXISTING STORMWATER BASIN CONSTRUCTED PRIOR TO THE
23 EFFECTIVE DATE OF THIS ORDINANCE, AN APPROVED STORMWATER PLAN MUST

1 BE SECURED PRIOR TO ANY SIGNIFICANT EXPANSION, REPAIR, OR MAINTENANCE
2 OF SAID STORMWATER BASIN.

3
4 1219.04. - EXEMPTIONS

5 (A) NOTWITHSTANDING THE REQUIREMENTS OF SECTION 1219.03, A
6 STORMWATER PLAN SHALL NOT BE REQUIRED FOR ACTIVITIES PROTECTED BY
7 THE RIGHT TO FARM ACT 93 OF 1981.

8 (B) THE INSTALLATION OR REMOVAL OF INDIVIDUAL MANUFACTURED
9 HOMES WITHIN A MANUFACTURED HOME PARK IS EXEMPTED FROM THE
10 REQUIREMENTS OF THIS ORDINANCE. THIS EXEMPTION SHALL NOT BE
11 CONSTRUED TO APPLY TO THE CONSTRUCTION, EXPANSION, OR MODIFICATION
12 OF A MANUFACTURED HOME PARK.

13 (C) PLATS THAT HAVE RECEIVED PRELIMINARY PLAT APPROVAL AND
14 OTHER DEVELOPMENTS WITH FINAL LAND USE APPROVAL PRIOR TO THE
15 EFFECTIVE DATE OF THIS ORDINANCE ARE EXEMPTED FROM THE
16 REQUIREMENTS OF THIS ORDINANCE, WHERE SUCH APPROVALS REMAIN IN
17 EFFECT.

18 (D) ANY EMERGENCY PROJECTS THAT ARE IMMEDIATELY NECESSARY FOR
19 THE PROTECTION OF LIFE, PROPERTY, OR NATURAL RESOURCES, ARE EXEMPTED
20 FROM THE REQUIREMENTS OF THIS ORDINANCE.

21 (E) LINEAR CONSTRUCTION PROJECTS, SUCH AS PIPELINE OR UTILITY LINE
22 INSTALLATION, THAT DO NOT RESULT IN THE INSTALLATION OF ANY
23 IMPERVIOUS COVER, AS DETERMINED BY THE CITY ENGINEER, ARE EXEMPTED

1 FROM THE REQUIREMENTS OF THIS ORDINANCE.

2
3 1219.05. - LIABILITY

4 ANY PERSON WHO UNDERTAKES OR CAUSES TO BE UNDERTAKEN ANY LAND
5 DEVELOPMENT SHALL ENSURE THAT SOIL EROSION, SEDIMENTATION,
6 INCREASED POLLUTANT LOADS AND CHANGED WATER FLOW CHARACTERISTICS
7 RESULTING FROM THE ACTIVITY ARE CONTROLLED SO AS TO MINIMIZE
8 POLLUTION OF RECEIVING WATERS. THE REQUIREMENTS OF THIS ORDINANCE
9 AND OTHER APPLICABLE CITY OF LANSING ORDINANCES ARE MINIMUM
10 STANDARDS AND A PERSON'S COMPLIANCE WITH THE SAME SHALL NOT RELIEVE
11 SUCH PERSON FROM THE DUTY OF ENACTING ALL MEASURES NECESSARY TO
12 MINIMIZE POLLUTION OF RECEIVING WATERS TO THE MAXIMUM EXTENT
13 PRACTICABLE.

14
15 1219.06. - DESIGNATION OF STORMWATER AUTHORITY; POWERS AND DUTIES

16 (A) THE CITY ENGINEER SHALL ADMINISTER AND ENFORCE THIS
17 ORDINANCE, AND MAY FURNISH ADDITIONAL POLICY, CRITERIA AND
18 INFORMATION INCLUDING SPECIFICATIONS AND STANDARDS AND/OR
19 ESTABLISHMENT OF A PERMITTING PROGRAM, FOR THE PROPER
20 IMPLEMENTATION OF THE REQUIREMENTS OF THIS ORDINANCE AND MAY
21 PROVIDE SUCH INFORMATION IN THE FORM OF A STORMWATER MANAGEMENT
22 POLICIES AND PROCEDURES MANUAL AND/OR STORMWATER MANAGEMENT
23 DESIGN MANUAL.

1 (B) THE CITY OF LANSING'S STORMWATER MANAGEMENT POLICIES AND
2 PROCEDURES MANUAL AND/OR STORMWATER MANAGEMENT DESIGN MANUAL
3 MAY BE UPDATED AND EXPANDED FROM TIME TO TIME, AT THE DISCRETION OF
4 THE CITY ENGINEER BASED ON REGULATORY REVISIONS AND/OR
5 IMPROVEMENTS IN ENGINEERING, SCIENCE, MONITORING AND LOCAL
6 MAINTENANCE EXPERIENCE.

7 (C) REPRESENTATIVES OF THE CITY ENGINEER SHALL HAVE THE RIGHT TO
8 ENTER UPON ANY LAND FOR THE PURPOSES OF MAKING AN INSPECTION OR
9 ACQUIRING INFORMATION TO DETERMINE WHETHER OR NOT THE PROPERTY
10 CONFORMS TO THE REQUIREMENTS OF THIS ORDINANCE.

11
12 1219.07. - CONTENTS OF POST-CONSTRUCTION STORMWATER MANAGEMENT
13 PLAN

14 (A) THE STORMWATER MANAGEMENT PLAN (STORMWATER PLAN) SHALL
15 UTILIZE TO THE MAXIMUM EXTENT PRACTICABLE SITE PLANNING AND DESIGN
16 TECHNIQUES THAT REDUCE RUNOFF RATES, VOLUMES, AND POLLUTANT LOADS.
17 SUCH TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, MINIMIZATION AND/OR
18 DISCONNECTION OF IMPERVIOUS SURFACES; DEVELOPMENT DESIGN THAT
19 REDUCES THE RATE AND VOLUME OF RUNOFF; RESTORATION OR ENHANCEMENT
20 OF NATURAL AREAS SUCH AS RIPARIAN AREAS, WETLANDS, AND FORESTS; AND
21 DISTRIBUTED PRACTICES THAT INTERCEPT AND TREAT RUNOFF FROM
22 DEVELOPED AREAS.

23 (B) THE STORMWATER PLAN SHALL BE PRESENTED AS FOLLOWS:

1 (1) THROUGH PLANS, ILLUSTRATIONS, REPORTS, AND CALCULATIONS, THE
2 STORMWATER PLAN SHALL DISPLAY THE REQUIRED INFORMATION SPECIFIED IN
3 THE CITY OF LANSING STORMWATER MANAGEMENT DESIGN MANUAL (DESIGN
4 MANUAL).

5 (2) THE STORMWATER PLAN MUST BE SUFFICIENTLY DETAILED TO SPECIFY THE
6 TYPE, LOCATION, AND SIZE OF STORMWATER MANAGEMENT FACILITIES.

7 (3) IF IT IS PROPOSED TO DEVELOP A PARCEL IN TWO OR MORE PHASES, THE
8 STORMWATER PLAN SHALL BE PREPARED AND SUBMITTED FOR THE TOTAL
9 PROJECT.

10 (C) THE STORMWATER PLAN SHALL BE PREPARED BY A REGISTERED CIVIL
11 ENGINEER IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN THE DESIGN
12 MANUAL. OTHER PERSONS AND PROFESSIONALS MAY ASSIST IN THE
13 PREPARATION OF THE PLAN. ALL PLANS SHALL BE PROPERLY SEALED.

14
15 1219.08. - STANDARDS FOR POST CONSTRUCTION STORMWATER MANAGEMENT
16 PLAN (STORMWATER PLAN) APPROVAL

17 (A) ALL DEVELOPMENTS REQUIRING A STORMWATER PLAN SHALL BE
18 DESIGNED, CONSTRUCTED, AND MAINTAINED TO PREVENT FLOODING, MINIMIZE
19 STREAM CHANNEL IMPACTS, PROTECT WATER QUALITY, AND ACHIEVE THE
20 PURPOSES OF THIS ORDINANCE, AS STATED ABOVE. THE CITY OF LANSING HAS
21 ADOPTED PERFORMANCE STANDARDS TO MEET THE OBJECTIVES OF MANAGING
22 THE QUANTITY AND QUALITY OF STORMWATER RUNOFF FROM A SITE AS
23 DESCRIBED BELOW AND IN THE CITY OF LANSING STORMWATER MANAGEMENT

DESIGN MANUAL (DESIGN MANUAL).

(B) DESIGNERS MAY SELECT ANY COMBINATION OF STORMWATER BMPS WHICH MEET THE PERFORMANCE STANDARDS PROVIDED THE SELECTIONS:

(1) COMPLY WITH THE REQUIREMENTS IDENTIFIED IN THIS ORDINANCE AND THE ASSOCIATED CITY OF LANSING STORMWATER MANAGEMENT POLICIES AND

PROCEDURES MANUAL (POLICIES MANUAL) AND DESIGN MANUAL;

(2) COMPLY WITH ALL OTHER LOCAL, COUNTY, STATE, OR FEDERAL REQUIREMENTS; AND

(3) DO NOT CONFLICT WITH THE EXISTING LOCAL STORMWATER MANAGEMENT AND WATERSHED PLANS.

(C) THE PARTICULAR FACILITIES AND MEASURES REQUIRED ON-SITE SHALL TAKE INTO CONSIDERATION THE NATURAL FEATURES, UPLAND AREAS, WETLANDS, AND WATERCOURSES ON THE SITE; THE POTENTIAL FOR ON-SITE AND OFFSITE ADVERSE STORMWATER IMPACTS, WATER POLLUTION, AND EROSION; AND THE SIZE OF THE SITE.

(D) THE FOLLOWING ON-SITE STORMWATER MANAGEMENT CONCEPTS MUST BE FOLLOWED:

(1) NATURAL TOPOGRAPHY AND SITE DRAINAGE SHALL BE PRESERVED AND SITE GRADING SHALL BE MINIMIZED TO THE MAXIMUM EXTENT REASONABLY ACHIEVABLE CONSIDERING THE NATURE OF THE DEVELOPMENT.

(2) THE PREFERRED CONVEYANCE STRATEGY IS TO TRANSPORT, WHEREVER POSSIBLE, UNTREATED AND TREATED RUNOFF IN CONVEYANCE FACILITIES OPEN TO THE ATMOSPHERE (E.G. SWALES, VEGETATED BUFFER STRIPS, ENERGY-

DISSIPATING STRUCTURES, ETC.), RATHER THAN THROUGH ENCLOSED PIPES, SO AS TO DECREASE RUNOFF VELOCITY, ALLOW FOR NATURAL INFILTRATION, ALLOW SUSPENDED SEDIMENT PARTICLES TO SETTLE, AND TO REMOVE POLLUTANTS.

(3) WATERCOURSES SHALL NOT BE DEEPEMED, WIDENED, DREDGED, CLEARED OF VEGETATION, STRAIGHTENED, STABILIZED, OR OTHERWISE ALTERED WITHOUT APPLICABLE PERMITS OR APPROVALS FROM THE CITY ENGINEER, RELEVANT COUNTY AGENCIES AND THE APPLICABLE STATE OF MICHIGAN DEPARTMENT(S).

(4) THE STORMWATER PLAN AND ASSOCIATED BMPS MUST DEMONSTRATE COMPLIANCE WITH REQUIRED CHANNEL PROTECTION/VOLUME CRITERIA BY PROVIDING RETENTION AS NECESSARY TO MEET VOLUME AND PEAK FLOW LIMITS CONSISTENT WITH THE REQUIREMENTS OF THE DESIGN MANUAL. SPECIFIC DETAILS FOR ACHIEVING COMPLIANCE WITH THE VOLUME/CHANNEL PROTECTION CRITERIA ARE OUTLINED IN THE DESIGN MANUAL.

(5) THE STORMWATER PLAN AND ASSOCIATED BMPS MUST DEMONSTRATE COMPLIANCE WITH REQUIRED WATER QUALITY CRITERIA BY PROVIDING TREATMENT OF TOTAL SUSPENDED SOLIDS (TSS) OR BY PROVIDING RETENTION TO ACHIEVE THE SAME CRITERIA FOR MAXIMUM TSS CONCENTRATIONS IN THE STORMWATER DISCHARGE FROM THE SITE WITH EITHER APPROACH BEING CONSISTENT WITH THE REQUIREMENTS OF THE DESIGN MANUAL. SPECIFIC DETAILS FOR ACHIEVING COMPLIANCE WITH THE WATER QUALITY CRITERIA ARE OUTLINED IN THE DESIGN MANUAL.

1 (6) THE STORMWATER PLAN AND ASSOCIATED BMPS MUST DEMONSTRATE
2 COMPLIANCE WITH REQUIRED PEAK FLOWRATE AND FLOOD CONTROL CRITERIA
3 BY PROVIDING STORMWATER DETENTION AND/OR RETENTION CONSISTENT
4 WITH THE REQUIREMENTS OF THE DESIGN MANUAL. SPECIFIC DETAILS FOR
5 ACHIEVING COMPLIANCE WITH THE PEAK FLOWRATE AND FLOOD CONTROL
6 CRITERIA ARE OUTLINED IN THE DESIGN MANUAL.

7 (7) UNDER CERTAIN CONDITIONS, THE CITY OF LANSING, UPON
8 RECOMMENDATION BY THE CITY ENGINEER, MAY IMPOSE THE FOLLOWING
9 ADDITIONAL RESTRICTIONS ON STORMWATER DISCHARGES.

- 10 • PEAK DISCHARGE MAY BE FURTHER RESTRICTED WHEN IT CAN
11 BE SHOWN THAT A PROBABLE RISK TO DOWNSTREAM
12 STRUCTURES OR UNIQUE NATURAL AREAS EXISTS OR THAT
13 EXISTING SEVERE FLOODING PROBLEMS COULD BE FURTHER
14 AGGRAVATED.
- 15 • MEASURES SHALL BE IMPOSED TO PROTECT AGAINST GROUND
16 OR SURFACE WATER POLLUTION WHERE THE NATURE OF THE
17 SOILS OR BEDROCK UNDERLYING A STORMWATER
18 MANAGEMENT STRUCTURE CONSTITUTES SUBSTANTIAL RISK
19 OF CONTAMINATION, SUCH AS MIGHT BE THE CASE IN
20 LIMESTONE FORMATIONS. SPECIAL PROVISIONS TO BE
21 FOLLOWED IN THESE CASES WILL BE PROVIDED BY THE CITY
22 ENGINEER.

23 (E) STORMWATER “CREDITS” FOR ONSITE STORMWATER MANAGEMENT

1 MAY BE CONSIDERED IN ACCORDANCE WITH THE PROVISIONS PROVIDED IN THE
2 POLICIES MANUAL.

3 (F) STORMWATER “OFFSETS” MAY BE CONSIDERED WHERE WATER
4 QUANTITY OR WATER QUALITY BMPS REQUIRED BY THIS ORDINANCE CAN NOT
5 BE FULLY ACCOMMODATED ON-SITE IN ACCORDANCE WITH THE PROVISIONS
6 PROVIDED IN THE POLICIES MANUAL.

7
8 1219.09. - STORMWATER MANAGEMENT PLAN AND BMP CONSTRUCTION PLANS
9 SUBMISSION

10 (A) THE STORMWATER MANAGEMENT PLAN (STORMWATER PLAN) AND THE
11 ASSOCIATED, PROPOSED BMP CONSTRUCTION PLANS AND SPECIFICATIONS
12 SHALL BE SUBMITTED FOR REVIEW IN ACCORDANCE WITH THE SITE PLAN
13 SUBMITTAL REQUIREMENTS OF PART 12 OF THE CITY CODE.

14 (B) THE BMP CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE
15 PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS ORDINANCE AND
16 THE CITY OF LANSING STORMWATER MANAGEMENT DESIGN MANUAL (DESIGN
17 MANUAL).

18 (C) THE BMP CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE
19 PREPARED BY A LICENSED LANDSCAPE ARCHITECT, CERTIFIED PROFESSIONAL
20 SURVEYOR, OR PROFESSIONAL ENGINEER AND MUST BE SIGNED BY THE
21 PROFESSIONAL PREPARING THE PLAN, WHO SHALL CERTIFY THAT THE DESIGN
22 OF ALL STORMWATER BMPS MEET THE REQUIREMENTS OF THIS ORDINANCE.

23 (D) NO SUBSTANTIVE CHANGES SHALL BE MADE TO AN APPROVED

1 STORMWATER PLAN WITHOUT REVIEW AND WRITTEN APPROVAL BY THE CITY
2 OF LANSING. THE ENGINEERING DIVISION MAY REQUEST ADDITIONAL DATA
3 WITH A PLAN AMENDMENT AS MAY BE NECESSARY FOR A COMPLETE REVIEW OF
4 THE STORMWATER PLAN AND BMP CONSTRUCTION PLANS AND SPECIFICATIONS
5 TO ENSURE THAT CHANGES TO THE PLAN WILL COMPLY WITH THE
6 REQUIREMENTS OF THIS ORDINANCE.

7 (E) COMPLIANCE WITH THE REQUIREMENTS OF THIS ORDINANCE DOES NOT
8 ELIMINATE THE NEED FOR THE PROPRIETOR TO OBTAIN REQUIRED PERMITS AND
9 APPROVALS FROM COUNTY AND STATE AGENCIES.

10 (F) FOR SITE CONDOMINIUMS, COMPLETE MASTER DEED DOCUMENTS
11 (INCLUDING "EXHIBITS" DRAWINGS) MUST BE SUBMITTED FOR THE CITY'S
12 REVIEW AND APPROVAL PRIOR TO RECORDING.

13
14 1219.10. - REVIEW PROCEDURES

15 (A) ALL STORMWATER MANAGEMENT PLANS AND BMP CONSTRUCTION
16 PLANS AND SPECIFICATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY
17 THE CITY ENGINEERING DIVISION IN ORDER TO ENSURE CONFORMANCE WITH
18 THE REQUIREMENTS OF THIS ORDINANCE AND THE ASSOCIATED CITY OF
19 LANSING STORMWATER MANAGEMENT POLICIES AND PROCEDURES MANUAL
20 AND THE CITY OF LANSING STORMWATER MANAGEMENT DESIGN MANUAL.

21 (B) UPON SUBMISSION OF A STORMWATER MANAGEMENT PLAN
22 (STORMWATER PLAN) AND BMP CONSTRUCTION PLANS AND SPECIFICATIONS, AS
23 PROVIDED HEREIN, SUCH PLAN SHALL BE REVIEWED BY THE ENGINEERING

1 DIVISION AND A WRITTEN RESPONSE PREPARED AND SUBMITTED TO THE CITY
2 OF LANSING PLANNING OFFICE. IF THE PROPOSED PLAN IS NOT SUFFICIENT AS
3 ORIGINALLY SUBMITTED, THE ENGINEERING DIVISION WILL NOTIFY THE
4 APPLICANT IN WRITING, SETTING FORTH THE REASONS FOR WITHHOLDING A
5 RECOMMENDATION FOR APPROVAL, AND WILL STATE THE CHANGES
6 NECESSARY TO OBTAIN APPROVAL. FAILURE OF THE OWNER TO ULTIMATELY
7 DEMONSTRATE THAT THE PROJECT MEETS REQUIREMENTS, AS DETERMINED BY
8 THE CITY OF LANSING, SHALL BE REASON TO DENY APPROVAL OF THE
9 STORMWATER PLAN AND BMP CONSTRUCTION PLANS AND SPECIFICATIONS.

10 (C) BEFORE APPROVAL OF THE FINAL STORMWATER BMP CONSTRUCTION
11 PLANS, COPIES OF ALL NECESSARY WETLAND, FLOODPLAIN, INLAND LAKES AND
12 STREAMS, EROSION CONTROL OR OTHER NEEDED STATE, FEDERAL, OR LOCAL
13 PERMITS RELATING TO STORMWATER MANAGEMENT HAVE BEEN PROVIDED BY
14 THE APPLICANT FOR THE CITY OF LANSING'S FILES.

15 (D) A SATISFACTORY MAINTENANCE AGREEMENT IN ACCORDANCE WITH
16 SECTION 1219.18 OF THIS ORDINANCE THAT ASSURES LONG-TERM MAINTENANCE
17 OF ALL DRAINAGE IMPROVEMENTS WILL BE IN PLACE BEFORE APPROVAL OF
18 THE STORMWATER PLAN AND BMP CONSTRUCTION PLANS AND SPECIFICATIONS.
19 DOCUMENTATION OF THE MAINTENANCE AGREEMENT WILL BE SUPPLIED TO
20 THE ENGINEERING DIVISION AND APPROVED BY THE CITY ENGINEER.

21 (E) A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT SHALL NOT BE
22 ISSUED UNDER CHAPTER 1218 OF THE CITY CODE UNLESS THE DETAILED
23 STORMWATER PLAN AND BMP CONSTRUCTION PLANS AND SPECIFICATIONS

1 MEET THE STANDARDS OF THIS ORDINANCE AND THE ASSOCIATED CITY OF
2 LANSING STORMWATER MANAGEMENT POLICIES AND PROCEDURES MANUAL
3 AND THE CITY OF LANSING STORMWATER MANAGEMENT DESIGN MANUAL.

4 (F) FOR DEVELOPMENTS THAT WILL RESULT IN DISTURBANCE OF FIVE OR
5 MORE ACRES OF LAND, A COMPLETE NOTICE OF COVERAGE FOR
6 CONSTRUCTION-PHASE STORMWATER MUST BE SUBMITTED TO THE MICHIGAN
7 DEPARTMENT OF ENVIRONMENTAL QUALITY, WATER RESOURCES DIVISION, TO
8 HAVE THE DISCHARGE AUTHORIZED UNDER A NATIONAL POLLUTANT
9 DISCHARGE ELIMINATION SYSTEM PERMIT.

10 (G) THE APPLICANT WILL MAKE ARRANGEMENTS ACCEPTABLE TO THE
11 ENGINEERING DIVISION FOR INSPECTION DURING CONSTRUCTION AND FOR
12 FINAL VERIFICATION OF THE CONSTRUCTION OF ALL PERMANENT STORMWATER
13 BMPS BY A REGISTERED PROFESSIONAL ENGINEER. FOLLOWING FINAL
14 VERIFICATION OF THE CONSTRUCTION BY A REGISTERED PROFESSIONAL
15 ENGINEER, THE COMPLETION BOND REQUIRED CONSISTENT WITH SECTION
16 1219.03(D) OF THIS ORDINANCE WILL BE RELEASED BY THE CITY OF LANSING.

17 (H) ELECTRONIC FILES OF THE AS-BUILT STORM DRAINS AND STORMWATER
18 BMPS WILL BE SUBMITTED BY THE APPLICANT OR HIS/HER ENGINEER TO THE
19 ENGINEERING DIVISION ALONG WITH THE FINAL PLAN FOR EXISTING SYSTEMS,
20 OR UPON COMPLETION OF SYSTEM CONSTRUCTION FOR NEW SYSTEMS.

21 (I) COMPLETE DEVELOPMENT AGREEMENTS (INCLUDING DEED
22 RESTRICTIONS) MUST BE SUBMITTED FOR THE CITY OF LANSING REVIEW AND
23 APPROVAL PRIOR TO RECORDING.

1219.11. - REVIEW FEES

THE CITY OF LANSING CITY COUNCIL SHALL ESTABLISH APPLICATION FEES AND ESCROW REQUIREMENTS BY RESOLUTION. FEES AND ESCROW ACCOUNT PAYMENTS SHALL BE SUFFICIENT TO COVER ADMINISTRATIVE AND TECHNICAL REVIEW COSTS ANTICIPATED TO BE INCURRED BY THE CITY INCLUDING THE COSTS OF ON-SITE INSPECTIONS.

1219.12. - OFF-SITE STORMWATER MANAGEMENT

REQUIREMENTS FOR OFF-SITE STORMWATER MANAGEMENT MAY BE CONSIDERED IN ACCORDANCE WITH THE OFFSET PROVISIONS PROVIDED IN THE CITY OF LANSING STORMWATER MANAGEMENT POLICIES AND PROCEDURES MANUAL.

1219.13. - REVISION OF PLAN

IF IT BECOMES NECESSARY TO ALTER A DEVELOPMENT OR EARTH CHANGE PROPOSAL AFTER THE STORMWATER PLAN HAS BEEN APPROVED, A REVISED STORMWATER PLAN MUST BE SUBMITTED, REVIEWED, AND APPROVED IN ACCORDANCE WITH THE PROCEDURE SET FORTH ABOVE. ALL REQUIREMENTS AND STANDARDS FOR STORMWATER PLANS SHALL APPLY.

1219.14. - DRAINS UNDER THE JURISDICTION OF THE DRAIN COMMISSIONER

(A) DRAINAGE DISTRICTS WILL NOT BE ALTERED WHEN DESIGNING

1 DEVELOPMENT DRAINAGE, EXCEPT AS PROVIDED UNDER SECTION 433 OF ACT 40,
2 PUBLIC ACT 1956, AS AMENDED.

3 (B) EXISTING COUNTY DRAIN EASEMENTS WILL BE INDICATED ON THE
4 STORMWATER PLAN AS WELL AS THE FINAL STORMWATER BMP CONSTRUCTION
5 PLANS AND WILL BE DESIGNATED AS “INGHAM COUNTY DRAIN”, “EATON
6 COUNTY DRAIN”, OR THE APPROPRIATE INTER-COUNTY DRAIN AS APPLICABLE.
7 COUNTY DRAIN EASEMENTS PRIOR TO 1956 WERE NOT REQUIRED BY STATUTE
8 TO BE RECORDED IMMEDIATELY; THEREFORE, IT MAY BE NECESSARY TO CHECK
9 THE PERMANENT RECORDS OF THE DRAIN OFFICE TO SEE IF A DRAIN EASEMENT
10 IS IN EXISTENCE ON THE SUBJECT PROPERTY.

11 (C) A PERMIT WILL BE OBTAINED FROM THE APPROPRIATE DRAIN
12 COMMISSIONER’S OFFICE PRIOR TO DISCHARGING INTO, TAPPING OR CROSSING
13 ANY COUNTY OR INTER-COUNTY DRAIN. THE PERMIT MUST BE OBTAINED PRIOR
14 TO FINAL PLAN APPROVAL.

15 (D) PROPOSED RELOCATIONS OF COUNTY DRAINS WILL BE PROCESSED
16 THROUGH THE OFFICE OF THE APPROPRIATE DRAIN COMMISSIONER.

17
18 1219.15. - AS-BUILT CERTIFICATION

19 AN AS-BUILT CERTIFICATION FOR STORMWATER BMPS MUST BE PROVIDED
20 TO THE ENGINEERING DIVISION PRIOR TO FINAL APPROVAL OF THE
21 DEVELOPMENT. THE CERTIFICATION SHOULD INCLUDE ALL OF THE
22 REQUIREMENTS NOTED IN THE DESIGN MANUAL.
23

1219.16. - NOTICE OF CONSTRUCTION COMMENCEMENT

THE APPLICANT MUST NOTIFY THE CITY OF LANSING ENGINEERING DIVISION BEFORE THE COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE APPLICANT MUST NOTIFY THE CITY OF LANSING ENGINEERING DIVISION IN ADVANCE OF CONSTRUCTION OF CRITICAL COMPONENTS OF THE STORMWATER PRACTICES SHOWN ON THE APPROVED STORMWATER BMP CONSTRUCTION PLANS AND SPECIFICATIONS. THE CITY MAY, AT ITS DISCRETION, ISSUE VERBAL OR WRITTEN AUTHORIZATION TO PROCEED WITH CRITICAL CONSTRUCTION STEPS, SUCH AS INSTALLATION OF PERMANENT STORMWATER BMPS BASED ON STABILIZATION OF THE DRAINAGE AREA AND OTHER FACTORS.

1219.17. - CONSTRUCTION INSPECTIONS BY CITY OF LANSING OR ITS REPRESENTATIVES

THE CITY OF LANSING ENGINEERING DIVISION OR ITS REPRESENTATIVES MAY CONDUCT PERIODIC INSPECTIONS OF THE STORMWATER PRACTICES SHOWN ON THE APPROVED STORMWATER BMP CONSTRUCTION PLANS AND SPECIFICATIONS, AND ESPECIALLY DURING CRITICAL INSTALLATION AND STABILIZATION STEPS. ALL INSPECTIONS SHALL BE DOCUMENTED IN WRITING. THE INSPECTION SHALL DOCUMENT ANY VARIATIONS OR DISCREPANCIES FROM THE APPROVED PLAN, AND THE RESOLUTION OF SUCH ISSUES.

1219.18. - MAINTENANCE AGREEMENT

(A) PURPOSE OF MAINTENANCE AGREEMENT - THE PURPOSE OF THE

1 MAINTENANCE AGREEMENT IS TO PROVIDE THE MEANS AND ASSURANCE THAT
2 PERPETUAL, LONG-TERM MAINTENANCE OF STORMWATER BMPS SHALL BE
3 PROVIDED FOR AND UNDERTAKEN. A MAINTENANCE AGREEMENT SHALL BE
4 SUBMITTED TO THE CITY OF LANSING, FOR REVIEW BY THE CITY ENGINEER AND
5 HIS/HER DESIGNEE, AND SHALL BE SUBJECT TO APPROVAL IN CONSISTENT WITH
6 THE APPROVED STORMWATER MANAGEMENT PLAN AND BMP CONSTRUCTION
7 PLANS AND SPECIFICATIONS.

8 (B) RESPONSIBLE PARTY

9 (1) THE RESPONSIBLE PARTY NAMED IN THE RECORDED STORMWATER
10 MAINTENANCE AGREEMENT SHALL MAINTAIN IN GOOD CONDITION AND
11 PROMPTLY REPAIR AND RESTORE ALL STRUCTURAL AND NON-STRUCTURAL
12 STORMWATER BMPS AND ALL NECESSARY ACCESS ROUTES AND
13 APPURTENANCES. SUCH REPAIRS OR RESTORATION AND MAINTENANCE SHALL
14 BE IN ACCORDANCE WITH THE APPROVED STORMWATER BMP CONSTRUCTION
15 PLANS AND SPECIFICATIONS AND THE STORMWATER MAINTENANCE
16 AGREEMENT.

17 (2) THE RESPONSIBLE PARTY SHALL MAKE RECORDS OF INSTALLATION AND OF
18 ALL MAINTENANCE AND REPAIRS, AND SHALL RETAIN THE RECORDS FOR AT
19 LEAST FIVE (5) YEARS. THESE RECORDS SHALL BE MADE AVAILABLE TO THE
20 CITY OF LANSING DURING INSPECTION OF THE PRACTICE AND AT OTHER
21 REASONABLE TIMES UPON REQUEST.

22 (C) MAINTENANCE AGREEMENT PROVISIONS

23 (1) THE MAINTENANCE AGREEMENT SHALL PROVIDE FOR ROUTINE,

1 EMERGENCY, AND LONG-TERM MAINTENANCE OF ALL STORMWATER BMPS.

2 (2) THE MAINTENANCE AGREEMENT SHALL BE BINDING ON ALL SUBSEQUENT
3 OWNERS OF LAND SERVED BY THE STORMWATER BMPS AND SHALL BE
4 RECORDED IN THE OFFICE OF THE APPROPRIATE COUNTY REGISTER OF DEEDS
5 PRIOR TO THE EFFECTIVENESS OF THE APPROVAL OF THE CITY OF LANSING.

6 (3) IF IT HAS BEEN FOUND BY THE CITY OF LANSING, FOLLOWING NOTICE AND
7 AN OPPORTUNITY TO BE HEARD BY THE PROPERTY OWNER, THAT THERE HAS
8 BEEN A MATERIAL FAILURE OR REFUSAL TO UNDERTAKE MAINTENANCE AS
9 REQUIRED UNDER THIS ORDINANCE AND/OR AS REQUIRED IN THE APPROVED
10 MAINTENANCE AGREEMENT AS REQUIRED HEREUNDER, THE CITY ENGINEER
11 SHALL THEN BE AUTHORIZED, BUT NOT REQUIRED, TO HIRE AN ENTITY WITH
12 QUALIFICATIONS AND EXPERIENCE IN THE SUBJECT MATTER TO UNDERTAKE
13 THE MONITORING AND MAINTENANCE AS SO REQUIRED, IN WHICH EVENT THE
14 PROPERTY OWNER SHALL BE OBLIGATED TO ADVANCE OR REIMBURSE
15 PAYMENT (AS DETERMINED BY THE CITY OF LANSING) FOR ALL COSTS AND
16 EXPENSES ASSOCIATED WITH SUCH MONITORING AND MAINTENANCE,
17 TOGETHER WITH A REASONABLE ADMINISTRATIVE FEE. THE MAINTENANCE
18 AGREEMENT REQUIRED UNDER THIS ORDINANCE SHALL CONTAIN A PROVISION
19 SPELLING OUT THIS REQUIREMENT AND, IF THE APPLICANT OBJECTS IN ANY
20 RESPECT TO SUCH PROVISION OR THE UNDERLYING RIGHTS AND OBLIGATIONS,
21 SUCH OBJECTION SHALL BE RESOLVED PRIOR TO THE COMMENCEMENT OF
22 CONSTRUCTION OF THE PROPOSED DEVELOPMENT ON THE PROPERTY.

1 1219.19. - MAINTENANCE INSPECTIONS

2 THE CITY OF LANSING ENGINEERING DIVISION OR ITS REPRESENTATIVES
3 MAY CONDUCT PERIODIC INSPECTIONS FOR ALL STORMWATER PRACTICES
4 CONSTRUCTED AS PART OF THE APPROVED BMP CONSTRUCTION PLANS AND
5 SPECIFICATIONS. ALL INSPECTIONS WILL BE DOCUMENTED IN WRITING. THE
6 INSPECTION SHALL DOCUMENT ANY MAINTENANCE AND REPAIR NEEDS AND
7 ANY DISCREPANCIES FROM THE STORMWATER MAINTENANCE AGREEMENT.
8

9 1219.20. - STORMWATER MANAGEMENT EASEMENTS

10 (A) NECESSITY OF EASEMENTS FOR ON-SITE STORMWATER BMPS -
11 STORMWATER MANAGEMENT EASEMENTS SHALL BE PROVIDED IN A FORM
12 REQUIRED BY THE CITY OF LANSING ENGINEERING DIVISION, AND RECORDED AS
13 DIRECTED AS PART OF THE APPROVAL OF THE CITY OF LANSING TO ASSURE:

- 14 • ACCESS FOR INSPECTIONS;
 - 15 • ACCESS TO STORMWATER BMPS FOR MAINTENANCE PURPOSES; AND
 - 16 • PRESERVATION OF PRIMARY AND SECONDARY DRAINAGEWAYS
- 17 WHICH ARE NEEDED TO SERVE STORMWATER MANAGEMENT NEEDS
18 OF OTHER PROPERTIES.

19 (B) EASEMENTS FOR OFF-SITE STORMWATER BMPS - THE OWNER SHALL
20 OBTAIN EASEMENTS ASSURING ACCESS TO ALL AREAS USED FOR OFF-SITE
21 STORMWATER MANAGEMENT, INCLUDING UNDEVELOPED OR UNDISTURBED
22 LANDS.

23 (C) RECORDING OF EASEMENTS - EASEMENTS SHALL BE RECORDED WITH

1 THE APPROPRIATE COUNTY REGISTER OF DEEDS BASED ON JURISDICTION AND
2 ACCORDING TO COUNTY REQUIREMENTS.

3 (D) RECORDING PRIOR TO BUILDING PERMIT ISSUANCE - THE APPLICANT
4 MUST PROVIDE THE CITY ENGINEERING DIVISION WITH EVIDENCE OF THE
5 RECORDING OF THE EASEMENT PRIOR TO FINAL SUBDIVISION PLAT OR
6 CONDOMINIUM APPROVAL OR OTHER APPLICABLE FINAL CONSTRUCTION
7 APPROVAL.

8 (E) RIGHT-OF-ENTRY - THE EASEMENTS MUST CONTAIN A PROVISION
9 GRANTING THE CITY OF LANSING AND ITS REPRESENTATIVES THE RIGHT OF
10 ENTRY FOR THE PURPOSES OF INSPECTING ALL STORMWATER BMPS AT
11 REASONABLE TIMES AND IN A REASONABLE MANNER. THIS INCLUDES THE
12 RIGHT TO ENTER A PROPERTY WHEN THE CITY OF LANSING HAS A REASONABLE
13 BASIS TO BELIEVE THAT A VIOLATION OF THIS ORDINANCE IS OCCURRING OR
14 HAS OCCURRED AND TO ENTER WHEN NECESSARY FOR ABATEMENT OF A
15 PUBLIC NUISANCE OR CORRECTION OF A VIOLATION OF THIS ORDINANCE.

16
17 1219.21. - SEVERABILITY

18 IF ANY SECTION, CLAUSE, PROVISION OR PORTION OF THIS ORDINANCE IS
19 ADJUDGED UNCONSTITUTIONAL OR INVALID BY A COURT OF COMPETENT
20 JURISDICTION, THE REMAINDER OF THIS ORDINANCE SHALL REMAIN IN FORCE
21 AND EFFECT.

22
23 1219.22. - STOP WORK ORDER

1 WHERE THERE IS WORK IN PROGRESS THAT CAUSES OR CONSTITUTES IN
2 WHOLE OR IN PART, A VIOLATION OF ANY PROVISION OF THIS ORDINANCE, THE
3 CITY OF LANSING IS AUTHORIZED TO ISSUE A STOP WORK ORDER SO AS TO
4 PREVENT FURTHER OR CONTINUING VIOLATIONS OR ADVERSE EFFECTS. ALL
5 PERSONS TO WHOM THE STOP WORK ORDER IS DIRECTED, OR WHO ARE
6 INVOLVED IN ANY WAY WITH THE WORK OR MATTER DESCRIBED IN THE STOP
7 WORK ORDER SHALL FULLY AND PROMPTLY COMPLY THEREWITH. THE CITY OF
8 LANSING MAY ALSO UNDERTAKE OR CAUSE TO BE UNDERTAKEN, ANY
9 NECESSARY OR ADVISABLE PROTECTIVE MEASURES SO AS TO PREVENT
10 VIOLATIONS OF THIS ORDINANCE OR TO AVOID OR REDUCE THE EFFECTS OF
11 NONCOMPLIANCE HEREWITH. THE COST OF ANY SUCH PROTECTIVE MEASURES
12 SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH
13 THE WORK IS BEING DONE AND THE RESPONSIBILITY OF ANY PERSON CARRYING
14 OUT OR PARTICIPATING IN THE WORK, AND SUCH COST SHALL BE A LIEN UPON
15 THE PROPERTY.

16
17 1219.23. - SANCTIONS FOR VIOLATIONS

18 (A) ANY PERSON VIOLATING ANY PROVISION OF THIS ORDINANCE SHALL BE
19 RESPONSIBLE FOR A MUNICIPAL CIVIL INFRACTION, PLUS COSTS, DAMAGES,
20 EXPENSES, AND OTHER SANCTIONS AS AUTHORIZED UNDER CHAPTER 87 OF THE
21 REVISED JUDICATURE ACT OF 1961 AND OTHER APPLICABLE LAWS, INCLUDING,
22 WITHOUT LIMITATION, EQUITABLE RELIEF; PROVIDED, HOWEVER, THAT THE
23 VIOLATION STATED IN THIS ORDINANCE SHALL BE A MISDEMEANOR. THE CITY

1 OF LANSING IS AUTHORIZED TO ISSUE MUNICIPAL CIVIL INFRACTION CITATIONS
2 TO ANY PERSON ALLEGED TO BE VIOLATING ANY PROVISION OF THIS
3 ORDINANCE. EACH DAY SUCH VIOLATION OCCURS OR CONTINUES SHALL BE
4 DEEMED A SEPARATE OFFENSE AND SHALL MAKE THE VIOLATOR LIABLE FOR
5 THE IMPOSITION OF A FINE FOR EACH DAY. THE RIGHTS AND REMEDIES
6 PROVIDED FOR IN THIS SECTION ARE CUMULATIVE AND IN ADDITION TO ANY
7 OTHER REMEDIES PROVIDED BY LAW. AN ADMISSION OR DETERMINATION OF
8 RESPONSIBILITY SHALL NOT EXEMPT THE OFFENDER FROM COMPLIANCE WITH
9 THE REQUIREMENTS OF THIS ORDINANCE.

10 (B) ANY PERSON WHO NEGLECTS OR FAILS TO COMPLY WITH A STOP WORK
11 ORDER ISSUED UNDER THIS ORDINANCE SHALL, UPON CONVICTION, BE GUILTY
12 OF A MISDEMEANOR, PUNISHABLE BY A FINE OF NOT MORE THAN \$500 OR
13 IMPRISONMENT IN THE COUNTY JAIL FOR NOT MORE THAN 90 DAYS, OR BOTH,
14 SUCH FINE AND IMPRISONMENT, AND SUCH PERSON SHALL ALSO PAY SUCH
15 COSTS AS MAY BE IMPOSED IN THE DISCRETION OF THE COURT.

16 (C) ANY PERSON WHO AIDS OR ABETS A PERSON IN A VIOLATION OF THIS
17 ORDINANCE SHALL BE SUBJECT TO THE SANCTIONS PROVIDED IN THIS SECTION.
18

19 1219.24. - FAILURE TO COMPLY; COMPLETION

20 IN ADDITION TO ANY OTHER REMEDIES, SHOULD ANY OWNER FAIL TO
21 COMPLY WITH THE PROVISIONS OF THIS ORDINANCE, THE CITY OF LANSING
22 MAY, AFTER THE GIVING OF REASONABLE NOTICE AND OPPORTUNITY FOR
23 COMPLIANCE, HAVE THE NECESSARY WORK DONE, AND THE OWNER SHALL BE

1 OBLIGATED TO PROMPTLY REIMBURSE THE CITY FOR ALL COSTS OF SUCH
2 WORK.

3
4 1219.25. - EMERGENCY MEASURES

5 WHEN EMERGENCY MEASURES ARE NECESSARY TO MODERATE A
6 NUISANCE, TO PROTECT PUBLIC SAFETY, HEALTH AND WELFARE, AND/OR TO
7 PREVENT LOSS OF LIFE, INJURY OR DAMAGE TO PROPERTY, THE CITY OF
8 LANSING IS AUTHORIZED TO CARRY OUT OR ARRANGE FOR ALL SUCH
9 EMERGENCY MEASURES. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE
10 COST OF SUCH MEASURES MADE NECESSARY AS A RESULT OF A VIOLATION OF
11 THIS ORDINANCE, AND SHALL PROMPTLY REIMBURSE THE CITY FOR ALL SUCH
12 COSTS.

13
14 1219.26. - COST RECOVERY FOR DAMAGE TO STORM DRAIN SYSTEM

15 A DISCHARGER SHALL BE LIABLE FOR ALL COSTS INCURRED BY THE CITY OF
16 LANSING AS THE RESULT OF CAUSING A DISCHARGE THAT PRODUCES A DEPOSIT
17 OR OBSTRUCTION, OR CAUSES DAMAGE TO, OR IMPAIRS A STORM DRAIN OR
18 RECEIVING WATERS, OR VIOLATES ANY OF THE PROVISIONS OF THIS
19 ORDINANCE. COSTS INCLUDE, BUT ARE NOT LIMITED TO, THOSE PENALTIES
20 LEVIED BY THE ENVIRONMENTAL PROTECTION AGENCY OR MICHIGAN
21 DEPARTMENT OF ENVIRONMENTAL QUALITY FOR VIOLATION OF AN NPDES
22 PERMIT, ATTORNEY FEES, AND OTHER COSTS AND EXPENSES.

1 1219.27. - COLLECTION OF COSTS; LIEN

2 COSTS INCURRED BY THE CITY OF LANSING AND EITHER OF THE DRAIN
3 COMMISSIONERS PURSUANT TO THIS ORDINANCE SHALL BE A LIEN ON THE
4 PREMISES WHICH SHALL BE ENFORCEABLE IN ACCORDANCE WITH ACT NO. 94 OF
5 THE PUBLIC ACTS OF 1933, AS AMENDED FROM TIME TO TIME. ANY SUCH
6 CHARGES WHICH ARE DELINQUENT FOR SIX (6) MONTHS OR MORE MAY BE
7 CERTIFIED ANNUALLY TO THE CITY OF LANSING TREASURER WHO SHALL ENTER
8 THE LIEN ON THE NEXT TAX ROLL AGAINST THE PREMISES AND THE COSTS
9 SHALL BE COLLECTED AND THE LIEN SHALL BE ENFORCED IN THE SAME
10 MANNER AS PROVIDED FOR IN THE COLLECTION OF TAXES ASSESSED UPON THE
11 ROLL AND THE ENFORCEMENT OF A LIEN FOR TAXES. IN ADDITION TO ANY
12 OTHER LAWFUL ENFORCEMENT METHODS, THE CITY OR THE APPROPRIATE
13 DRAIN COMMISSIONER SHALL HAVE ALL REMEDIES AUTHORIZED BY ACT NO. 94
14 OF THE PUBLIC ACTS OF 1933, AS AMENDED.

15
16 1219.28. - EFFECT OF APPROVAL ON REMEDIES

17 THE APPROVAL OR DISAPPROVAL OF ANY POST-CONSTRUCTION
18 STORMWATER MANAGEMENT PLAN SHALL NOT HAVE ANY EFFECT ON ANY
19 REMEDY OF ANY PERSON AT LAW OR IN EQUITY.

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

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

1 than the part so declared to be invalid.

2 Section 4. This ordinance shall take effect on the 30th day after enactment, unless
3 given immediate effect by city council.

4

5

Approved as to form:

6

7

City Attorney

8

Dated: _____

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION TO SET A PUBLIC HEARING FOR
BROWNFIELD PLAN #73
3600 DUNCKEL ROAD REDEVELOPMENT PROJECT

WHEREAS, the Lansing Brownfield Redevelopment Authority has prepared and forwarded an approved Brownfield Plan pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 3600 Dunckel Road located in the City of Lansing; and

WHEREAS, prior to Council's action on this request, it is necessary to hold a public hearing on the Plan, to allow for any resident, taxpayer or ad valorem taxing unit the right to appear and be heard;

WHEREAS, maps, plats, and a description of the brownfield plan are available for public inspection at the Lansing Economic Area Partnership, 1000 South Washington, Suite 201, Lansing, MI 48912, and that all aspects of the brownfield plan are open for discussion at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on **(INSERT DATE)** at 7:00 p.m. on Brownfield Plan #73 – 3600 Dunckel Road Redevelopment Project under the Brownfield Redevelopment Financing Act, for property more particularly described as:

(As provided in Chicago Title Insurance Company, Commitment No. 331049134NTS, Revision No. 1, dated February 2, 2018): A parcel of land being part of Lots 1 and 2, Hospitality Motor Inns, a Subdivision being part of the Southwest $\frac{1}{4}$ of Section 36, T4N, R2W, City of Lansing, Ingham County, Michigan, as recorded in Liber 29 of Plats, Pages 9-11, Ingham County Records, being described as: Commencing at the Northwest corner of said plat, also being the Northwest corner of said Lot 1; thence S86°09'45"E along the North line of said Lot 1 a distance of 794.19 feet to the Northeasterly line of said Lot 1; thence S44°58'35"E along said Northeasterly line 256.85 feet to the point of beginning of this description; thence continuing S44°58'35"E along said Northeasterly line 4.34 feet to the East line of said Lot 1; thence S01°32'07"E along said East line and along the East line of said Lot 2 a distance of 403.52 feet; thence N86°09'54"W parallel with the South line of said Lot 1 a distance of 314.67 feet to the East line of said Lot 1; thence S01°33'04"E along the East line of said Lot 1 a distance of 124.96 feet to the Southeast corner of said Lot 1; thence N86°07'51"W along the South line of said Lot 1 a distance of 602.03 feet; thence N01°32'07"W parallel with said East line of Lot 2 a distance of 466.52 feet; thence N88°27'53"E perpendicular to said East line of Lot 2 a distance of 542.31 feet; thence S01°32'07"E parallel with said East line of Lot 2 a distance of 21.04 feet; thence N88°27'53"E perpendicular to said East line of Lot 2 a distance of 367.31 feet to the point of beginning.

And that the City Clerk cause notice of such hearing to be published twice in a publication of general circulation, no less than 10 days or more than 40 days prior to the date of the public hearing, and that the City Clerk also cause the legislative body of each taxing unit levying ad valorem taxes on this property, to be notified of Brownfield Plan #73 – 3600 Dunckel Road Redevelopment Project and the scheduled public hearing.

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING BROWNFIELD PLAN #73
3600 DUNCKEL ROAD REDEVELOPMENT PROJECT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #73 – 3600 Dunckel Road Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on **(INSERT DATE)** and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on **(INSERT DATE)** reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$52,000,000,
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on July 13, 2018, unanimously recommended approval of the Plan, for this Project;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly considered the Plan, finds it is in compliance with the provisions of the Act and further finds:

- The Plan constitutes a public purpose under the Act;
- The Plan meets all of the requirements for a Brownfield Plan set forth in

Section 13 of the Act;

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

IT IS FINALLY RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #73 – 3600 Dunckel Road Redevelopment Project'.

City of Lansing
Notice of Public Hearing

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

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Brownfield Plan #73 - 3600 Dunckel Road Redevelopment Project pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 3600 Dunckel Road located in the City of Lansing, but more particularly described as:

(As provided in Chicago Title Insurance Company, Commitment No. 331049134NTS, Revision No. 1, dated February 2, 2018): A parcel of land being part of Lots 1 and 2, Hospitality Motor Inns, a Subdivision being part of the Southwest $\frac{1}{4}$ of Section 36, T4N, R2W, City of Lansing, Ingham County, Michigan, as recorded in Liber 29 of Plats, Pages 9-11, Ingham County Records, being described as: Commencing at the Northwest corner of said plat, also being the Northwest corner of said Lot 1; thence S86°09'45"E along the North line of said Lot 1 a distance of 794.19 feet to the Northeasterly line of said Lot 1; thence S44°58'35"E along said Northeasterly line 256.85 feet to the point of beginning of this description; thence continuing S44°58'35"E along said Northeasterly line 4.34 feet to the East line of said Lot 1; thence S01°32'07"E along said East line and along the East line of said Lot 2 a distance of 403.52 feet; thence N86°09'54"W parallel with the South line of said Lot 1 a distance of 314.67 feet to the East line of said Lot 1; thence S01°33'04"E along the East line of said Lot 1 a distance of 124.96 feet to the Southeast corner of said Lot 1; thence N86°07'51"W along the South line of said Lot 1 a distance of 602.03 feet; thence N01°32'07"W parallel with said East line of Lot 2 a distance of 466.52 feet; thence N88°27'53"E perpendicular to said East line of Lot 2 a distance of 542.31 feet; thence S01°32'07"E parallel with said East line of Lot 2 a distance of 21.04 feet; thence N88°27'53"E perpendicular to said East line of Lot 2 a distance of 367.31 feet to the point of beginning.

Approval of this Brownfield Plan will enable the Lansing Brownfield Redevelopment Authority to capture incremental tax increases which result from the redevelopment of the property to pay for costs associated therewith. Further information regarding this issue, including maps, plats, and a description of the brownfield plan will be available for public inspection and may be obtained from Karl Dorshimer – Director of Business Development, Lansing Economic Area Partnership, 1000 South Washington, Suite 201, Lansing, MI 48912, (517) 702-3387.

Chris Swope
City Clerk

Lansing Brownfield Redevelopment Authority



Lansing Brownfield Redevelopment Authority

Brownfield Plan 73

3600 Dunckel Road
Lansing, Michigan 48910

PREPARED BY:

Triterra
1375 S. Washington Avenue, Suite 300
Lansing, Michigan 48910
Contact Person: Dave Van Haaren
dave.vanhaaren@tritterra.us
Phone: 517-702-0470

REVIEWED BY:

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

July 6, 2018

Approved by the LBRA on _____

Adopted by the Lansing City Council on _____

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FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

ATTACHMENTS

Attachment A: Legal Description of the Property/ALTA Survey

Attachment B: Letter of Functional Obsolescence

Attachment C: Summary of Known Environmental Conditions

1. Project Summary Sheet

The purpose of this Brownfield Plan (the “Plan”) is to identify eligible activities and cost estimates for redevelopment of the property commonly known as 3600 Dunckel Road in Lansing, Michigan. Brownfield tax increment financing is necessary to support redevelopment of the property.

Project Name: Waypoint Dunckel (the “Project”)

Developer: WP Lansing-MI Owner, LLC
Chris Harness
13355 Noel Road, Suite 1310
Dallas, TX 75240

Property Location: 3600 Dunckel Road, Lansing, Michigan 48910 (the “Property”)

Parcel Information: Parcel ID 33-01-01-36-252-001 (a portion of the parcel)
Parcel ID 33-01-01-36-352-032

Type of Eligible Property: “Functionally Obsolete” and “Facility”

Project Description: The Project includes demolishing the existing functionally obsolete 102,000 square foot hotel that has been vacant for 10 years, remediating soil contamination and developing a 286-unit market rate multifamily community comprised of four 4-story buildings. The development will include tuck under garage parking, an outdoor landscaped pool, outdoor courtyards, grilling stations, enclosed outdoor dog run and park, clubhouse, 4th floor resident amenity Skydeck and fully staffed leasing center. Exterior construction is contemplated to include hard siding, stucco and/or stone.

Brownfield Eligible activities include environmental assessment, due care activities, asbestos survey and abatement, demolition, site preparation, infrastructure improvements (including the “public improvement feature” privately funded by the Developer), preparation and implementation of the Brownfield Plan.

Total Capital Investment: Property and Building Improvements: Estimated at \$52,183,585 of which \$6,650,727 is estimated as eligible for Brownfield Reimbursement.

Estimated Job

Creation/Retention: The redevelopment is anticipated to generate 5-8 new full-time equivalent (FTE) jobs. In addition, this redevelopment will result in the creation/retention of approximately 200 temporary construction related jobs.

Duration of Plan: 20 years

Total New Taxes Generated:

Uses	
Portion Captured to Reimburse Developer	\$6,150,726
Portion Captured for Public Infrastructure Improvement Feature	\$500,000
Portion Captured for Lansing BRA (Plan Administration and LBRF)	\$738,970
Total Captured	\$7,389,696
Remainder Passed-Through to Taxing Units	\$6,310,987
TOTAL NEW TAXES GENERATED	\$13,700,683

Use of Captured Taxes / Tax Increment Revenue (TIR):

Uses	
To Reimburse Developer for Eligible Activity Costs	\$4,546,490
To Reimburse LBRA/Lansing Regional Brownfield Coalition (LRBC) for Eligible Activity Costs under EPA Brownfield Assessment Grant	\$0
To Reimburse LBRA for Eligible Activity Costs under Local Brownfield Revolving Fund (LBRF)	\$0
To Reimburse Developer for Contingency (15%) on Eligible Activity Costs	\$674,789
To Reimburse Developer for Interest on Eligible Activity Costs	\$1,429,448
Total Reimbursement to Developer	\$6,650,727
To LBRA Plan Administration	\$369,485
To LBRA Local Brownfield Revolving Fund (LSBRF)	\$369,485

**3600 Dunckel Road Redevelopment
Brownfield Plan 73
July 6, 2018**

To State Revolving Fund (SRF)	\$0
TOTAL CAPTURED TAXES	\$7,389,696

New Taxes Generated that Pass-Through to Taxing Units:

Uses	
Lansing Operating	\$368,776
Ingham County	\$62,222
Ingham County Sum	\$121,108
Airport Authority	\$13,260
CATA	\$57,043
Capital Area District Library	\$29,593
Potter Park Zoo	\$7,778
Lansing Community College	\$72,222
Ingham Inter. School District	\$89,075
Lansing School District Operating	\$3,414,595
State Education Tax (6 mills)	\$1,138,198
City Debt	\$49,322
School Debt	\$887,795
TOTAL NEW TAXES	\$6,310,987

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

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

The Plan will allow the LBRA to use tax increment financing to reimburse **WP Lansing-MI Owner, LLC** (the “Developer”) for the costs of eligible activities required to redevelop the eligible property located at 3600 Dunckel Road in the City of Lansing, Michigan, (the “Property”). Any proposed redevelopment of the Property will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein. The location of the Property is depicted on Figure 1.

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

Eligible Property		
Address	Tax ID	Basis of Eligibility
3600 Dunckel Road (a portion of the parcel)	33-01-01-36-252-001	Functionally Obsolete and Facility
Collins Road Parcel	33-01-01-36-352-032	Facility

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

The Property consists of a 9.6-acre parcel of land developed with a former hotel building consisting of a central commons area with a basement and three two-story wings. The remainder of the property is currently undeveloped with paved parking lots, landscaped areas, and grass-covered land. The property was developed for agricultural use by 1938. By 1970, the Property was developed with the current buildings and operated as a hotel. An outdoor pool and a tennis court were added by 1976. The outdoor pool was removed by 2015. The current utility shed was constructed in the early 1980’s. The Property has been vacant for over 10 years.

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) it is located within the City of Lansing, a qualified local governmental unit under MCL 125.2782(k); (c) the Property has been determined to be “functionally obsolete” as defined in Section 2(s) of Act 381; and (d) the Property is a “facility” as defined by Part 201 of Michigan’s Natural Resources and Environmental Protection Act (P.A. 451, as amended).

On October 6, 2016, the City of Lansing, Assessors Office formally determined the Property is “functionally obsolete” as the term is defined in Section 2(s), of Act 381. The Assessing Office conducted a site inspection and determined the building suffers greater than 50% functional obsolescence. Refer to Attachment B, Letter of Functional Obsolescence.

The presences of contaminants at levels greater than generic residential use criteria is demonstrated by the results of a site assessment presented in the following document: Baseline Environmental Assessment (BEA) dated March 27, 2018, completed for Waypoint Residential Services, LLC, prepared by SME. A summary of known environmental conditions and a map depicting environmental impact at the Property is included in Attachment C.

3. Brownfield Project Description

The Project includes razing the existing 10-year vacant, functionally obsolete 102,000 square foot hotel, remediating soil contamination and developing a 286-unit market rate multifamily community comprised of four 4-story building structures. The development will include tuck under garage parking, an outdoor landscaped pool, outdoor courtyards, grilling stations, enclosed outdoor dog run and park, clubhouse, 4th floor resident amenity Skydeck and fully staffed leasing center. Exterior construction is contemplated to include hard siding, stucco and/or stone.

Total capital investment is estimated at \$52,183,585. Redevelopment activities include environmental assessment, due care activities, demolition, site preparation, infrastructure improvements, preparation and implementation of the Brownfield Plan.

The Project will result in the revitalization and reuse of a vacant, functionally obsolete property in the City of Lansing, located immediately east of the I-496/US 127 entrance/exit ramps for Jolly Road, just west of Collins Road. This Project will result in the creation of 5-8 new, full time equivalent jobs. The Project is also projected to create/leverage 200 temporary construction related jobs.

4. Developer Eligible Activities

The Developer will be reimbursed with the new local property taxes levied by the Project for the costs of eligible activities necessary to support redevelopment of the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381 and include demolition, site preparation, infrastructure improvements and preparation of the Brownfield Plan.

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with the new local increment tax revenues generated by the Property redevelopment and captured by the LBRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”). Eligible activities funded by the Developer include \$500,000 for public infrastructure improvements at or near the intersection of Dunckel and Collins Roads. The terms of this activity are outlined in the Reimbursement Agreement between the Developer and the Authority. The total cost of activities eligible for reimbursement from tax increment revenues is projected to be \$6,650,727 (including contingencies and interest).

ELIGIBLE ACTIVITIES

Environmental Activities

Environmental Assessment and Due Care Activities.....	\$255,842.00
Total Environmental Activities.....	\$255,842.00

Non-Environmental Activities

Asbestos Activities.....	\$159,000.00
Demolition.....	\$523,674.00
Site Preparation Activities.....	\$2,278,070.00
Infrastructure Improvements	
Integrated Parking Structures & Public Right of Way Improvements.....	\$794,905.00
Public Improvement Feature.....	\$500,000
Total MSF Eligible Activities.....	\$4,255,648.00
Contingency (15%).....	\$674,789.00
Brownfield Plan Preparation	\$20,000.00
Brownfield Plan Implementation	\$15,000.00
Interest (3.0%, simple)	\$1,429,448.00
Total Anticipate TIR Available for Reimbursement	\$6,650,727.00

LBRA Plan Administration.....	\$369,485.00
LBRA Local Brownfield Revolving Fund	\$369,485.00
Total Local TIR Capture.....	\$7,389,696.00

Costs for Phase I ESA, Phase II ESA, Baseline Environmental Assessment, Asbestos Survey, Brownfield Plan and Act 381 Work Plan are excluded from contingency calculation. The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues captured by the LBRA shall be governed by the terms of a Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment. As long as the total cost limit of eligible activities described in this Plan is not exceeded, line item costs of eligible activities may be adjusted after the date this Plan is approved by the City of Lansing City Council.

5. Captured Taxable Value and Tax Increment Revenues

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental property tax revenues outlined in Table 2 that are generated by the Property redevelopment and captured by the LBRA. The LBRA will not be obligated to reimburse the Developer for Eligible Activities completed after December 31, 2021. Reimbursement of Eligible Activities completed after December 31, 2021 will be evaluated by the LBRA on a case-by-case basis.

The taxable value of the Property is \$1,127,460 which is the initial taxable value for this Plan. The new projected taxable value for 2021 was estimated at \$10,725,000 upon completion of the Project. Estimated taxable values were based on an estimate provided by the City's Assessor. The actual taxable value will be determined by the City's Assessor after the Project is completed.

It is estimated that the LBRA will capture tax increment revenues from 2019 through 2040 to reimburse the Developer and the LBRA for the cost of eligible activities, pay for the LBRA's administration of the Plan and make deposits into the LBRA's Local Brownfield Revolving Fund (LBRF). Ten percent of the local taxes generated by the increase in taxable value will be returned to the taxing units.

The captured incremental taxable value and associated tax increment revenue will be determined by the City Assessor. The actual increased taxable value of the land and all future

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

6. Method of Brownfield Plan Financing

The Developer is ultimately responsible for providing their own financing for the costs of eligible activities included in this Plan.

The inclusion of eligible activities and estimates of cost to be reimbursed in this Plan are intended to authorize the LBRA to fund such reimbursements. Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan.

The LBRA will be reimbursed for its costs to administer the Plan by utilizing 5% of the new local taxes captured per year for the duration of the Plan. The LBRA will also deposit 5% of the new local taxes captured per year for the duration of the Plan for deposit into its LBRF. Total deposits into the LBRF will not exceed the sum total equivalent to 5 years of local tax increment revenue.

7. Amount of Note or Bonded Indebtedness Incurred

None.

8. Duration of the Brownfield Plan

Unless amended by the Lansing City Council, the Plan is anticipated to remain in effect until all approved activities in this plan are covered or until the end of the year 2040 whichever occurs first.

9. Estimated Impact on Taxing Jurisdictions

The following table presents a summary of the new tax revenues generated by the Developer's private investment into the Project.

Projected Impact to Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units*	New Taxes for BRA Administration, LBRF Deposits and Developer Reimbursement	Total New Taxes
Lansing Operating	\$ 368,776	\$ 3,318,986	\$ 3,687,762
Ingham County	\$ 62,222	\$ 559,994	\$ 622,215
Ingham County Sum	\$ 121,108	\$ 1,089,973	\$ 1,211,081
Airport Authority	\$ 13,260	\$ 119,340	\$ 132,600
CATA	\$ 57,043	\$ 513,384	\$ 570,427
Capital Area District Library	\$ 29,593	\$ 266,338	\$ 295,932
Potter Park Zoo	\$ 7,778	\$ 69,999	\$ 77,777
Lansing Community College	\$ 72,222	\$ 650,002	\$ 722,225
Ingham Inter. School District	\$ 89,075	\$ 801,679	\$ 890,754
Lansing School District Operating	\$ 3,414,595	\$ 0	\$ 3,414,595
State Education Tax (6 mills)	\$ 1,138,198	\$ 0	\$ 1,138,198
State Education Tax to SBRF**	\$ 0	\$ 0	\$ 0
City Debt	\$ 49,322	\$ 0	\$ 49,322
School Debt	\$ 887,795	\$ 0	\$ 887,795
Total	\$ 6,310,987	\$ 7,389,696	\$ 13,700,683

* Increased by investment, but not captured for TIF reimbursement

** State Brownfield Revolving Fund

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

10. Legal Description & Site Map

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

11. Personal Property

This Brownfield Plan will capture incremental tax revenues resulting from personal property to the extent they are available.

12. Displacement of Persons

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

13. LBRA Local Brownfield Revolving Fund

No Local Site Remediation Revolving Funds will be used on this Brownfield Plan. Additionally, the LBRA will capture 5% of the new local taxes per year until the Developer's costs have been fully reimbursed for deposit into the LBRF. The LBRA will then capture all available tax increment revenues as permitted by Act 381. Total deposits into the LBRF will not exceed the sum total equivalent to 5 years of local tax increment revenue.

14. Other Information

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

FIGURES

Figure 1: Property Location Map

Figure 2: Property Boundary Map





TRI TERRA

FIGURE 2

PROPERTY ORIENTATION DIAGRAM

PROJECT NUMBER: 18-1891

**3600 DUNCKEL ROAD
LANSING, MICHIGAN 48910**

DIAGRAM CREATED BY: GAR

DATE: 5/24/2018

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 1
Brownfield Eligible Activities
3600 Dunckel Road
Lansing, MI
July 6, 2018

					REIMBURSEMENT PROGRAM ALLOCATION		
ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	DEQ ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES
ENVIROMENTAL ELIGIBLE ACTIVITIES							
Environmental Assessment and Due Care Activities							
Phase I Environmental Site Assessment	1	LS	\$ 2,900	\$ 2,900			\$ 2,900
Phase II Site Investigation	1	LS	\$ 10,500	\$ 10,500			\$ 10,500
Baseline Environmental Assessments	1	LS	\$ 3,500	\$ 3,500			\$ 3,500
Due Care Planning to meet Compliance with Section 2017a	1	LS	\$ 3,300	\$ 3,300			\$ 3,300
Documentation of Due Care Compliance (DDCC)	1	LS	\$ 2,800	\$ 2,800			\$ 2,800
Soil Management - Transportation	5,000	TNS	\$ 8	\$ 40,000			\$ 40,000
Soil Management - Disposal	5,000	TNS	\$ 35	\$ 175,000			\$ 175,000
Environmental Project Management and Oversight	1	LS	\$ 6,500	\$ 6,500			\$ 6,500
Due Care - Soft Costs including Bidding, Contractor Procurement, Oversight	1	LS	\$ 11,342	\$ 11,342			\$ 11,342
ENVIRONMENTAL ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 255,842	\$ -	\$ -	\$ 255,842
NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
Asbestos - Survey	1	LS	\$ 11,000	\$ 11,000			\$ 11,000
Asbestos - Abatement	1	LS	\$ 148,000	\$ 148,000			\$ 148,000
Subtotal Asbestos and Lead Activities				\$ 159,000		\$ -	\$ 159,000
Demolition							
Demolition - Building #1 (2-Story Hotel)	56,630	SF	\$ 7	\$ 396,410			\$ 396,410
Demolition - Building #2	9,400	SF	\$ 5	\$ 47,000			\$ 47,000
Demolition - Site	1	LS	\$ 50,000	\$ 50,000			\$ 50,000
Demolition - Soft Costs including Permits / Disconnect Fees	1	LS	\$ 30,264	\$ 30,264			\$ 30,264
Subtotal Demolition Activities				\$ 523,674		\$ -	\$ 523,674
Site Preparation							
Geotechnical Survey	1	LS	\$ 7,700	\$ 7,700			\$ 7,700
Geotechnical Engineering, Design and Oversight	1	LS	\$ 25,000	\$ 25,000			\$ 25,000
Soil Management - Excavation of Impacted/Urban Soils for Removal	5,000	TNS	\$ 11	\$ 55,000			\$ 55,000
Clearing & Grubbing, Land Balancing, and Grading	13	ACRES	\$ 55,000	\$ 698,500			\$ 698,500
Fill - Voids and Backfill for Foundations due to Unstable Soils	10,000	CY	\$ 13	\$ 130,000			\$ 130,000
Specialized Foundations due to Unstable Soils (Delta cost above traditional foundation)	1	LS	\$ 100,000	\$ 100,000			\$ 100,000
Compaction & Sub-base Preparation due to Unstable Soils	121,130	SF	\$ 4	\$ 423,955			\$ 423,955
Relocation of Existing/Active Utilities - OH Electric	1	LS	\$ 150,000	\$ 150,000			\$ 150,000
Relocation of Existing/Active Utilities - Water Main	3,530	LF	\$ 65	\$ 229,450			\$ 229,450
Relocation of Existing/Active Utilities - Storm Sewer	2,835	LF	\$ 60	\$ 170,100			\$ 170,100
Relocation of Existing/Active Utilities - Sanitary Sewer	1,105	LF	\$ 75	\$ 82,875			\$ 82,875
Surveying and Staking for Site Preparation Activities	1	LS	\$ 7,500	\$ 7,500			\$ 7,500
Temporary Construction Access	1	LS	\$ 25,000	\$ 25,000			\$ 25,000
Temp. Erosion Control - Mud Mat, Silt Fencing, Sed. Bags	3,300	LF	\$ 15	\$ 49,500			\$ 49,500
Temporary Fencing / Site Control - During Site Preparation Activities	1	LS	\$ 7,500	\$ 7,500			\$ 7,500
Temporary Traffic Control	1	LS	\$ 15,000	\$ 15,000			\$ 15,000
Site Preparation - Soft Costs	1	LS	\$ 100,990	\$ 100,990			\$ 100,990
Subtotal Site Preparation Activities				\$ 2,278,070		\$ -	\$ 2,278,070
Infrastructure Improvements							
Integrated Parking Structure	17,000	SF	\$ 43	\$ 725,000			\$ 725,000
Entrance Improvements-Curbs, Gutters, Pavement/Approaches in Right of Way	1	LS	\$ 2,500	\$ 2,500			\$ 2,500
Sidewalks, Pavers and Landscaping in Right of Way	1	LS	\$ 10,000	\$ 10,000			\$ 10,000
Public Improvement Feature	1	LS	\$ 500,000	\$ 500,000			\$ 500,000
Infrastructure Improvements - Soft Costs	1	LS	\$ 57,405	\$ 57,405			\$ 57,405
Subtotal Infrastructure Improvement Activities				\$ 1,294,905		\$ -	\$ 1,294,905
NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 4,255,648	\$ -	\$ -	\$ 4,255,648
ENVIRONMENTAL AND NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 4,511,490	\$ -	\$ -	\$ 4,511,490
Contingency (15%)				\$ 674,789			\$ 674,789
Brownfield Plan & Act 381 Work Plan Preparation				\$ 20,000			\$ 20,000
Brownfield Plan & Act 381 Work Plan Implementation				\$ 15,000			\$ 15,000
Interest (3.00%, simple)				\$ 1,429,448			\$ 1,429,448
TOTAL ELIGIBLE COST FOR REIMBURSEMENT:				\$ 6,650,727	\$ -	\$ -	\$ 6,650,727
State Brownfield Revolving Fund							
BRA Administrative Fees				\$ 369,485			
Local Brownfield Revolving Fund (LBRF)				\$ 369,485			
GRAND TOTAL				\$ 7,389,696			
					0.00%	0.00%	100.00%

NOTES:
These costs and revenue projections should be considered approximate estimates based on expected conditions and available information. It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.
Costs for Phase I ESA, Phase II ESA, Baseline Environmental Assessment, Asbestos Survey, Brownfield Plan and Act 381 Work Plan are excluded from contingency calculation.

Table 2
Tax Increment Revenue Capture Estimates
3600 Dunckel Road
Lansing, MI
July 6, 2018

Estimated Taxable Value (TV) Increase Rate:				1% per year										
Plan Year		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
		1	2	3	4	5	6	7	8	9	10	11		
Base TV		\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	\$ 1,127,460	
Estimated New TV		\$ 1,127,460	\$ 3,458,429	\$ 7,364,867	\$ 10,725,000	\$ 10,832,250	\$ 10,940,573	\$ 11,049,978	\$ 11,160,478	\$ 11,272,083	\$ 11,384,804	\$ 11,498,652	\$ 11,613,638	
Incremental Difference (New TV - Base TV)		\$ -	\$ 2,330,969	\$ 6,237,407	\$ 9,597,540	\$ 9,704,790	\$ 9,813,113	\$ 9,922,518	\$ 10,033,018	\$ 10,144,623	\$ 10,257,344	\$ 10,371,192	\$ 10,486,178	
School Capture		Millage Rate												
School Operating	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Education Tax (SET)	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
School Total:	0.0000	0.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Capture		Millage Rate												
Lansing Operating	19.4400	\$ -	\$ 45,314	\$ 121,255	\$ 186,576	\$ 188,661	\$ 190,767	\$ 192,894	\$ 195,042	\$ 197,211	\$ 199,403	\$ 201,616	\$ 203,851	
Ingham County	3.2800	\$ -	\$ 7,646	\$ 20,459	\$ 31,480	\$ 31,832	\$ 32,187	\$ 32,546	\$ 32,908	\$ 33,274	\$ 33,644	\$ 34,018	\$ 34,395	
Ingham County Sum	6.3842	\$ -	\$ 14,881	\$ 39,821	\$ 61,273	\$ 61,957	\$ 62,649	\$ 63,347	\$ 64,053	\$ 64,765	\$ 65,485	\$ 66,212	\$ 66,946	
Airport Authority	0.6990	\$ -	\$ 1,629	\$ 4,360	\$ 6,709	\$ 6,784	\$ 6,859	\$ 6,936	\$ 7,013	\$ 7,091	\$ 7,170	\$ 7,249	\$ 7,330	
CATA	3.0070	\$ -	\$ 7,009	\$ 18,756	\$ 28,860	\$ 29,182	\$ 29,508	\$ 29,837	\$ 30,169	\$ 30,505	\$ 30,844	\$ 31,186	\$ 31,532	
Capital Area District Library	1.5600	\$ -	\$ 3,636	\$ 9,730	\$ 14,972	\$ 15,139	\$ 15,308	\$ 15,479	\$ 15,652	\$ 15,826	\$ 16,001	\$ 16,179	\$ 16,358	
Potter Park Zoo	0.4100	\$ -	\$ 956	\$ 2,557	\$ 3,935	\$ 3,979	\$ 4,023	\$ 4,068	\$ 4,114	\$ 4,159	\$ 4,206	\$ 4,252	\$ 4,299	
Lansing Community College	3.8072	\$ -	\$ 8,874	\$ 23,747	\$ 36,540	\$ 36,948	\$ 37,360	\$ 37,777	\$ 38,198	\$ 38,623	\$ 39,052	\$ 39,485	\$ 39,923	
Ingham Intermediate School District	4.6956	\$ -	\$ 10,945	\$ 29,288	\$ 45,066	\$ 45,570	\$ 46,078	\$ 46,592	\$ 47,111	\$ 47,635	\$ 48,164	\$ 48,699	\$ 49,239	
Local Total:	43.2830	100.00%	\$ -	\$ 100,891	\$ 269,974	\$ 415,410	\$ 420,052	\$ 424,741	\$ 429,476	\$ 434,259	\$ 439,090	\$ 443,969	\$ 453,873	
Total Capturable Taxes:	43.2830	100.00%	\$ -	\$ 100,891	\$ 269,974	\$ 415,410	\$ 420,052	\$ 424,741	\$ 429,476	\$ 434,259	\$ 439,090	\$ 443,969	\$ 453,873	
Non-Capturable Millages - New Tax Revenue		Millage Rate												
Lansing Debt	0.2600	\$ -	\$ 606	\$ 1,622	\$ 2,495	\$ 2,523	\$ 2,551	\$ 2,580	\$ 2,609	\$ 2,638	\$ 2,667	\$ 2,697	\$ 2,726	
Lansing School Debt	4.6800	\$ -	\$ 10,909	\$ 29,191	\$ 44,916	\$ 45,418	\$ 45,925	\$ 46,437	\$ 46,955	\$ 47,477	\$ 48,004	\$ 48,537	\$ 49,075	
Total Non-Capturable Taxes:	4.9400													

Notes:

Table 2
Tax Increment Revenue Capture Estimates
3600 Dunckel Road
Lansing, MI
July 6, 2018

Estimated Taxable Value (TV) Increase Rate:																			
Plan Year		2030	2031	2032	2033	2034	2035	2036	2037	2038									
		12	13	14	15	16	17	18	19	20									
Base TV	\$	1,127,460	\$	1,127,460	\$	1,127,460	\$	1,127,460	\$	1,127,460	\$	1,127,460	\$	1,127,460	\$	1,127,460	\$	1,127,460	
Estimated New TV	\$	11,729,775	\$	11,847,072	\$	11,965,543	\$	12,085,198	\$	12,206,050	\$	12,328,111	\$	12,451,392	\$	12,575,906	\$	12,701,665	
Incremental Difference (New TV - Base TV)	\$	10,602,315	\$	10,719,612	\$	10,838,083	\$	10,957,738	\$	11,078,590	\$	11,200,651	\$	11,323,932	\$	11,448,446	\$	2,631,650	
School Capture		Millage Rate																	
School Operating	0.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
State Education Tax (SET)	0.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
School Total:	0.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Local Capture		Millage Rate																	
Lansing Operating	19.4400	\$	206,109	\$	208,389	\$	210,692	\$	213,018	\$	215,368	\$	217,741	\$	220,137	\$	222,558	\$	51,159
Ingham County	3.2800	\$	34,776	\$	35,160	\$	35,549	\$	35,941	\$	36,338	\$	36,738	\$	37,142	\$	37,551	\$	8,632
Ingham County Sum	6.3842	\$	67,687	\$	68,436	\$	69,192	\$	69,956	\$	70,728	\$	71,507	\$	72,294	\$	73,089	\$	16,801
Airport Authority	0.6990	\$	7,411	\$	7,493	\$	7,576	\$	7,659	\$	7,744	\$	7,829	\$	7,915	\$	8,002	\$	1,840
CATA	3.0070	\$	31,881	\$	32,234	\$	32,590	\$	32,950	\$	33,313	\$	33,680	\$	34,051	\$	34,425	\$	7,913
Capital Area District Library	1.5600	\$	16,540	\$	16,723	\$	16,907	\$	17,094	\$	17,283	\$	17,473	\$	17,665	\$	17,860	\$	4,105
Potter Park Zoo	0.4100	\$	4,347	\$	4,395	\$	4,444	\$	4,493	\$	4,542	\$	4,592	\$	4,643	\$	4,694	\$	1,079
Lansing Community College	3.8072	\$	40,365	\$	40,812	\$	41,263	\$	41,718	\$	42,178	\$	42,643	\$	43,112	\$	43,587	\$	10,019
Ingham Intermediate School District	4.6956	\$	49,784	\$	50,335	\$	50,891	\$	51,453	\$	52,021	\$	52,594	\$	53,173	\$	53,757	\$	12,357
Local Total:	43.2830	\$	458,900	\$	463,977	\$	469,105	\$	474,284	\$	479,515	\$	484,798	\$	490,134	\$	495,523	\$	113,906
Total Capturable Taxes:	43.2830	\$	458,900	\$	463,977	\$	469,105	\$	474,284	\$	479,515	\$	484,798	\$	490,134	\$	495,523	\$	113,906
Non-Capturable Millages - New Tax Revenue		Millage Rate																	
Lansing Debt	0.2600	\$	2,757	\$	2,787	\$	2,818	\$	2,849	\$	2,880	\$	2,912	\$	2,944	\$	2,977	\$	684
Lansing School Debt	4.6800	\$	49,619	\$	50,168	\$	50,722	\$	51,282	\$	51,848	\$	52,419	\$	52,996	\$	53,579	\$	12,316
Total Non-Capturable Taxes:	4.9400																		

Table 3
Tax Increment Revenue Reimbursement Allocation Table
3600 Dunckel Road
Lansing, MI
July 6, 2018

Developer/LBRA Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	0.0%	\$ -		\$ -
Local	100.0%	\$ -	\$ 6,650,727	\$ -
TOTAL		\$ -	\$ 6,650,727	\$ -
DEQ	0.00%	\$ -		
MSF	0.00%	\$ -		

Estimated Total
Years of Plan: 20

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ -
BRA Administrative Fees	\$ 369,485
Local Brownfield Revolving Fund	\$ 369,485

* During the life of the Plan

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
		1	2	3	4	5	6	7	8	9	10	11	12	13
Available Tax Increment Revenue (TIR)														
Total State Tax Capture Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement to Developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Tax Capture Available	\$ -	\$ 100,891	\$ 269,974	\$ 415,410	\$ 420,052	\$ 424,741	\$ 429,476	\$ 434,259	\$ 439,090	\$ 443,969	\$ 448,896	\$ 453,873	\$ 458,900	\$ 463,977
Local Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ -	\$ 10,089	\$ 26,997	\$ 41,541	\$ 42,005	\$ 42,474	\$ 42,948	\$ 43,426	\$ 43,909	\$ 44,397	\$ 44,890	\$ 45,387	\$ 45,890	\$ 46,398
Capture for BRA Administrative Fees (5% of available Local TIR after Pass-Through)	\$ -	\$ 4,540	\$ 12,149	\$ 18,693	\$ 18,902	\$ 19,113	\$ 19,326	\$ 19,542	\$ 19,759	\$ 19,979	\$ 20,200	\$ 20,424	\$ 20,650	\$ 20,879
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR after Pass-Through)	\$ -	\$ 4,540	\$ 12,149	\$ 18,693	\$ 18,902	\$ 19,113	\$ 19,326	\$ 19,542	\$ 19,759	\$ 19,979	\$ 20,200	\$ 20,424	\$ 20,650	\$ 20,879
Local TIR Available for Reimbursement to Developer	\$ -	\$ 81,722	\$ 218,679	\$ 336,482	\$ 340,242	\$ 344,040	\$ 347,876	\$ 351,750	\$ 355,663	\$ 359,615	\$ 363,606	\$ 367,637	\$ 371,709	\$ 375,821
Total State & Local TIR Available for Reimbursement to Developer	\$ -	\$ 81,722	\$ 218,679	\$ 336,482	\$ 340,242	\$ 344,040	\$ 347,876	\$ 351,750	\$ 355,663	\$ 359,615	\$ 363,606	\$ 367,637	\$ 371,709	\$ 375,821

DEVELOPER	Beginning Balance																	
	\$ 6,650,727	\$ 6,650,727	\$ 6,569,005	\$ 6,350,326	\$ 6,013,843	\$ 5,673,601	\$ 5,329,561	\$ 4,981,685	\$ 4,629,935	\$ 4,274,272	\$ 3,914,658	\$ 3,551,052	\$ 3,183,415	\$ 2,811,706	\$ 2,435,884			
MSF Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
DEQ Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
LOCAL-ONLY Activities	\$ 6,650,727	\$ 6,650,727	\$ 6,569,005	\$ 6,350,326	\$ 6,013,843	\$ 5,673,601	\$ 5,329,561	\$ 4,981,685	\$ 4,629,935	\$ 4,274,272	\$ 3,914,658	\$ 3,551,052	\$ 3,183,415	\$ 2,811,706	\$ 2,435,884			
Local-Only Tax Reimbursement	\$ 6,650,726	\$ -	\$ 81,722	\$ 218,679	\$ 336,482	\$ 340,242	\$ 344,040	\$ 347,876	\$ 351,750	\$ 355,663	\$ 359,615	\$ 363,606	\$ 367,637	\$ 371,709	\$ 375,821			
TOTAL ANNUAL DEVELOPER/LBRA REIMBURSEMENT		\$ -	\$ 81,722	\$ 218,679	\$ 336,482	\$ 340,242	\$ 344,040	\$ 347,876	\$ 351,750	\$ 355,663	\$ 359,615	\$ 363,606	\$ 367,637	\$ 371,709	\$ 375,821			

Table 3
Tax Increment Revenue Reimbursement Allocation Table
3600 Dunckel Road
Lansing, MI
July 6, 2018

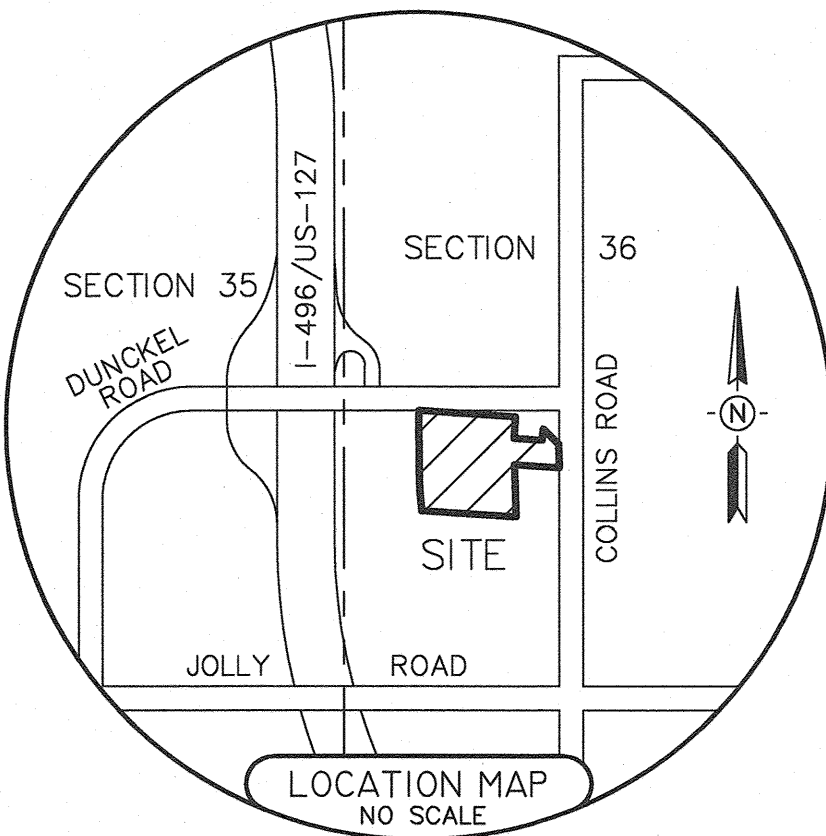
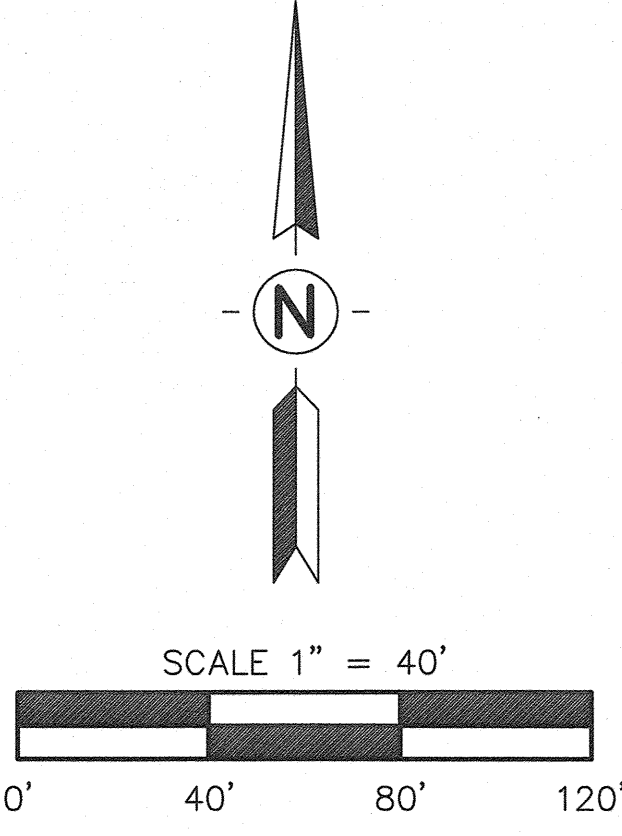
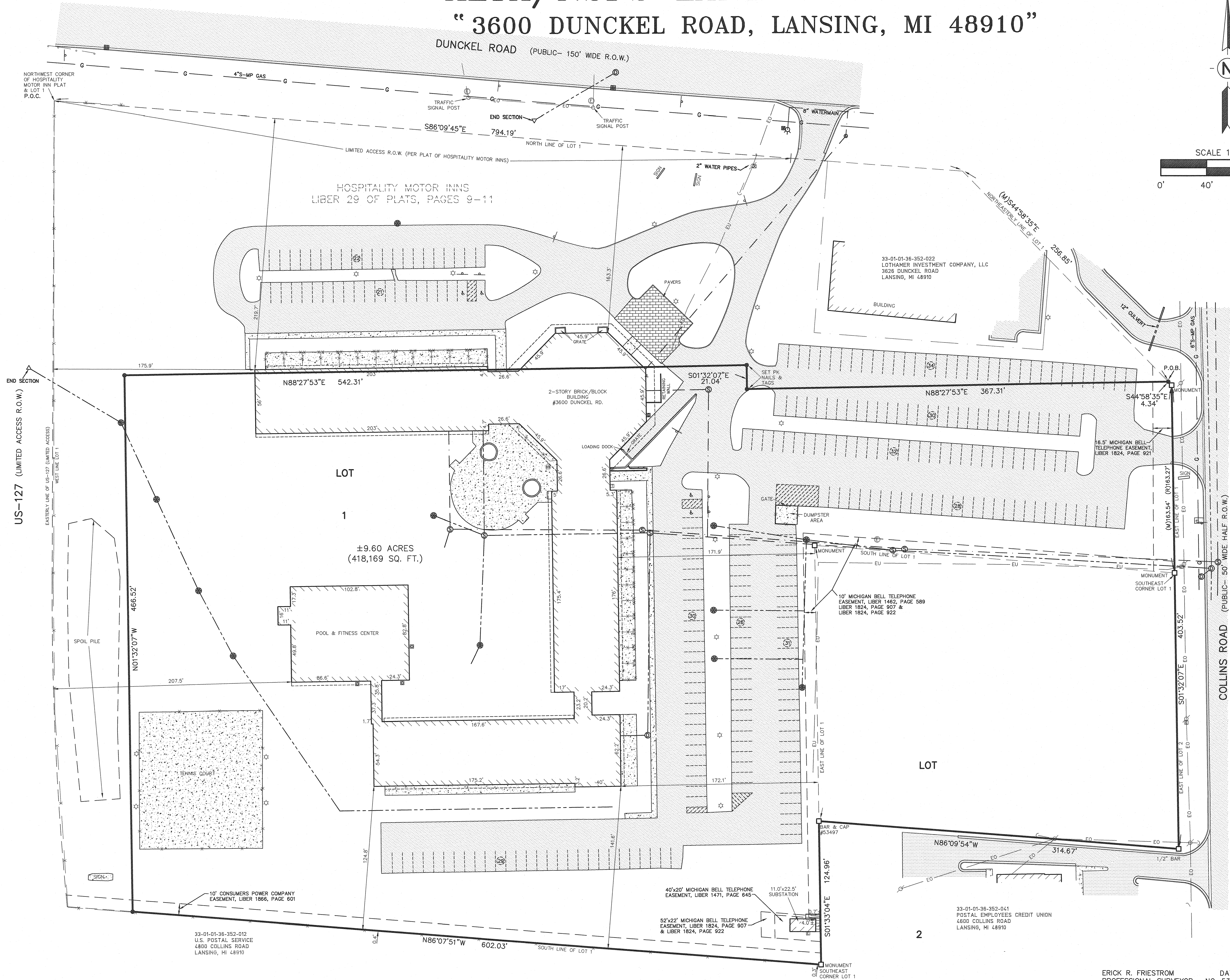
	2032		2033		2034		2035		2036		2037		2038		TOTALS
	14		15		16		17		18		19		20		
Available Tax Increment Revenue (TIR)															
Total State Tax Capture Available	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -
State TIR Available for Reimbursement to Developer	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
Total Local Tax Capture Available	\$	469,105	\$	474,284	\$	479,515	\$	484,798	\$	490,134	\$	495,523	\$	113,906	
Local Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$	46,910	\$	47,428	\$	47,951	\$	48,480	\$	49,013	\$	49,552	\$	11,391	\$ 821,077
Capture for BRA Administrative Fees (5% of available Local TIR after Pass-Through)	\$	21,110	\$	21,343	\$	21,578	\$	21,816	\$	22,056	\$	22,299	\$	5,126	\$ 369,485
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR after Pass-Throug	\$	21,110	\$	21,343	\$	21,578	\$	21,816	\$	22,056	\$	22,299	\$	5,126	\$ 369,485
Local TIR Available for Reimbursement to Developer	\$	379,975	\$	384,170	\$	388,407	\$	392,686	\$	397,008	\$	401,374	\$	92,264	
Total State & Local TIR Available for Reimbursement to Developer	\$	379,975	\$	384,170	\$	388,407	\$	392,686	\$	397,008	\$	401,374	\$	92,264	
DEVELOPER															
	\$	2,055,909	\$	1,671,739	\$	1,283,333	\$	890,646	\$	493,638	\$	92,264	\$	0	
MSF Eligible Activities	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
State Tax Reimbursement	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -
Local Tax Reimbursement	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -
DEQ Eligible Activities	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
State Tax Reimbursement	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -
Local Tax Reimbursement	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -
LOCAL-ONLY Activities	\$	2,055,909	\$	1,671,739	\$	1,283,333	\$	890,646	\$	493,638	\$	92,264	\$	0	
Local-Only Tax Reimbursement	\$	379,975	\$	384,170	\$	388,407	\$	392,686	\$	397,008	\$	401,374	\$	92,264	\$ 6,650,726
TOTAL ANNUAL DEVELOPER/LBRA REIMBURSEMENT	\$	379,975	\$	384,170	\$	388,407	\$	392,686	\$	397,008	\$	401,374	\$	92,264	

**3600 Dunckel Road Redevelopment
Brownfield Plan 73
July 6, 2018**

Attachment A

Legal Description of the Property/ALTA Survey

ALTA/NSPS LAND TITLE SURVEY
"3600 DUNCKEL ROAD, LANSING, MI 48910"



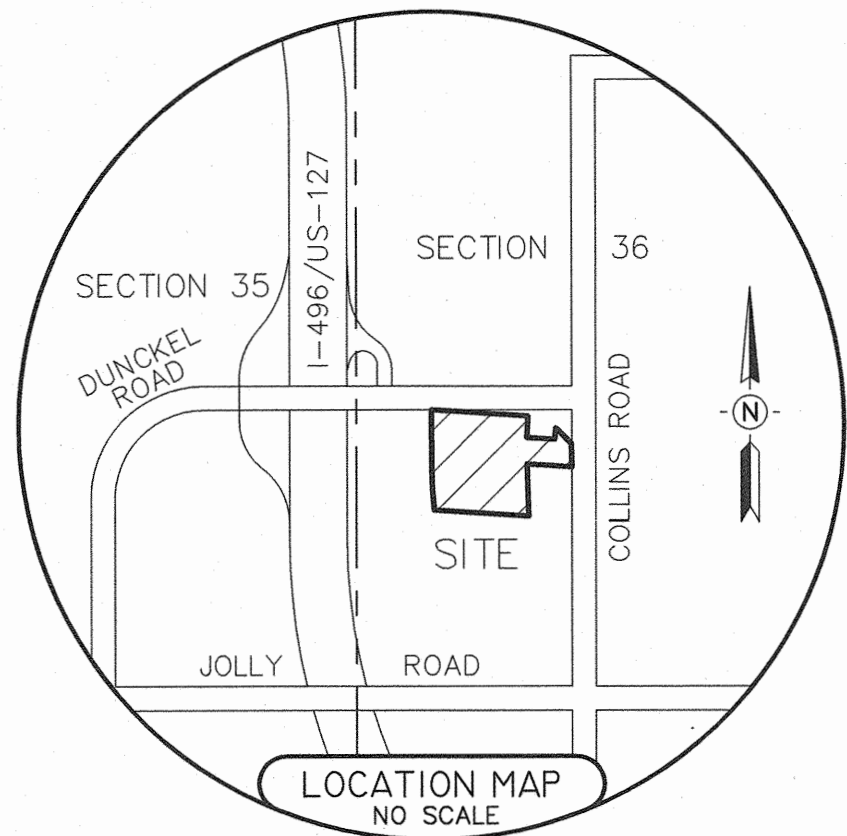
- LEGEND**
- = SET 1/2" BAR WITH CAP UNLESS NOTED
 - = FOUND IRON AS NOTED
 - = DEED LINE
 - = DISTANCE NOT TO SCALE
 - = FENCE
 - = ASPHALT
 - = CONCRETE
 - = BRICK
 - = WOOD DECK
 - = BUILDING OVERHANG
 - = SANITARY SEWER
 - = STORM SEWER
 - = WATER LINE
 - = GAS LINE
 - = UNDERGROUND TELEPHONE
 - = UNDERGROUND TELEVISION
 - = UNDERGROUND ELECTRIC
 - = OVERHEAD WIRES
 - ⊙ = SANITARY MANHOLE
 - ⊙ = DRAINAGE MANHOLE
 - ⊙ = ELECTRIC MANHOLE
 - ⊙ = TELEPHONE MANHOLE
 - ⊙ = CATCHBASIN
 - ⊙ = SANITARY CLEANOUT
 - ⊙ = FIRE HYDRANT
 - ⊙ = VALVE
 - ⊙ = UTILITY POLE
 - ⊙ = LIGHT POLE
 - ⊙ = GUY POLE
 - ⊙ = GUY WIRE
 - ⊙ = UTILITY PEDESTAL
 - ⊙ = TRANSFORMER
 - ⊙ = HANDHOLE
 - ⊙ = ELECTRIC METER
 - ⊙ = GAS METER
 - ⊙ = WATER METER
 - ⊙ = SIGN
 - ⊙ = POST
 - ⊙ = AIR CONDITIONING UNIT

REVISIONS	COMMENTS	KEBS, INC. ENGINEERING AND LAND SURVEYING	
02/28/2018	PRELIMINARY	2116 HASLETT ROAD, HASLETT, MI 48840	
03/13/2018	NEW TITLE COMMITMENT	PH. 517-339-1014 FAX 517-339-8047	
		WWW.KEBS.COM	
		Marshall Office - Ph. 269-781-9800	
		DRAWN BY SLH	SECTION 36, T4N, R2W
		FIELD WORK BY NAW	JOB NUMBER:
		SHEET 1 OF 2	93191.ALT

ERICK R. FRIESTROM DATE
PROFESSIONAL SURVEYOR NO. 53497

ALTA/NSPS LAND TITLE SURVEY

“ 3600 DUNCKEL ROAD, LANSING, MI 48910 ”



SURVEYOR'S NOTES:

1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in February 2018.
2. All bearings and distances on the survey are record and measured unless otherwise noted. Bearings are based on the North line of Lot 1 bearing S86°09'45E as recorded on the plat of Hospitality Motor Inns in Liber 29 of Plats, Pages 9–11.
3. All dimensions are in feet and decimals thereof.
4. No building tie dimensions are to be used for establishing the property lines.
5. There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.
6. Parcel has direct access to public Collins Road.

7. Locations of underground utilities shown are per record asbuilt plans provided and from previous work completed by KEBS, Inc. at the site. Verification of underground utility locations should be completed before use of shown locations for design and before any excavation on property. All above-ground utility locations shown have been verified in the current field survey.

ALTA/NSPS LAND TITLE SURVEY – TABLE "A" REQUIREMENTS:

Item 1: Shown on the survey map.

Item 2: Address of the surveyed property: 3600 Dunckel Road, Lansing, MI 48910

Item 3: By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the City of Lansing, Ingham County, Michigan, Community Panel No. 260090 0134 D, dated August 16, 2011 & 260090 0153 D which is an unprinted panel.

Item 4: Parcel contains ±9.60 Acres (418,169 sq. ft.)

Item 7a: Shown on the survey map.

Item 8: Shown on the survey map.

Item 9: Parking:
Regular Parking Spaces: 204
Disabled Parking Spaces: 2
Total on-site Parking Spaces: 206

Item 13: Shown on the survey map.

Item 16: There is no observable evidence of earth moving work, building construction, or building additions within recent months.

Item 17: There is no observable evidence of proposed changes in street right-of-way lines, or recent street or sidewalk construction or repairs.

Item 18: There were no wetlands delineated on site at the time of this survey.

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided in Chicago Title Insurance Company, Commitment No. 331049134NTS, Revision No. 1, dated February 2, 2018):

Item 6: Michigan Bell Telephone Easement recorded in Liber 1462, Page 589, crosses parcel, is plottable and shown hereon.

Item 7: Michigan Bell Telephone Easement recorded in Liber 1471, Page 645, crosses parcel, is plottable and shown hereon.

Item 8: Michigan Bell Telephone Easement recorded in Liber 1824, Page 907, crosses parcel, is plottable and shown hereon.

Item 9: Michigan Bell Telephone Easement recorded in Liber 1824, Page 921, crosses parcel, is plottable and shown hereon.

Item 10: Michigan Bell Telephone Easement recorded in Liber 1824, Page 922, crosses parcel, is plottable and shown hereon.

Item 11: Consumers Power Company Easement recorded in Liber 1866, Page 601, crosses parcel, is plottable and shown hereon.

Item 12: Matters shown on Hospitality Motor Inns recorded plat as recorded in Liber 29 of Plats, Pages 9–11, limited access right-of-way per plat is plottable and shown hereon. Parcel does not currently have direct access to Dunckel Road as configured where said limited access right-of-way exists.

LEGAL DESCRIPTION:

(As provided in Chicago Title Insurance Company, Commitment No. 331049134NTS, Revision No. 1, dated February 2, 2018):

A parcel of land being part of Lots 1 and 2, Hospitality Motor Inns, a Subdivision being part of the Southwest 1/4 of Section 36, T4N, R2W, City of Lansing, Ingham County, Michigan, as recorded in Liber 29 of Plats, Pages 9–11, Ingham County Records, being described as: Commencing at the Northwest corner of said plat, also being the Northwest corner of said Lot 1; thence S86°09'45"E along the North line of said Lot 1 a distance of 794.19 feet to the Northeasterly line of said Lot 1; thence S44°58'35"E along said Northeasterly line 256.85 feet to the point of beginning of this description; thence continuing S44°58'35"E along said Northeasterly line 4.34 feet to the East line of said Lot 1; thence S01°32'07"E along said East line and along the East line of said Lot 2 a distance of 403.52 feet; thence N86°09'54"W parallel with the South line of said Lot 1 a distance of 314.67 feet to the East line of said Lot 1; thence S01°33'04"E along the East line of said Lot 1 a distance of 124.96 feet to the Southeast corner of said Lot 1; thence N86°07'51"W along the South line of said Lot 1 a distance of 602.03 feet; thence N01°32'07"W parallel with said East line of Lot 2 a distance of 466.52 feet; thence N88°27'53"E perpendicular to said East line of Lot 2 a distance of 542.31 feet; thence S01°32'07"E parallel with said East line of Lot 2 a distance of 21.04 feet; thence N88°27'53"E perpendicular to said East line of Lot 2 a distance of 367.31 feet to the point of beginning.

CERTIFICATION:

To: Waypoint Residential Services, LLC; and Chicago Title Insurance Agency:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, 9, 13, 16, 17, 18, and 20 of Table A thereof. The fieldwork was completed on February 18, 2018.

PRELIMINARY

Erick R. Friestrom Date of Plat or Map:
Professional Surveyor No. 53497
efriestrom@kebs.com

REVISIONS	COMMENTS	 KEBS, INC. ENGINEERING AND LAND SURVEYING	
02/28/2018	PRELIMINARY	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 WWW.KEBS.COM	
03/13/2018	NEW TITLE COMMITMENT	Marshall Office - Ph. 269-781-9800	
		DRAWN BY SLH	SECTION 36, T4N, R2W
		FIELD WORK BY NAW	JOB NUMBER:
		SHEET 2 OF 2	93191.ALT

**3600 Dunckel Road Redevelopment
Brownfield Plan 73
July 6, 2018**

Attachment B

Letter of Functional Obsolescence



Virg Bernero, Mayor

CITY ASSESSORS OFFICE
Sharon L. Frischman, Assessor

3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-4020
FAX: (517) 483-4101
www.lansingmi.gov/pubserv



Address: 3600 Dunckel Rd.

Parcel No.: 33-01-01-36-252-001

RE: Statement of Obsolescence

This property has been reviewed and inspected by the City of Lansing Assessing Department. The building at this location is a two-story building constructed in 1968 as a full service hotel. The building has been vacant for many years and is in poor physical condition. There are many water leaks in the roof and basement area. The hotel was constructed with an octagon –shaped lobby area with very long corridors off of that. There are no elevators to the lower level. The building design is now obsolete; construction is more efficient for hotels in a vertical rather than horizontal manner. The current design of the building does not utilize the site to its most profitable use. It is my opinion that this property suffers more than 50% functional obsolescence.

Sharon L Frischman, MMAO (4), MCPPE, MCGA

Date: 10/6/16

Attachment C

Summary of Known Environmental Conditions

ATTACHMENT C
Summary of Known Environmental Conditions
3600 Dunckel Road
Lansing, Michigan

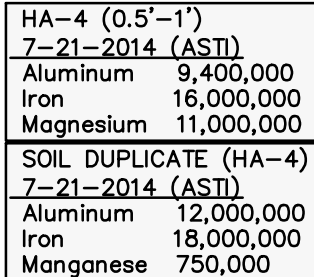
The Property consists of a 9.6-acre parcel of land developed with a former hotel building consisting of a central commons area with a basement and three two-story wings. The remainder of the property is currently undeveloped with paved parking lots, landscaped areas, and grass-covered land. The property was developed for agricultural use by 1938. By 1970, the Property was developed with the current buildings and was operated as a hotel. An outdoor pool and a tennis court were added by 1976. The outdoor pool was removed by 2015. The current utility shed was constructed in the early 1980's. Currently, the Property is vacant and has been for over 10 years.

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

- Phase II Environmental Site Assessment, 3600 Dunckel Road, Lansing, MI, completed by ASTI Environmental, dated August 5, 2014
- Baseline Environmental Assessment (BEA), 3600 Dunckel Road, Lansing, MI, completed by ASTI Environmental, dated August 14, 2014
- Geotechnical Evaluation Report, Lansing Waypoint Multi-Family Development, Lansing, MI, completed by SME, dated March 5, 2018
- Pre-Demolition Hazardous Materials Assessment Report, 3600 Dunckel Road, Lansing, MI, completed by SME, dated March 13, 2018
- Baseline Environmental Assessment (BEA) (including a Phase I ESA and Phase II investigation), 3600 Dunckel Road and Collins Road, Lansing, MI, completed by SME, dated March 27, 2018

The aforementioned hazardous materials assessment identified asbestos containing building materials within the structures located on the Property. ACM documented at the Property included joint compound, TSI mudded fittings (insulation), plaster, HVAC vibration dampener, roofing shingles, and caulk that will require abatement prior to demolition.

The aforementioned ESAs identified concentrations of benzo(a)pyrene, fluoranthene, phenanthrene, aluminum, arsenic, iron, magnesium, and manganese in the soil at the Property that exceeded the Part 201 criteria in the samples collected at the Property. Therefore, the Property meets the definition of a "facility" as the term is defined by Part 201 of Michigan's Natural Resources and Environmental Protection Act (P.A. 451, as amended). The areas of impact are shown on the following SME Property and Assessment Summary Diagram - Soil.



SB3 (0'-1')	
2-19-2018 (SME)	
Benzo(a)pyrene	3,800
Fluoranthene	8,500
Phenanthrene	3,700
Aluminum	7,600,000
Iron	14,000,000

SB4 (0'-1')	
<u>2-19-2018 (SME)</u>	
Aluminum	10,000,000
Iron	18,000,000
DUP-SOIL	
SB4 (0'-1')	
<u>2-19-2018 (SME)</u>	
Aluminum	8,900,000
Iron	14,000,000

HA-3 (0.5'-1')	
7-21-2014 (ASTI)	
Arsenic	6,100

SB4 (0'-1')	
2-19-2018 (SME)	
Aluminum	10,000,000
Iron	18,000,000

DUP-SOIL	
SB4 (0'-1')	
<u>2-19-2018 (SME)</u>	
Aluminum	8,900,000
Iron	14,000,000

HA-4 (0.5'-1')	
7-21-2014 (ASTI)	
Aluminum	9,400,000
Iron	16,000,000
Magnesium	11,000,000
SOIL DUPLICATE (HA-4)	
7-21-2014 (ASTI)	
Aluminum	12,000,000
Iron	18,000,000
Manganese	750,000

SB3 (0'-1')	
2-19-2018 (SME)	
Benzo(a)pyrene	3,800
Fluoranthene	8,500
Phenanthrene	3,700
Aluminum	7,600,000
Iron	14,000,000

SB4 (0'-1')	
<u>2-19-2018 (SME)</u>	
Aluminum	10,000,000
Iron	18,000,000
DUP-SOIL	
SB4 (0'-1')	
<u>2-19-2018 (SME)</u>	
Aluminum	8,900,000
Iron	14,000,000

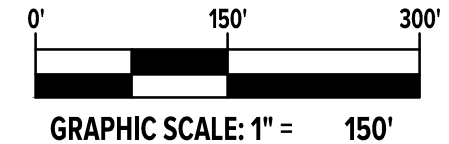
HA-3 (0.5'-1')	
7-21-2014 (ASTI)	
Arsenic	6,100

SB4 (0'-1')	
2-19-2018 (SME)	
Aluminum	10,000,000
Iron	18,000,000

DUP-SOIL	
SB4 (0'-1')	
<u>2-19-2018 (SME)</u>	
Aluminum	8,900,000
Iron	14,000,000

1. DRAWING INFORMATION TAKEN FROM GOOGLE EARTH PRO WITH IMAGE DATE 10-13-2016 AND SITE RECONNAISSANCE.

1. DRAWING INFORMATION TAKEN FROM GOOGLE EARTH PRO WITH IMAGE DATE 10-13-2016 AND SITE RECONNAISSANCE.



LEGEND

- | | |
|---|---|
|  | APPROXIMATE
PROPERTY BOUNDARY |
|  | ASTI'S 2014 SOIL BORING
LOCATION |
|  | SOIL BORING LOCATION |
|  | SOIL BORING LOCATION
WITH TEMPORARY
MONITORING WELL |



www.sme-usa.com

Project

LANSING WAYPOINT MULTI-FAMILY DEVELOPMENT

Project Location	
-------------------------	--

**COLLINS ROAD
PARCEL AND
3600 DUNCKEL
ROAD
CITY OF LANSING,
MICHIGAN**

Sheet Name

PROPERTY AND ASSESSMENT SUMMARY DIAGRAM - SOIL

No.	Revision Date

Date **3-9-18**

CADD	JAB
------	-----

Designer **AHR**

Scale **1" = 150'**

Project	078281.00.003
---------	---------------

Figure No.

3

DRAWING NOTE: SCALE DEPICTED IS MEANT FOR 11" X 17"
AND WILL SCALE INCORRECTLY IF PRINTED ON ANY
OTHER SIZE MEDIA

NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR
CONSENT OF SME

© 2018



CITY OF LANSING
TREASURER'S OFFICE/INCOME TAX DIVISION
Room G-29, First Floor, City Hall
124 W Michigan Ave
Lansing, Michigan 48933
(517) 483-4114
FAX (517) 483-6084

Andy Shcor, Mayor

City Clerk License Checklist

July 11, 2018

Name (RA): Scott Lawlor

Business Name: Waypoint Residential LLC

Social Security # [REDACTED]

FEIN # [REDACTED]

Delinquent Income Taxes: ☐ Yes

☒ No

If due, amount:

Comments:

Real Property Address:

Parcel #

Delinquent Real Property: ☐ Yes

☐ No

If due, amount:

Comments: NA

Personal Property Address:

Personal Property Tax #:

Delinquent Real Property: ☐ Yes

☐ No

If due, amount:

Comments: NA

AP Wallis
Reviewed by

7/11/18
Date

Sammy Good

Approval: ☒ Yes ☐ No



CITY TREASURER
G-23 City Hall
(517) 483-4121

☐ INCOME TAX DIVISION
G-29 City Hall
(517) 483-4114
FAX (517) 483-6084
124 W. Michigan Ave.
Lansing, Michigan 48933

LANSING TREASURY INFORMATION REQUEST

Business Owner/Corporate President/Company Director/Etc.

Name: Scott Lawlor
Home Address: 165 W. ALEXANDER PALM RD.
BOCA RATON, FL 33432 Since SEPTEMBER 2016
Daytime Phone #: 561-479-8426
Social Security: [REDACTED]
Drivers License: [REDACTED]
Date of Birth: [REDACTED]

Business Data

Corporate Name: Waypoint Residential, LLC
Doing Business As: [REDACTED]
Address: 150 E. Palmetto Park Road
Boca Raton, FL 33432
Business Phone #: 561-961-7923
Federal Employer Identification #: [REDACTED]
Contact person other than owner: Pamela Winder

Do you, or any of these businesses, owe the City money for any reason? Yes No ✓
If yes, for what reason?

Name of any other Lansing area business in which your ownership participation exceeds 25%:

Fax this form immediately to:
City Treasurer's Office
124 W. Michigan Avenue
Lansing MI 48933
Fax: (517) 483-6084
Phone: (517) 483-4121

[Signature]
Signature
7-10-18
Date

"Equal Opportunity Employer"



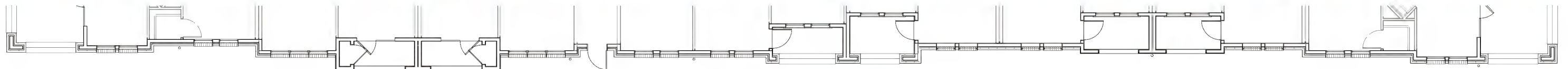
CERTAINEED MAINSTREET
VINYL SIDING
4" WOODGRAIN CLAPBOARD
"AUTUMN RED"



CERTAINEED BOARD &
BATTEN VINYL SIDING
8" PANEL
"GRANITE GREY"



CERTAINEED MAINSTREET
VINYL SIDING
8" WOODGRAIN CLAPBOARD
"COLONIAL WHITE"



GLEN-GERY
BRICK VENEER
"FISHTOWN"



GLEN-GERY
BRICK VENEER
"PARLIAMENT"

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

WHEREAS, the Mayor made the appointment of James R. Bell of 511 Fulton Place, Lansing, MI 48915 as an At-Large Member of the Historic District Commission for a term to expire June 30, 2020; and

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

WHEREAS, the Committee _____ took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of James R. Bell of 511 Fulton Place, Lansing, MI 48915 as an At-Large Member of the Historic District Commission for a term to expire June 30, 2020.

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DATE: 7/03/2018

1585

PPN: 33-01-01-22-227-031
DATE SUBMITTED: 6/21/2018
ADDRESS OF VIOLATION: 713 Shepard Street
LISTED TAXPAYER OF RECORD: Fowler, Ruby
OTHER TAXPAYER OF RECORD: Fowler, William
CLAIMANT: Fowler, Ruby & Fowler William
CLAIMANT'S ADDRESS: 713 Shepard Street
Lansing, MI 48912 (William)
721 Shepard Street
Lansing, MI 48912 (Ruby)

TYPE OF ACTIONS CONTESTED: Trash Removal
VIOLATION DATE: 10/20/2017
NOTIFICATION DATE: 10/20/2017
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$9,950.50
CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 17-T055 1/31/2018
AMOUNT OF CLAIM: \$13,365.00 damages +
\$9,950.50

ADDITIONAL ACTIONS CONTESTED:
VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT:
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE - INVOICE NO.:

HISTORY: Trash Violation 10/20/2017 DAMV x 3 vehicles 10/20/2017

CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation on 10/20/2017 with an original compliance due date of 10/27/2017. The officer worked with this owner for several months to allow them time to remove the debris. On December 13, 2017 the property was submitted to the contractor. The officer notified the owner on 12/11/2017 that due to the lack of progress he was submitting the property to the contractor and he should remove any items that he may want to keep. This was a coordinated effort that required two officer's to be present while the property was being cleaned over the course of several days. This was a hoarding situation that not only consumed this property but his mother's as well who lives next door at 721 Shepard, this office also cleaned the property next door at 721 Shepard (\$11,607.50). This claimant had almost 3 months to come into compliance or make significant progress to continue and the pictures clearly show they did not. This office recommends denial of the claim.



RECEIVED JUN 21 2018
City of Lansing
OFFICE OF THE CITY ATTORNEY

1585

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: William M Fowler & Ruby M Fowler DATE: June 21/2018
MAILING ADDRESS: 713 Shepard Street EMAIL: None
CITY: Lansing STATE: Michigan ZIP CODE: 48912
TELEPHONE: Home () 715-563-5776 Work () _____

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

ADDRESS: 713 Shepard Street PARCEL NO. 33-01-01-22-227-031
DATE OF INCIDENT: SAW 31/2018 Feb 1 2018 AMOUNT YOU WERE BILLED: \$9950.50
TOTAL AMOUNT YOU ARE CONTESTING: \$9950.50 + Damage \$13,365.00
TYPE OF ASSESMENT: _____

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

Refer to addl pages for information

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

Items Stolen by the City of Lansing
Location 713 Shepard St
Lansing, Mich. 48912
Code Compliance & Grills
Disposal
Dates of thefts

JANUARY 31/2018

~~JANUARY~~

FEBRUARY 1/2018

FEBRUARY 2/2018

1 Gravity solar panel made by Solar Works	\$4,600.00	
6 Seed starter Tanks \$400.00 each	\$2,400.00	
1 Mowmy Roto tiller	\$365.00	\$365.00
3 Metal outdoor lawn chairs \$125.00 each	\$375.00	
1 Sheet Rubber Roofing off	\$300.00	\$300.00
Chicken Pen		
12 Greenhouse Aluminum windows \$100.00 each	\$1,200.00	
4 ft Berms for wood splitter \$300 each 2500/Foot 12 ft Long	\$1,200.00	
6 Corrugated Ramp sections for Loading Firewood	\$150.00 each	\$900.00
4 Propane 20 lb Grill Tanks	\$64.00 each	\$256.00
Destruction to Family Allcom Rosebush		\$350.00
Destruction to Raspberry Plants 8 bushes	\$150.00 each	\$1,200.00
3 Garden plant stands	\$75.00 each	\$225.00

DAMAGES \$13,365.00

MDCR Contact #
From: William M. Foyler 487080
713 Shepard Street
LANSING, Michigan 48912
1-715-563-5776
to:

April 26/2018

State of Michigan
Department of Civil Rights
Date of violations
JAN 31 - Feb 20/2018

Basis or Area of my concern:

Failure of { public service
housing and law enforcement

They [code compliance of City of Lansing
and their ERICs disposal] Mich.
owner & employees broke the housing
codes in order to attain 2 tax
assessments on two side by side properties
of mine 713 & 721 Shepard Street Lansing
Mich 48912

Fraud
conversion
Negligence: hiring
failure to use such care
in hiring a reasonably
prudent person or persons
when such failure is the
cause of me (plaintiff's) injury
[Emotional distress]
FINANCIAL LOSS

Conversion: the theft of personal property
these items the code says a home
owner CAN have out of doors where
their designated use is
those items were stolen

the destruction
of private property

Rose bushes
Raspberry Bushes
plum tree (Broken limbs)
Blue spruce tree (Broken limbs)
Everstrawberry Downspouts and
Garden stolen & flattened

outdoor furniture 3 metal chairs
Firewood & Kindling
Home heating solar panel (Solar panel)
Greenhouse panels
tillere (rotted)
Rain barrel
Plant starter tanks
4 propane grill tanks

+ More

Without loading up these (not to be removed items)
the disposal company would not have had loads.
In effect without loads the city administration
could not send out these tax assessments.

the boss of the disposal company was hollering at the 5
employees for not bring back loads of materials. As
a result the employees were loading up Kindling
wood pile coverings (ply wood covers to keep firewood dry)
snow & leaves in 55 gal plastic trash barrels in
order to get a load. They took a chain saw to my cane
berries not knowing what they were. Not knowing what they
were doing they dismantled my honey bee hive moving all
the hives on top of each other. Now all the bees are gone
the code compliance officer - Amy Castillo - upon being
shown the hive body questions "That's a bee hive?" she authorized
without even knowing what a bee hive looked
like. I have been 15 yrs. invested into saving
my bees.

In other words they wouldn't even have one load if they hadn't taken these items that ARE protected by the City Code on behalf of the property owner.

Discrimination: (evidence of)

There ARE several Code violations within 300-600-1,000 ft. of these SAID properties! 713 & 721 Shepard Street the same things I have ^{causing Michigan} been written up for are evident at these sites I have dated pictures of these code violations in case someone tries to talk there way out of them.

the date that this assault started was 10/20/2017 ended 3/12/2018

They spent 7 DAYS
8:30 - 3:30

3 days 713 Shepard St

4 days 721 Shepard St

I can go over every aspect of these yards and show what was there and what was not.

They spend a lot of time doing absolutely nothing. Just putting in time to RAISE the assessments.

the tax assessments were \$3500.00/day x 7 days

List of Perpetrators

Phone: 517-483-4361

Code
Officers

SEOTT SANFORD
316 N Capitol Ave Suite C1
LANSING Mich 48933

Amy CASTILLO
316 N. Capitol Ave STE C-2
LANSING Michigan 48933

ZACHARY DRIVER
316 N. CAPITAL AVE
LANSING, Michigan
48933

ERIC'S
Disposal
Material
Movers

ERIC - Boss

VAL - LEADER (worker)

ADAM - LEADER (worker)

JOSH - worker

Names
UNKNOWN

() - worker

() worker

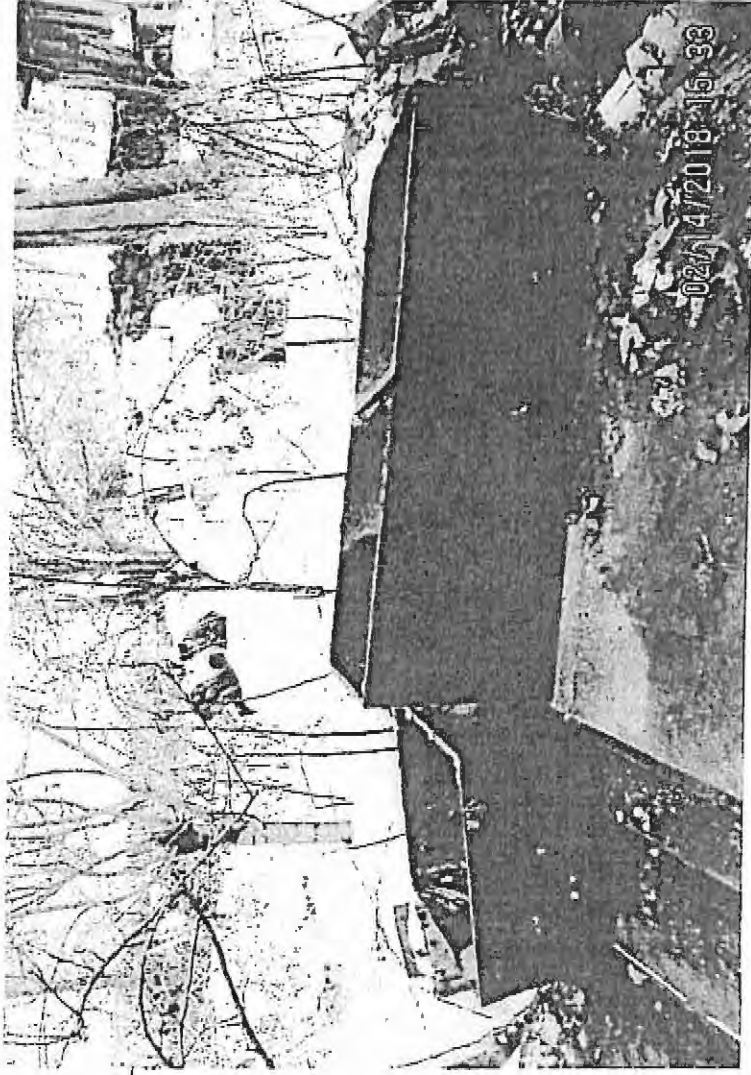
If you need any more just let me know.
(Dated pictures) (anything)

Thank You
William Mark Frober

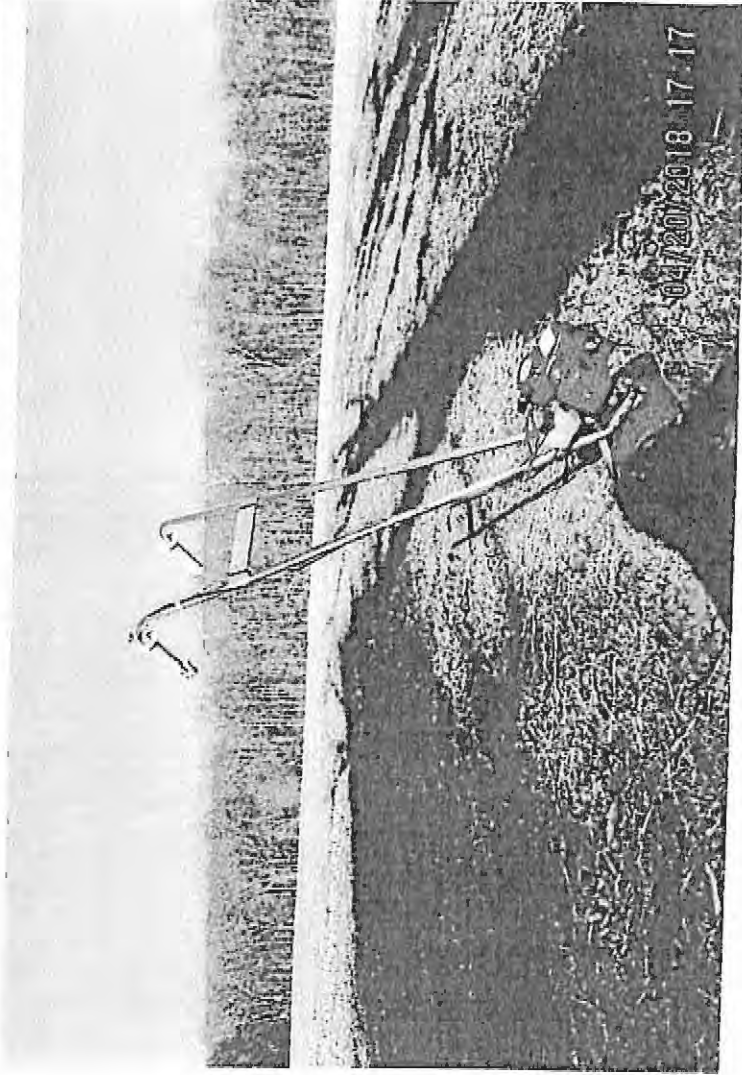
April 26/2018

Phone: 1-715-563-5776

These are
3 seed starter
trucks for
gardening
some of these are
listed as the
taken on the
claim sheet



A filled
similar to this
was taken
only it was
Black
white



707 Shepard St.

Neighborhood
yard
713
next to Shepard
my house

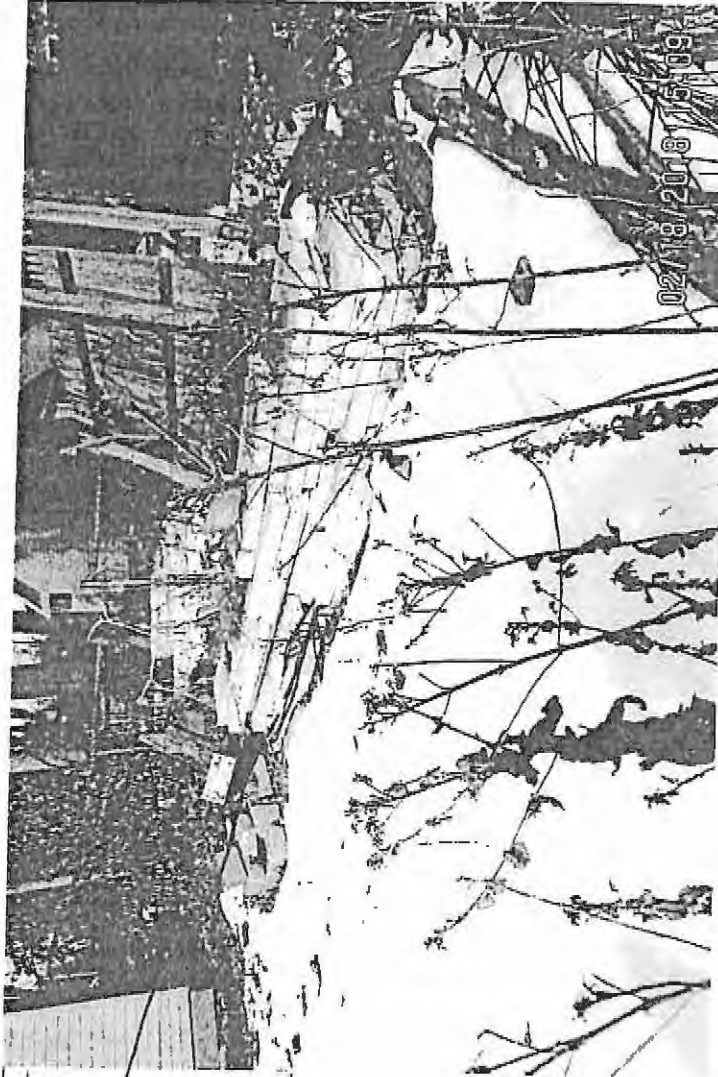
707 Shepard St

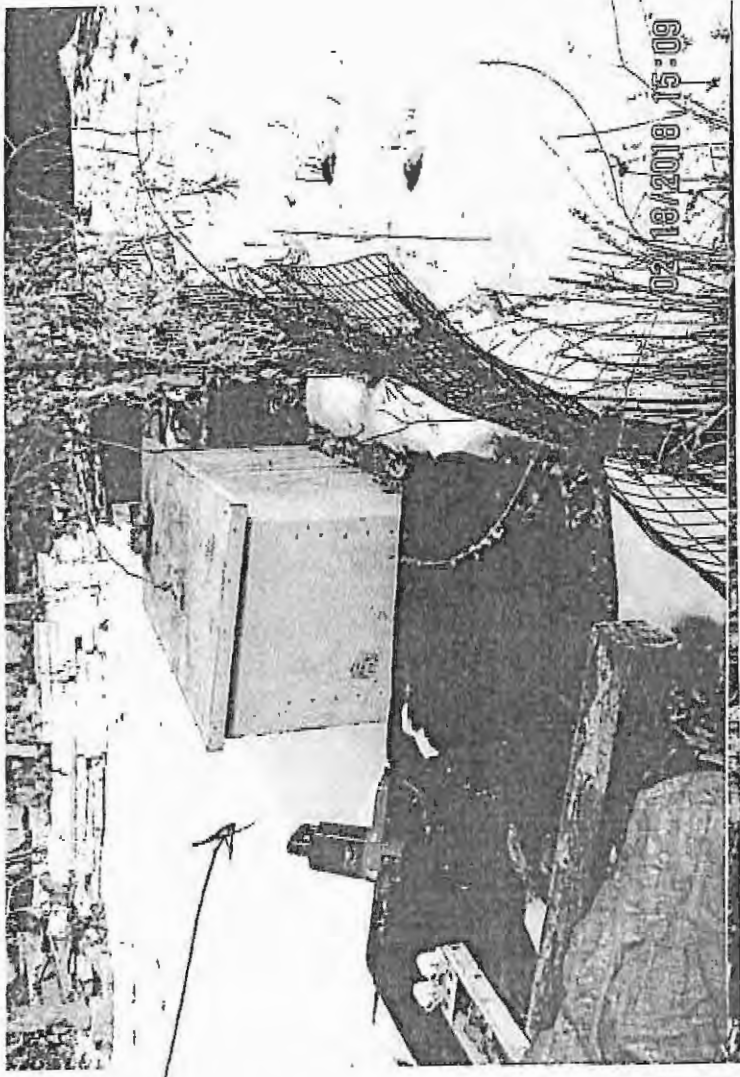
7B
Shepard

02/18/2018 15:08

707 Shepard St
Lansing Mich

Neighborhood
HARD
Building Apartment





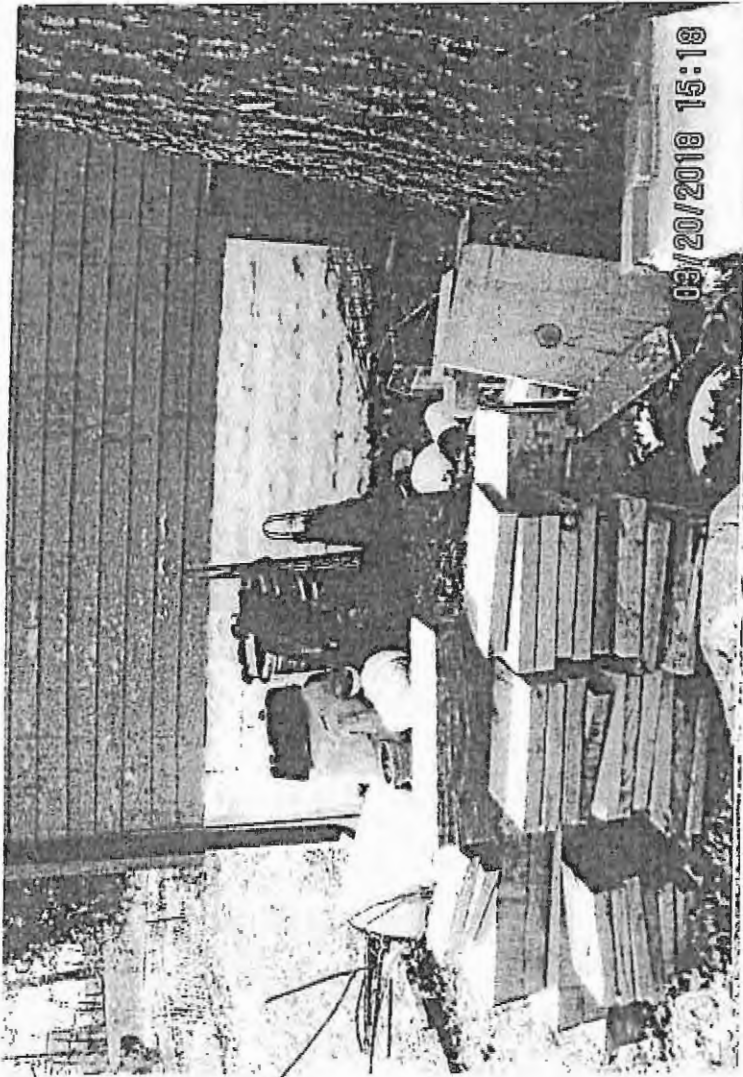
15 good days till

place for 65
year

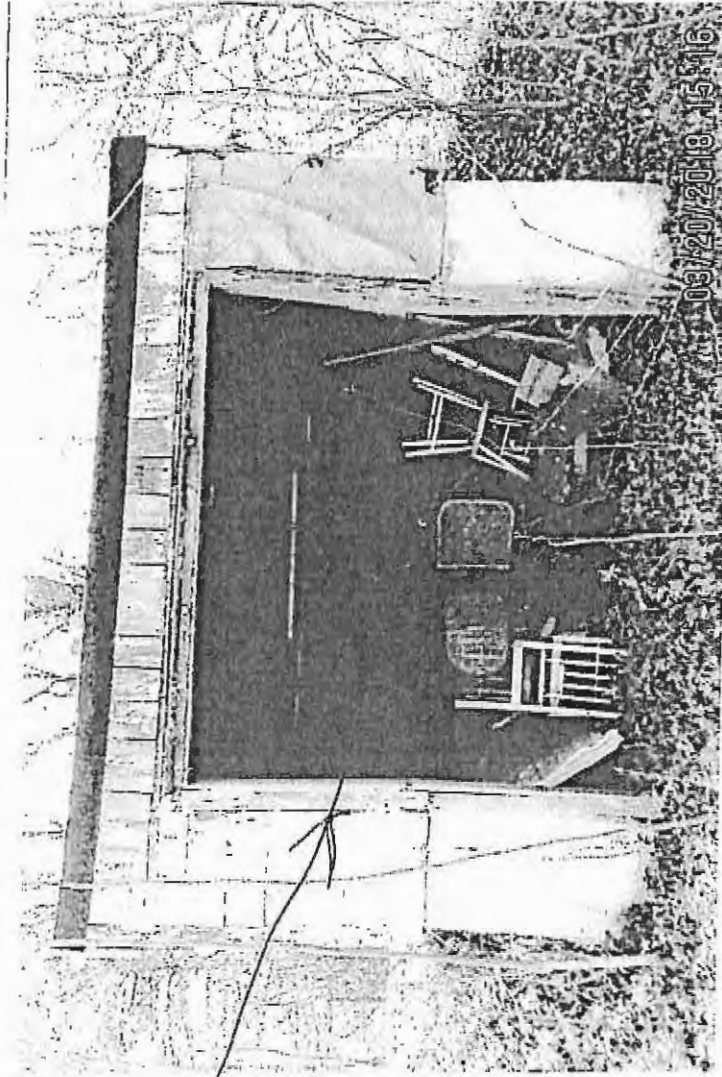


209 Shepard St

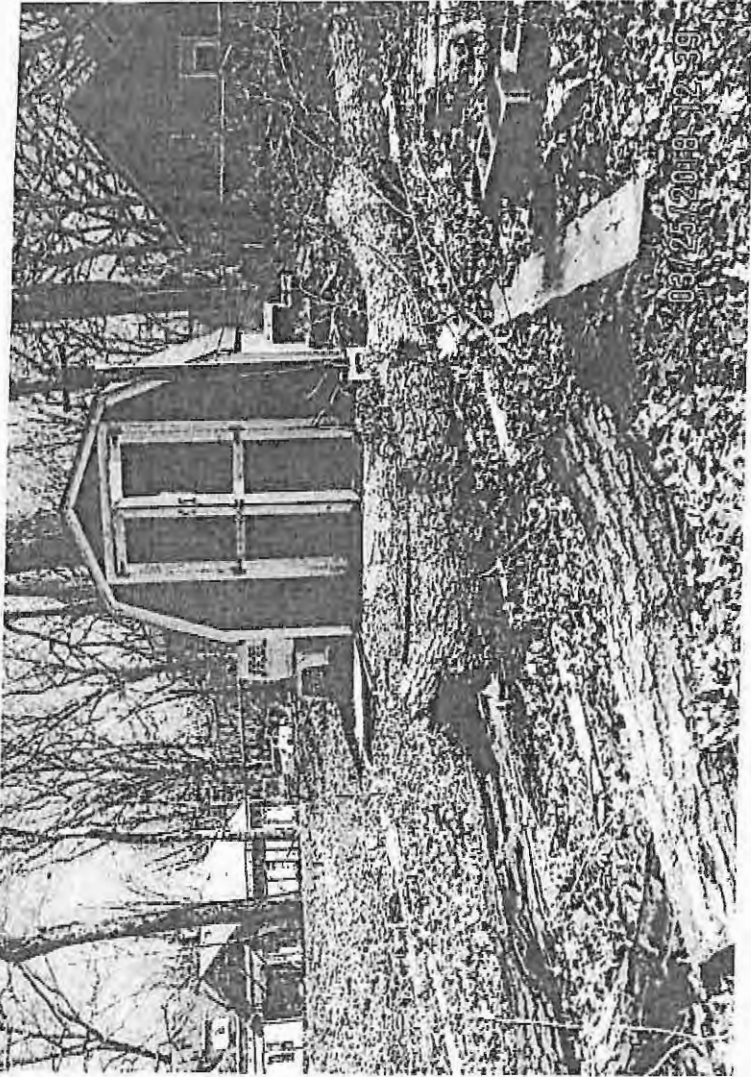
place for 65
year



707 Shepard St
 neighbors
 yard



708 Shepard
 neighbors
 Garage
 No Door
 with house
 furniture
 showing
 Code violation
 nothing done



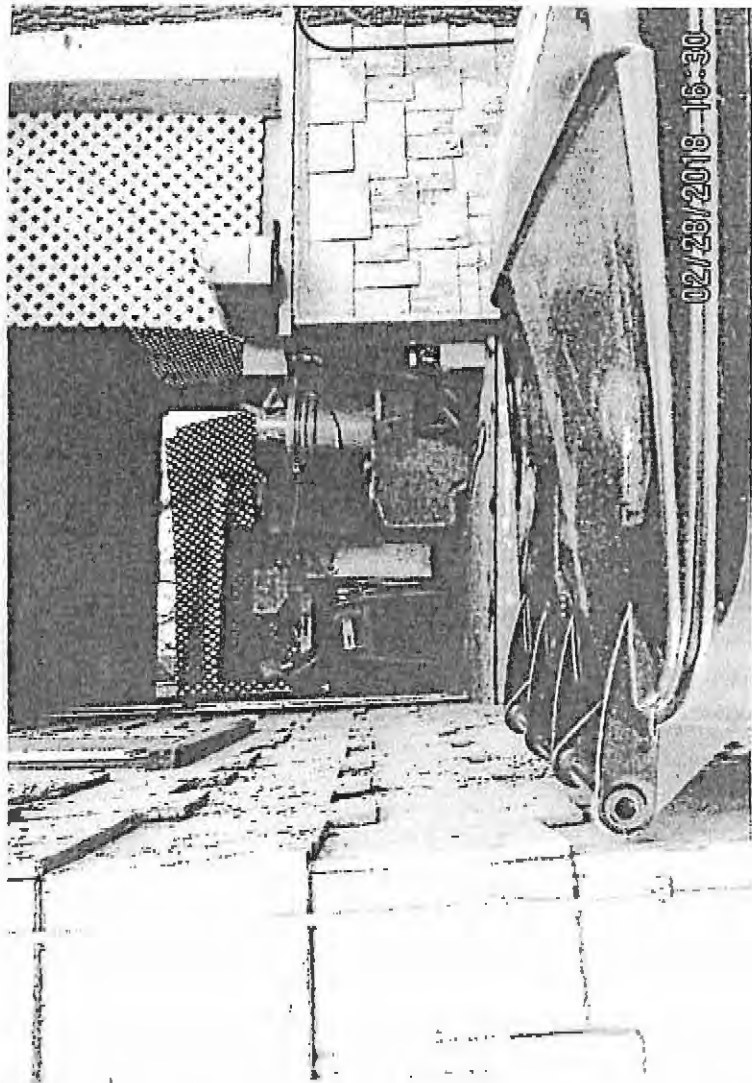
705 Shepard
 Neighbors back
 yard
 Condemnable
 firewood



705 Shepard
 Neighbors Porch
 owe that
 Amy Castello
 Registered
 For rental

708 Sheep Head St

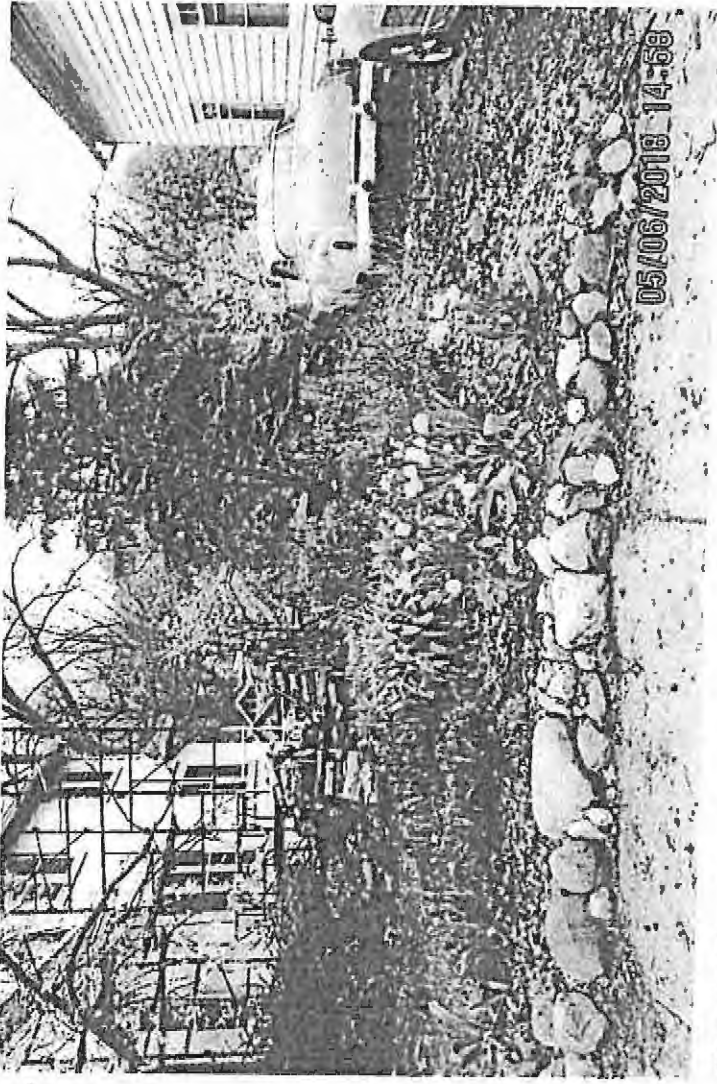
Neighbors
Derek

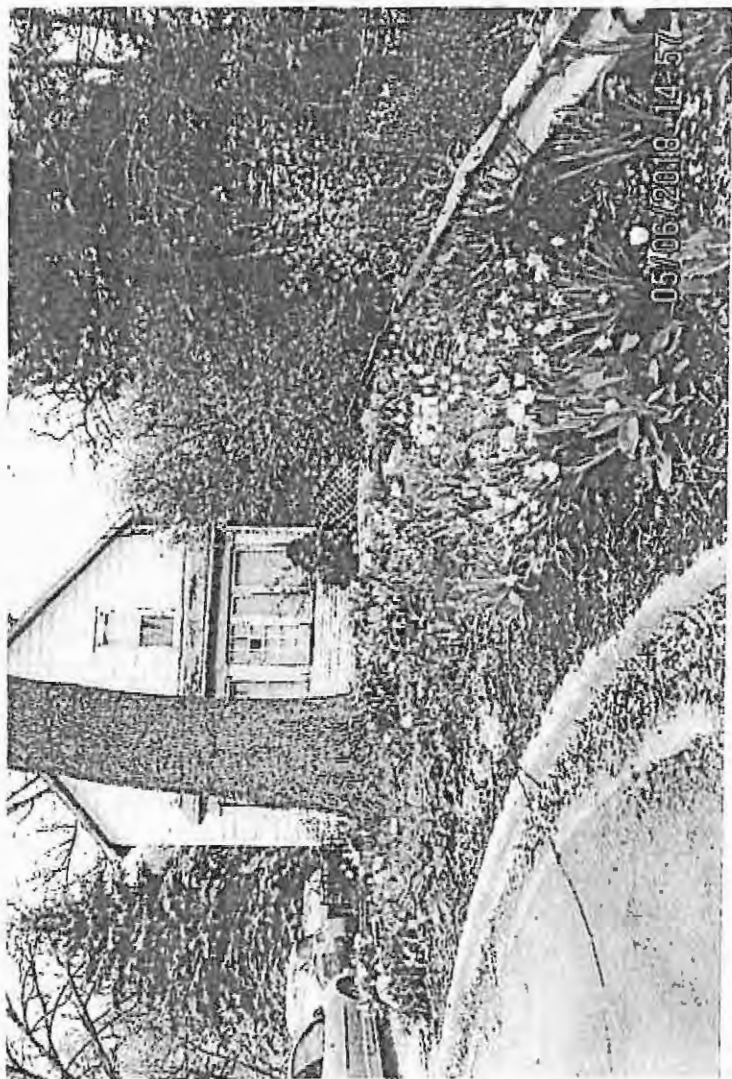


Key new in article
Gina thing on article
from these photographs
grow 50%

These are
three pictures
of my 2 hours
on Shepard
this spring

713-721 Shepard
Lansing Mich







CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

Bill To:

FOWLER RUBY M & FOWLER WILLIAM M

713 SHEPARD ST

LANSING, MI 48912-2616

DUE DATE 03/09/2018

INVOICE

02/12/2018

TOTAL AMOUNT DUE

\$ 9,950.50



Invoice Number	Record No.	Address	Amount Due
00107693	817-10742	713 SHEPARD ST	\$9950.50

02/07/2018

Trash - Admin Fee

Trash - Contractor Charge

TOTAL DUE:

\$9950.50

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

Payment Information:

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

Appeals Process:

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

Other Information:

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

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made online or in person Monday thru Thursday 8:00 a.m. - 4:30 p.m., at the above address or by mail

Eric's Refuse LLC
P.O. Box 16035
Lansing, MI 48901 US
ericsrefuse@hotmail.com

INVOICE

BILL TO
Lansing Fire Department
316 N Capitol, Ste. C-1
Lansing, MI 48933-1238

INVOICE # 1493
DATE 02/07/2018

PROPERTY ADDRESS
713 Sheppard ST

PARCEL NUMBER
33-01-01-22-227-031

ACTIVITY	QTY	RATE	AMOUNT
city:1hour 3 yards first hour and 3 cubic yards	1	175.00	175.00
city:add hours any hours after 1	46	150.00	6,900.00
city:add cy any after 3	47	22.00	1,034.00
city:class 2 construction material after 3	60	26.00	1,560.00
city:tire tire removal	3	5.50	16.50

1/31/18
110 yards
Submitted by Zachary Driver

BALANCE DUE

\$9,685.50



ECONOMIC DEVELOPMENT & PLANNING CODE ENFORCEMENT OFFICE

ZD 11-29-17: Spoke with Bill. He has about half of the debris to the South of the garage removed. I advised him to clean the rest of it by Friday December 8th. He agreed to do so.

ZD 12-11-17: Spoke with Bill. I informed him that the property is going to be submitted to the trash contractors since he has failed to clean the South side of the property by the due date. I advised him to clean all of the debris before the contractor comes.

17-T055



Mayor Virg Bernero

**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

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

TRASH AND DEBRIS CORRECTION NOTICE

**FOWLER RUBY M & FOWLER WILLIAM M
713 SHEPARD ST
LANSING, MI 48912-2616**

**Violation Date: 10/20/2017
Violation Location: 713 SHEPARD ST
Parcel No: 33-01-01-22-227-031
Compliance Due Date: October 27, 2017**

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

AREA: Entire Exterior

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Violation: Brush & Tree Limb debris

Violation: Indoor type furniture in the outdoors

Violation: Deteriorated building materials

Violation: Motor vehicle parts debris

Violation: Deteriorated electronic equipment

Violation: Trash found in bags

Violation: Junk tire debris

Violation: Deteriorated metal product

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

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such



**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

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

Trash Authorization Form

Submitted to: Eric Crutcher on 12/13/2017

TAXPAYER: FOWLER RUBY M & FOWLER WILLIAM M, 713 SHEPARD ST LANSING, MI 48912-2616

Location of Work:

Enf Num: E17-10742

**Address: 713 SHEPARD ST
Lot No:
Description:
Parcel No: 33-01-01-22-227-031**

Remove Trash and Debris

Work Authorized:

AREA: Entire Exterior

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Violation: Brush & Tree Limb debris

Violation: Indoor type furniture in the outdoors

Violation: Deteriorated building materials

Violation: Motor vehicle parts debris

Violation: Deteriorated electronic equipment

Violation: Trash found in bags

Violation: Junk tire debris

Violation: Deteriorated metal product

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 1

This action is authorized by the Manager of Code Compliance

DECEMBER 2017 PROGRESS PHOTO'S



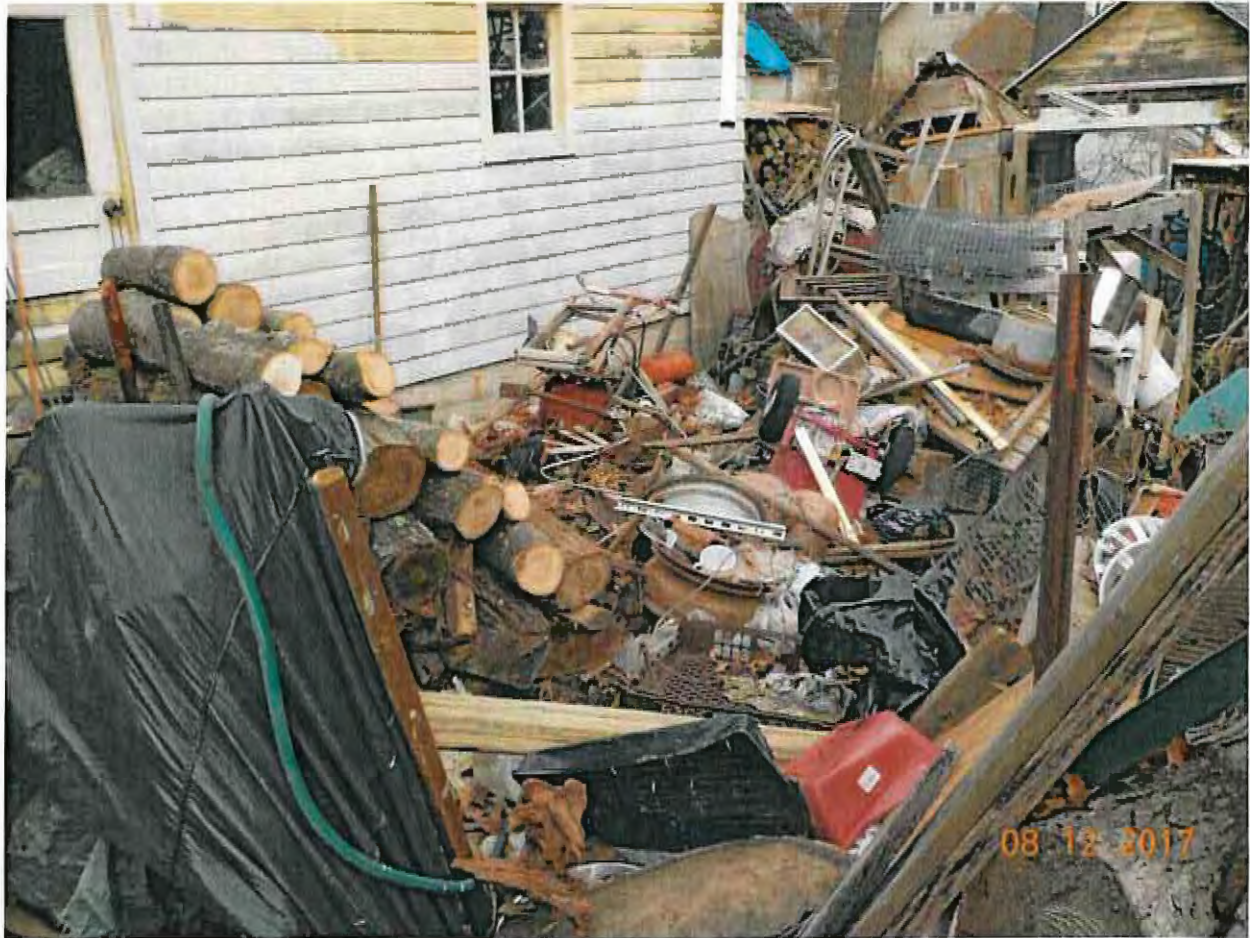
DECEMBER 2017 PROGRESS PHOTO'S



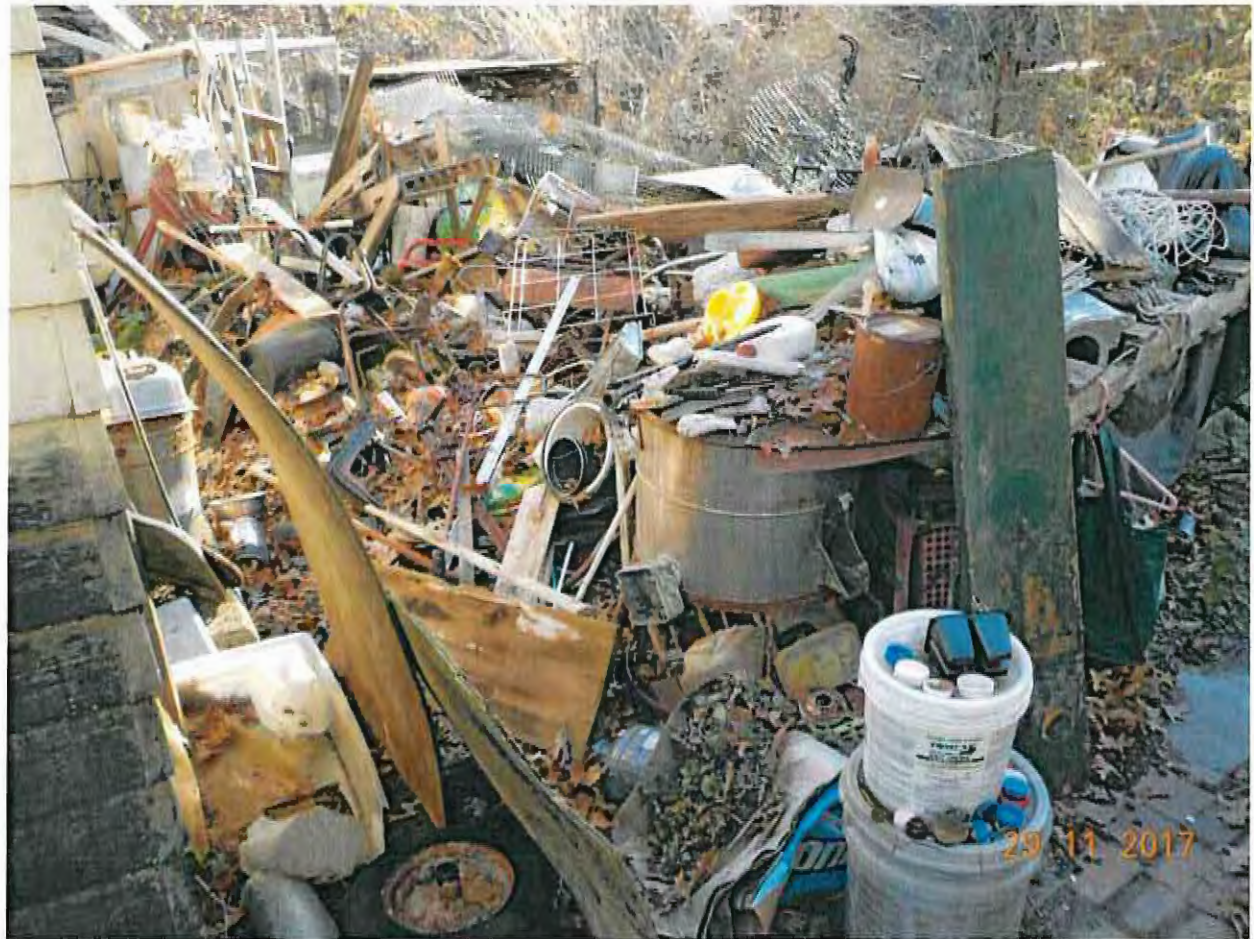
DECEMBER 2017 PROGRESS PHOTO'S



DECEMBER 2017 PROGRESS PHOTO'S



DECEMBER 2017 PROGRESS PHOTO'S



DECEMBER 2017 PROGRESS PHOTO'S









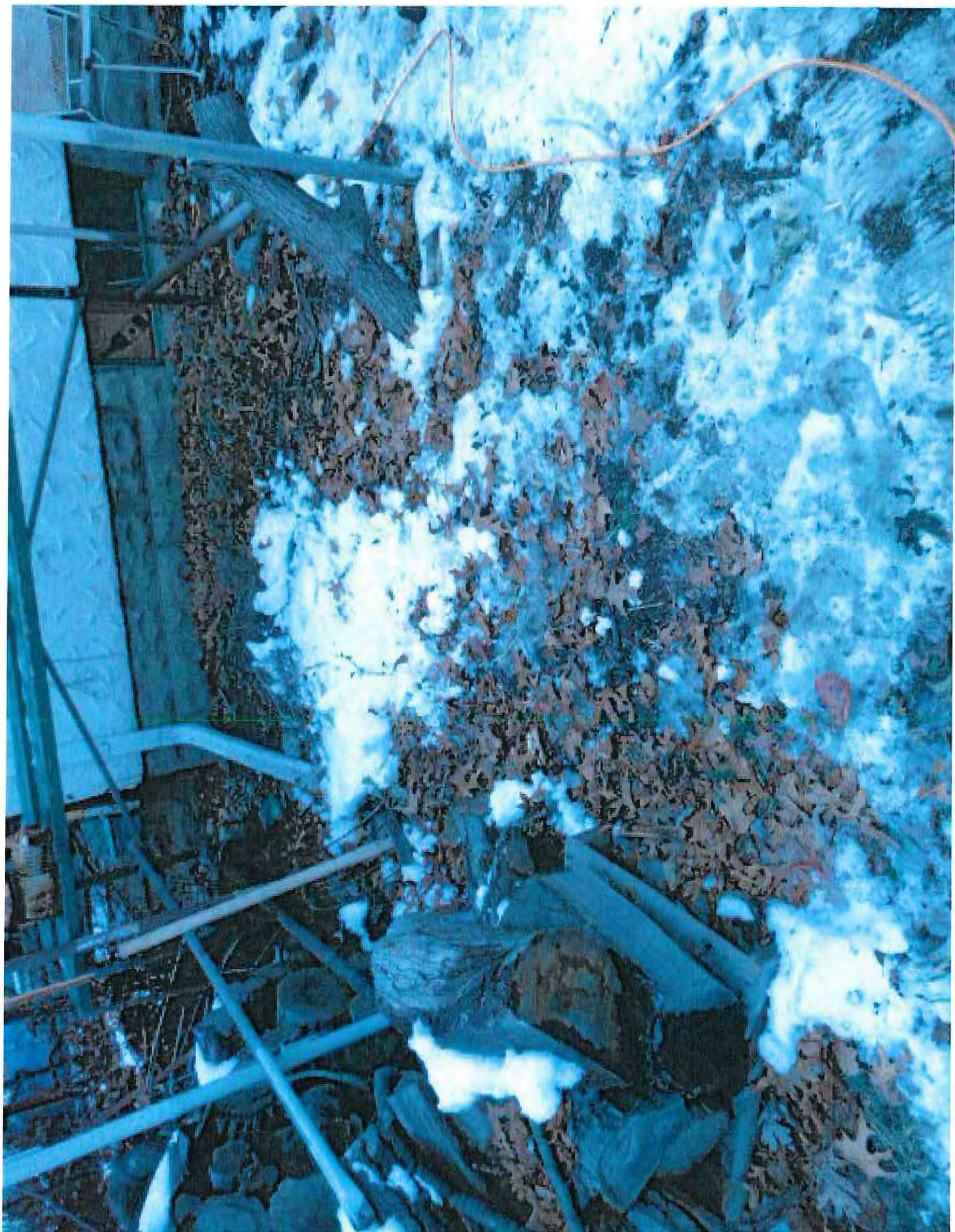
















































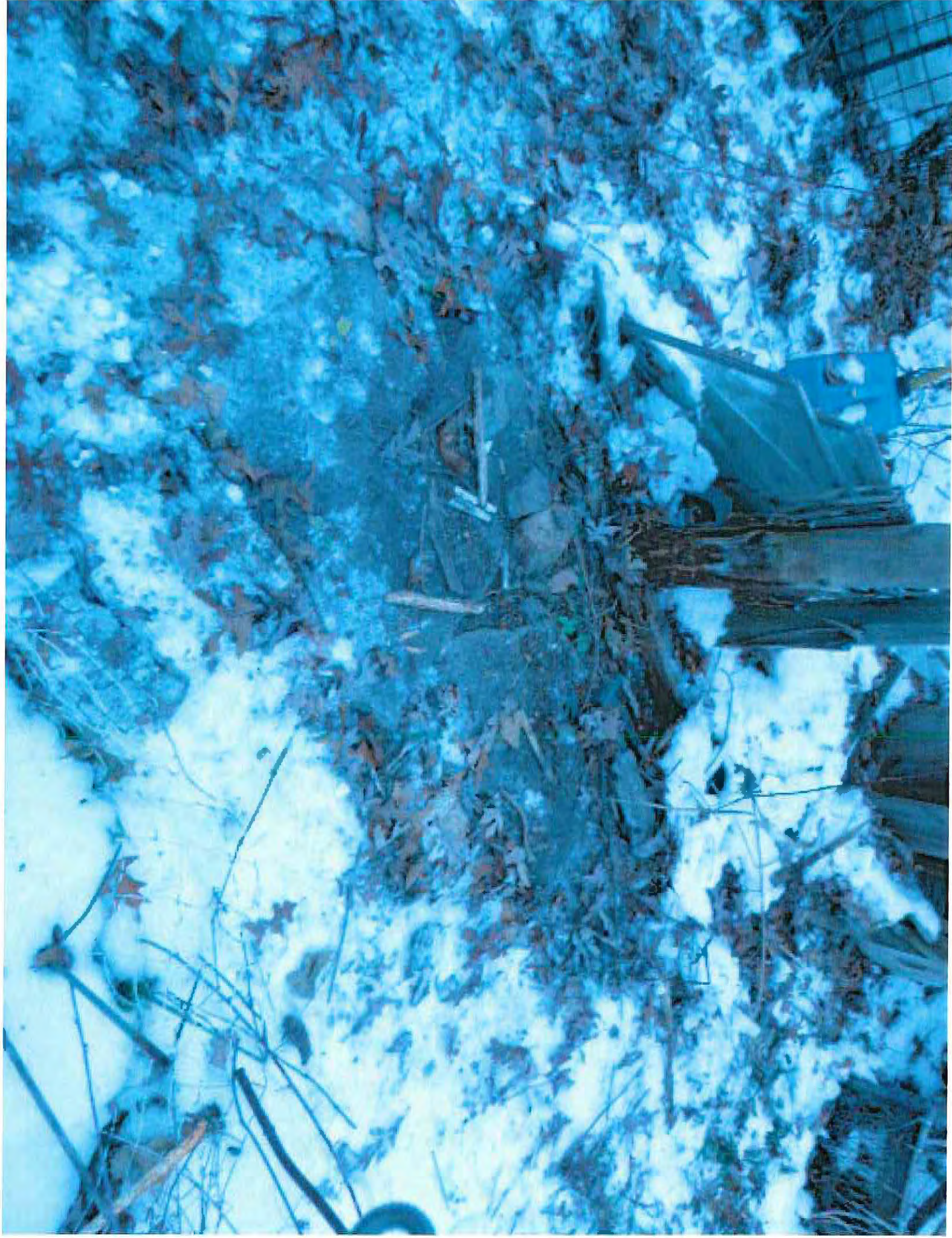


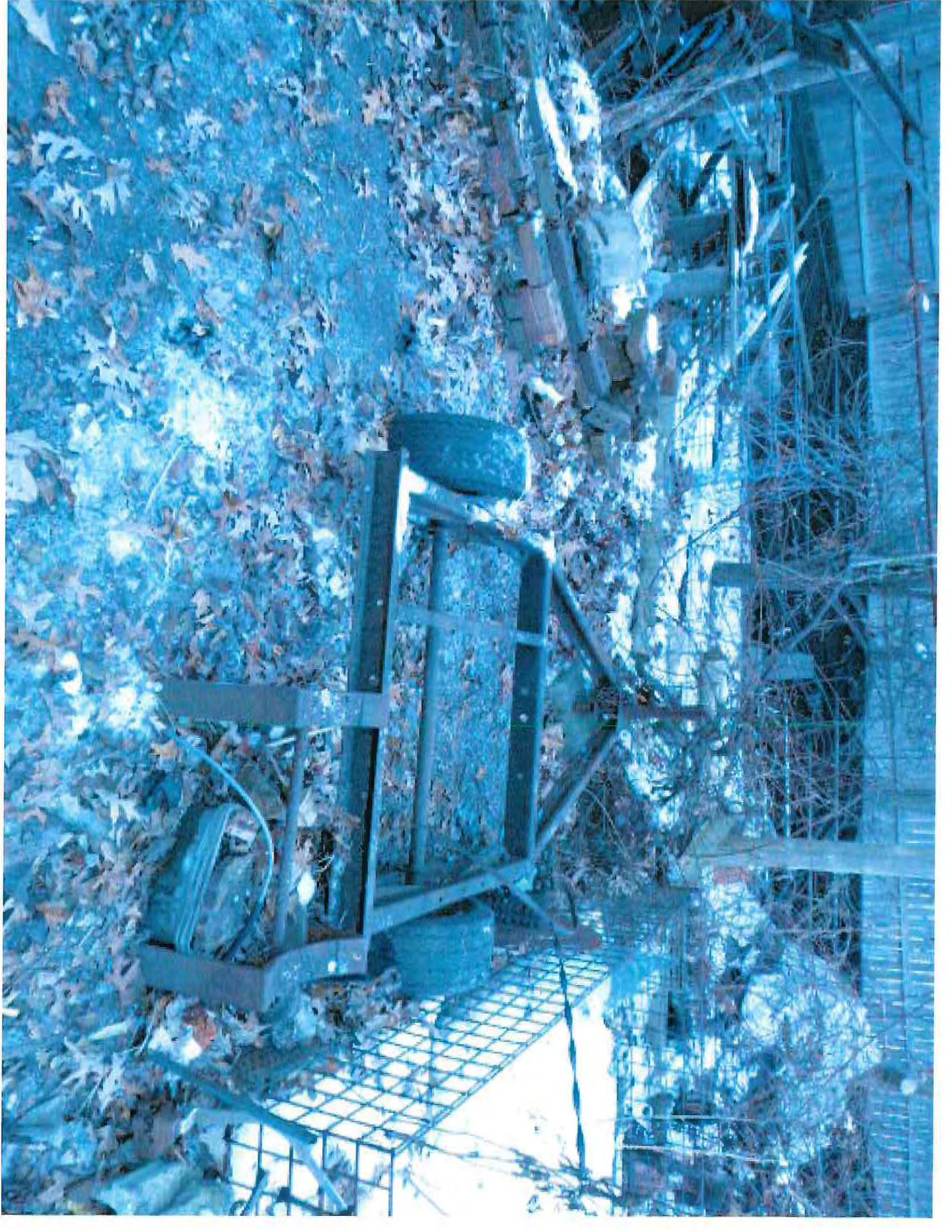








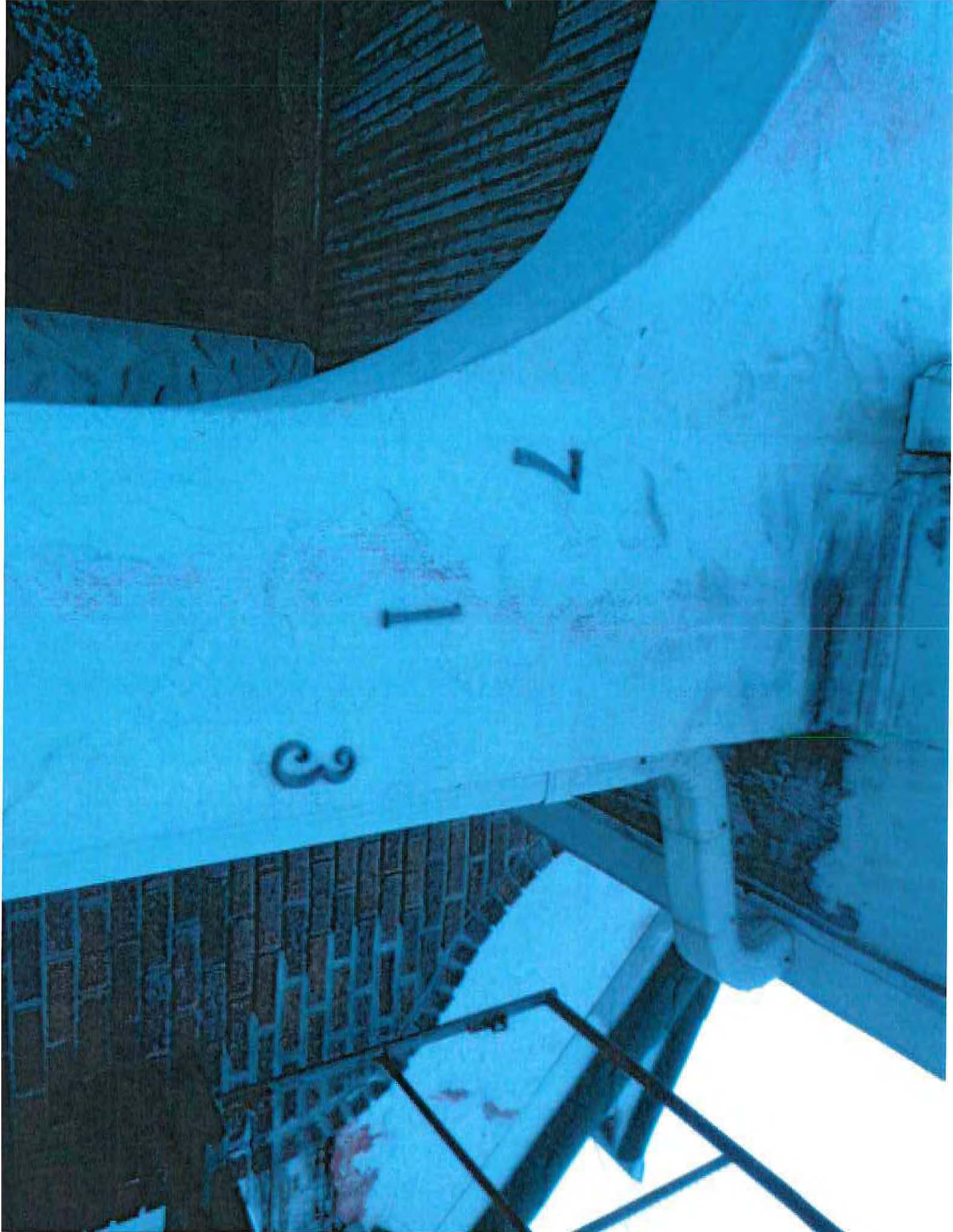








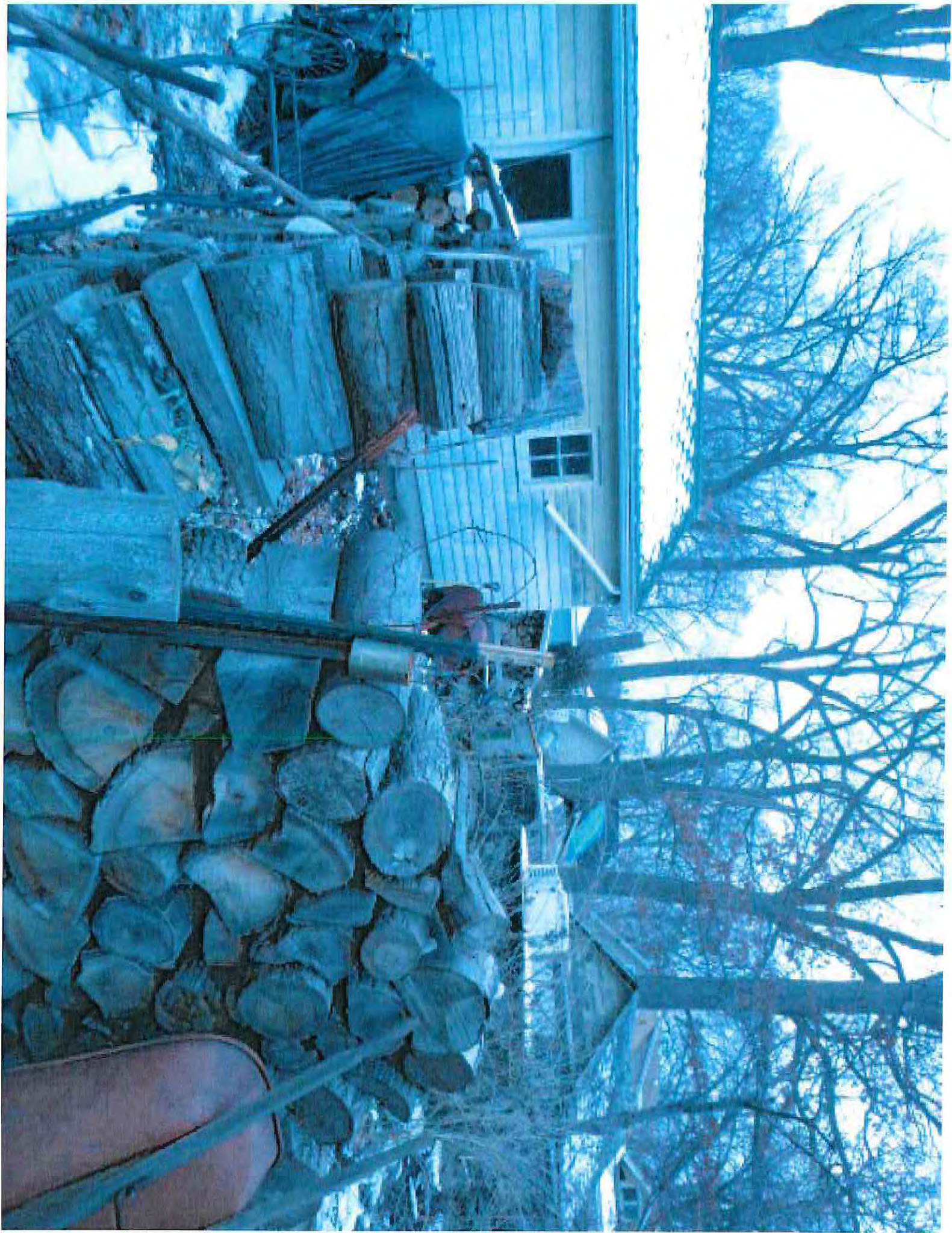


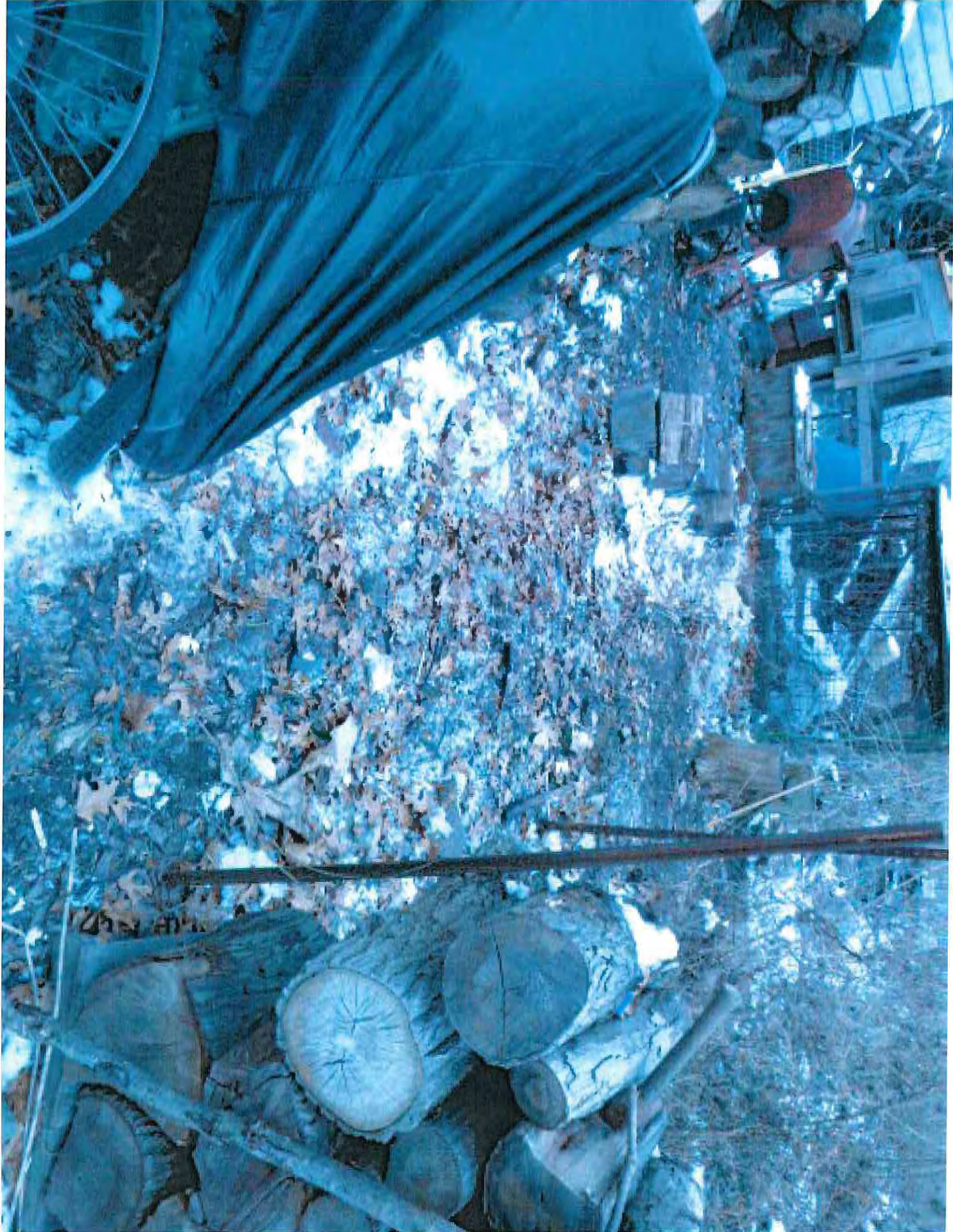














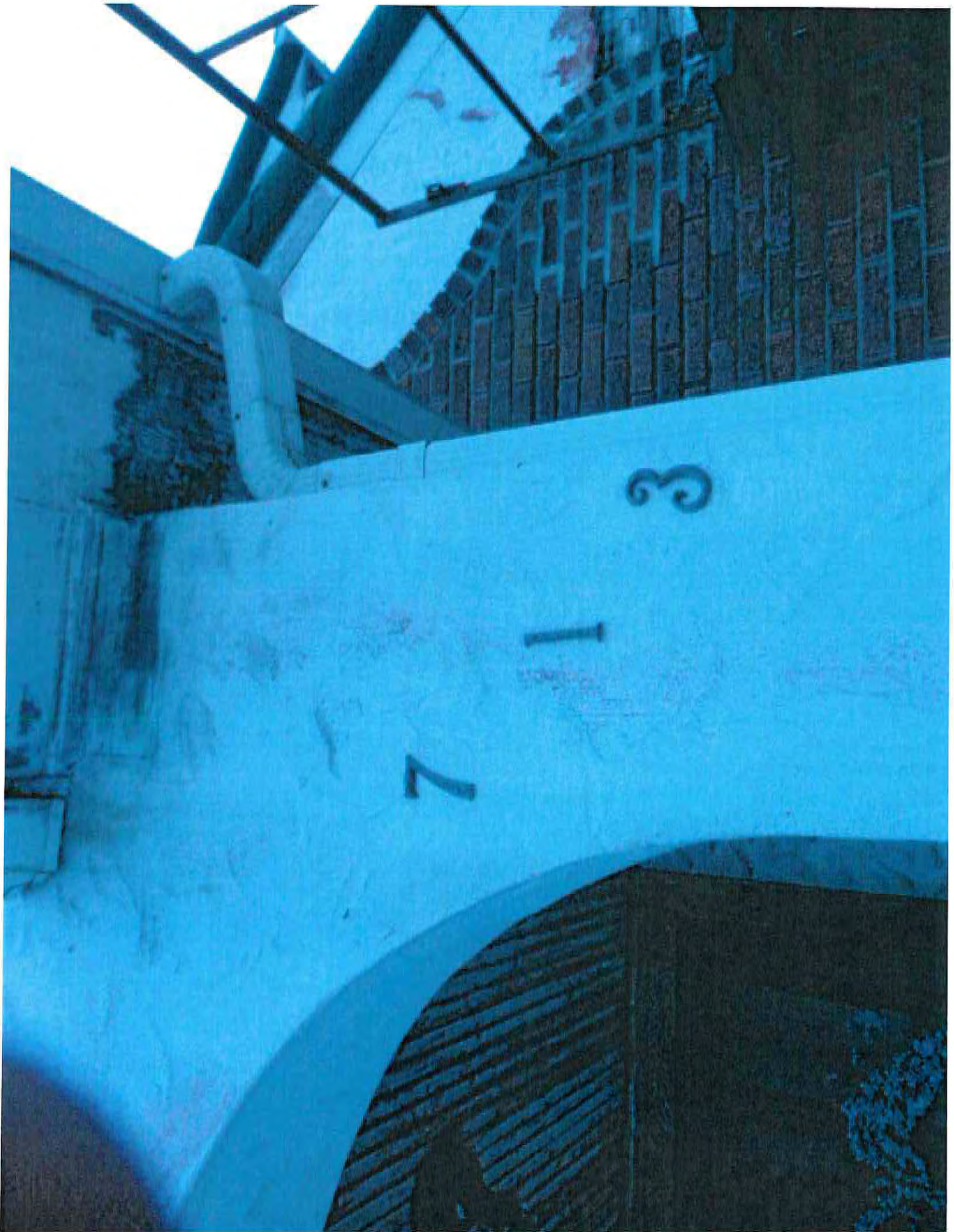








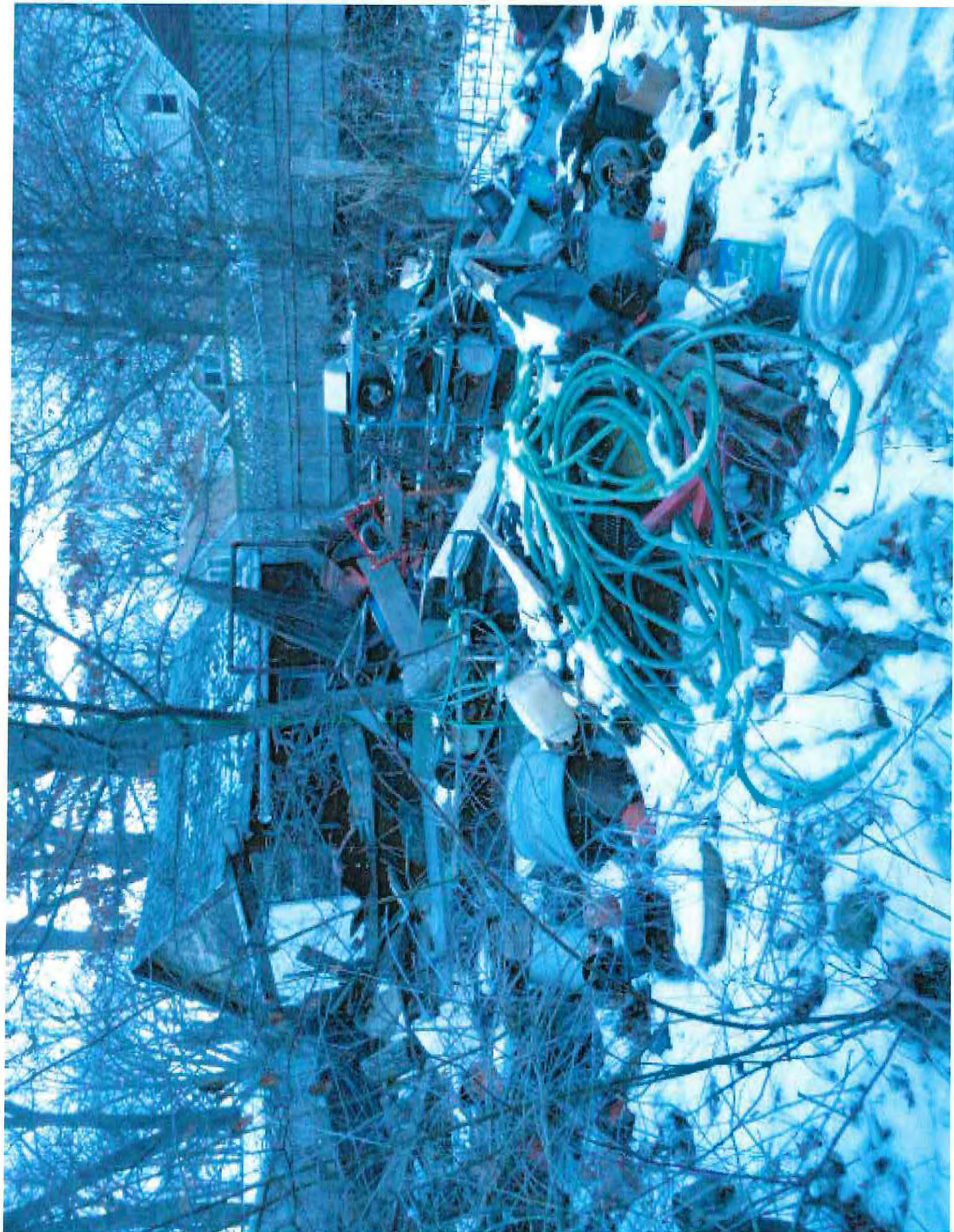








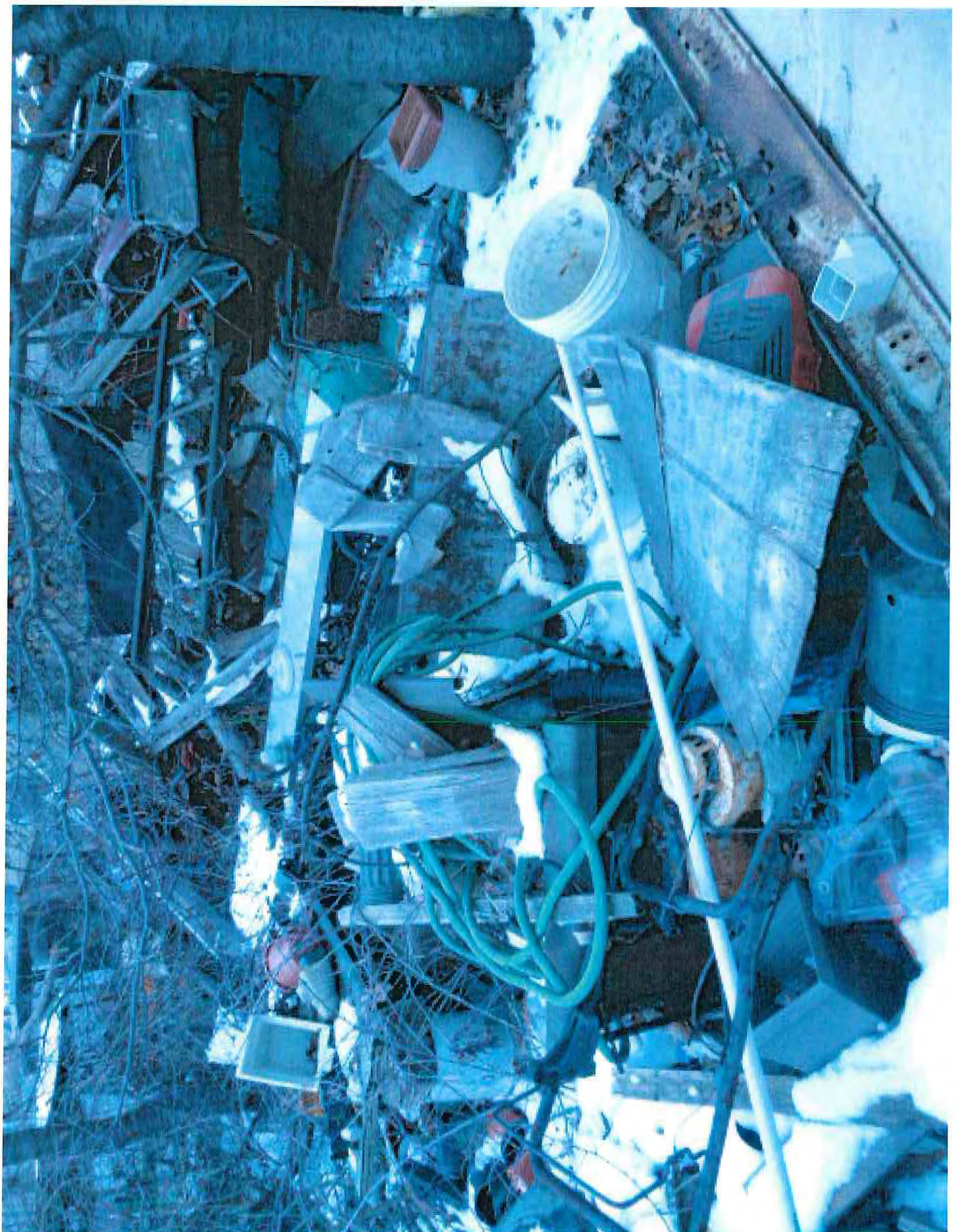




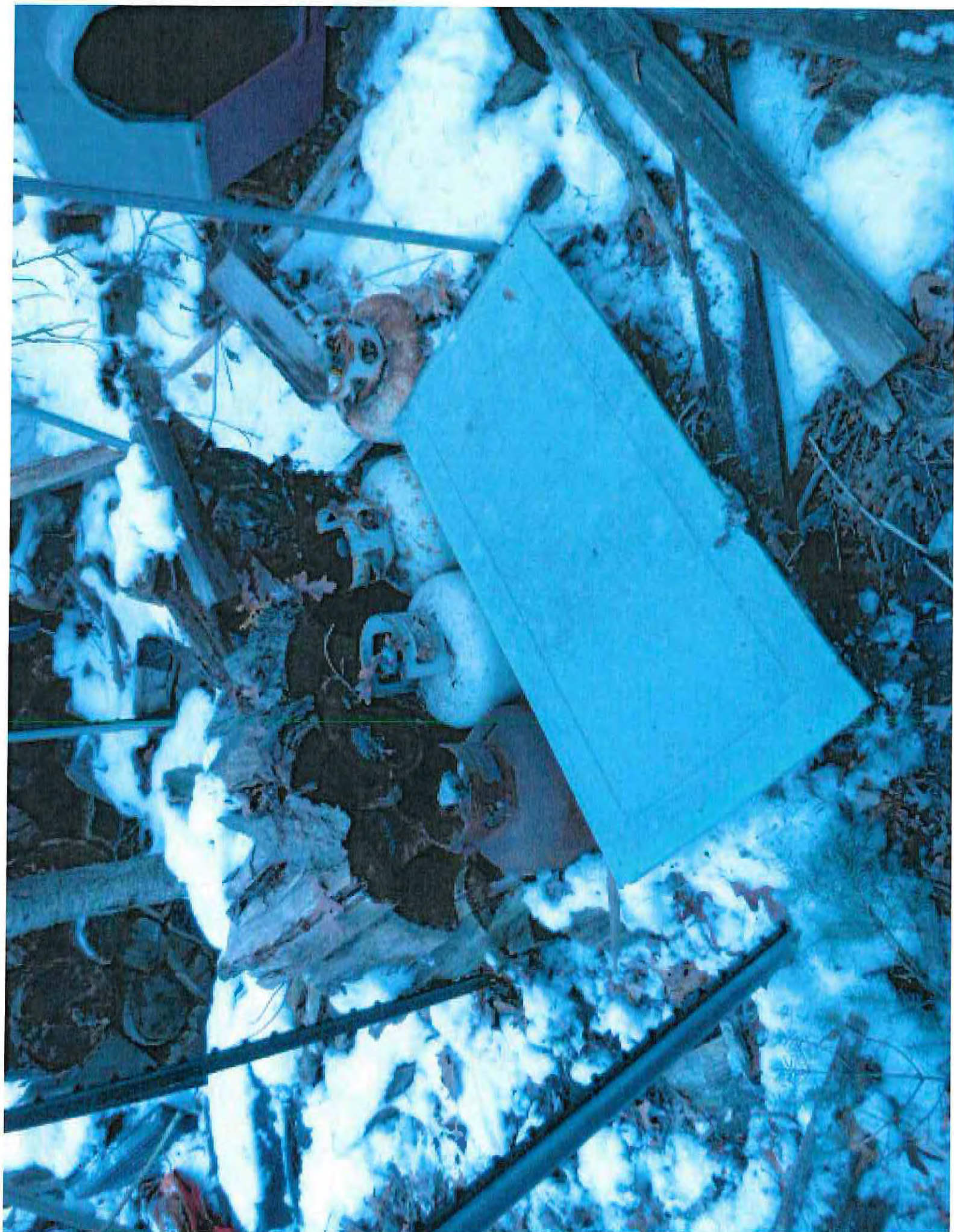


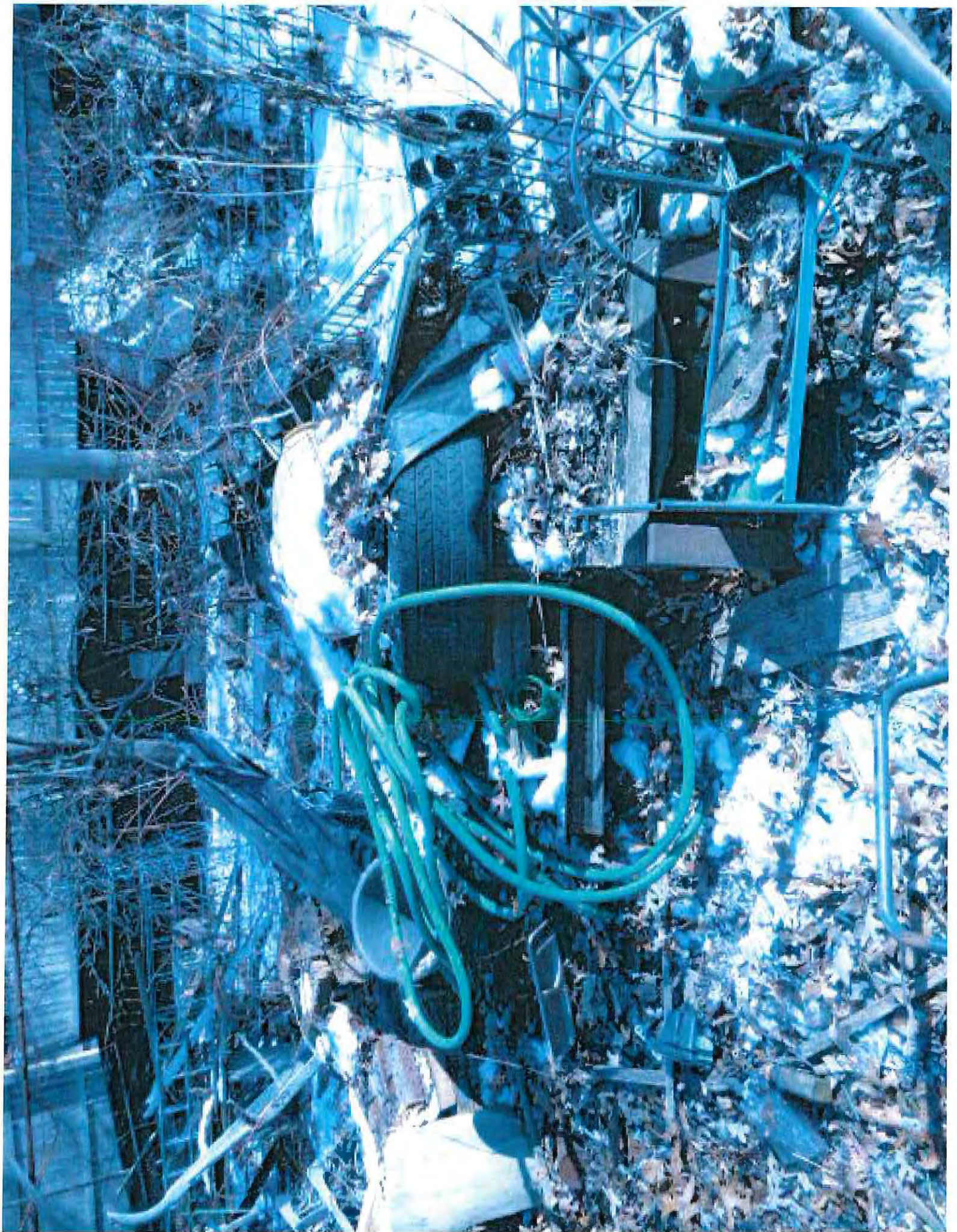










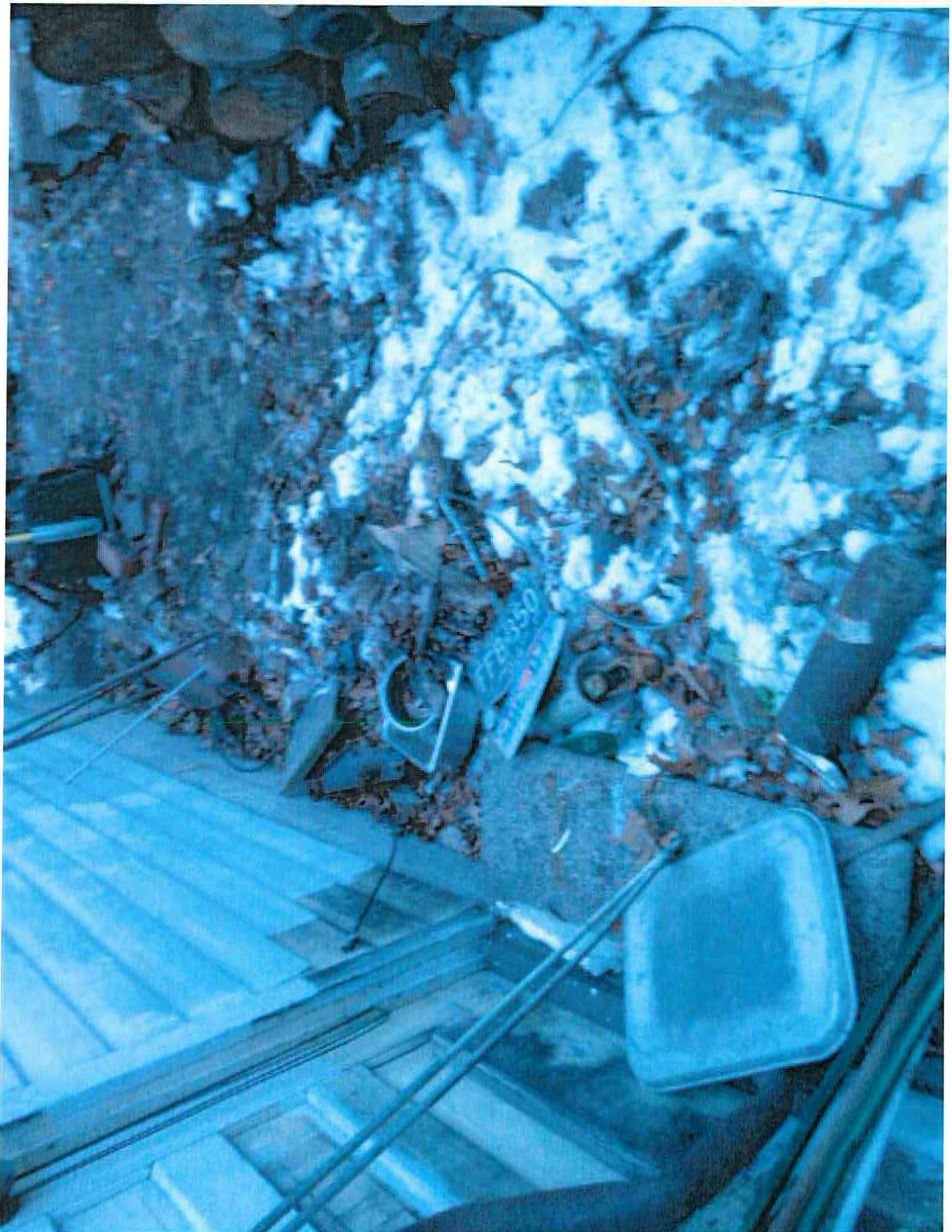


















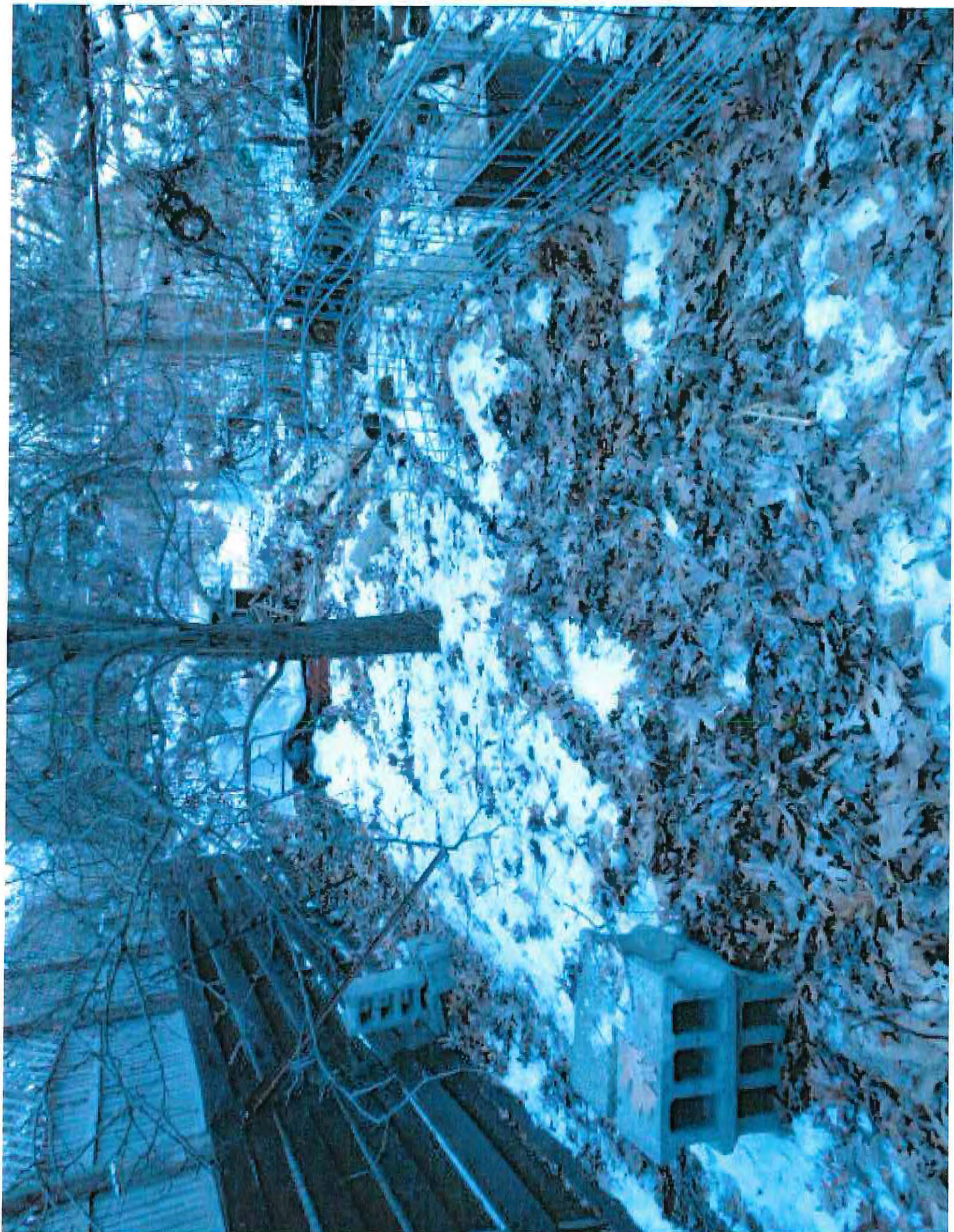






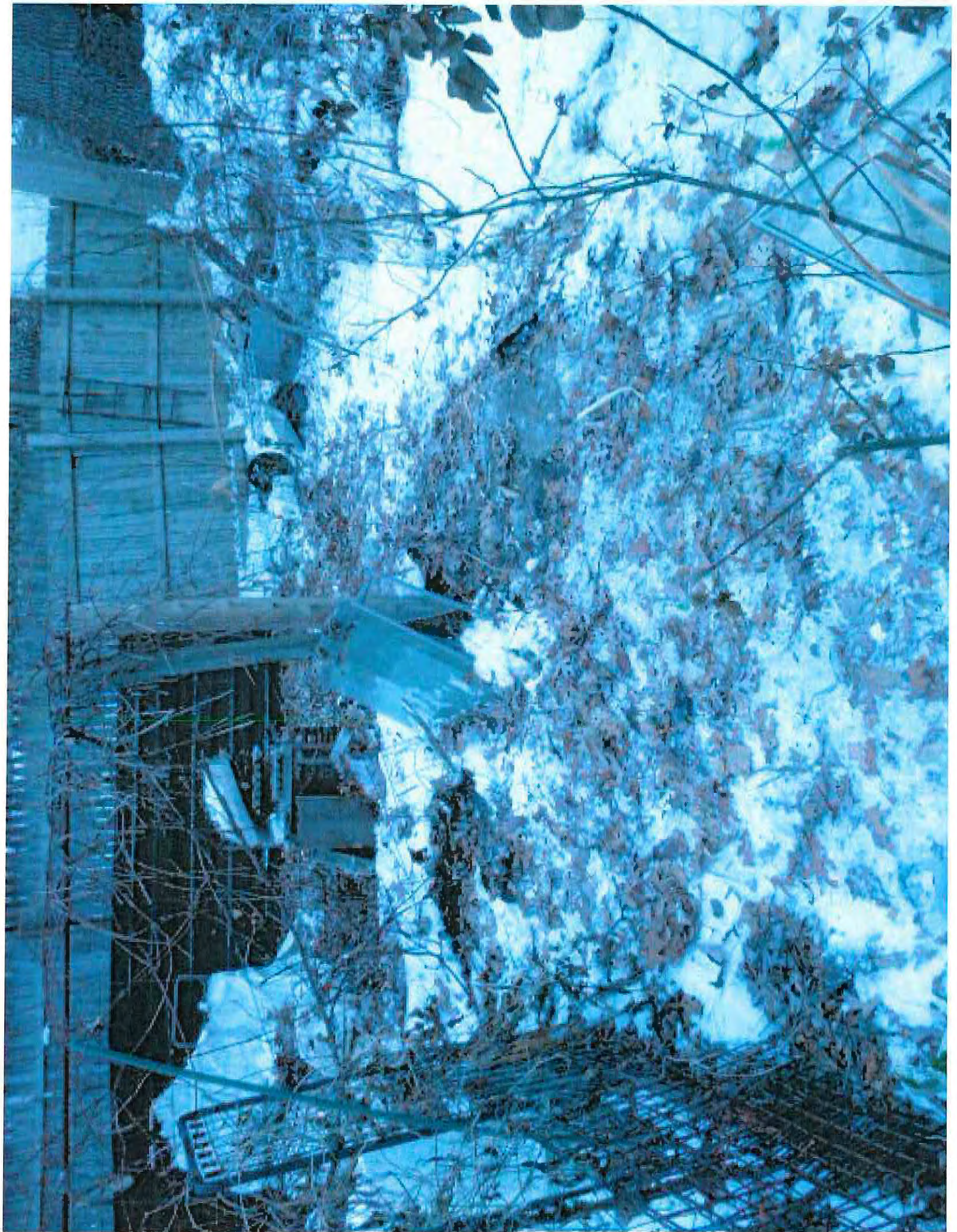










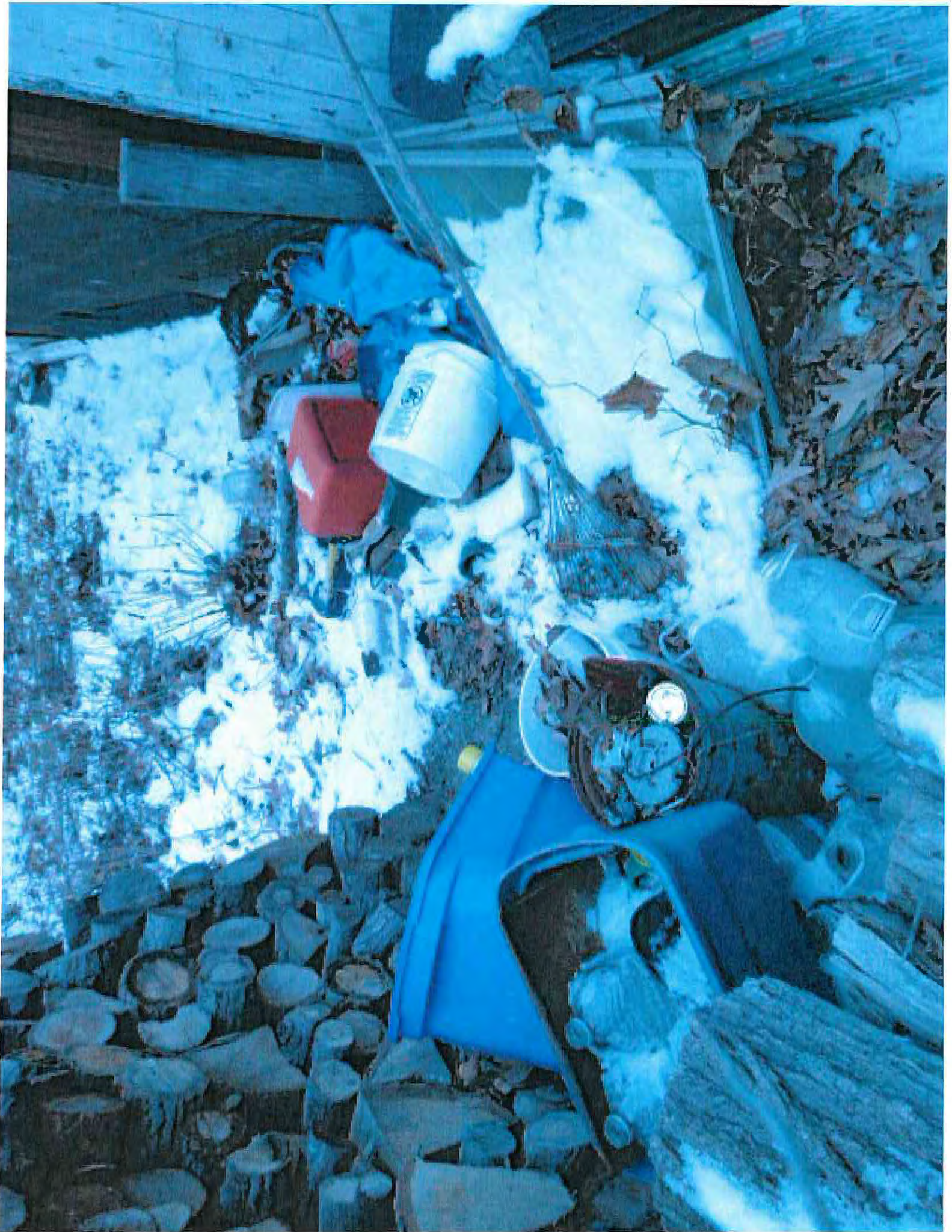














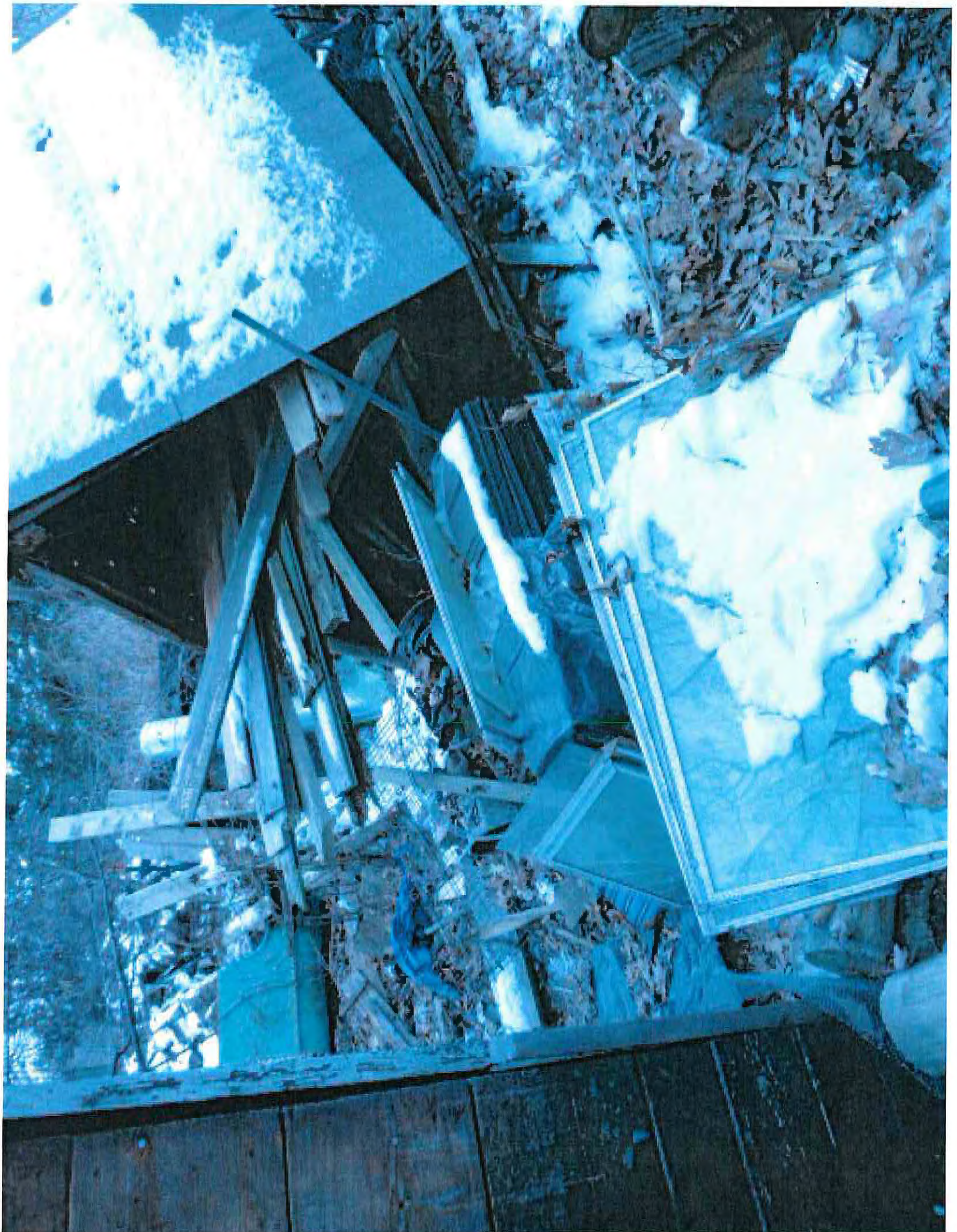










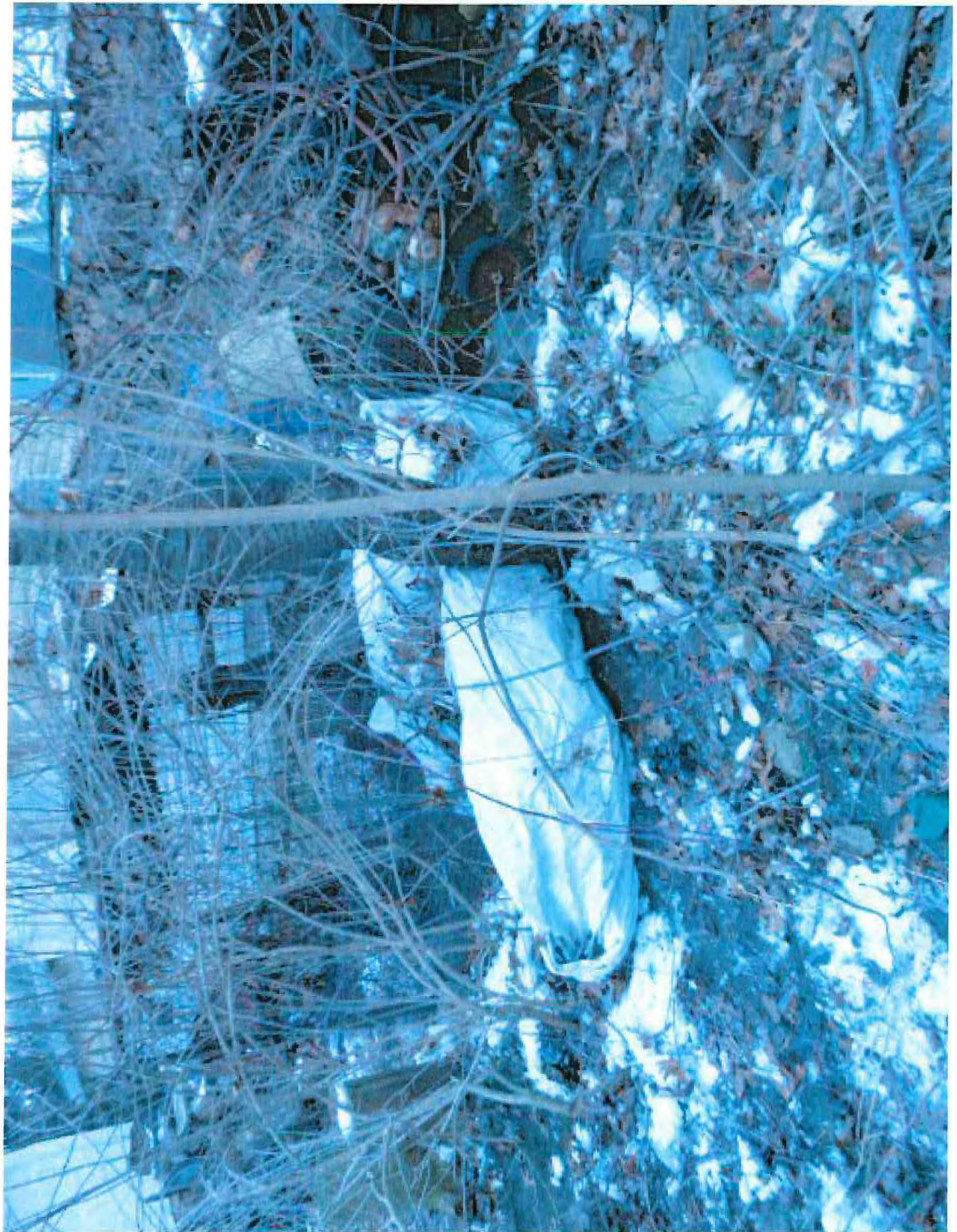


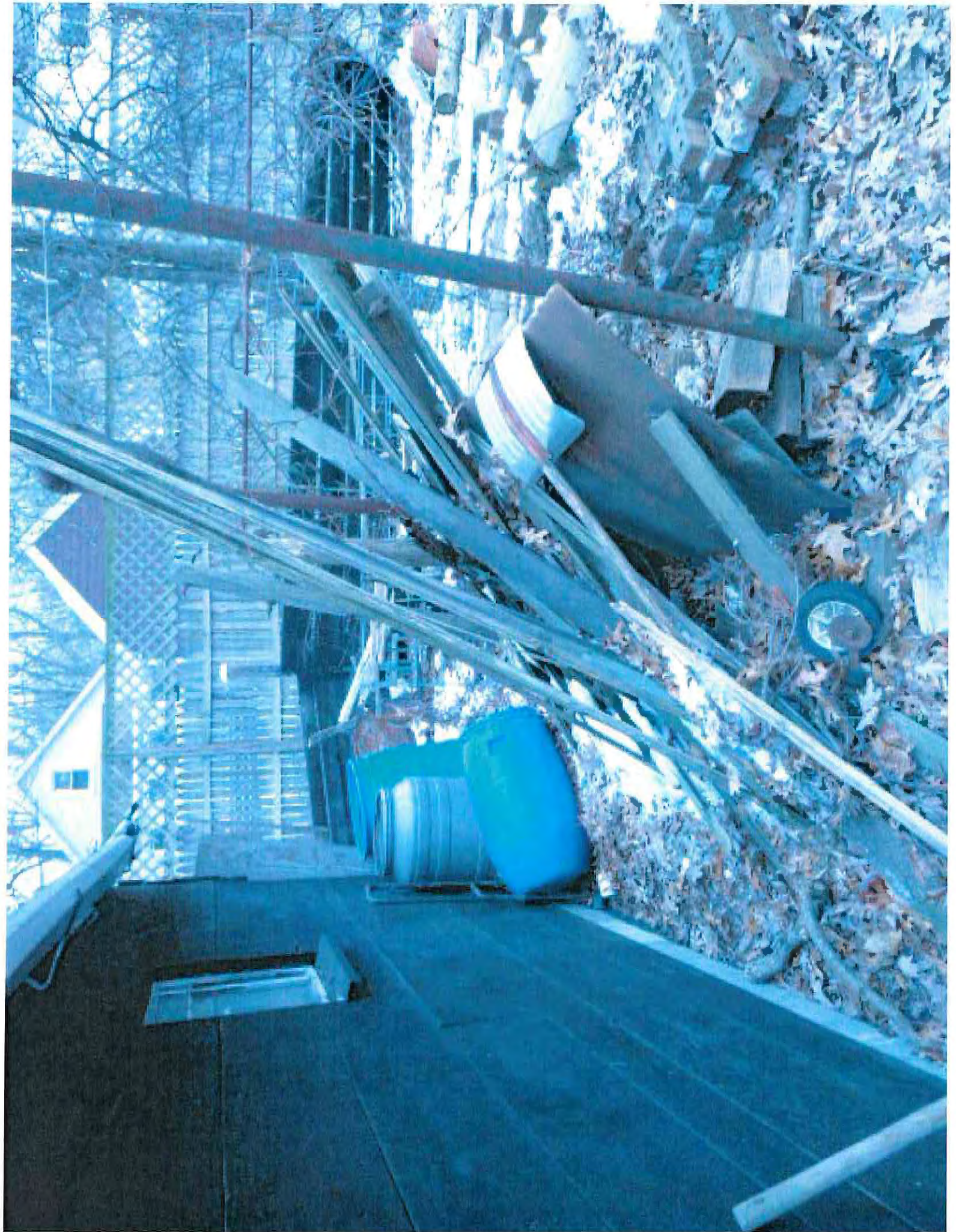


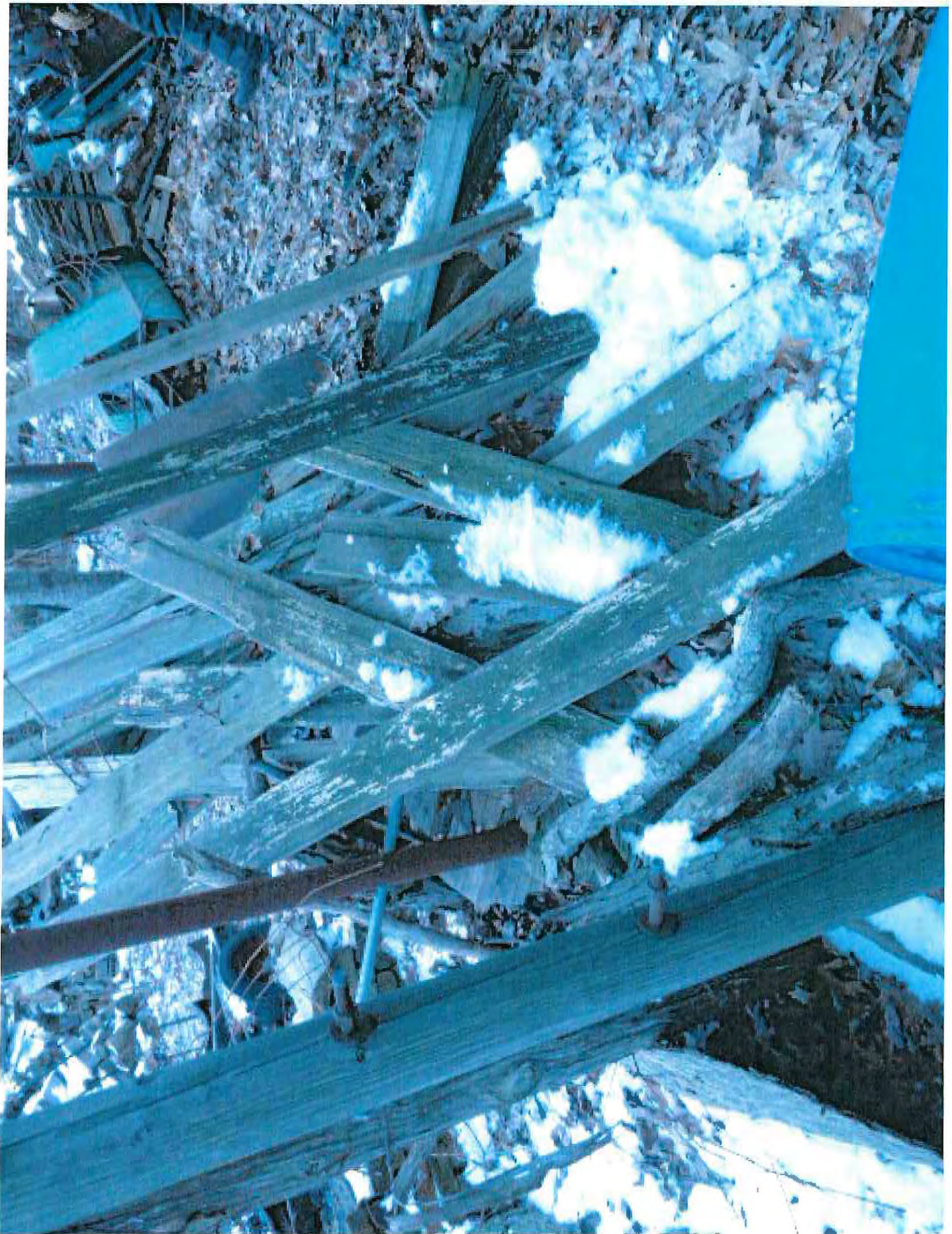






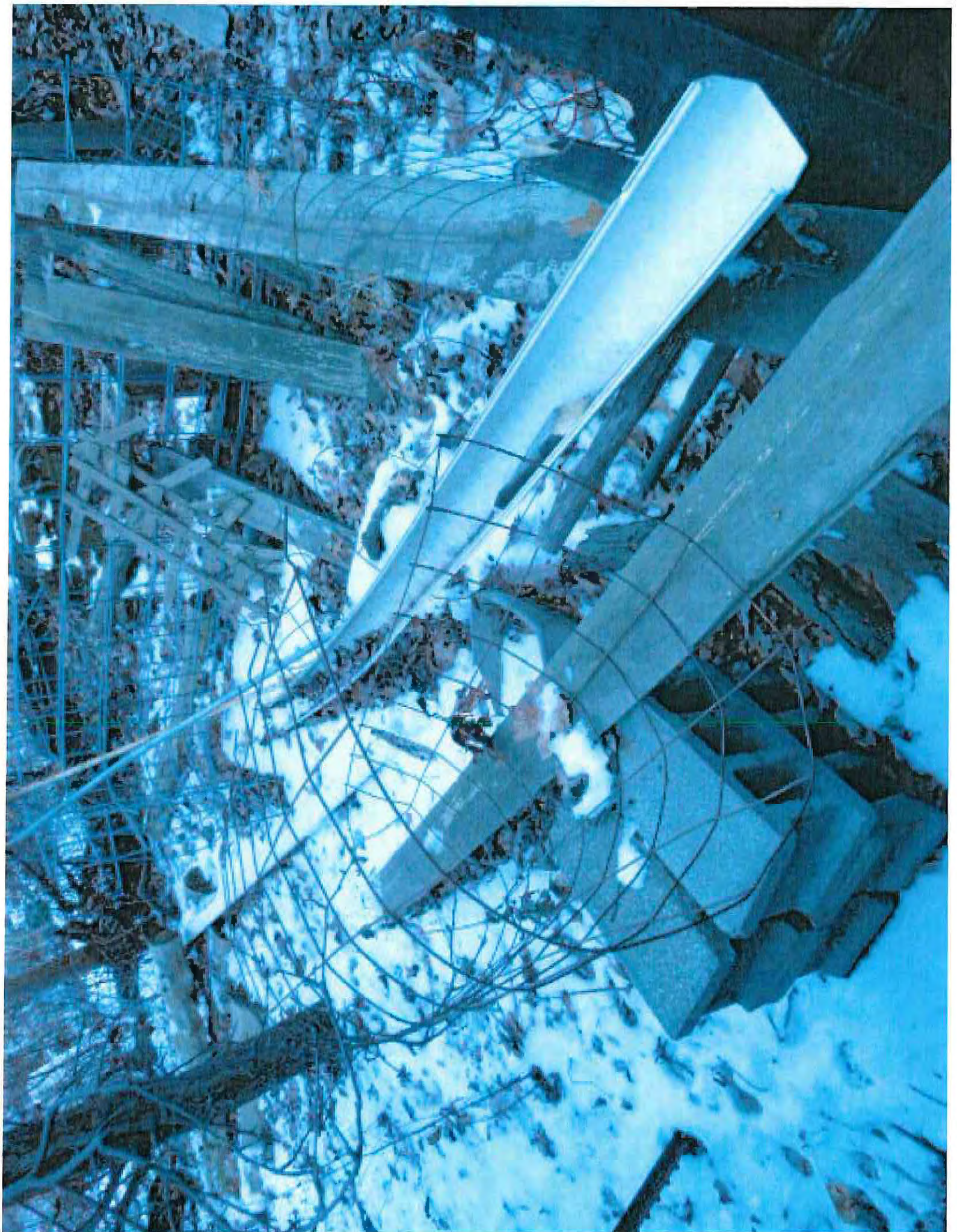


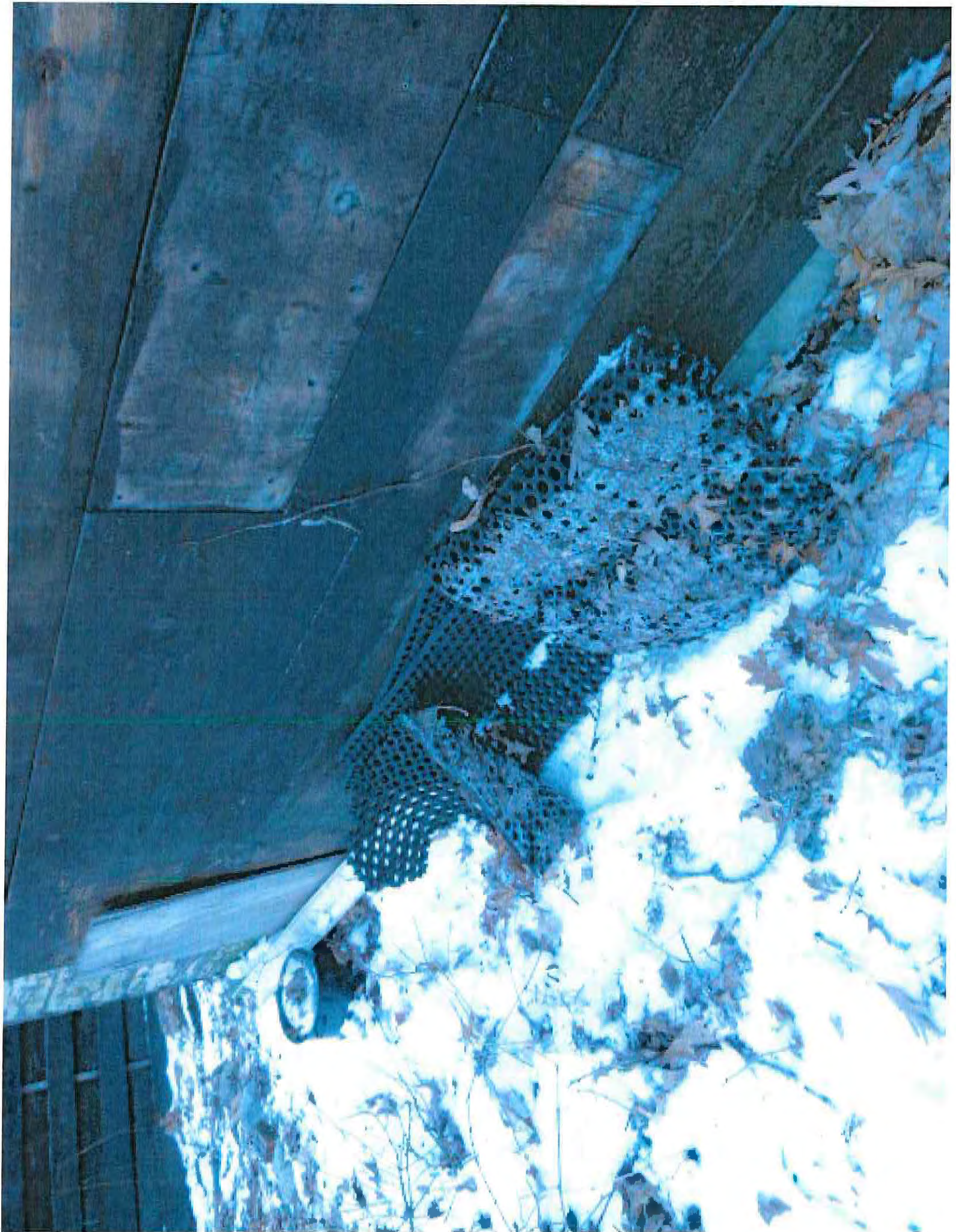














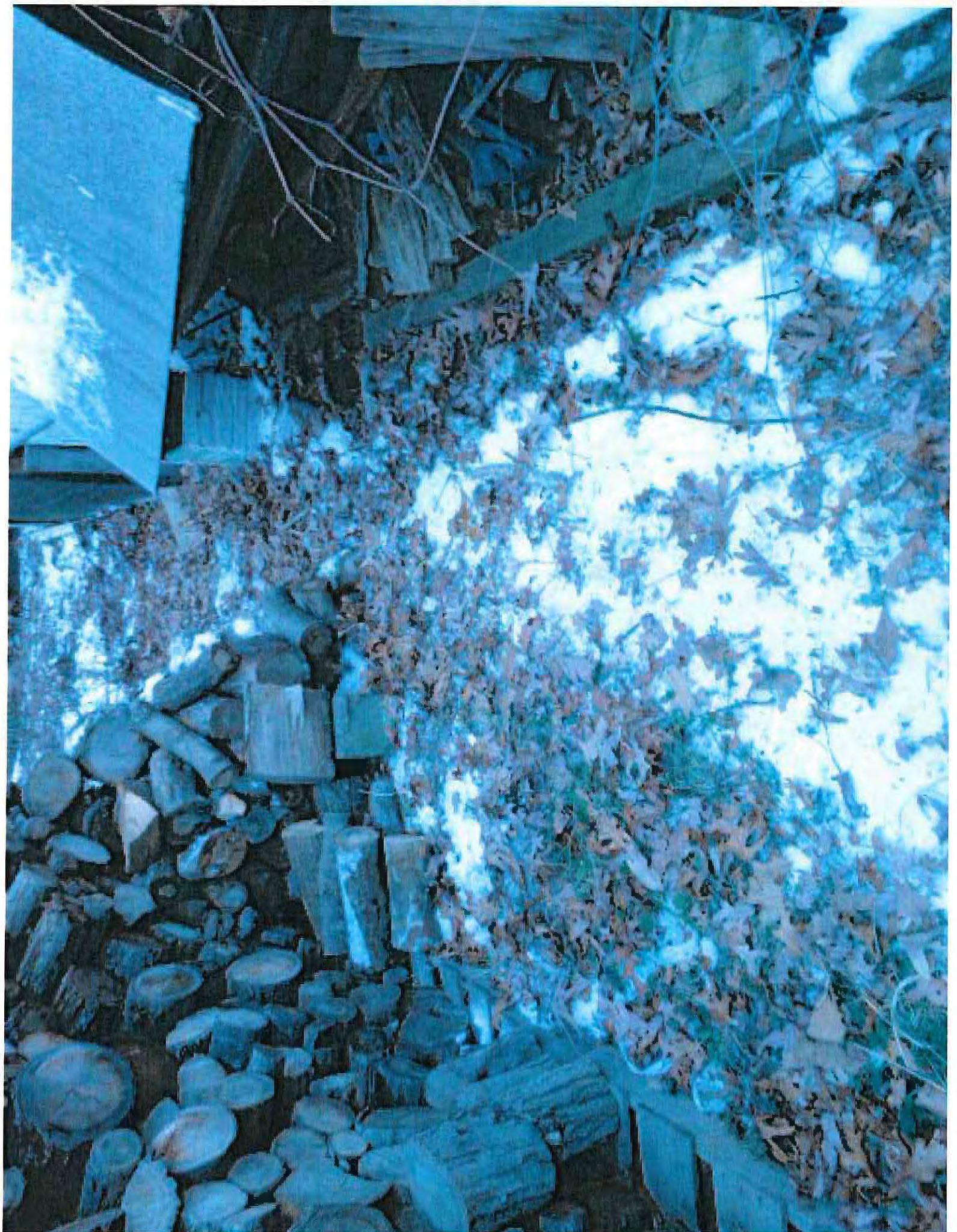
















DATE: 7/05/2018

PPN: 33-01-01-22-227-042
 DATE SUBMITTED: 6/21/2018
 ADDRESS OF VIOLATION: 721 Shepard Street
 LISTED TAXPAYER OF RECORD: Fowler, Ruby
 OTHER TAXPAYER OF RECORD:
 CLAIMANT: Fowler, Ruby & Fowler, William
 CLAIMANT'S ADDRESS: 713 Shepard Street
 Lansing, MI 48912

1586

TYPE OF ACTIONS CONTESTED: Trash Removal
 VIOLATION DATE: 10/20/2017
 NOTIFICATION DATE: 10/20/2017
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$11,607.50
 CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 17-T057
 AMOUNT OF CLAIM: \$17,065.00

ADDITIONAL ACTIONS CONTESTED:
 VIOLATION DATE:
 NOTIFICATION DATE:
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT:
 CONTRACTOR NAME - INVOICE NO. - DATE:
 AMOUNT OF CLAIM:
 MEMO DATE - INVOICE NO.:

HISTORY:	Trash Violation 10/20/2017	DAMV 10/20/2017	DAMV 10/20/2017
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CITATIONS IN PREVIOUS YEARS:	Trash Violation 11/13/2015
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CLAIMANT'S CIRCUMSTANCES:	See Attached
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CODE OFFICER'S NOTES: This property was cited for a trash violation on 10/20/2017 with an original compliance due date of 10/27/2017. The officer worked with this owner for several months to allow them time to remove the debris. On December 13, 2017 the property was submitted to the contractor. The officer notified the owner on 12/11/2017 that due to the lack of progress he was submitting the property to the contractor and he should remove any items that he may want to keep. This was a coordinated effort that required two officer's to be present while the property was being cleaned over the course of several days. This was a hoarding situation that not only consumed this property but his mother's as well who lives next door at 721 Shepard, this office also cleaned the property next door at 721 Shepard (\$11,607.50). This claimant had almost 3 months to come into compliance or make significant progress to continue and the pictures clearly show they did not. This office recommends denial of the claim.



RECEIVED JUN 21 2018
City of Lansing
OFFICE OF THE CITY ATTORNEY

1586

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: William M Fowler & Ruby M. Fowler DATE: June 21/2018
MAILING ADDRESS: 713 Shepard Street EMAIL: _____
CITY: LANSING STATE: Michigan ZIP CODE: 48912
TELEPHONE: Home () 715-563-5776 Work () _____

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

ADDRESS: 721 Shepard Street PARCEL NO. 93-01-01-22-227-042
DATE OF INCIDENT: Feb 8²⁰¹⁶ Feb 19²⁰¹⁸ Feb 20²⁰¹⁸ AMOUNT YOU WERE BILLED: \$11,607.50
TOTAL AMOUNT YOU ARE CONTESTING: \$11,607.50 + Damage \$17,065.00
TYPE OF ASSESSMENT: _____

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

Refer to added pages for information

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



CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

Bill To:

FOWLER RUBY

713 SHEPARD ST

LANSING, MI 48912-2616

DUE DATE 04/05/2018

INVOICE

03/12/2018

TOTAL AMOUNT DUE

\$ 11,607.50



	Invoice Number	Record No.	Address	Amount Due
	00108699	E17-10743	721 SHEPARD ST	\$11607.50
	03/06/2018			
	Trash - Admin Fee			
	Trash - Contractor Charge			

TOTAL DUE:

\$11607.50

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

Payment Information:

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

Appeals Process:

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

Other Information:

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

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made online or in person Monday thru Thursday 8:00 a.m. - 4:30 p.m., at the above address or by mail

Items Stolen by City of Lansing
Location 721 Shepard Street
Lansing, Michigan 48912
Code Compliance & Disposal

Dates of Thefts & Vandalism

February 8/2018

February 19/2018

February 20/2018

20+ bee hives and their (vandalism)	\$7,000.00
Stands displaced resulting in honey bees absconding (Leaving their hive and Appare)	
3 Evergreen downspouts Crushed & destroyed	\$500.00
2 Weber grilles (1 lid left)	\$150.00 each \$300.00
1 Honey Extractor & Root Soframe	\$5500.00
25 Destruction of Raspberry bushes with chainsaw	\$3,250.00
25 bushes	\$150.00 each
Damage to Plum tree	
Damage to Blue Spruce tree	
Click Starter Pen with utensils	\$350.00
3 Galvanized Tubs For Soil cleaning (Garden Soil)	\$165.00
\$55.00 each	
Damages	\$17,065.00

MDCL Contact #
from: WILLIAM M. FISLER 487080
713 Shepard Street
LANSING, Michigan 48912
1-715-563-5776
to:

April 26 / 2018

State of Michigan
Department of Civil Rights
Date of violations
JAN 31 - Feb 20 / 2018

Basis or Area of my concern:

Failure of { public service
housing and law enforcement

They [code compliance of City of Lansing
and their ERCS disposal] Mich.
owner & employees broke the housing
codes in order to attain 2 TAX
assessments on two side by side properties
of mine 713 & 721 Shepard Street Lansing
Mich 48912

Fraud
Conversion
Negligence: hiring
failure to use such care
in hiring a reasonably
prudent person or persons,
when such failure is the
cause of the (plaintiff's) injury
[Emotional distress]
Financial Loss

Conversion: the theft of personal property
these items the code says if home
owner CAN have out of doors where
their designated use is
these items were stolen

the destruction
of private property

Rose bushes

Raspberry Bushes

Plum tree (Broken limbs)

Blue spruce tree (Broken limbs)

Evergreens Downspouts and

Garden stolen by Flathead

outdoor Furniture 3 metal chairs

Firewood & Kindling

Home heating Solar panel (Solar panel)

Greenhouse panels

tilt ore (Kotop)

Rain barrel

Plant starter tanks

4 Propane Grill tanks

+ MORE

Without Loading up these (not to be removed items)

the disposal company would not have had loads.

In effect without loads the city administration

could not send out those tax assessments.

the boss of the disposal company was hollering at the 5
employees for not bring back loads of materials. As
a result the employees were loading up kindling
wood pile coverings (ply wood covers to keep firewood dry)
snow & leaves in 55 gal plastic trash barrels in
order to get a load. They took a chain saw to my cane
berries not knowing what they were. Not knowing what they
were doing they dismantled my honey bee apartment moving all
the hives on top of each other. Now all the bees are gone
the code compliance officer - Amy CASTILLO - upon being
shown a hive body questions "That's a bee hive?" she authorized
the removal of the hives without even knowing what a bee hive looked
like. I have been 10-15 yrs. invested into raising
hives.

In other words they wouldn't even have one load if they hadn't taken these items that ARE protected by the City Code on behalf of the property owners.

Discrimination: (Evidence of)

There ARE several Code violations within 200-600-1,000 ft. of these said properties! 713 & 721 Shepard Street causing Michigan the same things I have been written up for are evident at these sites I have dated pictures of these code violations in case someone tries to talk them out of them.

the date that this assault started was 10/20/2017 3/12/2018 ended
3 days 713 Shepard St.
4 days 721 Shepard St.
They spent 7 DAYS
8:30 - 3:30

I can go over every aspect of these yards and show what was there and what was not.

They spend a lot of time doing absolutely nothing, just putting time to raise the assessments.
the tax assessments were \$3500.00/day x 7 days

List of Perpetrators

Phone: 517-483-4361

Code
officers

Scott Sanford

316 N Capitol Ave Suite C1
LANSING Mich 48933

Amy CASTILLO

316 N. Capitol Ave STE C-2
LANSING Michigan 48933

Zachary Driever

316 N. CAPITAL AVE
LANSING, Michigan 48933

ERIC'S
DISPOSAL

MATERIAL
MOVERS

ERIC - BOSS

VAL - LEADER (WORKER)

ADAM - LEADER (WORKER)

JOSH - WORKER

Names
UNKNOWN

() - WORKER

() WORKER

If you need any more just let me know.
(Dated pictures) (anything)

Thank You
William Mark Frober

April 26/2018

Phone: 1-715-563-5776

721 Shepherd
St
Carmichael Mich

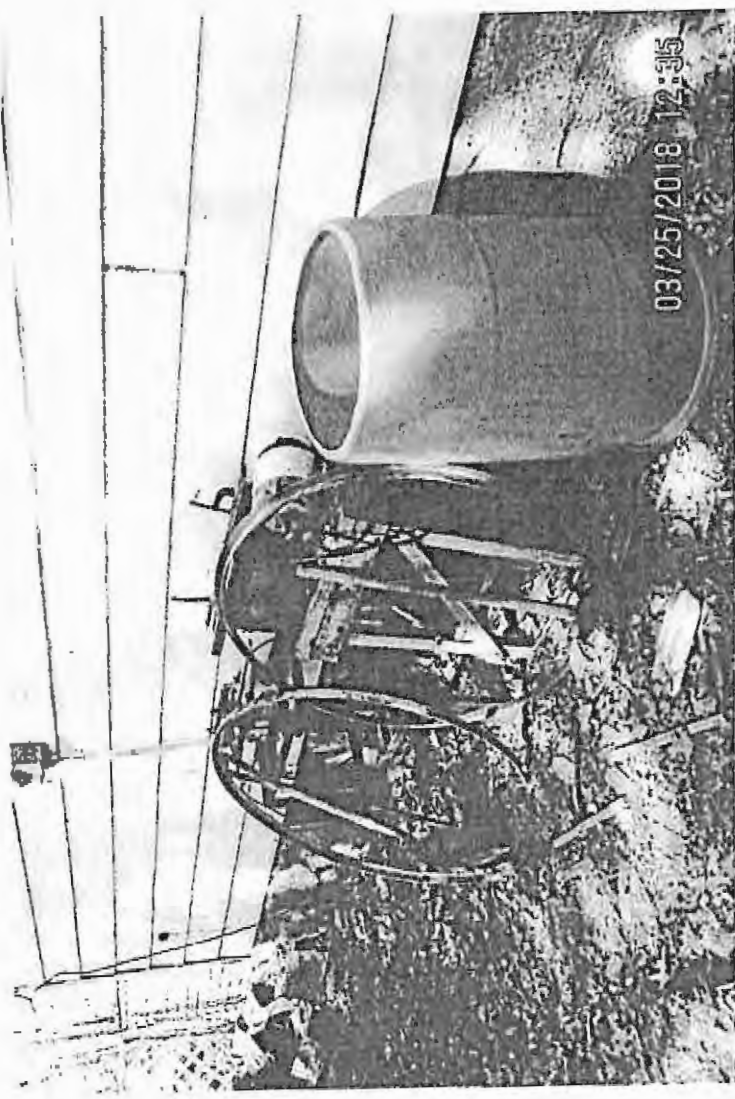
These boards
At the bottom
were standing
on end

To produce a →
fence here
to protect this
fire wood and
to give it better
appearance

These boards were
~~not~~ used for
kindling as the
wood pile gets
used up.

They loaded →
up my fence
in this truck I
asked them not
to and told they
why.





03/25/2018 12:35

721 Sheephead
There was nothing
alp against this
house before
City Camp Disposal
came here



02/20/2018 10:33

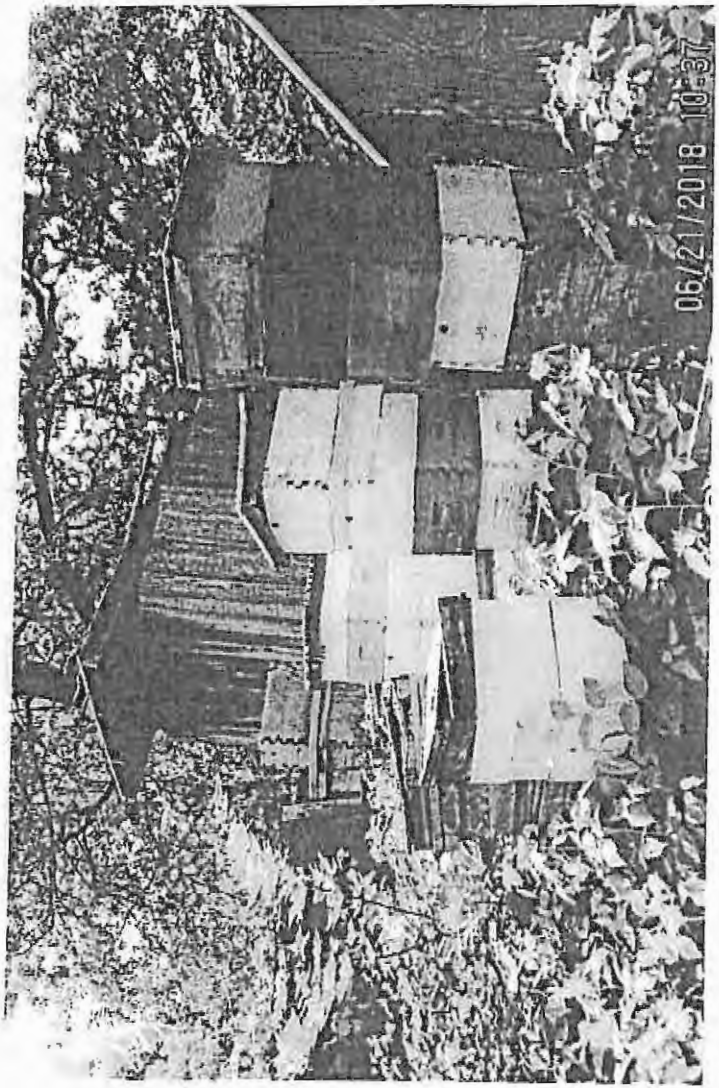
This is a path
of scattered trash
Debris that they never
tried to change me
from it!

This wood
 Cirkled white
 was moved
 from the operation
 that is dotted white
 At the expense
 on the Assignment
 of \$500.00
 The only thing I saw
 them do was it
 white day



03/25/2018 12:37

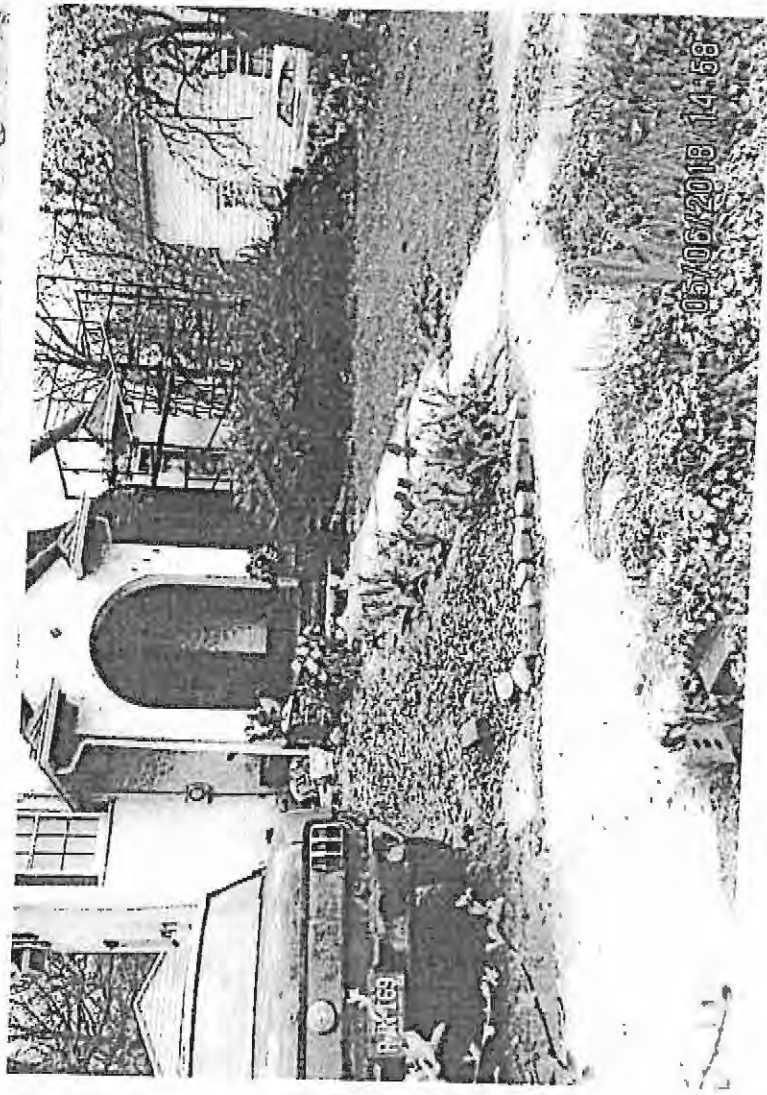
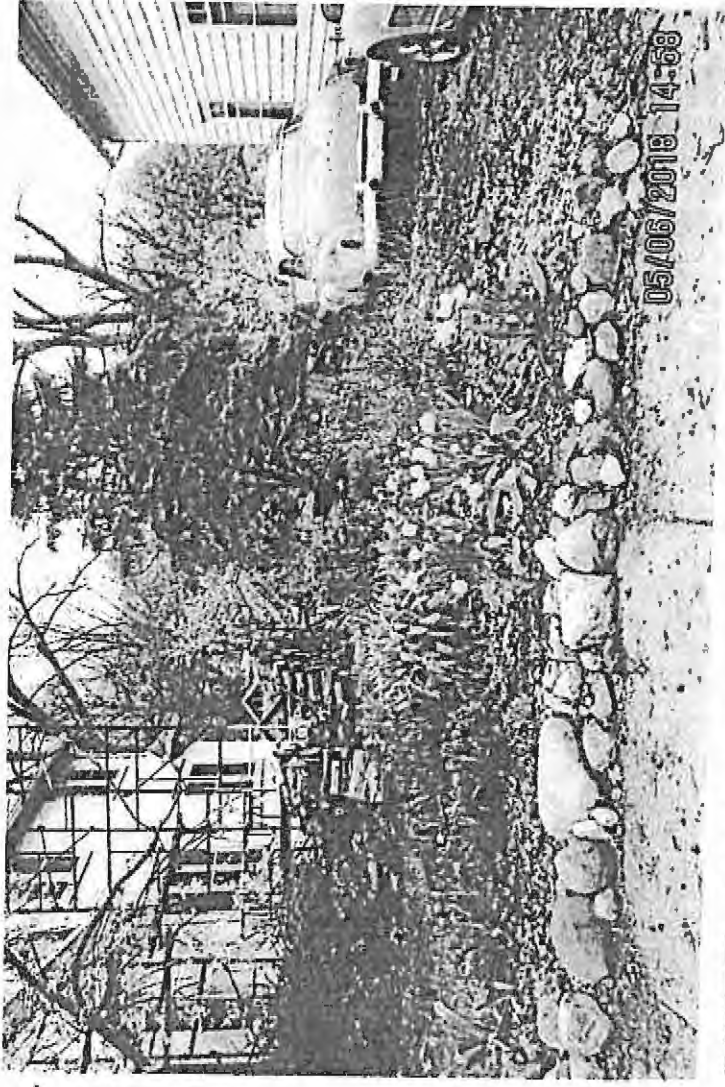
Pictures of
 how they stacked
 up the bee hives
 And wecker
 my bee Appraie
 the bees will not
 stay onced moved



06/21/2018 10:37

They never notice
only thing are pictures
from the office
you see,

These are
three pictures
of my 2 dogs
on skedaddle
this spring
713 721 Shepard
Lansing, Mich





CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

Invoice No.: 00108699

Date: 03/06/2018

Record: E17-10743

FOWLER RUBY

713 SHEPARD ST

LANSING, MI 48912-2616

TOTAL AMOUNT DUE**\$11,607.50**

Item Category	Item Description	Amount Due
Code Compliance	Trash - Admin Fee	\$265.00
Code Compliance	Trash - Contractor Charge	\$11,342.50
Total Amount Due		\$11,607.50

Eric's Refuse LLC
P.O. Box 16035
Lansing, MI 48901 US
eric'srefuse@hotmail.com

INVOICE

BILL TO

Lansing Fire Department
316 N Capitol, Ste. C-1
Lansing, MI 48933-1238

INVOICE # 1550
DATE 03/04/2018

PROPERTY ADDRESS
721 Shepard ST

PARCEL NUMBER
33-01-01-22-227-042

ACTIVITY	QTY	RATE	AMOUNT
city:1hour 3 yards first hour and 3 cubic yards	1	175.00	175.00
city:add hours any hours after 1	55	150.00	8,250.00
city:class 2 construction material after 3	112	26.00	2,912.00
city:tire tire removal	1	5.50	5.50

3/2/18
115 yards
Submitted by Zachary Driver

BALANCE DUE **\$11,342.50**



ECONOMIC DEVELOPMENT & PLANNING CODE ENFORCEMENT OFFICE

ZD 10-25-17: spoke with Bill (715 563 5776). He said he agrees the property needs to be cleaned. I told him I would grant an extension after I see how much work he has done upon recheck.

ZD 10-30-17: Spoke with Bill on site. I saw little progress. I advised him to clean the driveway and just behind the house and to gradually work backwards from there.

ZD 12-11-17: Spoke with Bill. I informed him that I am submitting 713 Shepard to the trash contractor. I granted a 2 week ext on this property due to the weather, the Holidays, and because we did not focus on this property yet. I advised him to focus on the South side of the property.

17-T057



Mayor Virg Bernero

**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

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

TRASH AND DEBRIS CORRECTION NOTICE

**FWLER RUBY
713 SHEPARD ST
LANSING, MI 48912-2616**

**Violation Date: 10/20/2017
Violation Location: 721 SHEPARD ST
Parcel No: 33-01-01-22-227-042
Compliance Due Date: October 27, 2017**

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

AREA: Entire Exterior

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Violation: Junk tire debris

Violation: Brush & Tree Limb debris

Violation: Deteriorated building materials

Violation: Plastic Container(s) debris

Violation: Deteriorated Appliance(s)

Violation: Deteriorated metal product

Violation: Trash found in bags/boxes

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

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



Mayor Virg Bernero

**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

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

Trash Authorization Form

Submitted to: Eric Crutcher on 01/11/2018

TAXPAYER: FOWLER RUBY, 713 SHEPARD ST LANSING, MI 48912-2616

Location of Work:

Enf Num: E17-10743

**Address: 721 SHEPARD ST
Lot No:
Description:
Parcel No: 33-01-01-22-227-042**

Remove Trash and Debris

Work Authorized:

AREA: Entire Exterior

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Violation: Junk tire debris

Violation: Brush & Tree Limb debris

Violation: Deteriorated building materials

Violation: Plastic Container(s) debris

Violation: Deteriorated Appliance(s)

Violation: Deteriorated metal product

Violation: Trash found in bags/boxes

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 1

Authorized Cubic Yards: 3

Warning Comment:

This action is authorized by the Manager of Code Compliance

02/27/2018 00:00





02/27/2018 08:00

02/27/2018 08:01



02/27/2018 08:01



02/27/2018 08:01



02/27/2018 08:09



02/27/2018 08:14



02/27/2018 08:45



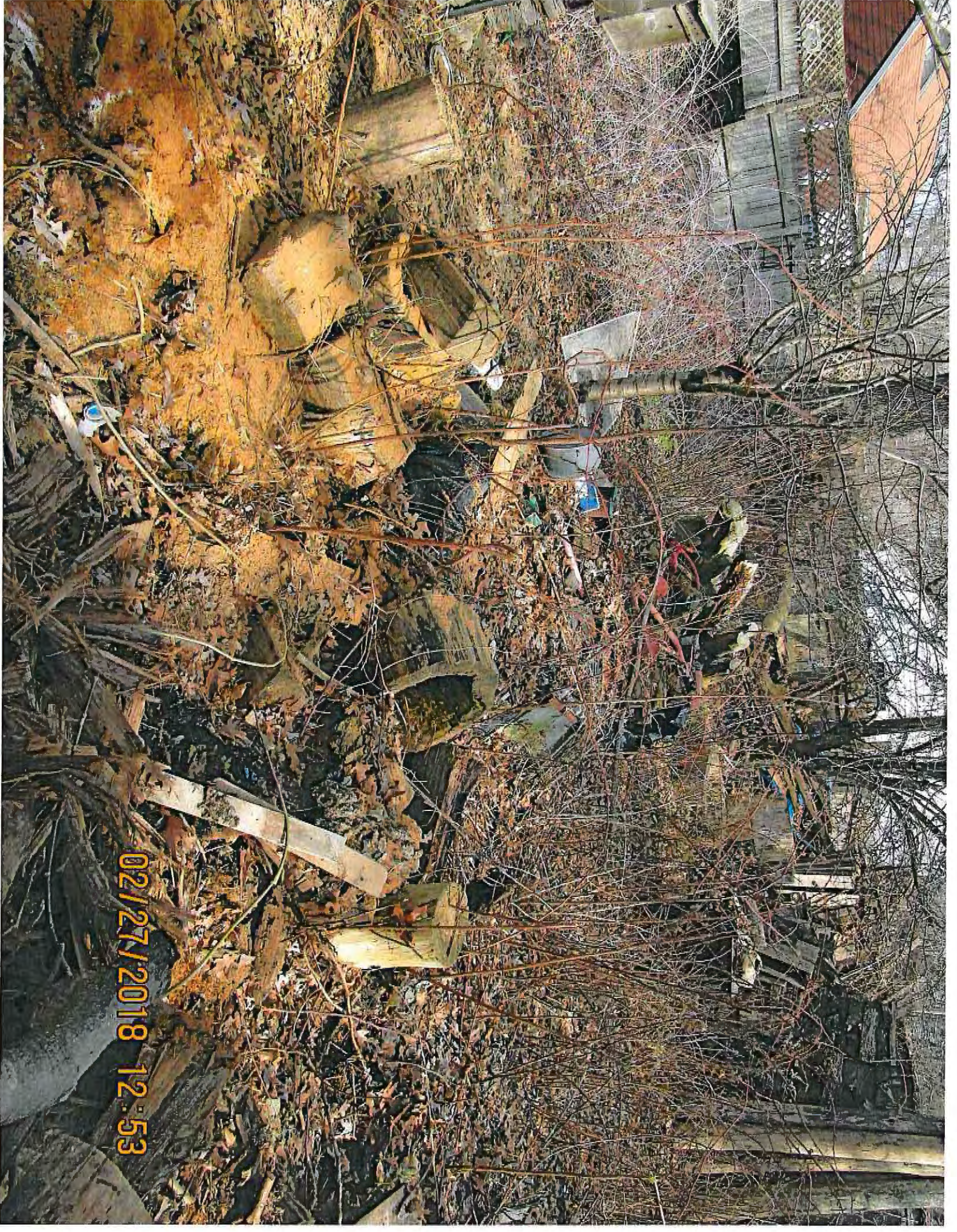
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02/27/2018 09:12



02/27/2018 12:53



02/27/2018 12:54





02/27/2018 13:06

02/27/2018 13:41



02/27/2018 23:55



02/27/2018 23:55



02/27/2018 23:55



02/27/2018 23:55



02/27/2018 23:56



02/27/2018 23:56



02/27/2018 23:56



02/27/2018 23:56



02/27/2018 23:56

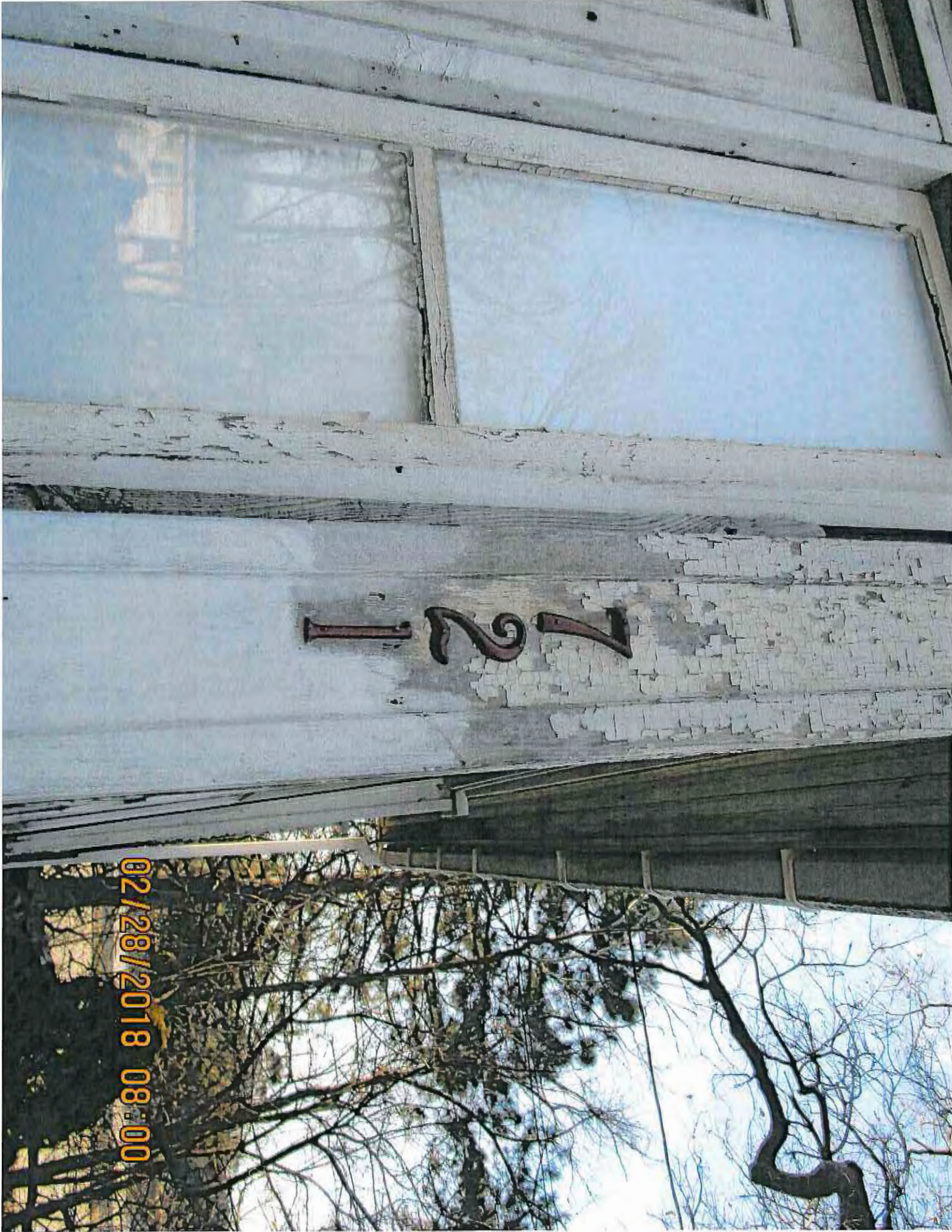


02/28/2018 00:00



02/28/2018 08:00

127



02/28/2018 00:00



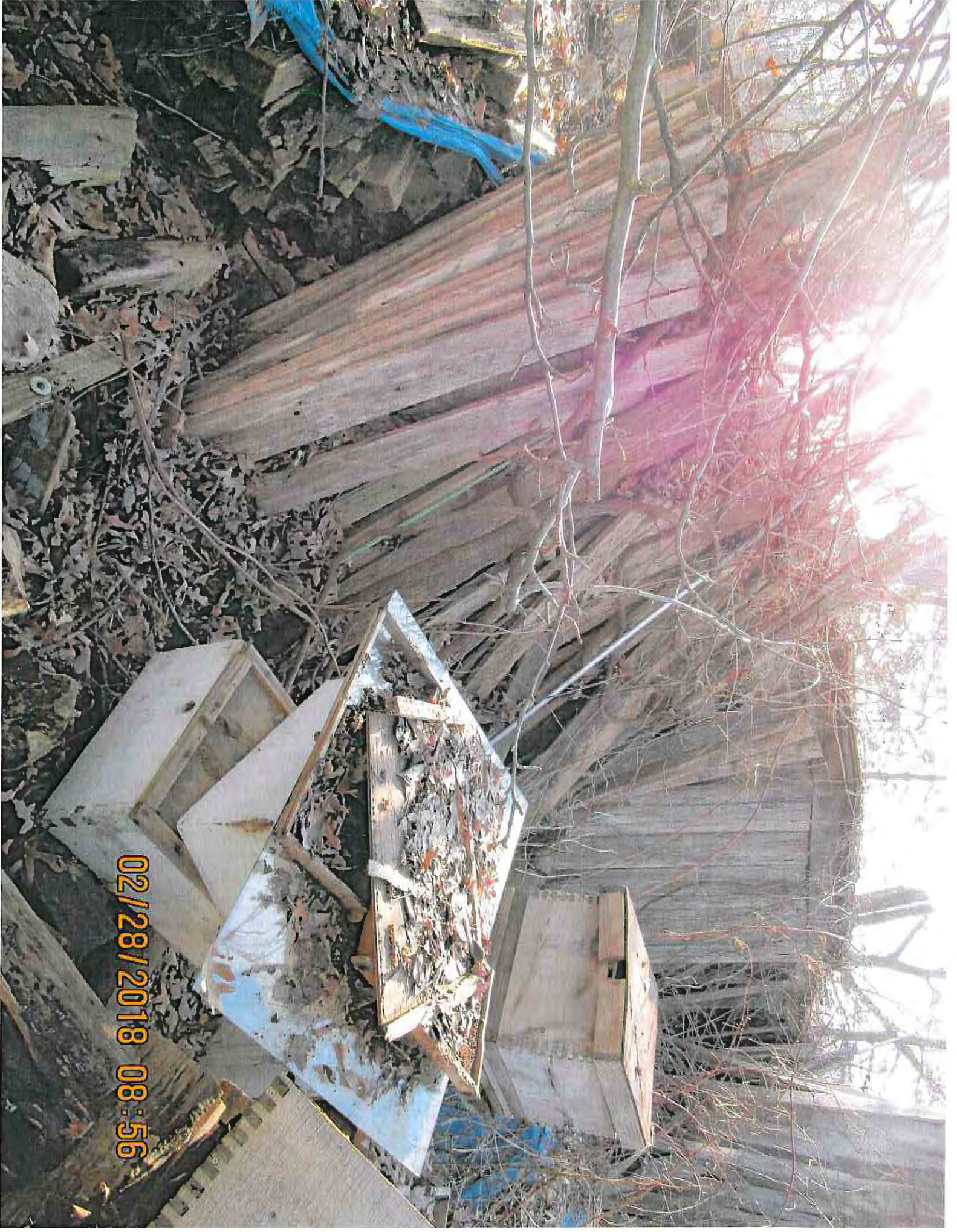
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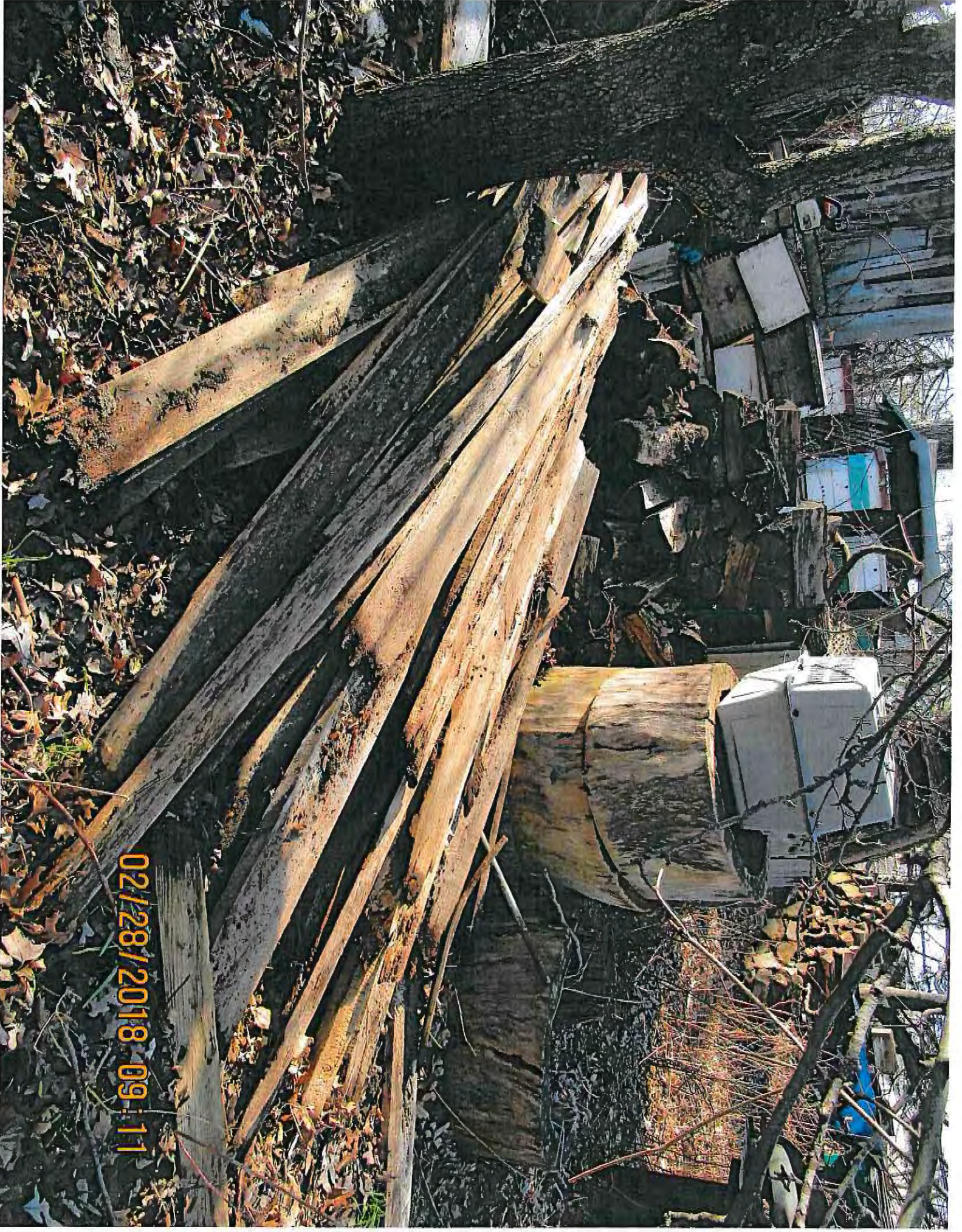
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02/28/2018 08:56



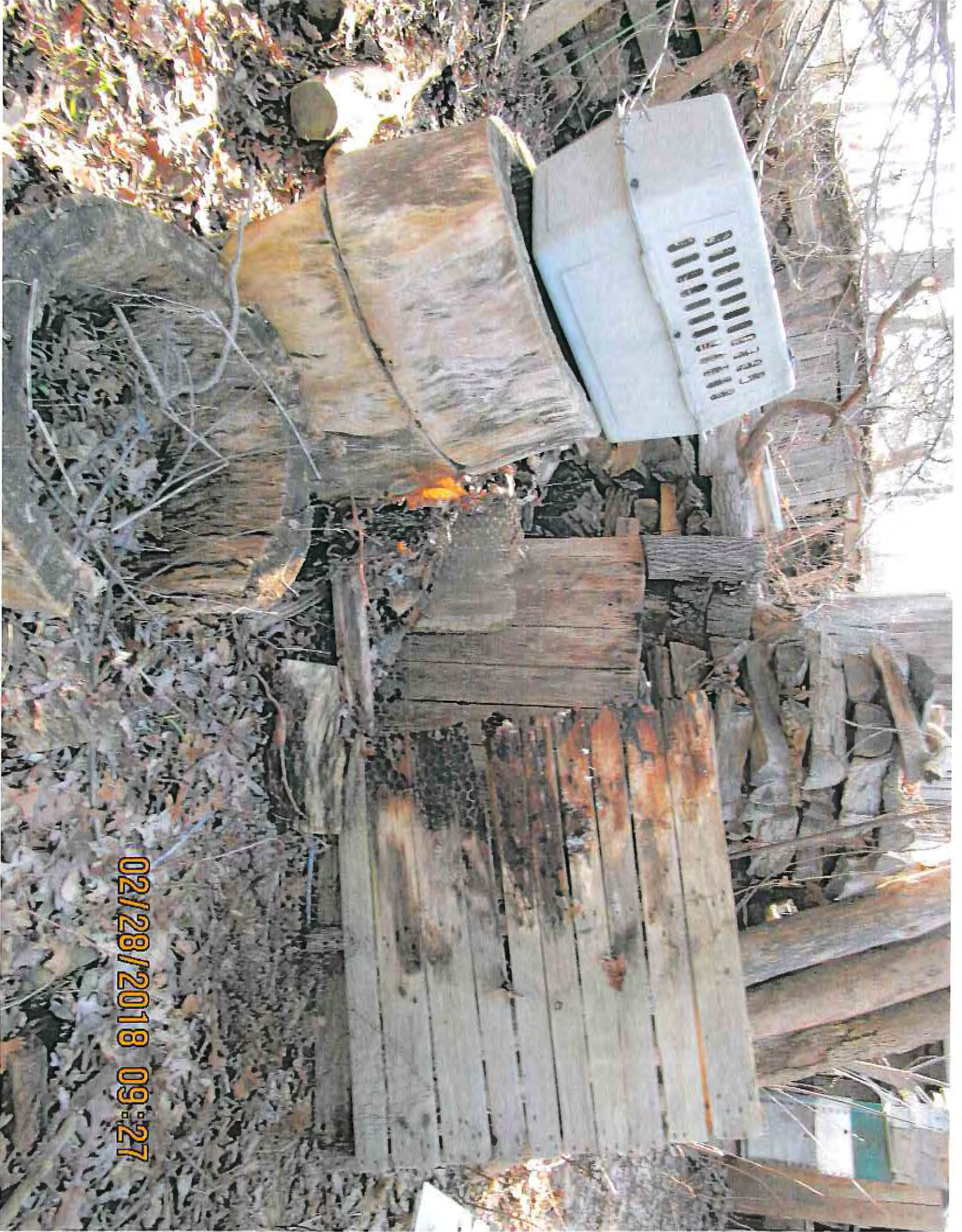
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02/28/2018 09:24



02/28/2018 09:27



02/28/2018 09:40



02/28/2018 09:40



02/28/2018 09:43



02/28/2018 09:49



02/28/2018 09:49



02/28/2018 09:52



02/28/2018 10:03



02/28/2018 10:03





02/28/2018 12:36

02/28/2018 12:36



02/28/2018 12:36



02/28/2018 13:00

WHEEL DRIVE
PRESS TO DRIVE
RELEASE TO STOP



02/28/2018 13:00



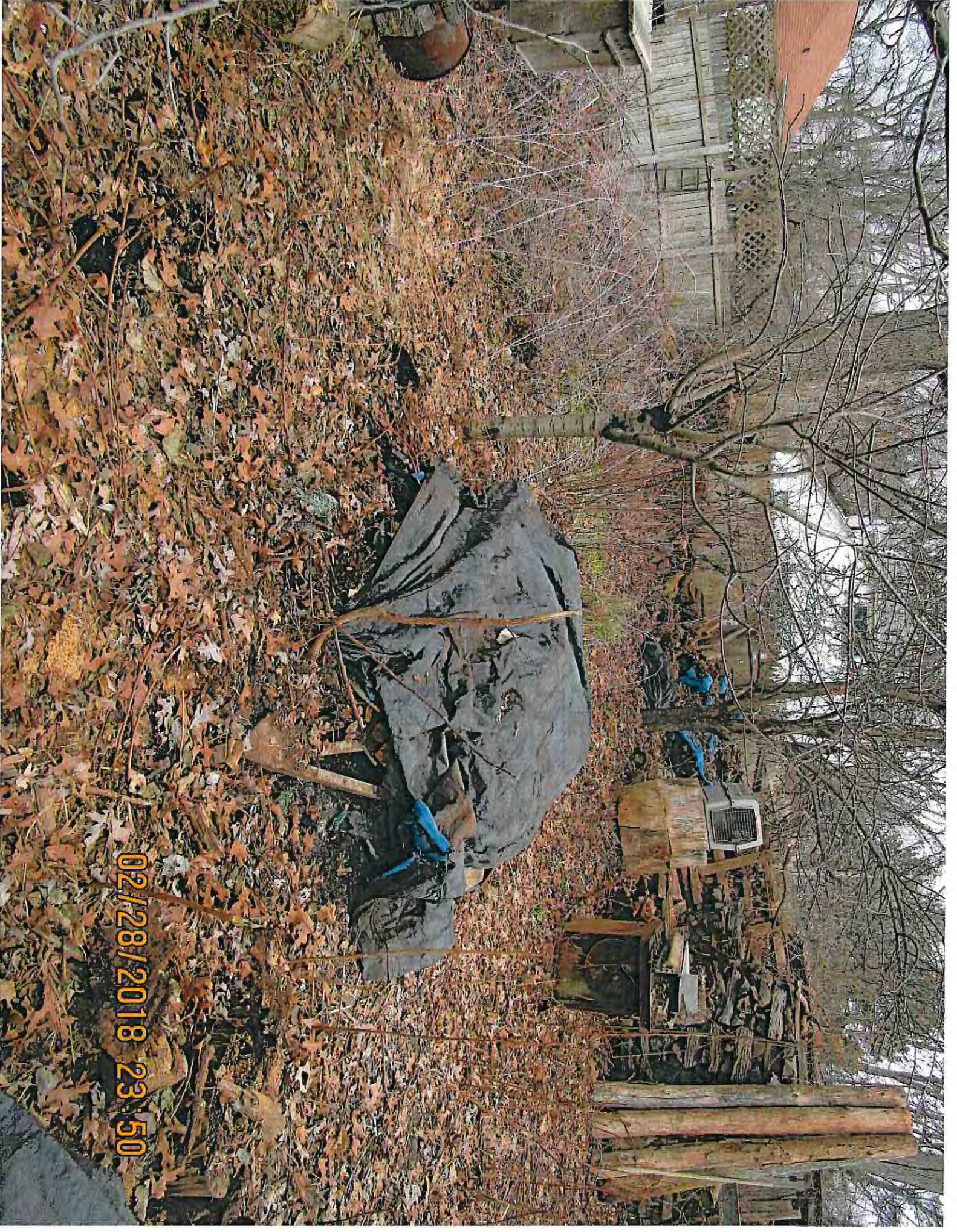
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02/28/2018 13:34



02/28/2018 23:50



02/28/2018 23:50



02/28/2018 23:50



02/28/2018 23:50



02/28/2018 23:51



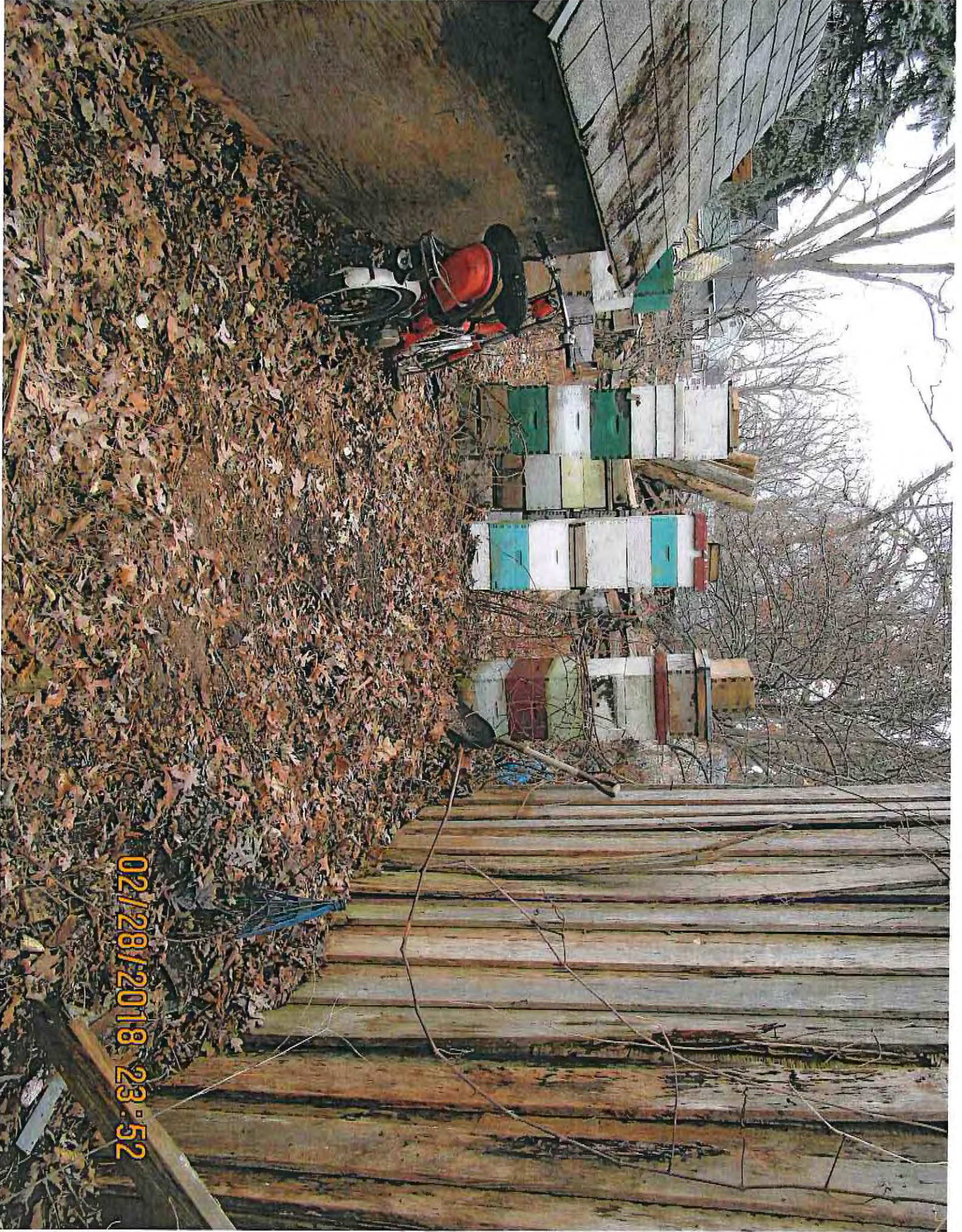
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02/28/2018 23:52



02/28/2018 23:52



127

03/02/2018 09:00

03/02/2018 09:00



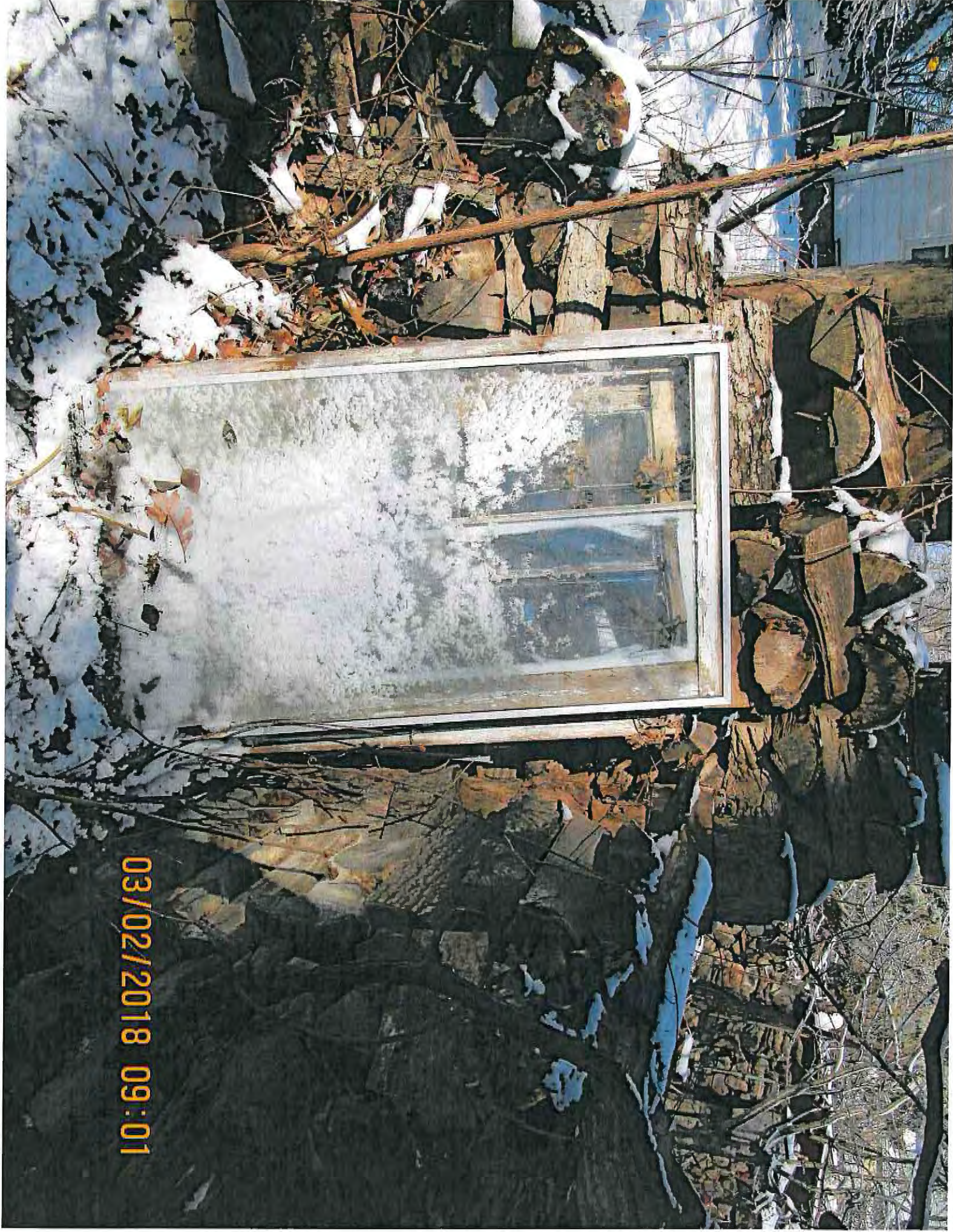
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03/02/2018 09:00



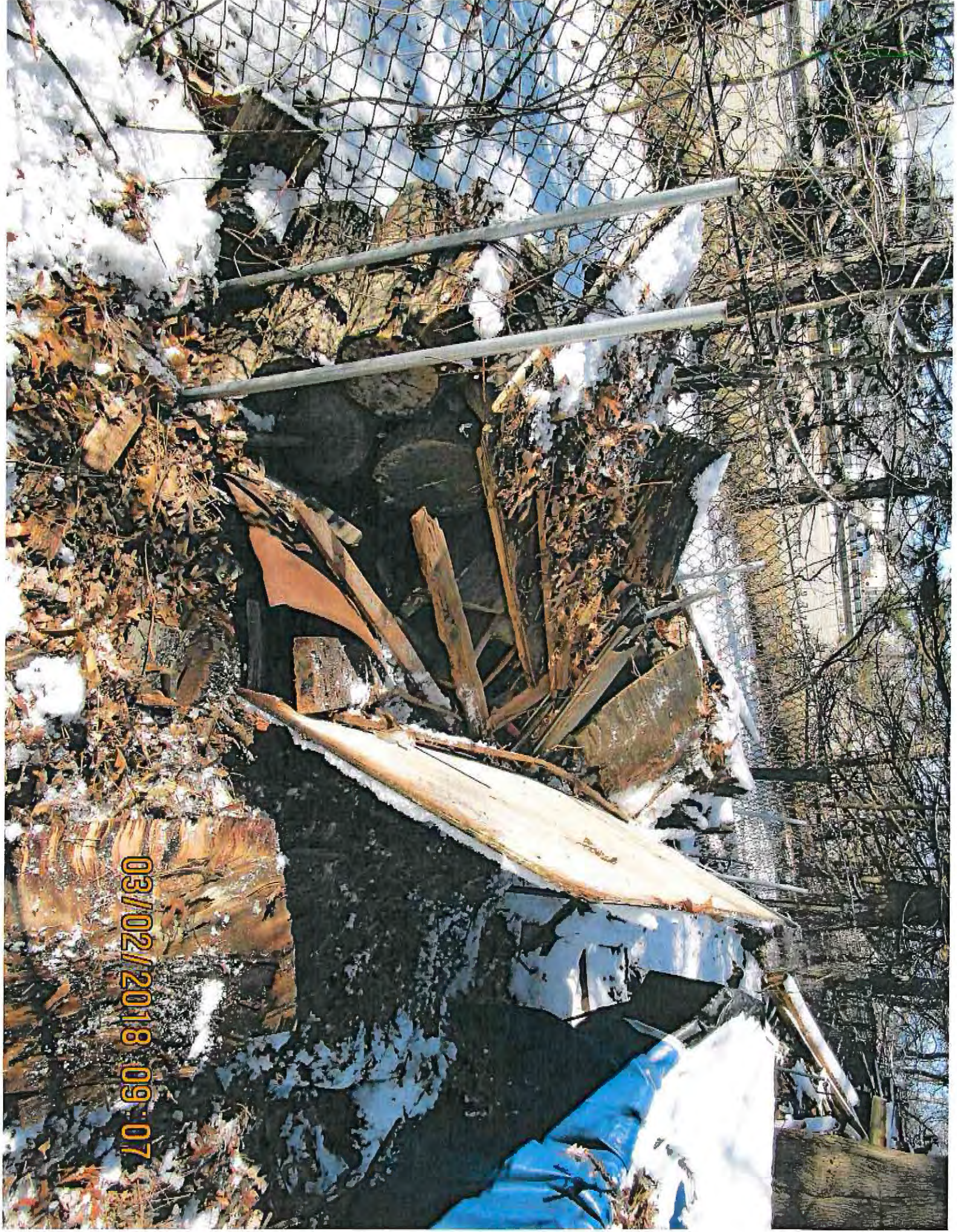
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03/02/2018 09:01



03/02/2018 09:07



03/02/2018 09:18



03/02/2018 09:24



03/02/2018 09:33



03/02/2018 09:36



03/02/2018 09:42



03/02/2018 09:44



03/02/2018 09:46



03/02/2018 16:50



03/02/2018 16:50



03/02/2018 16:51



03/02/2018 16:51



03/02/2018 16:51



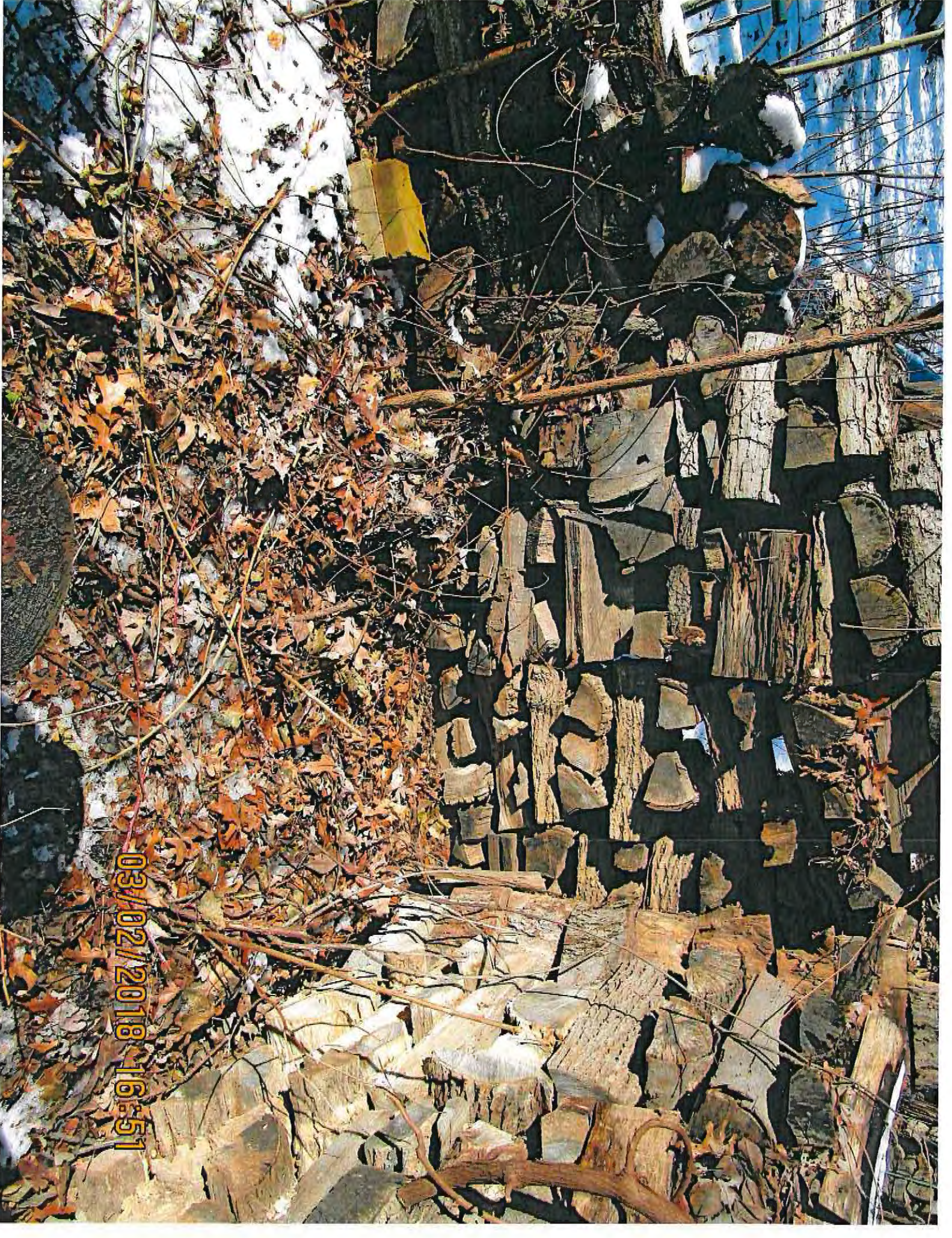
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03/02/2018 16:52





03/02/2018 17:00