

**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 SEPTEMBER 24, 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, September 24, 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 September 10, 2018

IV. CONSIDERATION OF LATE ITEMS (Suspension of Council Rule #9 is needed to allow consideration of late items. Late items will be considered as part of the regular portion of the meeting to which they relate.)

V. TABLED ITEMS

VI. SPECIAL CEREMONIES

1. Tribute; in recognition of the Everett and Sexton Alumni Association

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 **blue** form.)

A. SCHEDULED PUBLIC HEARINGS

1. In consideration of an Ordinance to provide further guidelines, requirements, and exemptions for lighting in areas of off-street parking

XIII. COUNCIL CONSIDERATION OF LEGISLATIVE MATTERS

A. REFERRAL OF PUBLIC HEARINGS

B. CONSENT AGENDA

1. BY COUNCIL MEMBERS DUNBAR, GARZA, HUSSAIN, JACKSON, SPADAFOR, SPITZLEY, WASHINGTON, WOOD
 - a. Tribute; in recognition of the 53rd Annual Freedom Fund Dinner
 - b. Tribute; in recognition of the Everett and Sexton Alumni Association
2. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
 - a. Setting a Public Hearing in consideration of Brownfield Plan #70; 735 Hazel LLC, 735 Hazel St.
 - b. Confirmation of Appointment; Wayland Sanford as an At-Large Member of the Board of Zoning Appeals for a term to expire June 30, 2021
3. BY THE COMMITTEE ON GENERAL SERVICES
 - a. Claim Disposition; Claim #1540, Erika Philips for \$754.31 in trash removal fees at 919 Westmoreland Avenue
4. BY THE COMMITTEE OF THE WHOLE
 - a. Issuance and Sale of 2018 Michigan Transportation Fund Bonds
 - b. Fiscal Year 2020 Budget Policies and Priorities
 - c. Support of Establishment of an Independent Citizens Redistricting Commission

C. RESOLUTIONS FOR ACTION

1. BY THE COMMITTEE ON WAYS AND MEANS
 - a. Grant Acceptance; Bear Lake Pathway Project

D. REPORTS FROM COUNCIL COMMITTEES

E. ORDINANCES FOR INTRODUCTION and Setting of Public Hearings

F. ORDINANCES FOR PASSAGE

1. BY THE COMMITTEE ON PUBLIC SERVICES

- a. An Ordinance to provide for creation of residential street parking zones; hours of use for residential street parking zones; and application, permitting, and payment rates for residential street parking zones

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

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

A. REPORTS FROM CITY OFFICERS, BOARDS, AND COMMISSIONS

- 1. Letter(s) from the City Clerk re:
 - a. Minutes of Boards, Commissions, and Authorities placed on file in the Clerk's Office
- 2. Letter(s) from the Mayor re:
 - a. Appointment; Molly Korn as a Member of the Potter Park Zoo Board for a term to expire December 31, 2020
 - b. Brownfield Plan #74; 930 W. Holmes LLC, 930 W. Holmes Rd.
 - c. FY 2019 Sobriety Court Grant Appropriation
 - d. Sale of Property; Cooley-Haze House, 213 W. Malcolm X St.

B. COMMUNICATIONS AND PETITIONS, AND OTHER CITY RELATED MATTERS

- 1. Claim Appeal; Claim #1463, Marvin Al-Shankool for \$6,152 in trash removal fees at 819 Cleveland St.
- 2. Claim Appeal; Lilas Smyth for \$2,721.00 in trash removal fees at 1009 Cady Court
- 3. Downtown Lansing Inc. 2017 Annual Report

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, September 24 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 1284.20 of the Lansing Codified Ordinances by providing further guidelines, requirements, and exemptions for lighting in areas of off-street parking.

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 1284.20 OF THE LANSING CODIFIED ORDINANCES BY PROVIDING FURTHER GUIDELINES, REQUIREMENTS, AND EXEMPTIONS FOR LIGHTING IN AREAS OF OFF-STREET PARKING. THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1284.20 of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

1284.20. – Lighting.

~~All lighting used to illuminate any off-street parking area shall be so installed as to be confined within and directed onto the parking area only.~~ UNLESS OTHERWISE EXEMPTED BY THIS SECTION, ALL LIGHTING MUST COMPLY WITH THE FOLLOWING STANDARDS:

(a) MINIMUM LIGHTING STANDARDS:

- (1) EXTERIOR LIGHTING, IN COMPLIANCE WITH THE STANDARDS OF THIS SECTION, MUST BE PROVIDED IN ALL PARKING LOTS DESIGNED FOR THE PARKING OF MORE THAN FIVE (5) VEHICLES AND FOR ALL LOADING AND UNLOADING AREAS ON COMMERCIAL OR INDUSTRIAL SITES.
- (2) ADEQUATE LIGHTING SHOULD BE PROVIDED TO COVER THE ENTIRE PARKING LOT, AND APPLICABLE LOADING AND UNLOADING AREAS. LIGHTING SHALL BE EVEN, AND “HOT” AND “COLD” SPOTS ARE TO BE AVOIDED. SUCH LIGHTING MAY NOT EXCEED THE LIMITATIONS SET FORTH IN SUB-SECTION (b), AND MUST BE PROVIDED, EVEN IF THE SITE IS NOT CURRENTLY OCCUPIED.

(b) MAXIMUM LIGHTING STANDARDS:

- (1) ALL LIGHTING, INCLUDING LIGHTS VISIBLE THROUGH A WINDOW, SHALL BE FULLY SHIELDED AND DIRECTED DOWNWARD TO PREVENT OFF-SITE GLARE.
- (2) THE INTENSITY OF LIGHTS SHALL NOT EXCEED 5 FOOTCANDLES WITHIN ANY SITE, EXCEPT A MAXIMUM OF 10 FOOTCANDLES IS PERMITTED WITHIN SITES USED AS GASOLINE STATIONS OR AUTOMOBILE DEALERSHIPS AS LONG AS THE LIGHT INTENSITY DOES NOT EXCEED THE ALLOWABLE INTENSITIES AT THE PROPERTY LINE.
- (3) FOR SITES ABUTTING A RESIDENTIAL ZONE OR USE, THE INTENSITY OF LIGHT CANNOT EXCEED 0.5 FOOTCANDLES AT THE PROPERTY LINE.
- (4) THE MAXIMUM HEIGHT OF PARKING LOT LIGHT FIXTURES SHALL BE 35 FEET.
- (5) LUMINOUS-TUBE AND EXPOSED-BULB FLUORESCENT LIGHTING IS PROHIBITED AS AN ARCHITECTURAL DETAIL ON ALL BUILDINGS, E.G. ALONG THE ROOF LINE AND EAVES, AROUND WINDOWS, ETC.

(c) EXEMPTIONS.

THE FOLLOWING ARE EXEMPT FROM THE LIGHTING REQUIREMENTS OF THIS SECTION, EXCEPT THAT THE ZONING ADMINISTRATOR MAY TAKE STEPS TO ELIMINATE THE IMPACT OF LIGHTS FOR THE EXEMPTED USES WHEN DEEMED NECESSARY TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC:

- (1) SPORTS FIELD LIGHTING, IN USE NO LATER THAN 11:00 P.M., PROVIDED SUCH LIGHTING IS LOCATED AT LEAST 1,000 FEET AWAY FROM ANY EXISTING RESIDENTIAL ZONE OR USE. OTHER SPORTS FIELD LIGHTING MAY BE APPROVED BY THE PLANNING OFFICE AFTER A DETERMINATION THAT COMPLIANCE WITH THE STANDARDS IN THIS SECTION HAVE BEEN MET TO THE GREATEST EXTENT POSSIBLE, AND THAT ALL EFFORTS POSSIBLE WERE MADE TO MINIMIZE ANY NEGATIVE IMPACTS TO SURROUNDING USES.
- (2) SHIELDED PEDESTRIAN WALKWAY LIGHTING.
- (3) STREET LIGHTS.
- (4) PUBLIC RECREATIONAL FACILITIES, NOT INCLUDING THE PARKING LOTS FOR PUBLIC RECREATIONAL FACILITIES.

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

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

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

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Lansing Branch of the National Association for the Advancement of Colored People (NAACP) has announced its 53rd Annual Freedom Fund Dinner, with a theme of "Checking the Ballot Box".... to be held Sunday, September 30, 2018 at The Crowne Plaza Hotel; and

WHEREAS, in 1919, the Lansing branch of the NAACP was chartered under the leadership of Mr. C. A. Campbell who fought diligently to enforce civil rights laws for the community, and for over 100 years, the NAACP has led the movement on social rights and equality; and

WHEREAS, The *National Association for the Advancement of Colored People* (NAACP) works at the local, state, and national levels to ensure: political, educational, social and economic equality of all citizens and to eliminate and remove all barriers of racial discrimination; and

WHEREAS, the 2018 guest speaker is the Honorable Judge Denise Page Hood, Chief United States District Judge of the United States District Court for the Eastern District of Michigan, who will bring a timely message on equality, civil rights, social justice, and the fight for freedom; and

WHEREAS, the NAACP 53rd Annual Freedom Fund Dinner offers an opportunity for the community to come together in support of the NAACP Lansing Branch, and share in the celebration! The effort put forth through the Lansing Branch has made vast strides in integrating the Lansing community.

BE IT RESOLVED, the Lansing City Council, hereby, acknowledges the Lansing Branch of the National Association for the Advancement of Colored People on its 53rd Annual Freedom Fund Dinner and expresses our admiration and gratitude to its members for their achievements and commitment to the City of Lansing and its residents. We applaud the NAACP Lansing Branch for many years of success and diligence in the fight for equality and anticipate many more to come.

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, The Everett & Sexton Alumni Association was started in 2014 by graduates interested in giving back to their respective high schools. The Association consists of four members: Calvin Donald, Justin Christian, Jodie Clemons, and Dave Jones. These members all possess a love for their high school, community, and their City: and

WHEREAS, Calvin Donald is an alumnus of Sexton High School., and went on to attend Alabama A&M University and earned a degree in Telecommunications; and

WHEREAS, Justin Christian is an alumnus of Everett High School, and went on to attend Olivet College and earned a degree in Journalism and Mass Communication; and

WHEREAS, Jodie Clemons is an alumnus of Sexton High School, and went on to attend Indiana University where he played football and earned a degree in Communication; and

WHEREAS, Dave Jones is an alumnus of Everett High School, and went on to become the current Eastern Boys Varsity Basketball coach and works for the Lansing School District; and

WHEREAS, The Annual Everett vs Sexton Alumni Basketball Games takes place the second Saturday in August. The game is played by former varsity basketball players from Easter, Everett, Sexton, and Waverly. To date these alumni games have raised over \$6000.00.

THEREFORE, BE IT RESOLVED, the Lansing City Council wishes to congratulate and thank Mr. Donald, Mr. Christian, Mr. Clemons, and Mr. Jones on their service to the community. Council acknowledges your positive impact on the youth and the City of Lansing.

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 #70
735 HAZEL STREET 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 735 Hazel Street 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 October 8, 2018 at 7:00 p.m. on Brownfield Plan #70 – 735 Hazel Street Redevelopment Project under the Brownfield Redevelopment Financing Act, for property more particularly described as:

Lot 3 and the South 10 feet of Lot 2, also commencing at the Southwest corner of Lot 3, thence North 395.5 feet along the West line of said Lot 3 and Lot 2; thence West 15.65 feet; thence South 395.5 feet parallel with the West line of Lots 2 and 3; thence East 15.65 feet to the beginning, Assessor's Plat No. 26, City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 10, Page(s) 31, Ingham County Records, 33-01-01-22-105-001, and

The North 217.5 feet of Lot 1, Assessor's Plat No. 26, City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 10, Page(s) 31, Ingham County Records, 33-01-01-22-106-001,

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 #70 – 735 Hazel Street Redevelopment Project and the scheduled public hearing.

DRAFT

XIII B 2. b.

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

WHEREAS, the Mayor made the appointment of Waylon Sanford, 1633 Park Avenue 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 on Development and Planning took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment Waylon Sanford, 1633 Park Avenue Lansing, MI 48910 as an At-Large Member of the Board of Zoning Appeals 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, Erika Phillips, sought to eliminate a special assessment of \$754.31 for trash and debris removal fees, and all associated penalties and interest, on the property tax bill for 919 Westmoreland Avenue (Tax ID #33-01-01-08-451-251); and

WHEREAS, upon filing a claim to the Committee on General Services, the claim in the amount of \$754.31.00 was _____ on September 24, 2018.

THEREFORE, BE IT RESOLVED, that the City Council, hereby, _____ the claim of Erika Phillips in the amount of \$754.31 for trash and debris removal fees, and all associated penalties and interest on the property tax bill for 919 Westmoreland Avenue (Tax ID #33-01-01-08-451-251).

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

**City of Lansing
Counties of Ingham and Eaton, State of Michigan**

**RATIFICATION RESOLUTION
2018 MICHIGAN TRANSPORTATION FUND BONDS
(LIMITED TAX GENERAL OBLIGATION)**

WHEREAS, on August 27, 2018 the City Council of the City of Lansing (the "City") adopted resolutions authorizing issuance and sale of the City's 2018 Michigan Transportation Fund Bonds (Limited Tax General Obligation) in the principal amount of not-to-exceed \$1,725,000 (the "Bonds"); the City plans to pay the principal of and interest on the Bonds from the moneys to be derived from State-collected taxes returned to the City for highway purposes, and as additional security for the payment of the Bonds, the City has pledged the limited tax full faith and credit of the City; and

WHEREAS, the Council has been advised that notice of this meeting has been done in due time and form as required by Section 308, Act 34, Public Acts of Michigan, 2001, as amended;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby ratifies and confirms its resolutions authorizing issuance and sale of the Bonds.

DRAFT

I hereby certify that the foregoing is a true and complete copy of a resolution duly adopted by the City Council of the City of Lansing, Counties of Ingham and Eaton, Michigan at a Regular meeting held on Monday, September __, 2018 at 7:00 o'clock p.m. Eastern Time, and that the meeting was conducted and public notice of the meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of the meeting were kept and will be or have been made available as required by the Act 267.

I further certify that Notice of the meeting was posted pursuant to the requirements of Section 308, Act 34, Public Acts of Michigan, 2001, as amended, not less than 18 hours prior to the meeting, in the form attached to this resolution as Exhibit A.

I further certify that the following Members were present at the meeting:

_____ and that the following Members were absent:
_____.

I further certify that Member _____ moved for adoption of the resolution and that Member _____ supported the motion.

The following Members voted against adoption of the resolution: _____
_____.

City Clerk

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

WHEREAS, the Charter of the City of Lansing requires the Council to adopt an annual statement of Budget Policies and Priorities serving to guide the Administration in developing and presenting the Fiscal Year 2019-2020 Budget; and

WHEREAS, the City Council, ~~with joint efforts from the Administration and the Financial Health Team,~~ established the following Mission/Vision and goals; and

The City of Lansing's mission is to ensure quality of life by:

- I. Promoting a vibrant, safe, healthy and inclusive community that provides opportunity for personal and economic growth for residents, businesses and visitors
 - a. The City's diverse economy generates and retains (sustains) high quality stable jobs that strengthen the sales and property tax base and contribute to an exceptional quality of life.
 - b. The City is governed in a transparent, efficient, accountable and responsive manner on behalf of all citizens.
 - c. The City's neighborhoods have various resources that allow them to be on a long term viable and appealing basis.
 - d. Support economic development initiatives that promote and retain new industries and markets.
- II. Securing short and long term financial stability through prudent management of city resources.
 - a. Wise stewardship of financial resources results in the City's ability to meet and exceed service demands and obligations without compromising the ability of future generations to do the same.
 - b. Pursue and facilitate shared services regionally that allow for cost savings and revenue enhancement.
 - c. Support initiatives that build the City's property and income tax base.
- III. Providing reliable, efficient and quality services that are responsive to the needs of residents and businesses.
 - a. The City's core services and infrastructure are efficiently, effectively and strategically delivered to enable economic development and to maintain citizen's health, safety and general welfare.
- IV. Adopting sustainable practices that protect and enhance our cultural, natural and historical resources.

- a. Seek partnership opportunities with educational and corporate institutions and to maintain and expand our talent base.
- b. Create vibrant places, support events and activities that showcase our waterfront and green spaces.
- c. Raise the level of support for projects and initiatives that showcase local and state history.

V. Facilitating regional collaboration and connecting communities.

- a. The City has a safe efficient and well connected multimodal transportation system that contributes to a high quality of life and is sensitive to surrounding uses.
- b. Seek a balanced distribution of affordable housing in the tri-county region.

WHEREAS, the City Council would like to continue its commitment, if funding is available, to:

- Maintain and improve the City's infrastructure;
- Preserve and ensure clean, safe, well-maintained housing and neighborhoods;
- Provide comprehensive and affordable recreational programs and youth and family services;
- Explore alternatives for improved efficiency in service and delivery; and

WHEREAS, in considering these Fiscal Year 2019-2020 Budget priorities, the Administration is encouraged to ascertain the feasibility of funding any new programs through either the reduction of spending in existing program areas or the exploration of new funding sources that would assure the sustainability of the program; and

WHEREAS, the Administration was encouraged to supplement, not supplant any existing resources for police, fire and local roads with the General Fund revenues collected under this millage; and

WHEREAS, the Administration is requested to include in its Fiscal Year 2019-2020 Budget, the necessary funding to accomplish all requested plans, studies, evaluations, reviews, report submissions, program assessments, and analyses noted within this resolution below, or alternatively documentation as to why such activities are prohibitively costly; and

WHEREAS, the Lansing City Charter states that the budget proposal due on the fourth Monday in March of each year shall contain "the necessary information for understanding the budget" and how the proposal addresses the priorities proposed by the City Council.

NOW BE IT RESOLVED, that the Lansing City Council, hereby, acknowledges that the City will likely need to adopt, at best, a budget which recognizes the structural changes

that are the result of lost revenues and future liabilities, encourages the Administration to prudently develop next year's budget with the following conditions:

- Protection of public and emergency services.

BE IT FURTHER RESOLVED, that the Administration is requested to review the attached statement of policies and priorities and implement those items that would boost efficiencies to increase productivity or reduce costs, that could replace existing programming, or if funding becomes available, that could be considered as new programming; and

BE IT FURTHER RESOLVED, that the Administration is requested, to the extent practicable, to include non-appropriations clauses and other similar out provisions in existing and future leases, and vendor contracts upon review of City Council; and

NOW THEREFORE BE IT FURTHER RESOLVED that the Administration is requested to develop and provide all plans ~~provide all requested plans~~, studies, evaluations, reviews, report submissions, program assessments, and analyses noted as set forth below in this resolution ~~within this resolution below~~, or alternatively, documentation as to why such activities were prohibitively costly, by the fourth Monday in March 2019.

- I. Promoting a vibrant, safe, healthy and inclusive community that provides opportunity for personal and economic growth for residents, businesses and visitors.
 - a) The City's diverse economy generates and retains (sustains) high quality stable jobs that strengthen the sales and property tax base and contribute to an exceptional quality of life
 - (1) Economic Development For presentation to City Council ~~The Administration should require~~ a beautification standard/expectation and a storm water mitigation plan for all proposed development projects that receive incentives from the City. Such standards should serve as a planning and economic development tool that will enhance property values, create jobs, and revitalize neighborhoods and business areas. These standards and plan should be presented to the City Council.
 - b) The City is governed in a transparent efficient accountable and responsive manner on behalf of all citizens.
 - (1) ~~Administration is to present to City Council~~ A delineation of recommendations of the Financial Health Team, noting which recommendations have been implemented, which are in the FY

2018/2019 proposed Budget, which are planned to be implemented at a future time, and which have been determined not to be implemented at any time. A timetable for future implementation is requested.

- (2) ~~Administration is to present to Council a~~ Supplemental Accounting Level Detail. ~~Administration is to develop~~ A plan and timeline for the implementation of performance-based budgeting.
 - (3) Development and analysis ~~Develop and analyze~~ of a cost recovery schedule for City services.
 - (4) Development of a return on investment analysis ~~Develop a return on investment analysis~~ for all proposed changes in City services.
 - (5) Identification of, and a complete and ongoing analysis ~~Identify and provide a complete and ongoing analysis~~ of, the City's structural deficits and the Administration's plan to eliminate the same.
 - (6) Incorporate into the proposed Budget a 5-Year projection of revenues and expenditures.
 - (7) **Continue to invest one-time money into Retirement & OPEB obligations.**
 - (8) **Continue to invest one-time money into Infrastructure, including and sidewalks.**
 - (9) **Continue to invest one-time money into hardware and software investments for city operations.**
- c) The City's neighborhoods have various resources that allow them to be long term viable and appealing.
- (1) A researched-based ~~Administration research and issue~~ a report on surrounding community models for neighborhood organization technical support structure within the City.
 - (2) Working with the City Attorney and ~~Fire Department~~ Code Compliance Division to expedite improvements or closure of abandoned, neglected, and burned out houses and commercial building by using the International Property Maintenance Code (IPMC) and adopt the latest version of the IPMC from the State of

Michigan. Development of ~~Develop~~ aggressive policies to deal with problematic property owners.

- (3) Food Access: Together with the ~~The Administration and the City of Lansing Economic Development Corporation~~ development of a plan should increase quality food access throughout the City using all incentives available.
- (4) Code Compliance: Assurance that ~~The Administration shall ensure~~ the Code Compliance Department is conducting the appropriate inspections and issuing appropriate fines to ensure the buildings in our City are safe and that we have quality neighborhoods and . ~~The Administration is to~~ conduct a study of Code Compliance to determine a level of service for first time inspections and re-inspections assuring the safety of the housing stock for residential and mobile homes.
- (5) **Further expand down payment assistance programs with employers to encourage employees to live in the City of Lansing.**

- d) Support economic development initiatives that promote and retain new industries and markets.

II. Securing short and long-term financial stability through prudent management of City resources.

- a) Wise stewardship of financial resources results in the City's ability to meet and exceed service demands and obligations without compromising the ability of future generations to do the same.
 - (1) Administration is requested to submit the following list of deliverables when they are due per City Charter and State Statue and adhere to them based on these priorities.
 - (a) Comprehensive Annual Financial Audit (CAFR)- annually, no later than December 31st of each year, in accordance with the State Statute ~~Statue~~.
 - (b) During the months of October, January and April of each fiscal year, the Director of Finance's ~~shall provide a~~ written report showing the control of expenditures. (Charter- Article 7-110)

- (c) By September 1st of each fiscal year, ~~the Administration shall provide~~ a written budget update report so that Council can review their standings on current budget items in preparation for the Council required creation of Budget Policies and Priorities that need to be adopted by October 1, 2018. (Charter-Article 7-102)
 - (d) No later than the last regular City Council meeting in January of each year, ~~the Mayor shall present~~ a State of the City report to the City Council and to the public. (Charter- Article 4 -102.4)
 - (e) The ~~Mayor shall submit the~~ Proposed Budget with annual estimate of all revenues and annual appropriation of expenditures no later than the 4th Monday in March of each year. (Charter – Article 7-101)
 - (f) A presentation ~~Administration shall present~~ to Council of each department budget in preparation for Council to adopt the Budget Resolution no later than the 3rd Monday in May each year.
- b) Pursue and facilitate shared services regionally that allow for cost savings and revenue enhancement.
 - (1) ~~Administration p~~ Pursue partnerships with stakeholders, (intra municipal and intergovernmental), to align services in relation to public services.
 - (2) Facilities Plan: ~~The Administration is requested to~~ Submit to the City Council a five and ten-year Master Facilities Plan including school and county facilities that are used for current and future City uses. City Council is also requesting that the Administration continue to work on any delayed maintenance issues with regard to all City Facilities.
- c) Support initiatives that build City's property and income tax base

III. Providing reliable, efficient and quality services that are responsive to the needs of residents and businesses.

- a) The City's core services and infrastructure are efficiently, effectively and strategically delivered to enable economic development and to maintain citizen's health, safety and general welfare.

- (1) Establish funding for an two additional Code Compliance Officer ~~dedicated to sign enforcement, and Commercial buildings based under the authority of the IPMC.~~ A as well as an additional support staff to track down property owners that have not scheduled re-inspection and to research properties suspected of being unregistered rentals.
- (2) City-wide Emergency Preparedness: Allocation of ~~The Administration should allocate~~ sufficient funding for the Emergency Management Division to prepare City Employees with appropriate emergency training, continue efforts to prepare the public and neighborhood groups to assist in emergencies, and provide basic search and rescue operations and necessary emergency equipment at key City facilities, and communicate the plan to the Lansing City Council and the public. Updated and continual training should be provided. The Administration shall assist residents in times of unforeseen disasters.
- (3) Fire Facilities Maintenance: The Administration is to conduct a study of the maintenance needs of all fire stations and report to City Council an update of the status of the study by the 4th Monday of March. Along with a funding recommendation for short and long-term improvement to these structures.
- (4) Regionalism: The Administration should continue with the current regional efforts and look into the possibility of expanding the efforts.
- (5) Police-Community Relations: Designate funding to help the Police Department to ensure the improvement of police-community relations. Reaffirming the City's commitment to equality and freedom for all people regardless of actual or perceived race, sex, religion, ancestry, national origin, color, age, height, weight, student status, marital status, familiar status, housing status, military discharge status, sexual orientation, gender identification or express, mental or physical limitation, and legal source of income.
- (6) Crime Prevention: Designate funding to invest in programs for long-term crime prevention strategies.
- (7) Allocate Overtime for Problem Solving Area: Designate sufficient funding for overtime for police officers to address problem solving to help certain crime and address quality of life issues.



- (8) Community Policing: Continue and increase funding along with searching for grant funds for COPs in neighborhoods with a goal not only to reduce crime but to stabilize the neighborhood over an extended period of time that will help to ensure its ability to rebound.
- (9) Establish a Community Police within the 2nd Ward.**
- (10) Leadership vacancies: Develop and implement a plan and timeline to fill all funded vacancies and provide a report to City Council.
- (11) Front –loading of Police Officers: Continue to front-load Police Officers so that we have officers ready to take the road when officers retire.
- (12) Increase street sweeping, especially areas heavily traversed by bikes.**
- (13) A study to determine the effectiveness of traffic calming and what measures may be successful.**

IV. Adopting sustainable practices that protect and enhance our cultural, natural and historical resources.

- a) Seek partnership opportunities with educational and corporate institutions and to maintain and expand our talent base.
- b) Create vibrant places, support events and activities that showcase our waterfront and green spaces.
 - (1) Trail/Greenways--~~The Administration should~~ Encouraging encourage the Parks and Recreation Department to work collaboratively with the Tri-County Planning Commission to develop/expand our citywide/regional trail system and seek opportunities to reduce expenses in this effort. Additionally, look at the feasibility of connecting the River Trail (through bike lanes/Greenways to Trails) where there is currently no access to the trail.
- c) Raise the level of support for projects and initiatives that showcase local and state history.

V. Facilitating regional collaboration and connecting communities

- a) The City has a safe efficient and well-connected multimodal transportation system that contributes to a high quality of life and is sensitive to surrounding uses.
 - (1) Corridor: City Council encourages the Administration continue to develop a plan and report its status to the Lansing City Council that seeks to revitalize and enhance all major corridors that lead into the City.
- b) Seek a balanced distribution of affordable housing in the tri-county region.

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

WHEREAS, the citizens of Michigan deserve a fair, fully transparent, and impartial process each decennial for the drawing of the State legislative and Congressional voting districts; and

WHEREAS, legislative and congressional redistricting has often resulted in gerrymandering of districts to favor one political party or another; and

WHEREAS, the current redistricting process creates a conflict of interest where state legislators are effectively choosing their constituents with little input from constituents; and

WHEREAS, the redistricting process should be conducted openly with real opportunities for public dialogue and feedback, not behind closed doors; and

WHEREAS, elected officials are more responsive to constituents when voters have a choice of candidates, thus increasing accountability and serving the best interests of the voters of Michigan; and

WHEREAS, public input and involvement in the redistricting process will empower our communities allowing them to elect representatives who represent their interests on issues that are important to their lives; and

WHEREAS, the creation of a truly independent citizens redistricting commission devoid of political motivation or partisanship will help to ensure a transparent, fair and accurate legislative and congressional district process that uses impartial and sound methodology that respects the crucial requirements of the Michigan Constitution calling for districts that are equal in population; compact in size and respecting existing local government boundaries.

THEREFORE BE IT RESOLVED, that the Lansing City Council does hereby endorse the establishment of an Independent Citizens Redistricting Commission, representative of Michigan's diversity, partisan balance, and geography, and that will operate with transparency for all future redistricting in compliance with the U.S. Constitution and federal law, including the Voting Rights Act.

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

WHEREAS, the Public Service Department of the City of Lansing received a Conditional Commitment letter from the Michigan Department of Transportation of our selection to receive a Federal Transportation Alternatives Program (TAP) grant totaling up to \$259,800 in federal funds for the Bear Lake Pathway project; and

WHEREAS, the local match is 20% up to \$64,950 of the total estimated project cost of \$967,639; and

WHEREAS, a maximum of \$516,323 in Federal Congestion Mitigation and Air Quality funds and additional local funds will be used for the remaining total estimated project cost; and

WHEREAS, the total estimated local funds required for construction is \$191,515.80; and

WHEREAS, the local match will use Ingham County Trails and Parks Millage funding; and

WHEREAS, the project involves construction of a 10 foot wide HMA pathway with 2 foot shoulders from Cavanaugh Road and Forest Road and installation of a Rapid Rectangular Flashing Beacon at Forest Road; and

WHEREAS, the Public Service Department is requesting acceptance of the TAP grant; and

WHEREAS, the proposed enhancements are identified in the Non-Motorized Transportation Plan; and

WHEREAS, the proposed enhancements are identified in the Tri-County Regional Planning Commission's Transportation Improvement Program; and

WHEREAS, the City of Lansing recognizes the importance of the continued maintenance of these and other enhancements and has committed to implementing a maintenance plan/program over the design life of the facility constructed with TAP funding and has budgeted sufficient monies to ensure the continued maintenance of the enhancements; and

WHEREAS, Mitch Whisler, a staff engineer for the Public Service Department, will act as the agent on behalf of the Bear Lake project; and

WHEREAS, Andy Kilpatrick, P.E., Director of Public Service is authorized to sign a project agreement upon receipt of a funding award; and

WHEREAS, the Administration and the City Council recognize the importance and need for safe, alternate modes of transportation for all users;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves acceptance of the Transportation Alternatives Program grant for the purposes of funding of non-motorized improvements to the Bear lake Pathway Project;

BE IT FINALLY RESOLVED, the Administration is authorized to receive the funds, create the necessary accounts, and make necessary transfers for administration in accordance with the requirements of the grantor.



PASSAGE OF ORDINANCE

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN,
TO AMEND CHAPTER 404 OF THE LANSING CODIFIED
ORDINANCES BY CREATING SECTION 404.11 TO PROVIDE FOR
CREATION OF RESIDENTIAL STREET PARKING ZONES; TO
PROVIDE FOR HOURS OF USE FOR RESIDENTIAL STREET
PARKING ZONES; TO PROVIDE FOR APPLICATION,
PERMITTING, AND PAYMENT RATES FOR RESIDENTIAL
STREET PARKING ZONES.

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

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

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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND CHAPTER 404 OF THE LANSING CODIFIED ORDINANCES BY CREATING SECTION 404.11 TO PROVIDE FOR CREATION OF RESIDENTIAL STREET PARKING ZONES; TO PROVIDE FOR HOURS OF USE FOR RESIDENTIAL STREET PARKING ZONES; TO PROVIDE FOR APPLICATION, PERMITTING, AND PAYMENT RATES FOR RESIDENTIAL STREET PARKING ZONES.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 404 of the Lansing Code of Ordinances of the City of Lansing is hereby amended to add Section 404.11 as follows:

404.11 – RESIDENTIAL PERMIT FOR STREET PARKING

RESIDENTIAL PERMIT PARKING ZONE REGULATIONS AND RESTRICTIONS, INCLUDING LOCATION, TIME PERIODS, AND OFFICIAL SIGNAGE, SHALL BE ESTABLISHED BY ISSUANCE OF TRAFFIC CONTROL ORDERS IN COMPLIANCE WITH UTC R28.1153 (RULE 153). THE CITY ISSUANCE OF PERMITS FOR RESIDENTIAL PARKING ON STREETS SHALL BE IN ACCORDANCE WITH THIS SECTION. A PERSON ISSUED A PERMIT UNDER THIS SECTION SHALL COMPLY WITH ALL THE TERMS, CONDITIONS AND RESTRICTIONS OF THE PERMIT AS PROVIDED IN THIS SECTION.

(A) ADMINISTRATION

THE RESIDENTIAL PERMIT FOR STREET PARKING PROGRAM SHALL BE UNDER THE SUPERVISION AND ADMINISTRATIVE CONTROL OF THE OFFICE OF THE PARKING

1 MANAGER, INCLUDING PREPARATION OF FORMS, RECEIPT OF APPLICATIONS,
2 ISSUANCE OF PERMITS, AND COLLECTION OF FEES.

3 (B) APPLICATION

4 A PERSON REQUESTING A RESIDENTIAL STREET PARKING PERMIT FOR THEIR
5 MOTOR VEHICLE SHALL FIRST FULLY AND ACCURATELY PROVIDE A COMPLETED
6 CITY APPLICATION FORM AND UPON REQUEST SUPPLY THE CITY WITH
7 SUPPORTING SUPPLEMENTAL DOCUMENTATION. THE APPLICATION FORM SHALL
8 REQUEST AT A MINIMUM THE FOLLOWING INFORMATION:

- 9 1. THE NAME OF THE OWNER OR OPERATOR OF THE MOTOR VEHICLE;
- 10 2. THE PRIMARY RESIDENTIAL ADDRESS OF THE OWNER OR OPERATOR
11 OF THE MOTOR VEHICLE;
- 12 3. THE EMAIL ADDRESS AND CELL PHONE NUMBER OF THE OWNER OR
13 OPERATOR OF THE MOTOR VEHICLE TO BE USED FOR CONTACT IN
14 CASE OF TEMPORARY SUSPENSION FOR SNOW REMOVAL,
15 EMERGENCY OR CONSTRUCTION PURPOSES;
- 16 4. THE MOTOR VEHICLE'S MAKE, MODEL, VEHICLE IDENTIFICATION
17 NUMBER, AND LICENSE PLATE NUMBER.

18 SUPPORTING SUPPLEMENTAL DOCUMENTATION INCLUDES, BUT IS NOT LIMITED
19 TO:

- 20 5. AN EXECUTED LEASE OR OTHER REASONABLE PROOF SHOWING
21 RESIDENCE FOR THE DWELLING UNIT WITHIN THE ZONE FOR WHICH
22 THE PERMIT IS SOUGHT.

1 6. THE CURRENT, VALID REGISTRATION FOR THE MOTOR VEHICLE FOR
2 WHICH THE PERMIT IS BEING APPLIED;

3 a. IF THE APPLICANT FOR A RESIDENTIAL STREET PARKING
4 PERMIT IS THE OWNER OF THE VEHICLE SOUGHT TO BE
5 REGISTERED AND HIS/HER PERMANENT RESIDENCE IS AT THE
6 ADDRESS FOR WHICH THE PERMIT IS SOUGHT, THEN SAID
7 VEHICLE SHALL BE REGISTERED AT THE PERMANENT
8 ADDRESS AND SHALL HAVE VALID STATE OF MICHIGAN
9 MOTOR VEHICLE PLATES; OR

10 b. IF THE APPLICANT FOR A RESIDENTIAL STREET PARKING
11 PERMIT HAS HIS/HER PERMANENT RESIDENCE AT THE
12 ADDRESS FOR WHICH THE PERMIT IS SOUGHT BUT THE
13 VEHICLE UNDER HIS/HER CONTROL INDICATES ANOTHER
14 ADDRESS OF RESIDENCE FOR THE OWNER OF SAID VEHICLE,
15 THE APPLICANT SHALL BE REQUIRED TO CERTIFY THAT SAID
16 VEHICLE IS KEPT BY THE APPLICANT AND ONLY AT THE
17 ADDRESS FOR WHICH THE PERMIT IS REQUESTED AND THAT IT
18 WILL NOT BE KEPT AT ANY OTHER LOCATION FOR THE
19 DURATION OF THE PERMIT'S VALIDITY.

20 THE PARKING MANAGER IS NOT REQUIRED TO GRANT A PERMIT TO ANY
21 APPLICANT.

22 (C) PERMIT

1 THE PARKING MANAGER MAY ISSUE A PERMIT UPON APPLICATION AND
2 PAYMENT OF THE APPLICABLE FEE, TO THE OWNER OR THE OPERATOR OF A
3 MOTOR VEHICLE WHO RESIDES WITHIN HIS/HER RESIDENTIAL STREET PARKING
4 ZONE. PERMITS ARE SUBJECT TO THE FOLLOWING REQUIREMENTS:

- 5 1. THE PERMIT IS VALID ONLY FOR THE MOTOR VEHICLE THAT IT WAS
6 APPLIED FOR;
- 7 2. THE PERMIT SHALL DISPLAY THE MOTOR VEHICLE'S LICENSE PLATE
8 NUMBER AND EXPIRATION DATE, AND THE ZONE WHERE THE PERMIT
9 IS VALID;
- 10 3. THE PERMIT SHALL BE A STICKER THAT IS NOT EASILY REMOVED,
11 AND MUST BE PLACED IN A VISIBLE PLACE ON THE WINDSHIELD OF
12 THE PERMITTED MOTOR VEHICLE;
- 13 4. THE PERMIT IS VALID ONLY WHEN VISIBLY AND PROPERLY
14 DISPLAYED ON THE VEHICLE, WHEN PARKED IN THE DESIGNATED
15 ZONE WHERE THE RESIDENT LIVES;
- 16 5. THE ANNUAL FEE FOR ANY RESIDENTIAL STREET PARKING ZONE
17 PERMITS SHALL BE SET BY RESOLUTION OF COUNCIL;
- 18 6. A PERMIT THAT IS GRANTED IS ONLY VALID FOR THE TIME THAT THE
19 OWNER OF THE MOTOR VEHICLE CONTINUES TO RESIDE WITHIN OR
20 ADJACENT TO THE RESIDENTIAL STREET PERMIT PARKING ZONE;
- 21 7. THE FEE SHALL BE PAID ANNUALLY, BUT MAY BE PRO-RATED BY
22 MONTH IF THE APPLICANT CAN ONLY SHOW CONTINUED RESIDENCE

1 IN OR ADJACENT TO THE RESIDENTIAL STREET PERMIT PARKING
2 ZONE FOR LESS THAN A YEAR;

3 8. A REPLACEMENT PERMIT MAY BE ISSUED ONLY IF ALL OR PART OF
4 THE ORIGINAL PERMIT IS PRODUCED AT THE TIME THAT A
5 REPLACEMENT PERMIT IS APPLIED FOR, OR IF PROOF OF THEFT OF
6 THE VEHICLE IS DEMONSTRATED TO THE SATISFACTION OF THE
7 PARKING MANAGER;

8 9. THE FEE FOR ANY REPLACEMENT PERMIT SHALL BE SET BY
9 RESOLUTION OF CITY COUNCIL.

10 (D) CONDITIONS ON THE PERMIT AND PERMIT HOLDER

11 AN OTHERWISE VALID PERMIT IS SUBJECT TO THE FOLLOWING CONDITIONS,
12 WHICH THE PERMIT HOLDER MUST HONOR AND OBEY:

13 1. USE OF A PERMIT SHALL BE RESTRICTED TO STREETS DESIGNATED
14 FOR RESIDENTIAL PERMIT PARKING WITHIN THE DESIGNATED ZONE,
15 AS SET PURSUANT TO THIS SECTION.

16 2. A RESIDENTIAL STREET PARKING PERMIT SHALL NOT GUARANTEE
17 OR RESERVE TO THE HOLDER A PARKING SPACE ON STREETS
18 DESIGNATED FOR RESIDENTIAL PERMIT PARKING.

19 3. A RESIDENTIAL STREET PARKING PERMIT SHALL NOT EXEMPT THE
20 HOLDER FROM THE OBSERVANCE OF ANY TRAFFIC REGULATION
21 OTHER THAN THE SPECIFIED OVERNIGHT PARKING LIMIT.

- 1 4. RESIDENTIAL STREET PARKING PERMITS MAY BE TEMPORARILY
2 SUSPENDED BY THE CITY FOR SNOW REMOVAL, EMERGENCY OR
3 CONSTRUCTION PURPOSES.
- 4 5. THE OWNER OR OPERATOR OF A VEHICLE DISPLAYING A
5 RESIDENTIAL STREET PARKING PERMIT SHALL COMPLETELY
6 REMOVE SAID PERMIT IMMEDIATELY UPON ITS EXPIRATION OR
7 TERMINATION.
- 8 6. RESIDENTIAL STREET PARKING PERMITS ARE NOT TRANSFERRABLE
9 TO OTHER PERSONS.
- 10 7. IN THE EVENT A VALID PERMIT HOLDER SELLS, TRANSFERS, OR
11 OTHERWISE DISPOSES OF THE MOTOR VEHICLE FOR WHICH A PERMIT
12 IS GRANTED, THE PERMIT SHALL TERMINATE AUTOMATICALLY.
- 13 8. IF A PERMIT HOLDER DESIRES TO TRANSFER THEIR VALID PERMIT TO
14 A DIFFERENT VEHICLE, THEY MUST MAKE A SUPPLEMENTAL
15 APPLICATION TO THE PARKING MANAGER INDICATING THE CHANGE
16 IN VEHICLE, AND THEY MUST PROVIDE THE ORIGINAL PERMIT AS
17 PROOF THAT IT HAS BEEN REMOVED FROM THE MOTOR VEHICLE FOR
18 WHICH THE PERMIT WAS PREVIOUSLY GRANTED;
- 19 9. ANY PARKING VIOLATION COMMITTED BY A PERMIT HOLDER WILL
20 BE ENFORCED AS SET FORTH IN THIS CHAPTER;
- 21 10. IF A PERMIT HOLDER COMMITS THREE PARKING VIOLATIONS IN THE
22 PARKING ZONE FOR WHICH THEY ARE PERMITTED, THEIR PERMIT
23 MAY BE REVIEWED AND REVOKED BY THE PARKING MANAGER;

1 11. IF A PERMIT HOLDER TRANSFERS THEIR PERMIT TO ANOTHER
2 VEHICLE WITHOUT FOLLOWING THE PROCEDURES IN THIS SECTION,
3 THE PERMIT WILL BE TERMINATED AND REVOKED.

4
5 Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules
6 inconsistent with the provisions hereof are hereby repealed in their entirety and shall be null and
7 void and of no effect.

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

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



Chris Swope
Lansing City Clerk

September 21, 2018

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

Dear Councilmembers:

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

BOARD NAME

DATE OF MEETING

Board of Police Commissioners

September 18, 2018

Historic District Commission

July 23, 2018
August 13, 2018

Planning Board

September 4, 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

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

www.lansingmi.gov/clerk □ clerk@lansingmi.gov

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

WHEREAS, the Mayor made the appointment of Molly Korn of 318 S. Jenison Avenue as a Member of the Potter Park Zoo Board for a term to expire December 31, 2020; and

WHEREAS, the Committee _____ met and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Molly Korn of 318 S. Jenison Avenue as a Member of the Potter Park Zoo Board for a term to expire December 31, 2020

*Lansing Brownfield
Redevelopment Authority*



**Lansing Brownfield Redevelopment Authority
Midwest Self Storage Development
930 W. Holmes Road Building Redevelopment**

Brownfield Plan #74

930 W. Holmes 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

August 24, 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

Attachment B: Letter of Functional Obsolescence

1. Project Summary Sheet

The purpose of this Brownfield Plan (the “Plan”) is to identify eligible activities and cost estimates for redevelopment of the property located at 930 W. Holmes Road in Lansing, Michigan. Brownfield tax increment financing is necessary to support redevelopment of the property.

Project Name: Midwest Self Storage Development (the “Project”)

Developer: 930 W Holmes, LLC
10734 Sky Prairie Street
Fishers, Indiana 46037
Robert McCormack
812-345-2498

Property Location: 930 W. Holmes Road, Lansing, Michigan 48910 (the “Property”)

Parcel Information: Parcel ID 33-01-01-29-477-082

Type of Eligible Property: “Functionally Obsolete”

Project Description: A rehabilitation of the existing, functionally obsolete building located at 930 W. Holmes Road. The project will result in a total of 102,206 square feet for a newly renovated climate-controlled self-storage facility containing 873 storage units. Improvements to the Property will include the redevelopment of the existing structure, entrance improvements, reduction of asphalt parking, addition of greenspace to alleviate drainage issues, pocket park/gathering spaces, and new landscaping and lighting onsite and in the public right-of-way.

Brownfield Eligible activities include asbestos abatement, demolition, infrastructure improvements and preparation of the Brownfield Plan.

**Midwest Self Storage Development
930 W. Holmes Road Building Redevelopment
Brownfield Plan #74
August 24, 2018**

Total Capital Investment: Property and Building Improvements: Estimated at \$4,185,550 of which \$825,262 is estimated as eligible for Brownfield Reimbursement.

Estimated Job Creation/Retention: The redevelopment is anticipated to generate 4 new full-time equivalent (FTE) jobs within a year of project completion. In addition, this redevelopment will result in the creation/retention of 50 to 60 temporary construction related jobs.

Duration of Plan: 16 years (starting in 2019)

Total New Taxes Generated:

Uses	
Portion Captured to Reimburse Developer	\$825,262
Portion Captured for LBRA Plan Administration	\$45,848
Portion Captured for Lansing Local Brownfield Revolving Fund (LBRF)	\$45,848
Total Captured	\$916,958
Remainder Passed-Through to Taxing Units	\$774,596
TOTAL NEW TAXES GENERATED	\$1,691,554

Use of Captured Taxes / Tax Increment Revenue (TIR):

Uses	
To Reimburse Developer for Eligible Activity Costs	\$ 675,125
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 <u>Contingency</u> (15%) on Eligible Activity Costs*	\$ 0
To Reimburse Developer for <u>Interest</u> on Eligible Activity Costs	\$ 150,137

Midwest Self Storage Development
930 W. Holmes Road Building Redevelopment
Brownfield Plan #74
August 24, 2018

Total Reimbursement to Developer and LBRA	\$ 825,262
To LBRA Plan Administration	\$ 45,848
To LBRA Local Brownfield Revolving Fund (LSBRF)	\$ 45,848
To State Revolving Fund (SRF)	\$ 0
TOTAL CAPTURED TAXES	\$ 916,958

* Brownfield Plan preparation activities are excluded from contingency calculation

Use of New Taxes:

Uses	
Lansing Operating	\$ 45,314
Ingham County	\$ 7,646
Ingham County Sum	\$ 15,850
Airport Authority	\$ 1,629
CATA	\$ 7,009
Capital Area District Library	\$ 3,636
Potter Park Zoo	\$ 956
Lansing Community College	\$ 8,874
Ingham Inter. School District	\$ 10,970
Lansing School District Operating	\$ 419,570
State Education Tax (6 mills)	\$ 139,857
City Debt	\$ 6,060
School Debt	\$ 107,224
TOTAL NEW TAXES	\$ 774,596

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 **930 W Holmes, LLC** (the “Developer”) for the costs of eligible activities required to redevelop the eligible property located at 930 W. Holmes 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
930 W. Holmes Road	33-01-01-29-477-082	Functionally Obsolete

The Property is located within the boundaries of the City of Lansing and is surrounded by industrial and commercial 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 9.239-acre parcel of land developed with a one-story commercial building, totaling 102,206 square feet. The remainder of the Property is comprised of asphalt parking. The current structure was constructed in 1968 and was primarily used for office space. City directories list some of the early uses of the building as Ingham County Department of Social Services from 1977 to 1982; United Skates of America/Thompson Skate (roller skating rinks) from 1977 to 1982; Peckham Vocational Industries Inc in 1982; Montgomery Ward & Co. in 1992; Hp Enterprise Services LLC and Oldsmobile Customer Assistance in 2010; and Electronic Data Systems from 2008 to 2013. The Property has been vacant for over 5 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); and (c) the Property has been determined to be “functionally obsolete” as defined in Section 2(s) of Act 381.

On April 27, 2018, 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 and land improvements suffer from at least 50% functional obsolescence. Refer to Attachment B, Letter of Functional Obsolescence.

3. Brownfield Project Description

The Project includes a complete renovation of the existing functionally obsolete building. The redevelopment will result in a total of 102,206 square feet for retail office and climate-controlled storage. The storage facility will contain approximately 873 storage units utilizing 84,536 square feet. The Project will reduce the amount of asphalt and create more greenspace, helping to alleviate drainage issues that have occurred in the area. Improved entrances, sidewalks, parking and public spaces will create a more inviting, clean appearance allowing for easier access and deter people from using the property as a cut through. Enhanced lighting onsite throughout the property and in the right of way will allow for greater safety. The Property also contains asbestos floor tiles that will be removed to help with the health and safety issues associated with the existing structure.

Total capital investment is estimated at \$4,185,550. Redevelopment activities include asbestos abatement, site demolition, and infrastructure improvements.

The Project will result in the revitalization and reuse of a vacant functionally obsolete property in the City of Lansing, located on the south side of Lansing approximately 2.3 miles from the city’s center, located on Holmes Road, east of Martin Luther King Jr Blvd, west of Washington Avenue. This Project will result in the creation of 4 new, full time equivalent jobs within a year. The Project is also projected to create/leverage 50 to 60 temporary construction related jobs.

4. Developer Eligible Activities

The Developer will be reimbursed with the new local 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 asbestos abatement, demolition, 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”). The total cost of activities eligible for reimbursement from tax increment revenues is projected to be \$916,958.

ELIGIBLE ACTIVITIES

ENVIRONMENTAL

Department Specific Activities	\$1,800.00
Total Environmental Costs.....	\$1,800.00

NON-ENVIRONMENTAL

Asbestos Abatement	\$53,700.00
Demolition.....	\$115,000.00
Infrastructure Improvements	\$494,625.00
Total Non-Environmental Costs	\$663,325.00
Contingency (5%) *	\$0.00
Brownfield Plan Preparation	\$10,000.00
Interest (3%, simple)	\$150,137.00
Total Anticipate TIR Available for Reimbursement	\$825,262.00
LBRA Plan Administration.....	\$45,848.00
LBRA Local Brownfield Revolving Fund	\$45,848.00
State Brownfield Revolving Fund	\$0.00
Total Local TIR Capture.....	\$916,958.00

* Brownfield Plan preparation activities 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 described in this Plan is not exceeded, line item costs of eligible activities may be adjusted after the date this Plan is approved by the City of Lansing City Council.

5. Captured Taxable Value and Tax Increment Revenues

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local only tax revenues generated by the Property redevelopment and captured by the LBRA. The LBRA will not be obligated to reimburse the Developer for Eligible Activities completed after December 31, 2019. Reimbursement of Eligible Activities completed after December 31, 2019 will be evaluated by the LBRA on a case-by-case basis.

The taxable value of the Property at the completion of this Brownfield Plan was \$550,550 which is the initial taxable value for this Plan. The new projected taxable value for 2020 was estimated at \$2,000,000 upon completion of the Project. Estimated taxable values were based on estimates determined by the Project's development team. The actual taxable value will be determined by the City's Assessor after the Project is completed.

It is estimated that the LBRA will capture tax increment revenues from 2019 through 2034 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 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.

In addition to reimbursement to the LBRA for its costs associated with the Project under the LBRF, 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 2034, whichever occurs first.

9. Estimated Impact on Taxing Jurisdictions

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

Projected Impact to Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units*	New Taxes for BRA Administration, LBRF Deposits and Developer Reimbursement	Total New Taxes
Lansing Operating	\$ 45,314	\$ 407,822	\$ 453,136
Ingham County	\$ 7,646	\$ 68,810	\$ 76,455
Ingham County Sum	\$ 15,850	\$ 142,654	\$ 158,504
Airport Authority	\$ 1,629	\$ 14,664	\$ 16,293
CATA	\$ 7,009	\$ 63,082	\$ 70,092
Capital Area District Library	\$ 3,636	\$ 32,726	\$ 36,363
Potter Park Zoo	\$ 956	\$ 8,601	\$ 9,557
Lansing Community College	\$ 8,874	\$ 79,869	\$ 88,744
Ingham Inter. School District	\$ 10,970	\$ 98,729	\$ 109,699
Lansing School District Operating	\$ 419,570	\$ 0	\$ 419,570
State Education Tax (6 mills)	\$ 139,857	\$ 0	\$ 139,857
State Education Tax to SBRF**	\$ 0	\$ 0	\$ 0
City Debt	\$ 6,060	\$ 0	\$ 6,060
School Debt	\$ 107,224	\$ 0	\$ 107,224
Total	\$ 774,596	\$ 916,958	\$ 1,691,554

* 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 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 for up to an additional 5 years for deposit into the LBRF 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: Eligible Property Map

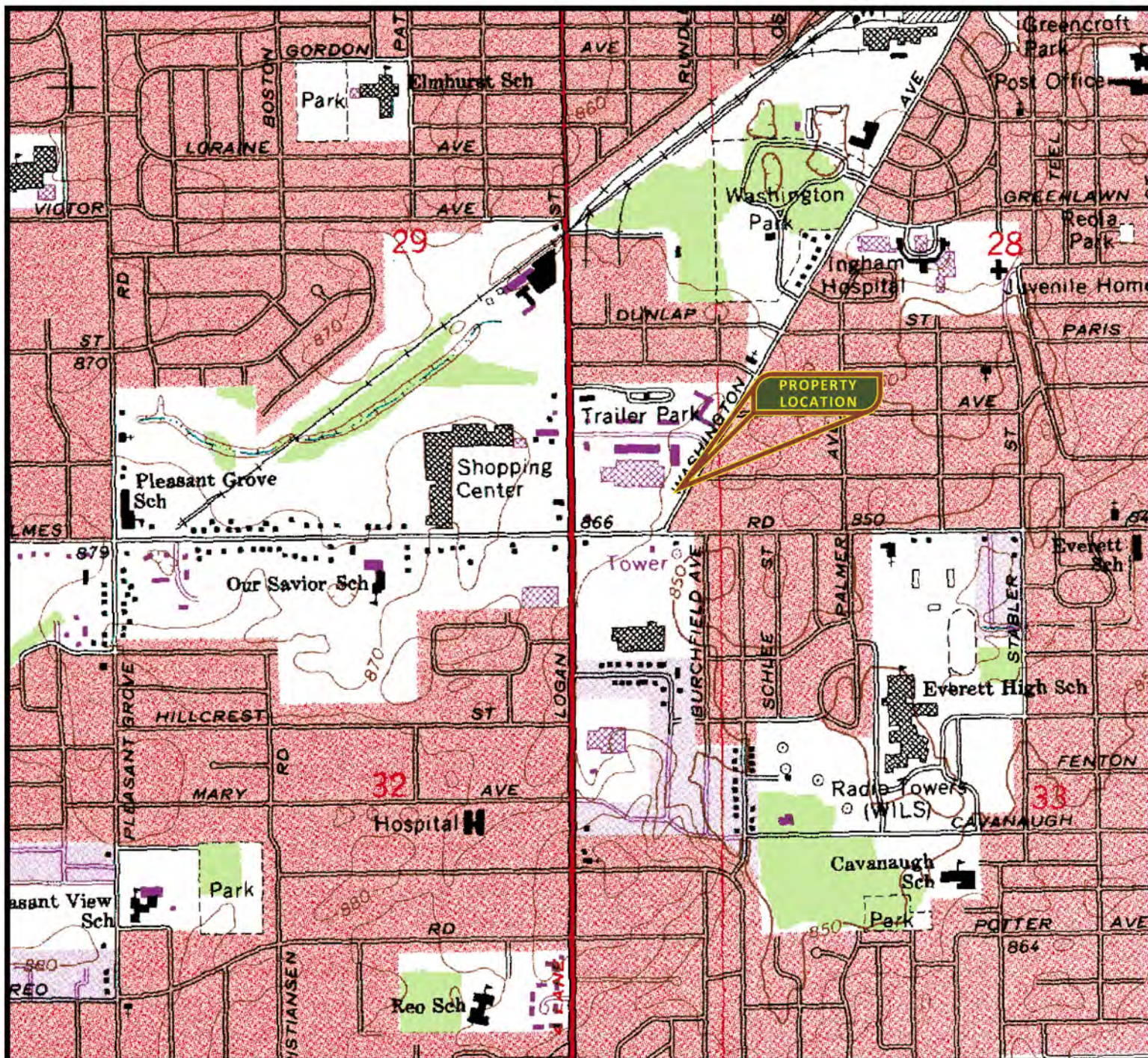


FIGURE 1 PROPERTY LOCATION

930 W. HOLMES ROAD
LANSING, MICHIGAN 48910

INGHAM COUNTY
T.04 N., R 02 W., SECTION 29

PROJECT NUMBER: 18-1917

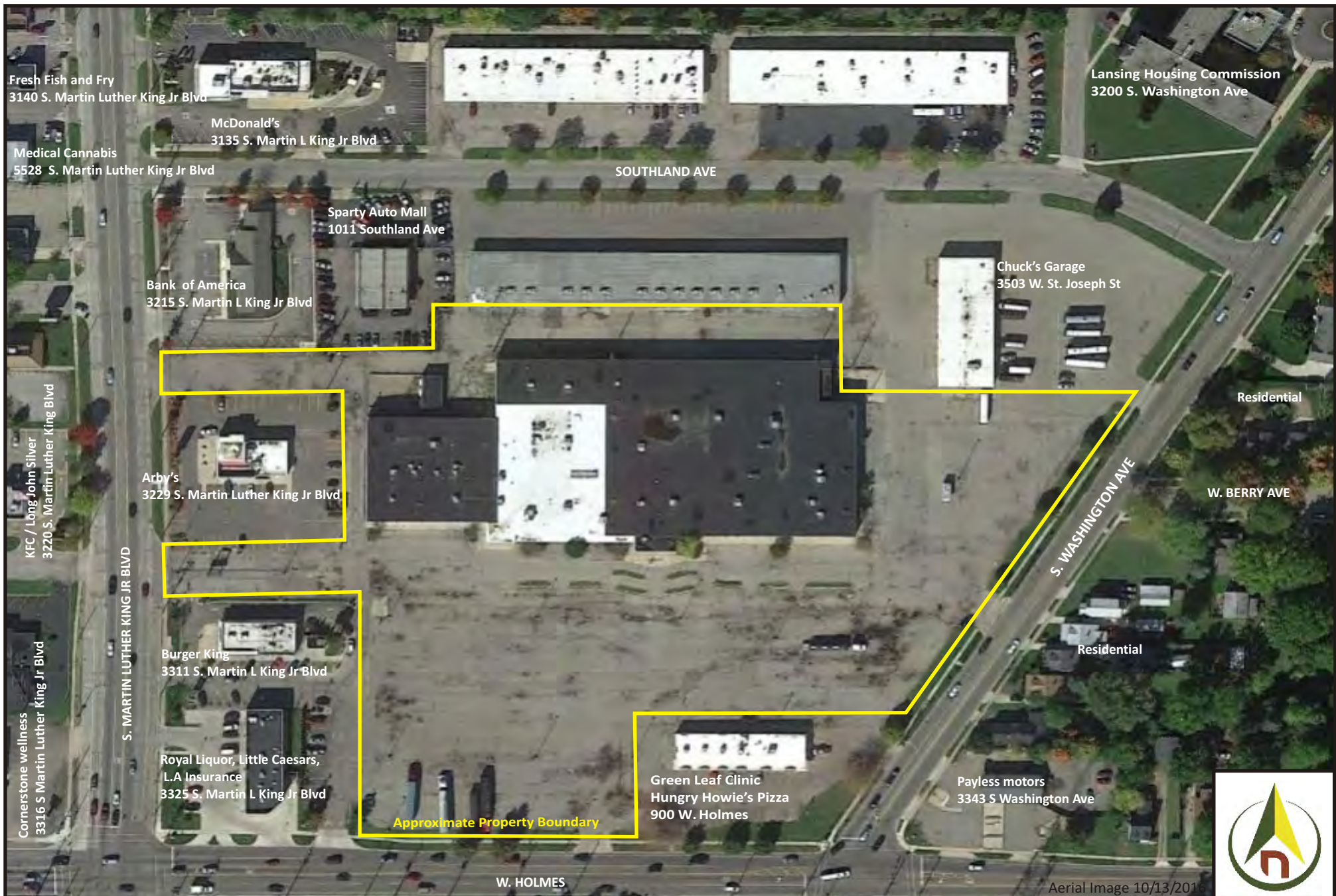
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TRI TERRA



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Aerial Image 10/13/2018

TRI TERRA

FIGURE 2

PROPERTY ORIENTATION DIAGRAM

PROJECT NUMBER: 18-1917

**930 W. HOLMES
LANSING, MICHIGAN 48910**

DIAGRAM CREATED BY: GAR

DATE: 7/27/2018

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
930 W. Holmes Road
Lansing, MI
August 28, 2018

					REIMBURSEMENT ALLOCATION		
ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	DEQ ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES
DEQ ELIGIBLE ACTIVITIES							
Department Specific Activities							
Phase I Environmental Site Assessment	1	LS	\$ 1,800	\$ 1,800			\$ 1,800
DEQ ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 1,800	\$ -	\$ -	\$ 1,800
MSF ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
Asbestos - Abatement	1	LS	\$ 53,700	\$ 53,700			\$ 53,700
Subtotal Asbestos and Lead Activities				\$ 53,700		\$ -	\$ 53,700
Demolition							
Demolition - Site/Asphalt Removal	1	LS	\$ 100,000	\$ 100,000			\$ 100,000
Demolition - Soft Costs including Permits / Disconnect Fees	1	LS	\$ 15,000	\$ 15,000			\$ 15,000
Subtotal Demolition Activities				\$ 115,000		\$ -	\$ 115,000
Infrastructure Improvements							
On-Site Improvements - Patching & Repairing Asphalt/Concrete, Lighting, Landscaping	1		\$ 100,000	\$ 100,000			\$ 100,000
Entrance Improvements - Curbs, Gutters, Pavement/Approaches in Right of Way	1	LS	\$ 109,700	\$ 109,700			\$ 109,700
Lighting in Right of Way	1		\$ 40,500	\$ 40,500			\$ 40,500
Landscaping in Right of Way & Greenspaces/Public Areas	1		\$ 184,725	\$ 184,725			\$ 184,725
Infrastructure Improvements - Soft Costs	1		\$ 59,700	\$ 59,700			\$ 59,700
Subtotal Infrastructure Improvement Activities				\$ 494,625		\$ -	\$ 494,625
MSF ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 663,325	\$ -	\$ -	\$ 663,325
MSF AND DEQ ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 665,125	\$ -	\$ -	\$ 665,125
Brownfield Plan Preparation				\$ 10,000	\$ -	\$ -	\$ 10,000
Interest (3%, simple)				\$ 150,137			\$ 150,137
TOTAL ELIGIBLE COST FOR REIMBURSEMENT:				\$ 825,262	\$ -	\$ -	\$ 825,262
State Brownfield Revolving Fund				\$ -			
BRA Administrative Fees				\$ 45,848			
Local Brownfield Revolving Fund (LBRF)				\$ 45,848			
GRAND TOTAL				\$ 916,958			
					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
930 W. Holmes Road
Lansing, MI
August 28, 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				\$	550,000	\$	550,000	\$	550,000	\$	550,000	\$	550,000	\$	550,000	\$	550,000	\$	550,000	\$	550,000	\$	550,000	\$	550,000	\$	550,000		
Estimated New TV				\$	550,000	\$	1,000,000	\$	2,000,000	\$	2,020,000	\$	2,040,200	\$	2,060,602	\$	2,081,208	\$	2,102,020	\$	2,123,040	\$	2,144,271	\$	2,165,713	\$	2,187,371		
Incremental Difference (New TV - Base TV)				\$	-	\$	450,000	\$	1,450,000	\$	1,470,000	\$	1,490,200	\$	1,510,602	\$	1,531,208	\$	1,552,020	\$	1,573,040	\$	1,594,271	\$	1,615,713	\$	1,637,371		
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	\$	-	\$	8,748	\$	28,188	\$	28,577	\$	28,969	\$	29,366	\$	29,767	\$	30,171	\$	30,580	\$	30,993	\$	31,409	\$	31,830	
Ingham County				3.2800	\$	-	\$	1,476	\$	4,756	\$	4,822	\$	4,888	\$	4,955	\$	5,022	\$	5,091	\$	5,160	\$	5,229	\$	5,300	\$	5,371	
Ingham County Sum				6.8000	\$	-	\$	3,060	\$	9,860	\$	9,996	\$	10,133	\$	10,272	\$	10,412	\$	10,554	\$	10,697	\$	10,841	\$	10,987	\$	11,134	
Airport Authority				0.6990	\$	-	\$	315	\$	1,014	\$	1,028	\$	1,042	\$	1,056	\$	1,070	\$	1,085	\$	1,100	\$	1,114	\$	1,129	\$	1,145	
CATA				3.0070	\$	-	\$	1,353	\$	4,360	\$	4,420	\$	4,481	\$	4,542	\$	4,604	\$	4,667	\$	4,730	\$	4,794	\$	4,858	\$	4,924	
Capital Area District Library				1.5600	\$	-	\$	702	\$	2,262	\$	2,293	\$	2,325	\$	2,357	\$	2,389	\$	2,421	\$	2,454	\$	2,487	\$	2,521	\$	2,554	
Potter Park Zoo				0.4100	\$	-	\$	185	\$	595	\$	603	\$	611	\$	619	\$	628	\$	636	\$	645	\$	654	\$	662	\$	671	
Lansing Community College				3.8072	\$	-	\$	1,713	\$	5,520	\$	5,597	\$	5,673	\$	5,751	\$	5,830	\$	5,909	\$	5,989	\$	6,070	\$	6,151	\$	6,234	
Ingham Intermediate School District				4.7062	\$	-	\$	2,118	\$	6,824	\$	6,918	\$	7,013	\$	7,109	\$	7,206	\$	7,304	\$	7,403	\$	7,503	\$	7,604	\$	7,706	
Local Total:				43.7094	100.00%	\$	-	\$	19,669	\$	63,379	\$	64,253	\$	65,136	\$	66,028	\$	66,928	\$	67,838	\$	68,757	\$	69,685	\$	70,622	\$	71,568
Total Capturable Taxes:				43.7094	100.00%	\$	-	\$	19,669	\$	63,379	\$	64,253	\$	65,136	\$	66,028	\$	66,928	\$	67,838	\$	68,757	\$	69,685	\$	70,622	\$	71,568
Non-Capturable Millages - New Tax Revenue				Millage Rate																									
Lansing Debt				0.2600	\$	-	\$	117	\$	377	\$	382	\$	387	\$	393	\$	398	\$	404	\$	409	\$	415	\$	420	\$	426	
Lansing School Debt				4.6000	\$	-	\$	2,070	\$	6,670	\$	6,762	\$	6,855	\$	6,949	\$	7,044	\$	7,139	\$	7,236	\$	7,334	\$	7,432	\$	7,532	
Total Non-Capturable Taxes:				4.8600																									

Notes:

Table 2
Tax Increment Revenue Capture Estimates
930 W. Holmes Road
Lansing, MI
August 28, 2018

Estimated Taxable Value (TV) Increase Rate:											
Plan Year		2030 12	2031 13	2032 14	2033 15	2034 16					
Base TV		\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000					
Estimated New TV		\$ 2,209,244	\$ 2,231,337	\$ 2,253,650	\$ 2,276,187	\$ 2,298,948					
Incremental Difference (New TV - Base TV)		\$ 1,659,244	\$ 1,681,337	\$ 1,703,650	\$ 1,726,187	\$ 664,615					
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	\$ 32,256	\$ 32,685	\$ 33,119	\$ 33,557	\$ 12,920	\$ 453,136	\$ 45,314	\$ 407,822	
Ingham County		3.2800	\$ 5,442	\$ 5,515	\$ 5,588	\$ 5,662	\$ 2,180	\$ 76,455	\$ 7,646	\$ 68,810	
Ingham County Sum		6.8000	\$ 11,283	\$ 11,433	\$ 11,585	\$ 11,738	\$ 4,519	\$ 158,504	\$ 15,850	\$ 142,654	
Airport Authority		0.6990	\$ 1,160	\$ 1,175	\$ 1,191	\$ 1,207	\$ 465	\$ 16,293	\$ 1,629	\$ 14,664	
CATA		3.0070	\$ 4,989	\$ 5,056	\$ 5,123	\$ 5,191	\$ 1,998	\$ 70,092	\$ 7,009	\$ 63,082	
Capital Area District Library		1.5600	\$ 2,588	\$ 2,623	\$ 2,658	\$ 2,693	\$ 1,037	\$ 36,363	\$ 3,636	\$ 32,726	
Potter Park Zoo		0.4100	\$ 680	\$ 689	\$ 698	\$ 708	\$ 272	\$ 9,557	\$ 956	\$ 8,601	
Lansing Community College		3.8072	\$ 6,317	\$ 6,401	\$ 6,486	\$ 6,572	\$ 2,530	\$ 88,744	\$ 8,874	\$ 79,869	
Ingham Intermediate School District		4.7062	\$ 7,809	\$ 7,913	\$ 8,018	\$ 8,124	\$ 3,128	\$ 109,699	\$ 10,970	\$ 98,729	
Local Total:		43.7094	\$ 72,525	\$ 73,490	\$ 74,466	\$ 75,451	\$ 29,050	\$ 1,018,842	\$ 101,884	\$ 916,958	
Total Capturable Taxes:		43.7094	\$ 72,525	\$ 73,490	\$ 74,466	\$ 75,451	\$ 29,050				
Non-Capturable Millages - New Tax Revenue		Millage Rate									
Lansing Debt		0.2600	\$ 431	\$ 437	\$ 443	\$ 449	\$ 173	\$ 6,060	\$ 606	\$ 5,454	
Lansing School Debt		4.6000	\$ 7,633	\$ 7,734	\$ 7,837	\$ 7,940	\$ 3,057	\$ 107,224	\$ 10,722	\$ 96,501	
Total Non-Capturable Taxes:		4.8600						\$ 113,284	\$ 19,844	\$ 178,598	

Table 3
Tax Increment Revenue Reimbursement Allocation Table
930 W. Holmes Road
Lansing, MI
August 28, 2018

Developer/LBRA Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	0.0%	\$ -		\$ -
Local	100.0%	\$ -	\$ 825,262	\$ -
TOTAL		\$ -	\$ 825,262	\$ -
DEQ	0.00%	\$ -		
MSF	0.00%	\$ -		

Estimated Total
Years of Plan: 16

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ -
BRA Administrative Fees	\$ 45,848
Local Brownfield Revolving Fund	\$ 45,848

* During the life of the Plan

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
		1	2	3	4	5	6	7	8	9	10	11
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	\$ -	\$ 19,669	\$ 63,379	\$ 64,253	\$ 65,136	\$ 66,028	\$ 66,928	\$ 67,838	\$ 68,757	\$ 69,685	\$ 70,622	\$ 71,568
Local Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ -	\$ 1,967	\$ 6,338	\$ 6,425	\$ 6,514	\$ 6,603	\$ 6,693	\$ 6,784	\$ 6,876	\$ 6,968	\$ 7,062	\$ 7,157
Capture for BRA Administrative Fees (5% of available Local TIR)	\$ -	\$ 885	\$ 2,852	\$ 2,891	\$ 2,931	\$ 2,971	\$ 3,012	\$ 3,053	\$ 3,094	\$ 3,136	\$ 3,178	\$ 3,221
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ -	\$ 885	\$ 2,852	\$ 2,891	\$ 2,931	\$ 2,971	\$ 3,012	\$ 3,053	\$ 3,094	\$ 3,136	\$ 3,178	\$ 3,221
Local TIR Available for Reimbursement to Developer	\$ -	\$ 15,932	\$ 51,337	\$ 52,045	\$ 52,760	\$ 53,482	\$ 54,212	\$ 54,949	\$ 55,693	\$ 56,445	\$ 57,204	\$ 57,970
Total State & Local TIR Available for Reimbursement to Developer	\$ -	\$ 15,932	\$ 51,337	\$ 52,045	\$ 52,760	\$ 53,482	\$ 54,212	\$ 54,949	\$ 55,693	\$ 56,445	\$ 57,204	\$ 57,970

DEVELOPER and LBRA	Beginning Balance																	
	\$ 825,262	\$ 825,262	\$ 809,330	\$ 757,993	\$ 705,948	\$ 653,188	\$ 599,706	\$ 545,494	\$ 490,546	\$ 434,853	\$ 378,408	\$ 321,205	\$ 263,234					
MSF Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
DEQ Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
LOCAL-ONLY Activities	\$ 825,262	\$ 825,262	\$ 809,330	\$ 757,993	\$ 705,948	\$ 653,188	\$ 599,706	\$ 545,494	\$ 490,546	\$ 434,853	\$ 378,408	\$ 321,205	\$ 263,234					
Local-Only Tax Reimbursement	\$ 825,262	\$ -	\$ 15,932	\$ 51,337	\$ 52,045	\$ 52,760	\$ 53,482	\$ 54,212	\$ 54,949	\$ 55,693	\$ 56,445	\$ 57,204	\$ 57,970					
TOTAL ANNUAL DEVELOPER/LBRA REIMBURSEMENT		\$ -	\$ 15,932	\$ 51,337	\$ 52,045	\$ 52,760	\$ 53,482	\$ 54,212	\$ 54,949	\$ 55,693	\$ 56,445	\$ 57,204	\$ 57,970					

Table 3
Tax Increment Revenue Reimbursement Allocation Table
930 W. Holmes Road
Lansing, MI
August 28, 2018

	2030		2031		2032		2033		2034	TOTALS	
	12		13		14		15		16		
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	\$	72,525	\$	73,490	\$	74,466	\$	75,451	\$	29,050	
Local Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$	7,252	\$	7,349	\$	7,447	\$	7,545	\$	2,905	
Capture for BRA Administrative Fees (5% of available Local TIR)	\$	3,264	\$	3,307	\$	3,351	\$	3,395	\$	1,307	
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$	3,264	\$	3,307	\$	3,351	\$	3,395	\$	1,307	
Local TIR Available for Reimbursement to Developer	\$	58,745	\$	59,527	\$	60,317	\$	61,115	\$	23,530	
Total State & Local TIR Available for Reimbursement to Developer	\$	58,745	\$	59,527	\$	60,317	\$	61,115	\$	23,530	
DEVELOPER and LBRA											
	\$	204,489	\$	144,962	\$	84,645	\$	23,530	\$	(0)	
MSF Eligible Activities	\$	-	\$	-	\$	-	\$	-	\$	-	
State Tax Reimbursement	\$	-	\$	-	\$	-	\$	-	\$	-	
Local Tax Reimbursement	\$	-	\$	-	\$	-	\$	-	\$	-	
DEQ Eligible Activities	\$	-	\$	-	\$	-	\$	-	\$	-	
State Tax Reimbursement	\$	-	\$	-	\$	-	\$	-	\$	-	
Local Tax Reimbursement	\$	-	\$	-	\$	-	\$	-	\$	-	
LOCAL-ONLY Activities	\$	204,489	\$	144,962	\$	84,645	\$	23,530	\$	(0)	
Local-Only Tax Reimbursement	\$	58,745	\$	59,527	\$	60,317	\$	61,115	\$	23,530	
TOTAL ANNUAL DEVELOPER/LBRA REIMBURSEMENT	\$	58,745	\$	59,527	\$	60,317	\$	61,115	\$	23,530	

**Midwest Self Storage Development
930 W. Holmes Road Building Redevelopment
Brownfield Plan #74
August 24, 2018**

Attachment A

Legal Description of the Property

LEGAL DESCRIPTION –

930 W. Holmes Road, Lansing, Michigan (33-01-01-29-477-082)

A PORT OF LOT 17 SOUTHLAND PLAZA A SUBDIVISION SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 29, (T4N, R2W), STATE OF MICHIGAN, COUNTY OF INGHAM, CITY OF LANSING, AS RECORDED IN LIBER 23, PAGE 13 & 14, INGHAM COUNTY RECORDS. COMMENCING AT 1/2 " BAR IN CONCRETE AT THE NORTHEAST CORNER OF LOT 17 SOUTHLAND PLAZA A SUBDIVISION SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 29, (T4N, R2W), STATE OF MICHIGAN, COUNTY OF INGHAM, CITY OF LANSING; THENCE S31DEG05'54"W, 224.52 FEET ALONG THE NORTHWESTERLY LINE OF WASHINGTON AVENUE TO A 5/8 "X30" STEEL BAR & CAP #51489 AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING S31DEG 05'54"W, 441.89 FEET ALONG SAID RIGHT OF WAY LINE TO O FOUND CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 17; THENCE N89DEG 56 '21 "W, 251.16 FEET ALONG THE SOUTH LINE OF SAID LOT 17 TO. A FOUND BAR; THENCE S00DEG '23 ' 11 "E, 133.06 FEET (RECORDED AS 133,78 FEET) ALONG THE EAST LINE OF SAID LOT 17 TO A 5/8 "X30" STEEL BAR & COP #51489 ON THE NORTH RIGHT OF WAY LINE OF HOLMES ROOD; THENCE N89DEG 56'21 "W, 313.25 FEET ALONG THE NORTH RIGHT OF WAY LINE OF HOLMES ROAD TO A 5/8 "X30 " STEEL BAR & CAP #51489; THENCE N01DEG 14 '22 "E, 290.00 FEET TO A 5/8 "X30 " STEEL BAR & CAP #51489; THENCE S89DEG 53'57 "W, 224.00 FEET TO A FOUND BAR & COP #16053 ON THE EASTERLY RIGHT OF WAY LINE MARTIN LUTHER KING JUNIOR BOULEVARD (STATE HIGHWAY. M-99); THENCE ALONG SAID RIGHT OF WAY LINE, NORTHWESTERLY 58.70 FEET ALONG A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 7129,89 FEET, WITH A CENTRAL ANGLE OF 00DEG 28'18 ' AND A LONG CHORD OF 58.70 FEET BEARING N00DEG 05 '51 "W TO O FOUND BAR & CAP #16053; THENCE N 89DEG 59 ' 13 "E, 199.80 FEET TO A FOUND BAR & CAP #16053; THENCE N 00DEG 00 '36"E, 194.93 FEET TO A FOUND BAR & COP #16053; THENCE N 89DEG 59 '39 "W, 203.63 FEET TO A FOUND BAR & CAP #16053 ON THE EASTERLY RIGHT OF WAY LINE MARTIN LUTHER KING JUNIOR BOULEVARD (STATE HIGHWAY M-99); THENCE ALONG SAID RIGHT OF WAY LINE, NORTHWESTERLY 54.84 FEET ALONG A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 7129.89 FEET WITH A CENTRAL ANGLE OF 00'26 '27 "AND A LONG CHORD OF 54.84 FEET BEARING N 02 DEG 07'16"W TO A FOUND BAR & CAP #16053 AT THE SOUTHWEST CORNER OF LOT 16 OF SAID SOUTHLAND PLAZA; THENCE N 89DEG '58'10"E, 396.51 FEET ALONG THE NORTH LINE OF LOT 17 TO A FOUND BAR AT THE SOUTHEAST CORNER OF LOT 14; THENCE N 00DEG 10 '39 "W, 52.31 FEET TO A FOUND BAR AT AN INTERIOR CORNER OF LOT 14; THENCE S 89DEG 56 '56 "E, 493.12 FEET (RECORDED AS EAST, 493.39 FEET) ALONG THE NORTH LINE FOUND BAR AT THE SOUTHEAST CORNER OF LOT 10: THENCE S 00DEG 04'28 "W, 140.34 FEET TO A 5/8 "X30 " STEEL BAR & CAP #51489; THENCE N89'55 ' 05 "E, 226.25 FEET TO THE POINT OF BEGINNING.

**Midwest Self Storage Development
930 W. Holmes Road Building Redevelopment
Brownfield Plan #74
August 24, 2018**

Attachment B

Letter of Functional Obsolescence



Andy Schor, Mayor

CITYASSESSORS OFFICE

Sharon Frischman, Assessor

3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-7624

FAX: (517) 483-4101
www.lansingmi.gov/City-Assessor

Functional Obsolescence Determination

Property Address: 930 W. Holmes
Lansing, MI 48910

The property was inspected on March 18, 2018. The subject property is a single tenant office building that was originally constructed as a single tenant retail building.

The site is approximately 9 acres, most of which is paved with asphalt. The building is 102,206 square feet and built in 1968.

The land to building ratio is 4:1. The size of the building and parking lot are larger than what the current market desires. The building's size for retail would be on par with the "big box" buildings. However, the building height is inferior for big box retail. Most big box retailers would likely demolish the building and build with modern materials at modern specifications for warehouse type retail.

The demand for office space, especially single tenant office space is very low outside of the central business district.

The maintenance costs for the parking lot and building will be high in relation to any rents received for a building of this size.

The building and land improvements suffer from at least 50% functional obsolescence.

Sharon L. Frischman, MMAO, MCGA

4-27-18
Date

- 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 #74 – 930 W. Holmes Rd. Redevelopment Project'.

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

BE IT RESOLVED that the Lansing City Council, hereby, appropriates the following grant award amounts for the following purpose:

\$49,999.76 State Grant Revenue	273.000000.547000.17214
\$24,144.00 Temporary Help	273.132201.707000.17214
\$2,076.52 Fringe Benefits-Variable	273.132201.715400.17214
\$22,999.24 Contractual Services	273.132201.743000.17214
\$170.00 Supplies	273.132201.742000.17214
\$610.00 Training	273.132201.747000.17214

To assist in the basic funding of 54A District Court's Specialty Court, for things such as temporary help, with grant resources from Michigan Drug Court Grant Program administered by the State Court Administrative Office. The grant period is October 1, 2018 through September 30, 2019.

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

WHEREAS, the City of Lansing is the owner of real property commonly known as the Cooley-Haze House, formerly known as the Women's Historical Center (the "Property") located at 213 W. Malcolm X Street, Lansing, Michigan and legally described as: LOT 20 BLOCK 177 ORIG PLAT, CITY OF LANSING), INGHAM COUNTY, MICHIGAN.

WHEREAS, sale of the Property is in the best interest of the City because the City will no longer incur the expenses associated with maintaining the Property; and

WHEREAS, the Park Board met and approved placing the sale of the Property on the ballot for consideration by Lansing voters at its meeting on June 14, 2017; and

WHEREAS, the electors of the City of Lansing on the November 7, 2017 ballot voted and approved to sell the physical structure known as the Cooley-Haze House currently located on the parcel of property located at 213 W. Malcolm X Street in Lansing; and

WHEREAS, the City published a Request for Proposal to purchase the Cooley-Haze house on March 29, 2018 with no response and again on June 6, 2018 which generated two proposals; and

NOW, THEREFORE, BE IT RESOLVED that the proposal received in the amount of Twenty Thousand Dollars (\$20,000.00) be accepted for the purchase of the Cooley-Haze house

BE IT FINALLY RESOLVED, any net proceeds from the sale of the Property will be used for improvements in the City of Lansing park and recreation system.



Andy Schor, Mayor

CITY OF LANSING
PURCHASING OFFICE
1110 S. Pennsylvania Ave.
Lansing, Michigan 48912
(517) 702-6197 / FAX (517) 702-6042
<http://www.lansingmi.gov/purchasing>

June 1, 2018

**REQUEST FOR PROPOSAL
RFP/18/088
SALE OF COOLEY HAZE HOUSE REISSUE**

The City of Lansing officially distributes all Purchasing documents through the Michigan Inter-governmental Trade Network (MITN) and the City of Lansing Purchasing Office. Our office no longer mails bid documents, notices or addendums to our vendors. To register for the MITN system or access bid information, including addendums, go to www.mitn.info

Proposals marked "RFP/18/088, SALE OF COOLEY HAZE HOUSE REISSUE" will be accepted at the City of Lansing, Purchasing Office, 1110 S. Pennsylvania Ave, Lansing MI. 48912, until 2:00 p.m., local time in effect on August 22, 2018.

Official City issued Proposal form must be returned via U.S. mail, UPS, Fed Ex or in person.

Appointments can be made by contacting Brett Kaschinske, Director, Parks and Recreation Department at 517-483-4233.

Proposal results will **only** be released via email or self-addressed stamped envelopes. Please forward your email request to: stephanie.robinson@lbwl.com

The City of Lansing encourages Proposals from all vendors including MBE/WBE vendors.

The City of Lansing gives preference to Lansing-based job providers in the procurement of all goods and services.

Any contractual or Proposal package questions should be directed to Stephanie Robinson, Purchasing, at (517) 702-6197 or fax (517) 702-6042 or Brett Kaschinske, at (517) 483-4233

Stephanie Robinson CPPB
Senior Buyer

CITY OF LANSING
PURCHASING OFFICE
1110 S. PENNSYLVANIA AVE
LANSING, MICHIGAN 48912

THIS IS NOT AN ORDER

NOTE: If your bid/quotation is not returned and completed on this form, it may not be considered.
Bid/quotation number must appear on outside of return envelope.

REQUEST FOR PROPOSAL # RFP/18/088
REISSUE

FOR: SALE OF COOLEY HAZE HOUSE

DATE: JUNE 1, 2018

PARKS AND RECREATION DEPARTMENT

PROPOSALS DUE 2:00 PM, LOCAL TIME IN EFFECT August 23, 2018

The City of Lansing Purchasing Office is requesting Proposals for the sale of the building and property known as 213 W Malcolm X St. Lansing MI. 48933 per the attached specifications listed below:

ITEM	DESCRIPTION	TOTAL LUMP SUM
A	Building and property located at 213 W Malcolm X St, (near Washington Ave.) Parcel Number 33-0101-21-131-009	\$ 20,000 ⁰⁰

Appointments for viewing can be made by contacting Brett Kaschinske at (517) 483-4233.

The City reserves the right to accept any Proposal, to reject any or all Proposals and to make the award in the best interest of the City.

All vendors shall be current in payment of any taxes, licenses, fees, permits or any other monies due the City of Lansing at time of quote due date as per City of Lansing Ordinance Section 206.02(a)1(G).

Any contractual or Proposal package questions should be directed to Stephanie Robinson, Purchasing, at (517) 702-6197, fax (517) 702-6042. Or Brett Kaschinske at (517) 483-4233

FEDERAL I.D. # [REDACTED] COMPANY <u>Joseph L. Vitale</u> SIGNATURE <u>Joe Vitale</u> 8/22/2018 12:41:35 PM EDT PRINTED NAME <u>Joseph L. Vitale</u> TITLE <u>Owner</u> DATE: <u>08/22/18</u>	ADDRESS <u>227 N. Sycamore St</u> CITY & STATE <u>Lansing, Mi 48933</u> TELEPHONE <u>517-712-4500</u>	NOTE: PROPOSAL results will only be released via email request.
MICHIGAN CIVIL RIGHTS ACT Contractor shall not discriminate in hiring or its terms and conditions of employment on the basis of race, religion, creed, nation origin, color, sex, marital status, age, height, or weight, nor on the basis of handicap except where the same is based on a bona fide job requirement. Neither shall Contractor discriminate in the sales of products or the rendering of services pursuant to this contract on the basis of any of those categories.		

Solicitation Number: RFP/18/088

Solicitation Name: SALE OF COOLEY HAZE HOUSE REISSUE

The City of Lansing Purchasing Office is collecting information regarding the use of the MITN e-procurement system. We are also collecting demographic information regarding woman-owned, minority-owned and Lansing based business. This form will not be used during the evaluation of bids or proposals. You may return this sheet, which is voluntary, with your submittal or shortly thereafter. Please, do not staple this to your Proposal document.

I. **Where did your firm receive of this solicitation?** Please check all that apply.

☒ City of Lansing Purchasing Web Page <http://www.mitn.info>

☐ City of Lansing Purchasing Office

☒ Other, please list:

Cooley Haze Facebook page

II. **Demographic Information:**

Is your ~~firm~~ located or have a business office within the corporate city limits of Lansing
yes ☒ no ☐

III. **Company Information**

Federal Tax ID Number



Joseph L. Vitale

Firm Name

227 N. Sycamore St

Address (Street, City, State, ZIP)

Lansing Mi 48933

Phone Number

517-712-4500

Fax Number

Joe Vitale

Web Site Address

Contact Person

Thank you for your participation.

BACKGROUND

On November 7, 2017, the City of Lansing put a question to its electorate as follows:

Shall the City of Lansing be authorized to sell, or otherwise dispose of the Cooley-Haze Property that is the physical structure formerly known as the Michigan Women's Historical Center with a historic preservation covenant?

The question passed in the affirmative. As a result, the City of Lansing Parks and Recreation Department seeks to conditionally sell the Cooley-Haze House, to avoid further deterioration of the Property, which is in the best interest of the Property's cultural and structural preservation.

It is the intent of the City that by selling the Property, it can be put to good use by a local individual or organization and that the historic structure on the Property, the Cooley-Haze House, can be preserved and maintained without further expense from the City. To this end, any transfer of the Property will be subject to a restrictive covenant, detailed below, requiring that the exterior of the structure on the Property be maintained and remain unchanged in appearance.

This Request for Proposals is for a parcel commonly known as 213 W. Malcolm X Street, Lansing, MI 48933, more particularly described as:

LOT 20 BLOCK 177 ORIG PLAT, CITY OF LANSING, INGHAM COUNTY,
MICHIGAN,

Tax Parcel Number: 33-01-01-21-131-009

SUBMITTALS:

- Completed application.
- The successful applicant will be required to provide full payment for the Property prior to sale.
- The successful candidate will be required to enter into a "Property Structure Purchase Agreement" with The City of Lansing, which it will provide, among other things, that:
 1. The Property is being acquired "As is" and without warranty, (except warranty of title and that it will be free and clear of liens),
 2. The Property is being acquired with a Declaration of Covenants and Restrictions and will be enforced according to the Declaration sections and agreements below.
 3. The purchase is for the structure and underlying real estate.
 4. All risk of loss shifts to the purchaser at closing,
 6. Purchaser shall agree to indemnify, defend and hold the City of Lansing harmless from and against any liability or damage arising directly or indirectly from the purchase or renovation of the Property.

Each potential Owner must also give responses to the following questions and requests, for review by the City of Lansing Parks Department/Cooley-Haze RFP committee:

1. What is your (or your organization's) intended purpose with the Property if awarded the right to purchase?

See Attached form

2. Provide a compelling reason why you (or your organization) should be selected to purchase the Property.

3. What is your (or your organization's) philosophy or approach to historic preservation and your experience and understanding of the United States Department of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings?

4. Provide a profile of yourself (or your organization).

EVALUATION CRITERIA

Terms of Negotiation and Transfer

The designated Cooley-Haze RFP Review Committee will evaluate all submitted proposals against the goal of preserving the structural and cultural qualities of the Property and specifically the structure on the property known as the Cooley-Haze House. Potential purchasers may be asked to participate in an in-person interview for further evaluation.

The City of Lansing, its Parks Department, and the Cooley-Haze RFP Review Committee reserve the sole right and discretion to terminate or extend the period of review if necessary. After the application process is opened, one or more proposals may be selected for review. Once a potential purchaser has been selected, the City will enter into negotiations toward reaching a mutually agreeable Purchase Agreement.

THE CITY OF LANSING, ITS PARKS DEPARTMENT, AND THE COOLEY-HAZE RFP REVIEW COMMITTEE ARE NOT LIABLE FOR ANY COSTS INCURRED BY ANY POTENTIAL PURCHASER PRIOR TO SUCCESSFUL COMPLETION OF NEGOTIATIONS AND EXECUTION OF THE AGREEMENT OR PRIOR TO CLOSING ON THE SALE AND PURCHASE OF THE PROPERTY.

Notwithstanding the identification of a proposed purchaser for the purpose of further negotiations, such selection does not constitute acceptance of the proposal.

RESTRICTIVE COVENANT FOR PROPERTY AND COOLEY-HAZE HOUSE

Any sale of the property will be subject to the following restrictive covenants, which will be stated in the Purchase Agreement, and in the recorded Deed of Transfer as follows:

This conveyance is subject to Lansing City Council Resolution #2018-___, easements, encumbrances, restrictions and agreements of record, matters of survey and all applicable building and use restrictions, and zoning ordinances, if any, affecting the Property, including:

- This conveyance is made for the express purpose that the described property and the historic structure on the property, known as the Cooley-Haze House, be preserved and maintained by grantee, its successors and assigns, in their current form for a period of not less than Thirty (30) Years from the date of this conveyance. Specifically, grantee, its successors and assigns, may not:*
- alter, modify, or change the exterior or façade of the Cooley-Haze House, including but not limited to the exterior walls, siding, windows, doors, elevations, roofs, rooflines, chimneys, and all exterior structural features, unless done with written authorization from the City of Lansing Planning Department and consistent with the United States Department of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as they exist at the time of this conveyance;*

- *demolish, remove, deconstruct, or move the Cooley-Haze House unless such action has been approved in writing by the City of Lansing Planning Department as necessary for the safety, health, and welfare of the public, and is done consistent with the United States Department of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as they exist at the time of this conveyance; or*
- *do or cause to be done any surface mining, extraction of any oil, gas, or other minerals or natural resources from any part of the Property.*

In the event the grantee, its successors and assigns, violates this express purpose, or engages in any of the prohibited activities listed above, then the title to the property hereby conveyed shall automatically revert to the grantor, its successors and assigns, and grantor shall retain all legal and other equitable remedies under the law for damage done by said violation or engagement in prohibited activity by grantee, its successors and assigns.

PROPOSAL

Proposal for center structure, only, located at: 213 W Malcolm X Dr.

PROPOSAL LUMP SUM PRICE: \$ 20,000⁰⁰

Twenty-thousand dollars ^(Figures) NO/100 Dollars
(Spell out in words)

If submitted by an organization or company, please complete the following:

Name: _____

Address: _____

Attention: _____

Telephone: _____

Fax: _____

Email: _____

Submitted by:

Name: _____

(Please print)

Signature: _____

(Authorized Agent of the Organization/Company)

Title: _____

Date: _____

Witness: _____

Date: _____

✶ If submitted by an individual please complete the following:

Name: Joe L. Vitale

(Please print)

Address: 227 N. Syamore St

Lansing, Mi 48933

DATE 08/22/18

REQUEST FOR PROPOSAL
RFP/18/088

Please complete Section I and Section II.

Section I

PROPOSAL AND AWARD

Initial: JLV

The undersigned, having become thoroughly familiar with and understanding the entire quote documents attached hereto, agrees to provide the services as specified herein, for the total fees as stipulated herein, subject to negotiation.

I hereby state that all of the information I have provided is true, accurate and complete. I hereby state that I have authority to submit this proposal which will become a binding contract if accepted by the City of Lansing. I hereby state that I have not communicated with, nor accepted anything of value from an official or employee of the City of Lansing that would tend to destroy or hinder free competition.

I hereby state that I have read, understand and agree to be bound by all the terms of this proposal document.

Please initial next to Proposal and Award, sign Section II and submit with your response to this solicitation.

Section II

SIGNATURE

SIGNED: Authenticatign
JOE L VITALE
8/22/2018 12:41:33 PM EDT NAME: Joe L. Vitale

TITLE: Owner DATE: 08/22/18

FIRM NAME: Joe L. Vitale

FEDERAL TAX ID NUMBER: [REDACTED]

ADDRESS: 227 N. Syamore St Lansing Mi 48933
(Street) (City) (State) (Zip)

PHO [REDACTED]
EMA [REDACTED]

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Stephanie Robinson, CPPB, Senior Buyer

FROM: Brett Kaschinske, Parks and Recreation Director *Brett Kaschinske*

RE: RFP/18/088 Reissue – Sale of Cooley-Haze House

DATE: September 11, 2018

The City of Lansing received two proposals in response to the August 23, 2018 public request for proposals for the sale of the Cooley-Haze house, 213 W. Malcom X Street, Lansing.

The two offers received were from Joseph Vitale, 227 N. Sycamore Street, Lansing in the amount of \$20,000.00 and the other was from Kathy Krafft, 605 Cass Avenue, Jackson in the amount of \$10,000.00.

The subcommittee, consisting of Veronica Gracia-Wing, Paulette Carter-Scott and Cassandra Nelson, along with Parks Director, Brett Kaschinske and Stephanie Robinson, Senior Buyer met to review the two proposals are pleased to recommend the attached proposal submitted by Joseph L. Vitale, with a purchase price of \$20,000 and adherence to the restrictive covenant associated with the transfer.

Vitale intends to both rehab the building according to historical standards and relevance and then to open, own and operate a public building material salvage retail store and educational learning area. Items of note:

- The proposed buyer indicates a fairly aggressive timeline for closing, winterization, preliminary internal and external repairs and rehabilitation and finally, opening of the retail store, all projected by August of 2019, pending closing and Board of Water and Light substation project timelines.
- Vitale anticipates requesting re-zoning the parcel and is open to negotiation with regard to closing costs associated with the sale.
- Vitale served on the Historic Properties Subcommittee until June of 2017, recusing himself after identifying possible interest in the property and before a final recommendation was made as to the property's disposition.

Vitale's proposal meets and exceeds the RFP's stated goal of preserving the structural and cultural qualities of the property and specifically the structure on the property. Additionally, the proposed retail store is an attractive cultural asset for Lansing residents and has the potential to become a regional resource and destination.

If you require any additional information, please do not hesitate to contact me.



OFFICE OF THE CITY ATTORNEY



MEMORANDUM

To: SHERRIE BOAK, General Services
From: VENUS KUMAR, Paralegal
Subject: SPECIAL ASSESSMENTS CLAIM; Marvin Al-Shankool
Date of Incident: February 15, 2017
Date: August 10, 2017

Attached is a Claim Form received by this office from Marvin Al-Shankool for \$6,152.00 due to Trash Removal violations at 819 Cleveland St.

This claim is being referred to General Services for consideration on the City Council's agenda because this claim exceeds \$2,500.00.

Thank you for your assistance.

/ymk
Attachments

DATE: 8/10/2017

1463

PPN: 33-01-01-10-377-231
 DATE SUBMITTED: 7/26/2017
 ADDRESS OF VIOLATION: 819 Cleveland Street
 LISTED TAXPAYER OF RECORD: Haddad, Wall
 OTHER TAXPAYER OF RECORD:
 CLAIMANT: Al-Shankool, Marvin
 CLAIMANT'S ADDRESS: 819 Cleveland
 Lansing, MI 48906 (Red Tagged house claimant does not live there)

TYPE OF ACTIONS CONTINUED

Trash Removal
 VIOLATION DATE: 2/15/2017
 NOTIFICATION DATE: 2/15/2017
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$6,152.00
 CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 17-T011 3/07/2017
 AMOUNT OF CLAIM: \$6,152.00

ADDITIONAL ACTIONS CONTINUED

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	Grass
Violation	Violation
2/15/2017	4/28/2017

CITATIONS IN PREVIOUS YEAR:

Exterior	Red Tagged	Grass
8/15/2016	(to present)	9/28/2016
	8/30/2016	

CLAIMANT'S CIRCUMSTANCES:

See Attached

CODE OFFICER'S NOTES: This Red Tagged property was cited for a trash violation on 2/15/2017 with a compliance due date of 2/22/2017. The Code Enforcement Officer returned to recheck the property on 3/03/2017 the violations were still present and the violations were submitted to the trash contractor for removal. The contractor arrived on 3/07/2017 and the initial violations were still present as well as 80 more yards of debris were found on the property and they were also removed. This claimant purchased the home via an unrecorded land contract they are not listed as owner of this property to date. This home has had 4 land contracts turned into the Assessor's Office in the last 2 years and the last one was just rescinded for Kasey Jordan on 5/17/2017. Proper notice was sent to the taxpayers of record at the time an occupant copy was not sent due to the property being vacant and Red Tagged. This office recommends denial of the claim and also recommends that the claimant record his land contract with the Ingham County Register of Deeds Office.



City of Lansing

OFFICE OF THE CITY ATTORNEY

Claim Form – Special Assessments

1463

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

NAME: Marvin AL-Shankosh DATE: 7-26-17
 MAILING ADDRESS: 819 Cleveland St
 CITY: Lansing STATE: mi ZIP CODE: _____
 TELEPHONE: Home 517 894-3761 Work () _____

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

ADDRESS: 819 Cleveland St PARCEL NO. 33-01-01-10-377-23
 DATE OF INCIDENT: _____ AMOUNT YOU WERE BILLED \$6,152.⁰⁰
 TOTAL AMOUNT YOU ARE CONTESTING: 6,152.⁰⁰
 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.

I Marvin AL-Shankosh I buy this house as land contract and I found out the house have alot problem: needs to be Repairs, So I got Building permits and planning electric Too. I start demolitions the house which I have Big trailer to Remove Trash I took 2 trailer to granger then there was one left. I came home I found out the City clean my yard with out telling me any thing. I had good material in my yard for Repair the house too.

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

Eric's Refuse LLC

P.O. Box 16035

Lansing, MI 48901

Invoice

Date	Invoice #
3/12/2017	6223

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

property address
819 Cleveland St 33-01-01-10-377-231

Terms	work complete
	3/12/2017

Quantity	Item Code	Description	Price Each	Amount
1	thr 3cy	first hour and 3 yards of debris	175.00	175.00
23	add hr	additional hour after 1	150.00	3,450.00
87	class 2	construction material after 3	26.00	2,262.00
		work complete 3/7/17 total yards 90 submitted by Dave Vincent		
All work is complete!			Total	85,887.00

CITY OF LANSING

316 N. CAPITOL SUITE 02

Lansing, MI 48226

Ph: (517) 483-4361

Fax: (517) 377-0100

Invoice No.: 00090316

Date: 03/15/2017

Record: E17-01137

HADDAD WAIL

6003 CLARSON ST

LANSING, MI 48217-5102

TOTAL AMOUNT DUE**\$6,152.00**

Item Category	Item Description	Amount Due
Code Compliance	Trash - Admin Fee	\$265.00
Code Compliance	Trash - Contractual Charge	\$5,887.00
Total Amount Due		\$6,152.00



**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

311 N. Capital St. C-1, Lansing, MI 48933-1258
(517) 483-4301 FAX (517) 517-4000

TRASH AND DEBRIS CORRECTION NOTICE

**HADDAD WAIL, or Current Occupant
6003 CLAREMONT CT
LANSING, MI 48917-5112**

**Violation Date: 02/15/2017
Violation Location: 819 CLEVELAND ST
Parcel No: 33-01-01-10-377-231
Compliance Due Date: February 22, 2017**

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

Violation: indoor type furniture in the outdoors

Violation: Mattresses

Violation: Deteriorated furniture

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.

Perpen up Section 107.2 of the IMC, you have the right to appeal this notice of violation. In accordance with Section 108.3 and unless ordered the City or premises shall be charged against the real estate upon which the structure is located and shall be a lien upon each real estate.

Code Officer: Dave Vincent (517) 483-4379 dave.vincent@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

316.50 Capitol Sq C-1, Lansing, MI 48933-4238
(517) 483-4301 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

JORDAN KACEY R is Current Occupant
2311 RISDALE AVE
LANSING, MI 48911

Violation Date: 02/15/2017
Violation Location: 819 CLEVELAND ST
Parcel No: 33-01-01-10-377-231
Compliance Due Date: February 22, 2017

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

Violation: Indoor type furniture in the outdoors

Violation: Mattresses

Violation: Deteriorated furniture

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 8-5 AM or 12-1 PM.

Pursuant to Section 107.2 of the IMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any portion covered by the City will be assessed against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: Dave Vincent (517) 483 4379 dave.vincent@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

311 N. Capitol Ave. C-1, Lansing, MI 48917-1208
(517) 483-4361 FAX (517) 377-1188

Trash Authorization Form

Submitted to: Eric Crutcher on 03/03/2017

TAXPAYER: HADDAD WAIL, 6003 CLAREMONT CT LANSING, MI 48917-5112

Location of Work: Enf Num: E17-01137

Address: 819 CLEVELAND ST
Lot No:
Description:
Parcel No: 33-01-01-10-377-231

Remove Trash and Debris

Work Authorized:

Violation: Indoor type furniture in the outdoors

Violation: Mattresses

Violation: Deteriorated furniture

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 3

Authorized Cubic Yards: 10

Warning Comment:

Includes trailer full of trash

Submitted By: Dave Vincent (517) 483-4379

















































































































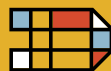




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DOWNTOWN LANSING



DOWNTOWN
LANSING INC.



2017

ANNUAL REPORT



Andy Schor, Mayor

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Director's Note

The Rise of Main Street

Not too many cities can say they have two Master Level Michigan Main Street communities or two nationally accredited Main Street programs through Main Street America, but Lansing now can.

In 2017, our downtown Lansing Main Street program became a Master Level Michigan Main Street community and joined our neighbor, Old Town, at this level.

Since downtown Lansing's designation year in 2012 as a Michigan Main Street, downtown has experienced more than \$73M in private investment, 59 new businesses, 33 façade improvements, 133 building rehabilitations, 69 public improvements and more than 10,000 volunteer hours logged.

The Board of Directors led our organization through the Main Street Refresh and developed new processes for strategic goal setting. Initiatives of our Design and Public Spaces committees uplifted the creativity, beauty and history of our community while our new vehicular wayfinding system helped

simplify a complex urban environment for residents and visitors. Forks and Corks made its debut to rave reviews. Plus, the Promotions Committee rolled out new destination branding to help downtown capitalize on its many visitor destinations and amenities. Four new downtown districts have been established to help simplify and strengthen the visitor experience: Capital Complex, Washington Square, Riverfront District and Stadium District.

One step at a time, we are working to strengthen our organization as we continue to revitalize the heart of our favorite place. We could not do it without our sponsors, partners, volunteers, small businesses, the City of Lansing or our community of supporters. Downtown Lansing Inc. is poised to make even greater contributions toward downtown Lansing's economic vitality in 2018. We thank you, Lansing, for being the reason we rise.



Mindy Biladeau

Mindy Biladeau,
Executive Director

Mission

Downtown Lansing Inc. is dedicated to making Lansing a place where people want to be, by encouraging its businesses, neighborhoods, and stakeholders to build a dynamic culture known for its vibrancy, sustainable growth, and business friendly environment.

Our Community

We are downtown Lansing, and we are proud to be the capital of the great state of Michigan. From our downtown, we serve our friends and neighbors across the state, and represent the progress and momentum that will carry us all to realize our vision and our future.



We are downtown Lansing, and we are the business center of a vibrant region, filled with institutions of higher education and their students who embody real opportunity and bustling with business professionals who truly encapsulate productivity. Our streets are alive each day serving thousands of hard working people.

We are downtown Lansing, and we are nestled on the Grand River which runs directly through our downtown. On the banks of the Grand, opportunities abound, from museums and a convention center to our city market and riverfront dining, from biking to kayaking, from river view accommodations to access to more than 16 miles of trails, our river truly makes us naturally connected.

We are downtown Lansing, and we are the momentum of new energy and investment. We are the crack of the bat, the stadium side loft, and the cold drink with friends. We are a vibrant entertainment district that entertains families and provides a gathering place for all. We are home to coffee roasters, local breweries, and artisan distilleries. We are a place that is worth taking in.

WE ARE

the state capital.
a hub for business.
a center for education.
a natural escape.
a cultural center.
a place to meet.
an entertaining destination.

DOWNTOWN LANSING.



Board of Directors

Karl Dorshimer, *President
Lansing Economic
Area Partnership*

Doug Johns Jr.,
*Vice President
LDJ Leasing*

JV Anderton, *Treasurer
Loomis Law*

Summer Schriner,
*Secretary
Grace Boutique*

Christine Zarkovich
*Lansing Regional
Chamber of Commerce*

Tameko Richard
Juice Nation

Terry Carella
WMU-Cooley Law School

Cara Nader
Strange Matter Coffee Co.

Staff

Mindy Biladeau,
Executive Director

Layna Anderson,
*Communications &
Marketing Manager*

Brittney Reiley/Holly Rosser,
Program Coordinator

Mj Haynes,
Adopt-a-Spot Coordinator

Committee Members

Design Committee

Bob Rose, *Chair
City of Lansing*

Cathy Babcock
Kositchek's

Ariana Gibbs
Karma Construction

Beth Kuiper
Kentwood Office Furniture

Bryan Lijewski
*Michigan State Historic
Preservation Office*

Valerie Marchand
*Mayor's Office-
City of Lansing*

Valerie Marvin
Capitol Historian

Debbie Mikula
*Arts Council of
Greater Lansing*

Jamie Rytlewski
AF Group

Promotions Committee

Josh Holliday, *Chair
Lansing Economic
Area Partnership*

Terry Carella
WMU-Cooley Law School

Maurica James
LEPFA

Dana Kromer
FOX 47

Danielle Lenz
EDGE Partnerships

Chad Munce
WLNS-TV 6

Jan Pfeiffer
GLCVB

Trent Smiley
CADL-Downtown Branch

Audrey Tipper
Community Advocate

Mary Beth Vandenburg
MSUFCU

Organization Committee

Chris Lewis, *Chair
Lansing Community College*

JV Anderton
Loomis Law

Adam Bitely
Michigan Senate

Mark Buzzitta
CADL-Downtown Branch

Steve Hinkle
Comerica Bank

Matt Hund
LSJ

Lori Lanspeary
GLCVB

Stewart Powell
Linn & Owen Jewelers

BJ Puchala
BCBS of Michigan

Dominic Rios
Loomis Law

Economic Vitality

Christine Zarkovich, *Chair
Lansing Regional
Chamber of Commerce*

Trevor Friedeberg
*Michigan Economic
Development Corporation*

Brian Johnson
Marx Moda

Kelly King
American Red Cross

Tom Truscott
*City of Lansing
Historic Commission*

Andy Wirostek
Wirostek Lighting

Public Spaces

Kellee Christensen, *Chair
Lansing Board of
Water & Light*

Kristyn Blackmer
*Michigan Economic
Development Corporation*

Christine Palmer
*Michigan Economic
Development Corporation*

David Pierson
McClelland and Anderson

Annie Rzepecki
*Lansing Board of
Water & Light*

Kristi Schwartzly
*R.E. Olds
Transportation Museum*

Matt White
Capitol Facilities

**Silver Bells in the City
Coordinating Committee**
Bob Bierwagen
State of Michigan-DTMB

Marshaun Blake
Lansing Fire Department

Roger Boettcher
Leavenworth Photographic

Kraig Britvec
Michigan State Police

Mark Buzzitta
CADL-Downtown Lansing

Michelle Coss
Michigan Fitness Foundation

Sgt. Leith Curtis
Lansing Police Department

Michael DeMartelaere
Comerica Bank

Steven Doty
State of Michigan-DTMB

Renee Morgan Freeman
City of Lansing

Gerald Keeder
State of Michigan-DTMB

Rich LaMay
*City of Lansing,
Public Service*

Adam Lansdell
M3 Group

Danielle Lenz
EDGE Partnerships

Daryl Martin
Lansing City Market

Jenna Meyer
Meridian Entertainment

Heath Miller
State of Michigan-DTMB

Carol Munroe
*City of Lansing,
Parks & Recreation*

Chris Rankin
State of Michigan-DTMB

Marty Riel
*City of Lansing
Property Management*

Rodney Ross
State of Michigan-DTMB

Annie Rzepecki
*Lansing Board of
Water & Light*

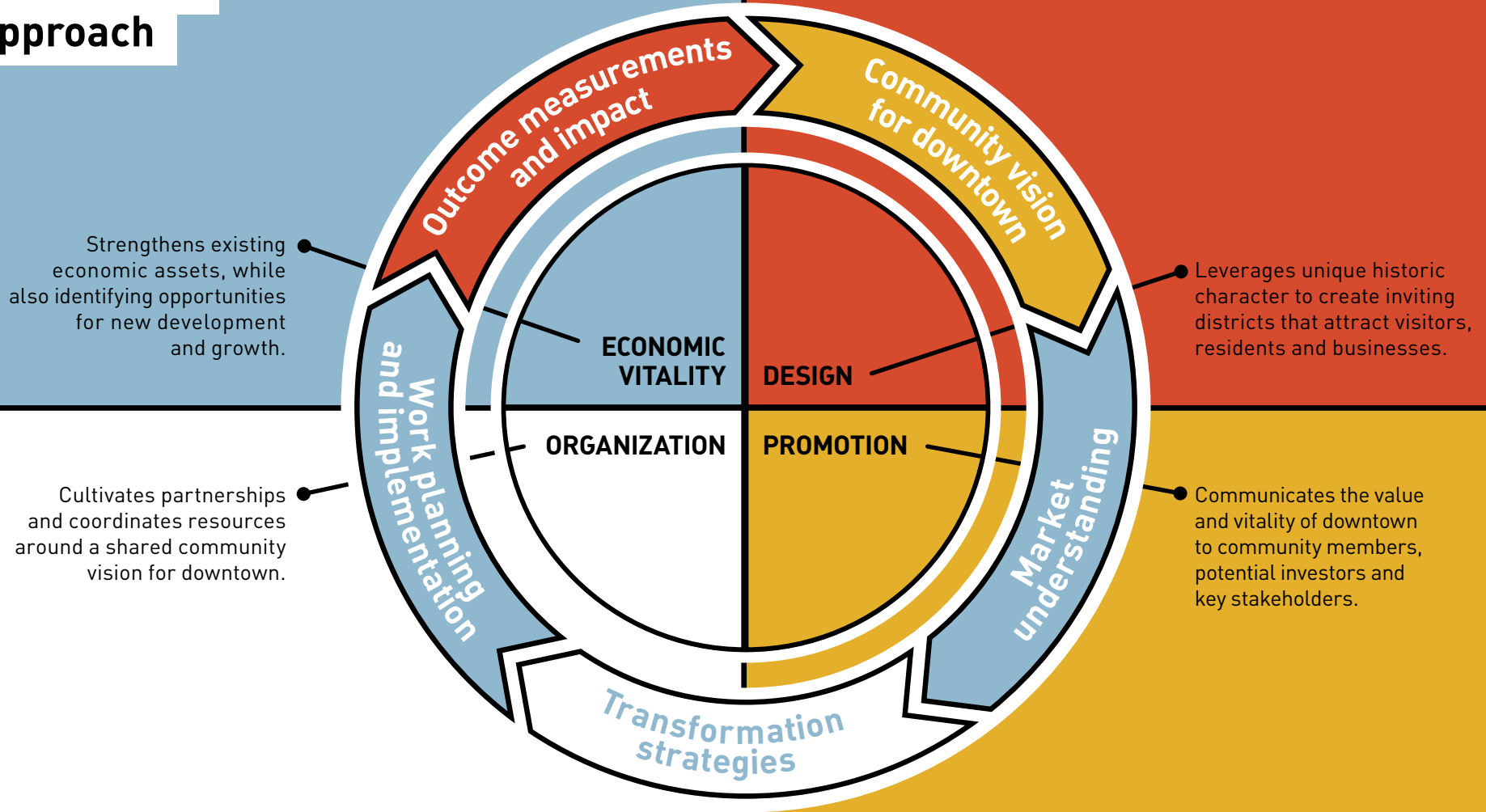
Steve Serkaian
*Lansing Board of
Water & Light*

Mike Tobin
Lansing Fire Department

Matt White
Capitol Facilities

Laurel Winkel
LEPFA

Main Street Approach



Our Impact In 2017

Economic Vitality: Sense of Vibrancy

Market Study Update & Advanced Business Recruitment Training

Our Economic Vitality Committee partnered with Downtown Professionals Network and Michigan Main Street to complete an update of a Downtown Market Study from 2012 and went through Ready To Recruit training. The Economic Vitality Committee and staff now have the training and tools we need to strategically take a pro-active and more aggressive approach in diversifying downtown's business mix, by assisting property owners with filling vacant storefronts.

As part of this process, a Top Prospects Survey was conducted to get public input on what types of businesses people most desired to be in our downtown. More than four hundred people provided feedback and the most-desired businesses are a specialty grocer/deli, more full-service restaurants and a gifts and souvenirs/visitors store.

Design & Public Spaces: Sense of Place

Wayfinding

DLI partnered with the City of Lansing, Greater Lansing Convention & Visitors Bureau and the Lansing Entertainment & Public Facilities Authority to hire Corbin Design to conduct a wayfinding and signage analysis of downtown Lansing to evaluate the methods people use to navigate to and from downtown destinations. As a result of this analysis, it was recommended that downtown Lansing establish four new districts while reinforcing the existing REO Town and Old Town districts. To simplify and strengthen the visitor experience, four downtown districts have been designated: Capital Complex, Washington Square, Riverfront District and Stadium District. In fall of 2017, Phase I of the wayfinding system was installed. This included district gateway signs and signs for vehicular traffic. Phase II will be implemented in 2018 and will include pedestrian signage. In addition to implementing a wayfinding system and adding vehicular signs, a significant amount of sign clutter was removed from the public right-of-way. Our Design Committee was instrumental in this project.

Washington Square Hanging Baskets

This spring, 34 hanging flower baskets were installed on lamp poles along Washington Square. Each basket was 24 inches in diameter and overflowing with pink, yellow, white and green flowers. Businesses and organizations sponsored the baskets through our hanging basket sponsorship program. The Public Spaces committee plans to expend this program in 2018 to include the lamp poles on Michigan Ave. between Capitol Ave. and Pere Marquette. The total number of baskets will more than double.



Promotion: Sense of Community

Launch of New Destination Branding

The Steering Committee unveiled downtown's new destination branding to a packed house of stakeholders and media this summer. Destination branding for downtown is important as cities compete with other places for people, resources and businesses. The new downtown branding included a new downtown logo, community brand statement and the designation of four districts within downtown Lansing: Capital Complex, Washington Square, Riverfront District and Stadium District. Each district has a distinct character, which is reflected in the branding. This initiative was led by a special Steering Committee of stakeholders, marketing experts and municipal branding expert Ben Muldrow from Arnett Muldrow under the direction of the Promotions Committee. More than 50 key stakeholders were engaged during this process. This project was funded by Michigan Main Street.

Organization: Sense of Ownership

Master Level Main Street Community

Downtown Lansing Inc. successfully completed the Select Level of the Michigan Main Street Program in 2017, which was a five-year commitment, and is now a Master Level Main Street Community. There are only thirteen Master Level Main Street communities in the state.

Forks & Corks

This spring, the Promotions Committee launched Forks & Corks, an upscale evening of unparalleled food & wine pairings, showcasing wines from around the globe and culinary treats from the Lansing region's top dining spots. The event took place in the suites of Cooley Law School Stadium. After the event, we sent a survey to attendees and the responses were overwhelmingly positive. We also learned that 69% of attendees live in Lansing, East Lansing or Okemos. This is what some of the attendees had to say about the event:

"Everyone was exceptionally nice!"

"I could vote for everyone! Everything was great!"

"Staff was great!"

"Excellent event—best 'taste of' I've been to!"

"Outstanding pairings!"

PSD Renewal & Assessment Increase of District A

Our board of directors worked with the city administration and City Council to renew the Principal Shopping District for another three years, FY18-FY20. In addition, the first rate increase for District A was passed at this time. This was the first assessment increase since the establishment of the district in 1996.



By The Numbers



Investment

Private Investment: **\$3,487,740**
Public Investment: **\$5,381,149**
Public Improvements: **20**
Façade & Exterior Renovations: **3**
Building Rehabilitations: **33**
Buildings Sold: **2**
New Businesses: **11**
Sidewalk Cafés: **27**



Volunteers

Volunteers: **800**
Volunteer Hours: **5,057**
Value **\$24.14/hr= \$122,076***



Social Networks

Twitter: **13,618 followers**
Facebook: **5,542 fans**
Instagram: **6,975 followers**
E-Newsletter: **3,000 subscribers**



Visitors

Visitors: **More than 1.3 Million**
Visitation by Attraction
Impression 5 Science Center: **162,860**
Lansing Lugnuts Games: **311,000**
Lansing Center: **266,402**
Michigan History Center: **94,450**
State Capitol Building: **200,000**
R.E. Olds Transportation Museum: **14,000**
Riverwalk Theatre: **9,138**
CADL-Downtown Branch: **148,184**



Annual Special Events

Capital City Film Festival: **7,500**
Be A Tourist in Your Own Town: **12,000**
Common Ground Music Festival: **50,000**
Taste of Downtown: **1,500**
R.E. Olds Car Capital Celebration: **4,000**
Capital City River Run: **2,853**
BWL Chili Cook-Off: **6,000**
Trick-or-Treat on the Square: **8,500**
Silver Bells in the City: **50,000**
Cooley Law School Stadium Events: **30,000**



Old Town District Grants

Arts Council of Greater Lansing: **\$2,000**
Arts Night Out
Michigan Institute for Contemporary Art: **\$2,000**
Jazzfest and Michigan Bluesfest
Old Town Commercial Association: **\$18,000**
Year-Round Trash Removal
Hanging baskets and maintenance
Holiday decorations
Busby Garden maintenance



Maintenance

Year-round trash removal: **128,000 pounds**
Salt: **156 tons**
Snow Removal: **6 miles of sidewalks**
Mulch: **149 yards**
Doggie Bag Containers: **10,000 bags**



Events & Programs

Adopt-a-Spot Program
Bridge Flower Boxes
Capital City Clean Sweep
Capitol Lawn Movie Nights
Downtown Lansing Food Fight
Downtown Student Welcome
Forks & Corks
Hanging Basket Program
Holiday TV Co-Op Ad Campaign
Light the City
Monthly Downtown Business Huddles
Monthly Website Ads
Ribbon Cuttings
Seasonal Decorations
Sidewalk Café Furniture Grant Program
Sign Grant Program
Summer History Walking Tours
Taste of Downtown
Trick-or-Treat on the Square
Vacant Storefront Signs



33rd Annual Silver Bells in the City

Attendance: More than 50,000
Live television audience: more than 25,000
Electric Light Parade: 75 units
State Christmas Tree: 9,500 LED lights
Village vendors: 20
Fireworks: 500 shells
Sponsors: 68

Media & Web Presence

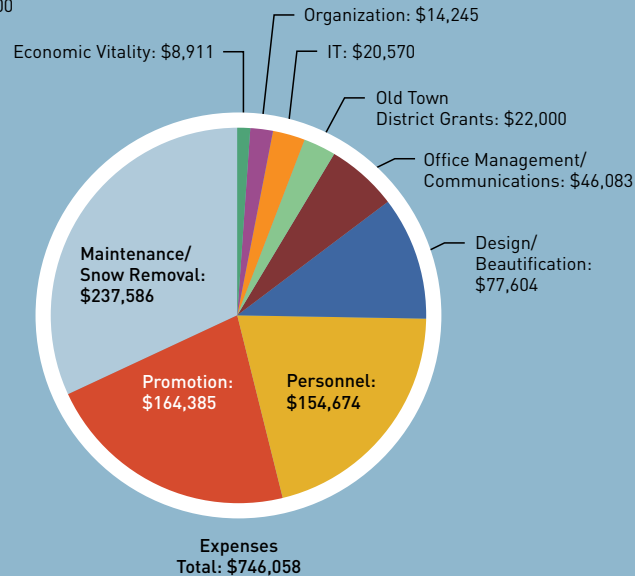
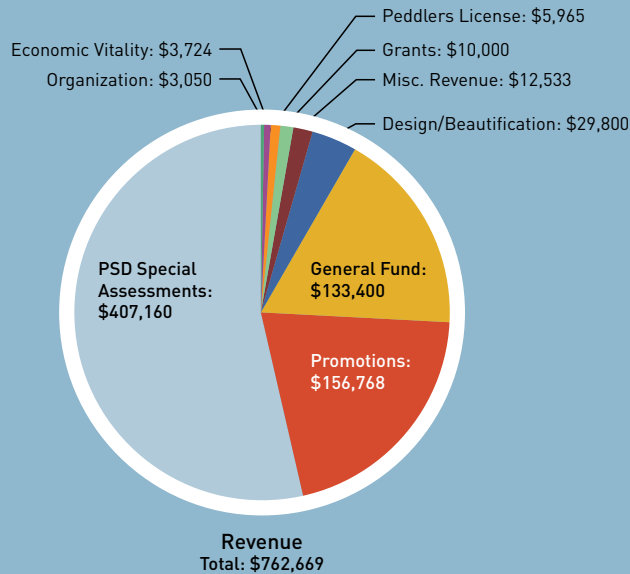
Promotional videos: 38,000 Facebook views
Facebook: 390,000 impressions
Twitter: 110,000 impressions
Snapchat filter: 245,500 views
Silverbellsinthecity.org: 57,100 visits,
49,610 unique visitors, 80,700 page views
Traditional earned media: \$15,000 value

Light the City & Deck the Halls

Rooftops lights: 130 buildings,
15,000 linear feet of wiring, and 85,000 lamps
Wreaths: 50
Lamp pole banners: 200
Lamp pole bows: 200
Fresh garland: 3,320 feet
Michigan Ave. trees: 4,950 lights
Traffic circle ornaments: 4
Façade lighting: 10 buildings
Brunch with Santa: 500 attendees
Silver Bells 5K: 600 participants

FY17 Financials (July 1, 2016-June 30, 2017)

Downtown Lansing Inc. continues to allocate funds and priorities specifically for each committee (Design, Promotions, Economic Vitality, Organization and Public Spaces) for projects, events and programming throughout the year. DLI continues to increase revenues through sponsorships, special events and grants. Total revenues for FY17 were \$762,669 and total expenditures were \$746,058, a difference of \$16,611, which was added to our fund balance. The majority of the funds that were added to our fund balance were restricted funds, \$14,437, that will be spent in FY18 for re-planting the N. Washington Square rain gardens, the planting of twenty-three new trees and stump grinding.



Awards & Milestones

Businesses & Organizations

Greater Lansing Convention & Visitors Bureau named Best CVB by the Michigan Society of Association Executives

Zoup! Top 5 store in sales out of 90 restaurants throughout the country

Lansing Lugnuts General Manager, Nick Grueser, named Midwest League's Executive of the Year

Nuthouse Sports Grill named one of Michigan's 10 Best Sports Bars by bestthingsmi.com

Traction! won 19 ADDY Awards presented by the Mid-Michigan Creative Alliance

Downtown Lansing Inc.

Best Promotions & Marketing Project Program: Destination Branding: Michigan Downtown Association

Main Street America Accredited Program: Main Street America

Mindy Biladeau, Executive Director, 2017 Newsmaker of the Year: Greater Lansing Business Monthly



City Pulse Top of the Town Awards

- American 5th Spirits
- Coldwall Banker
Hubbel Briarwood
- Foster Swift Collins
& Smith
- Impression 5
Science Center
- Jammin DJ's
- Jersey Giant
- Jude's Barbershop
- Lansing Art Gallery
- Lansing Brewing Co.
- Lansing Lugnuts
- Lou & Harry's
- MSUFCU
- Nuthouse Sports Grill
- Riverfront Cycle
- Riverwalk Theatre
- Roma Bakery
- The Outfield Lofts
- Waterfront Bar & Grill



Anniversaries

- **5th**
 - Grand Traverse Pie Co.
 - La Fille Gallery
 - Taps 25
- **20th**
 - Nuthouse Sports Grill
- **30th**
 - Radisson
 - Lansing Center
- **45th**
 - Impression 5
Science Center
- **100th**
 - Linn & Owen Jewelers
- **105th**
 - Lansing Regional
Chamber of Commerce
- **152nd**
 - Kositchek's

2017 Sponsors & Partners

Acuitas, LLC
Adams Outdoor
AF Group
American Fifth Spirits
Arendsen Jewelers
Arts Council of
Greater Lansing
Auto-Owners Insurance
Beggar's Banquet
Blue Cross Blue Shield
of Michigan
Blue Care Network
Bowdie's Chophouse
BRD Printing
Bridge Street Social
Capital Area
District Libraries
Capital Imaging
Capitol City Grille
Capitol City Scoop
CASE Credit Union
CATA
Chris & Louise
Holman Foundation
CiesaDesign
City of Lansing CART
City of Lansing
Cleat's Bar & Grille
Comerica Bank
Commercial Blueprint
Cottage Inn Pizza
Craig Corey Vacations
Dan Henry
Davenport University
DC Engineering
Dean Trailways
Delta Dental
Delux Tents & Events
Dewpoint

Dickinson Wright PLLC
Dusty's Cellar
EDGE Partnerships
EnVie
Exchange
Eyde Company
Flex City Fitness
For Crepe Sake
Foster Swift Collins
and Smith
FOX 47
Gilbert Chocolates
Gillespie Group
Glazed & Confused Bakery
Grand Traverse Pie Co.
Granger
Great Lakes Wine
& Spirits
Greater Lansing CVB
Go Green Trikes, LLC
Henry A. Fox Sales
Historical Society
of Greater Lansing
Hi-Ball Crane of Lansing
i92.9 FM-Lansing's
New Hits
IBEW Local #665
Independent Bank
lorio's Gelateria
Insty-Prints Downtown
Impression 5
Science Center
Jackson National
J&H Family Stores
(Trowbridge)
Juice Nation
Kositchek's
La Fille Gallery
LAFCU

Lake State Landscaping
& Snow Removal
Lake Trust Credit Union
Lansing Art Gallery
Lansing Brewing Company
Lansing Board of
Water and Light
Lansing Central United
Methodist Church
Lansing Community
College
Lansing Derby Vixens
Lansing Economic
Area Partnership
Lansing Entertainment
and Public Facilities
Authority
Lansing Fire Department
Lansing Lugnuts
Lansing Police
Department
Lansing Public Media
Lansing Regional
Chamber of Commerce
Lansing State Journal
Lexus of Lansing
Linn & Owen Jewelers
Lisa Babcock Law
L.O. Eye Care
Loomis Law
Marshall Music
McLaren Greater Lansing
M3 Group
MGROW
McClelland & Anderson
Meijer
Message Makers
Michigan Association
of Broadcasters

Michigan Association
of Counties
Michigan Economic
Development
Corporation
Michigan Education Trust
Michigan Fitness
Foundation
Michigan History Center
Michigan Institute for
Contemporary Art
Michigan Main Street
Michigan Retailers
Association
Michigan State
Capitol Commission
Michigan State Police
Michigan Veterans
Affairs Agency
Midtown Brewing Company
MSUFCU
National Electrical
Contractors Association
(Michigan Chapter)
Northside Service Inc.
Nuthouse Sports Grill
Old Town Commercial
Association
Parking Office-City
of Lansing
Peanut Shop
Peckham Footprints
Playmakers
Planned Parenthood
Advocates of Michigan
Public Sector Consultants
Radisson
Red Cedar Wild Ones
Red Haven

Render Studios
R.E. Olds Foundation
R.E. Olds Transportation
Museum
Riverwalk Theatre
Shaheen Chevrolet
Small Business
Association of Michigan
Spartan Motors
Sparrow Medical Supply
Smith Floral
Sohn Linen
Sound EFX
State of Michigan-DTMB
Strange Matter Coffee Co.
St. Paul's Episcopal Church
The Bistro
Taps 25
Tin Can
The Gillespie Company
The Perrone Lewis Group
of Morgan Stanley
The Plant Professionals
The Robin Theatre
The State Room
Tavern + Tap
Tetra Tech
Triterra
Troppo
Wal-Mart
Whipped
WMU-Cooley Law School
WLNS-TV 6
Young Brothers & Daley
YMCA Downtown
Wellness Center
Zoup!
97.5 NOW FM



DOWNTOWN
LANSING INC.

“Main Street brings preservation
and progress together.”
–A. McDonald

