

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 OCTOBER 8, 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, October 8, 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 and September 24, 2018
- IV. CONSIDERATION OF LATE ITEMS (Suspension of Council Rule #9 is needed to allow consideration of late items. Late items will be considered as part of the regular portion of the meeting to which they relate.)
- V. TABLED ITEMS
- VI. SPECIAL CEREMONIES
- VII. COMMENTS BY COUNCIL MEMBERS AND CITY CLERK
- VIII. COMMUNITY EVENT ANNOUNCEMENTS (Time, place, purpose, or definition of event – 1 minute limit)
- IX. SPEAKER REGISTRATION FOR PUBLIC COMMENT ON LEGISLATIVE MATTERS
- X. MAYOR'S COMMENTS
- XI. SHOW CAUSE HEARINGS
- XII. PUBLIC COMMENT ON LEGISLATIVE MATTERS (Legislative matters consist of the following items on the agenda: public hearings, resolutions, ordinances for introduction, and ordinances for passage. The public may comment for up to three minutes. Speakers must sign up on **blue** form.)

A. SCHEDULED PUBLIC HEARINGS

1. In consideration of Brownfield Plan #70; 735 Hazel LLC, 735 Hazel St.

XIII. COUNCIL CONSIDERATION OF LEGISLATIVE MATTERS

A. REFERRAL OF PUBLIC HEARINGS

B. CONSENT AGENDA

1. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING

- a. Setting a Public Hearing in consideration of Brownfield Plan #74; 930 W. Holmes LLC, 930 W. Holmes Rd.
- b. Brownfield #73; Waypoint Residential LLC; 3600 Dunckel Rd.
- c. PRD-1-2018; Planned Residential Development; South 9.6 acres of 3600 Dunckel Road & Adjoining Vacant Parcel, requested by Waypoint Residential Services
- d. Act-5-2018; Vacate Alliance Drive and a portion of Technology Blvd

2. BY THE COMMITTEE ON PUBLIC SAFETY

- a. Reappointments; Mick Grewal and Jacqueline Straub to the Ingham County/City of Lansing Community Corrections Advisory Board

3. BY THE COMMITTEE ON PUBLIC SERVICES

- a. Confirmation of Appointment; Molly Korn as a Member of the Potter Park Zoo Board for a term to expire December 31, 2020

4. BY THE COMMITTEE OF THE WHOLE

- a. Stadium Soccer License Agreement; City of Lansing & Lansing Soccer Club, LLC as a USL League 1, a United Soccer League One Club; Thomas M. Cooley Law School Stadium

C. RESOLUTIONS FOR ACTION

1. BY THE COMMITTEE ON WAYS AND MEANS

- a. FY 2019 Sobriety Court Grant Appropriation

2. BY THE COMMITTEE OF THE WHOLE

- a. Sale of Property; Cooley-Haze House, 213 W. Malcolm X St.

- D. REPORTS FROM COUNCIL COMMITTEES
 - E. ORDINANCES FOR INTRODUCTION and Setting of Public Hearings
 - 1. BY THE AD HOC COMMITTEE ON DIVERSITY AND INCLUSION
 - a. An Ordinance to amend the Purchasing, Contracts, and Sales Ordinance, Chapter 206 by adding sexual orientation and gender identity to Nondiscrimination Provision, Section 206.20(b)
 - F. ORDINANCES FOR PASSAGE
- XIV. SPEAKER REGISTRATION FOR PUBLIC COMMENT ON CITY GOVERNMENT RELATED MATTERS
- XV. REPORTS OF CITY OFFICERS, BOARDS, AND COMMISSIONS; COMMUNICATIONS AND PETITIONS; AND OTHER CITY RELATED MATTERS
(Motion that all items be considered as being read in full and that the proper referrals be made by the President)
- A. REPORTS FROM CITY OFFICERS, BOARDS, AND COMMISSIONS
 - 1. Letter(s) from the City Clerk re:
 - a. Minutes of Boards, Commissions, and Authorities placed on file in the Clerk's Office
 - b. Board of Water and Light Financial Audit Reports
 - c. Notification about the early opening and extended hours of the South Washington Election Unit at 2500 S. Washington for absentee voting and voter registration
 - d. Listing All Unsold Tax Reverted Properties in the City of Lansing from the Ingham County Treasurer
 - 2. Letter(s) from the Mayor re:
 - a. Traffic Control Order No. 18-003; traffic control at the intersection of Hanover Drive and Wellesley Drive
 - b. Traffic Control Order No. 18-008 and 18-009; traffic operations along Wexford Road between Viola Drive and Jolly Road
 - c. Traffic Control Order No. 18-014; parking regulations along Allegan Street between Walnut Street and Townsend Street and along Townsend Street between Allegan Street and Washtenaw Street

- d. Traffic Control Order No. 18-019; parking regulations along Shiawassee Street between Verlinden Avenue and Memphis Street
- e. Traffic Control Order No. 18-029; parking regulations along the 200 block of South Walnut Street
- f. Traffic Control Order No. 18-030; parking regulations along Pere Marquette Drive between Shiawassee Street and Michigan Avenue
- g. Traffic Control Order No. 18-031; parking regulations along the 400 block of Townsend St
- h. Traffic Control Order No. 18-040; traffic control at the intersection of Barnes Avenue and Washington Avenue
- i. Reappointments; John Shaski to the Capital Region Airport Authority and Andrea Ragan to the Economic Development Corporation
- j. Sole Source Purchase; Parking Services Office request for Traffic and Safety as the vendor for TIBA Parking Entry and Exit Management Solution
- k. Sole Source Purchase; Lansing Police Department request for Shaheen Chevrolet of Lansing Inc. as the vendor for the purchase of two vehicles
- l. Sole Source Purchase; Lansing Police Department request for All City Management Services as the vendor for the staffing, training, and management of City of Lansing's School Crossing Guard Program
- m. Sole Source Purchase; Lansing Police Department request for Graf Chevrolet of Okemos as the vendor for the purchase of two used vehicles
- n. PA 202 Corrective Action Plans: ERS Pension System, ERS OPEB Plan, and P&F OPEB Plan

B. COMMUNICATIONS AND PETITIONS, AND OTHER CITY RELATED MATTERS

- 1. Notices from the Michigan Liquor Control Commission:
 - a. Transfer Location of a Class C & SDM license from 5100 Marsh Rd, Ste. C, Okemos to 1620 E. Michigan for Tannin LLC

- b. Transfer Location Escrowed 2018 SDD & SDM License with Sunday Sales Permit (AM), Sunday Sales Permit (PM) and Motor Vehicle Fuel Pumps issued under MCL 436.1541(1) from 2900 Dunckel to 3000 Dunckel, Suite A
- 2. Claim Appeal; Claim #1579, Nicholas Pena for \$1,028.00 in trash fees at 1220 Shepard Street
- 3. Claim Appeal; Claim #1611, Michael Sdao for \$2,537.00 in trash fees at 600 Jessop Street
- 4. Claim Appeal; Claim #1608, Trisha Passini for \$7,050.00 in trash fees at 207 Astor Avenue
- 5. Claim Appeal; Claim #1607, Terry Gorham for \$3,174.00 in trash fees at 2907 Creston Avenue
- 6. Claim Appeal; Claim #1587, Tanya Paslawski for \$700.00 in trash fees at 1918 Ray Street
- 7. Claim Appeal; Claim #1584, JC Gemini III-C, LCC for \$2,529 in trash fees at 1824 Davis Avenue

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

The Lansing City Council will hold a public hearing on October 8, 2018 at 7:00 p.m. in the City Council Chambers, 10th Floor, Lansing City Hall, Lansing, MI, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Brownfield Brownfield Plan #70 – 735 Hazel Street Redevelopment Project pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 735 Hazel Street located in the City of Lansing, but 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.

Approval of this Brownfield Plan will enable the Lansing Brownfield Redevelopment Authority to capture incremental tax increases which result from the redevelopment of the property to pay for costs associated therewith. Further information regarding this issue, including maps, plats, and a description of the brownfield plan will be available for public inspection and may be obtained from Karl Dorshimer – Director of Business Development, Lansing Economic Area Partnership, 1000 South Washington, Suite 201, Lansing, MI 48912, (517) 702-3387.

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
Chris Swope
City Clerk

DRAFT

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING BROWNFIELD PLAN #70
735 HAZEL STREET REDEVELOPMENT PROJECT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #70 – 735 Hazel Street Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on October 8, 2018 and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on October 8, 2018 reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$14,547,537.00
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on August 10, 2018, unanimously recommended approval of the Plan, for this Project; and

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

WHEREAS, the Lansing Economic Development Corporation (the 'LEDC'), the Authority and 735 Hazel, LLC, (the 'Developer') have entered into a Secured Loan Agreement

DRAFT

(Attachment A).

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly considered the Plan, finds it is in compliance with the provisions of the Act and further finds:

- The Plan constitutes a public purpose under the Act;
- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable; and
- The proposed project is consistent with local development and redevelopment plans and zoning ordinances as has also been determined by the City of Lansing Department of Economic Development and Planning.

BE IT FURTHER RESOLVED that consistent with and conditioned upon the Developer honoring its obligations in the Secure Loan Agreement, the Lansing City Council commits to repayment of Michigan Department of Environmental Quality funds loaned to the LEDC and Developer pursuant to Section 196 of Michigan Act 451 of 1994 (the Natural Resources and Environmental Protection Act)

IT IS FINALLY RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #73 – 3600 Dunckel Road Redevelopment Project'.

*Lansing Brownfield
Redevelopment Authority*



**735 HAZEL STREET
REDEVELOPMENT PROJECT**
735 Hazel Street, Lansing MI
Unaddressed S. Hosmer Street, Lansing MI
Tax Parcel Nos.
33-01-01-22-105-001
33-01-01-22-106-001

Brownfield Plan #70

Revised July 26, 2018

Prepared with assistance from:
ADVANCED REDEVELOPMENT SOLUTIONS
PO Box 204
Eagle, Michigan 48822
Contact: Eric P. Helzer, EDFP
Phone: (517) 648-2434

Reviewed by:
LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA)
1000 S. Washington Avenue, Suite 201
Lansing, Michigan 48910
Contact: Karl Dorshimer
Phone: (517) 483-4153

Approved by the LBRA –
TBD/TBD/2018

Approved by the Lansing City Council –
TBD/TBD/2018

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- B. Basis of Eligibility – Supportive Environmental and Non-Environmental Information
- C. Table 4 – Tax Increment Financing Estimates

PROJECT SUMMARY SHEET: BROWNFIELD PLAN #70 – 735 Hazel Street Redevelopment Project

The purpose of this Brownfield Plan (the “Plan”) is to identify eligible activities and cost estimates for redevelopment of the property located at 735 Hazel Street and One Hosmer Street, Lansing, Michigan. Brownfield tax increment financing is necessary to support redevelopment of these properties.

Project Name: 735 Hazel Street Redevelopment Project

Applicant/Developer: Entity Name: 735 Hazel, LLC (“Owner” or “Developer”)
Contact: Brent Forsberg
Mailing Address: 2422 Jolly Road, Suite 200
Okemos, Michigan 48864
Phone: (517) 202-7572
Email: brent@taforsberg.com

Eligible Property Location: The Eligible Property (“Property”) consists of two parcels located at:
735 Hazel Street
Unaddressed S. Hosmer Street

Parcel Information: Tax Parcel Nos.: 33-01-01-22-105-001
33-01-01-22-106-001

Property Size: Approximately 4.866-acres

Type of Eligible Property: Facility (Contaminated)

Project Description: 735 Hazel, LLC is a single-purpose company formed to develop, construct, finance, and own the 735 Hazel Street Redevelopment Project, a mixed-use multi-phase redevelopment, including small commercial business spaces, office, and multiple residential apartment spaces (the “Project”). The proposed Phase I redevelopment of the Project, which is the subject of this Plan, will be a mixed-use redevelopment of the entire building that includes an estimated 100,000 square feet of small business space and common collaborative areas as well as over 60 residential apartment units. Phase I of the Project will foster social connections through art and technology. The current warehouse area will offer suites ranging from 500 to 5,000 square feet for small businesses. There will be several collaborative common areas allowing for interaction between businesses, customers, and residents. Unlike a traditional office, collaborative coworking spaces consist of members who work for a range of different companies, ventures, startups, and projects. Coworking spaces are normally accessible 24/7. People can decide whether to put in a long day when they have a deadline or want to show progress, or can decide to take a long break in the middle of the day to go to the gym. They can choose whether they want to work in a quiet space so they can focus, or in a more collaborative space with shared tables where interaction is encouraged. Often the companies emerge or merge with others to grow into flourishing companies adding to more jobs, higher payroll taxes and added personal property taxes ultimately adding to the overall community’s tax base. More than

10,000 collaborative coworking spaces are around the globe (and more on the way), the \$1B coworking industry is growing. 9 in 10 coworkers say they've become happier people because of these spaces. Additionally, the Project will address critical building upgrades to allow for safe reuse due to the presence of contamination below the existing buildings floor.

New construction of Phase I (not including environmental) is scheduled to begin in October 2018 and anticipated to be completed by January 31, 2020, pending incentive approvals. All eligible activities identified in this Plan are required to allow for the successful completion of Phase I of the Project.

Future phases will depend upon the success of Phase I and a Brownfield Plan Amendment will be necessary before future phases can be completed. Future phases anticipated are conversion of the hanger area into additional apartments, partial demolition of the building and construction of an integrated parking structure, and construction of a residential tower.

Total Capital Investment: This Brownfield Plan (the "Plan") anticipates approximately \$14,547,537 in Total Capital Investments by 735 Hazel, LLC for Phase I of this Project.

Estimated Job Creation: Upon Phase I Project completion, between 35 to 50 new local full-time equivalent jobs and 40 to 50 part-time equivalent jobs will be created. During the term of construction, the Project will create hundreds of direct and indirect spin-off jobs over an estimated 15-month construction period.

Estimated Duration of Plan Capture: 30 years (2020-2049), total estimated Plan capture duration for reimbursement of Eligible Activities, Brownfield Plan & Act 381 Work Plan (including amendments) Preparation costs, Brownfield Plan & Act 381 Work Plan Implementation Fees, BRA Administration & Application Fees, and LBRF & MBRF capture.

Estimated Duration of Plan: 32 years (2018-2049) estimated but valid up to 35 years. NOTE: Plan capture of tax increment revenues shall not exceed 30 years.

Base Year of Plan: 2018

First Year of Plan Capture: 2020

Estimated Gain in Taxes:
(after Project completion)

	Current Taxable Value	Future Taxable Value (Estimate)	Increased/ Taxable Value (Increment)
	(2018)	Starting in 2020	Starting in 2020
	\$593,100	\$3,344,941	\$ 2,751,841
Annual Taxes Paid	\$ 42,573	\$193,446	\$ 150,874

Distribution of Total New Taxes Paid Estimate:
(Total Plan Duration)

Total New Taxes Received by Taxing Units	\$ 1,110,710
Total New Taxes Captured	\$ 6,406,231
Total New Taxes	\$ 7,516,941

**Total New (Incremental) Taxes Captured
Breakdown Estimate:**
(Total Plan Duration)

Total Taxes Captured During Brownfield Plan Tax Capture Period	Total/ Cumulative	Annual Average
Brownfield Redevelopment Authority (BRA) Administration	\$ 186,127	\$ 6,204
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ 15,000	\$ 500
BRA Local Brownfield Revolving Fund (LBRF)	\$ 186,127	\$ 6,204
State of Michigan Brownfield Redevelopment Fund (MBRF) (Maximum of 25-Year period for tax capture)	\$ 206,004	\$ 8,240
Local Taxes to Developer * (to Reimburse Eligible Activities)	\$ 3,755,519	\$ 125,184
State School Taxes To Developer * (to Reimburse Eligible Activities)	\$ 2,057,454	\$ 68,582
Total New Tax Capture (See Table 1a)	\$ 6,406,231	\$ 214,914
* To meet Developer Reimbursement Obligations.		

**Total New (Incremental) Taxes Received (Gain/Not Captured) by Taxing Units
Breakdown Estimate:
(Total Plan Duration)**

New/Incremental Tax Gain (not captured) Breakdown			
Total New/Incremental Tax Revenue Received by each Taxing Unit/ Entity (taxes not captured by the Brownfield Plan)	Percentage of Pass-Through/ Sharing to Taxing Unit	Estimated Tax Capture Period in Number of Years =	30
		New Tax Revenue Received	
		Total/ Cumulative	Annual Average
CITY OF LANSING			
City Operating - Lansing	10%	\$ 186,170	\$ 6,206
City Debt - Lansing	100%	\$ 24,899	\$ 830
Subtotal to Above	-	\$ 211,070	\$ 7,036
INGHAM COUNTY			
County Operating - General Operations	10.00%	\$ 61,172	\$ 2,039
County Operating - Indigent Veterans Support	10.00%	\$ 316	\$ 11
Potter Park Zoo & Potter Park (2016-20)	10.00%	\$ 3,926	\$ 131
Public Transportation - Elderly & Disabled (2016-20)	10.00%	\$ 5,746	\$ 192
Animal Control Shelter & Operating (2016-21)	10.00%	\$ 2,298	\$ 77
911 System - Emergency Telephone Services (2016-19)	10.00%	\$ 8,140	\$ 271
Juvenile Justice (2017-21)	10.00%	\$ 5,746	\$ 192
Health Care Services (through 2019)	10.00%	\$ 3,352	\$ 112
Parks/Trails (through 2019)	10.00%	\$ 4,788	\$ 160
Subtotal to Above	-	\$ 95,485	\$ 3,183
Capital Region Airport Authority - CRAA	10.00%	\$ 6,694	\$ 223
Capital Area Transportation Authority - CATA	10.00%	\$ 28,797	\$ 960
LIBRARY			
Capital Area District Libraries - CADL	10.00%	\$ 14,940	\$ 498
INTERMEDIATE SCHOOL DISTRICTS (ISD)			
ISD Operating	10.00%	\$ 1,915	\$ 64
ISD Special Education	10.00%	\$ 43,154	\$ 1,438
ISD Vocational Education	0.00%	\$ -	\$ -
COMMUNITY COLLEGE			
Lansing Community College - LCC	10.00%	\$ 36,460	\$ 1,215
Subtotal to Above	-	\$ 131,961	\$ 4,399
LOCAL SCHOOL MILLAGES: excludes State School millages			
Lansing School District Debt (District #33020)	100.00%	\$ 229,840	\$ 7,661
Lansing School District Debt (District #33020)	100.00%	\$ 215,475	\$ 7,182
Subtotal to Above	-	\$ 445,315	\$ 14,844
Subtotal of All of the Above	-	\$ 883,830	\$ -
STATE SCHOOL MILLAGES: excludes Local School millages			
State Education Tax - SET	10.00%	\$ 57,111	\$ 1,904
Local School Operating - LSO	10.00%	\$ 169,769	\$ 5,659
Subtotal to Above	-	\$ 226,880	\$ 7,563
GRAND TOTAL OF NEW TAX REVENUE TO THE ABOVE	-	\$ 1,110,710	-

Eligible Activities and Eligible Costs:

Eligible activities are estimated at approximately \$6,406,231 (inclusive of fees associated with BRA Administration, BRA Brownfield Plan & Work Plan Implementation, Local Brownfield Revolving Fund (LBRF) and State of Michigan Brownfield Redevelopment Fund (MBRF)) of which the projected costs of developer eligible activities are \$5,812,973. By way of adoption of this Plan, the Brownfield Plan will cap developer eligible activity costs at \$5,812,973 so long as there are available revenues. Developer Brownfield costs in this Plan are extraordinary and as a result, even with the maximum number of years of tax capture allowed, the Developer may not be fully reimbursed. The resultant shortfall to Developer is estimated at \$632,113.

Eligible Activities	Eligible Costs
DEQ Eligible Activities	
Department-Specific Activities	
Baseline Environmental Assessment (BEA) Activities	\$ 236,500
Due Care Activities	\$ 2,223,768
Additional Response Activities	\$ 113,250
MSF Non-Environmental Eligible Activities	
Demolition Activities	\$ 1,099,719
Lead and Asbestos Abatement Activities	\$ 214,000
Infrastructure Improvements Activities	\$ 225,000
Site Preparation Activities	\$ 94,300
Contingency (15%)	\$ 411,488
Interest (3% Simple Interest)	\$ 1,109,247
<i>Subtotal</i>	<i>\$ 5,727,273</i>
Brownfield Plan & Work Plan Preparation	\$ 65,700
Brownfield Plan & Work Plan Implementation (to Developer)	\$ 15,000
Local Application Fees	\$ 5,000
<i>Subtotal: To Developer *</i>	<i>\$ 5,812,973</i>
Brownfield Redevelopment Authority (BRA) Administration	\$ 186,127
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ 15,000
BRA Local Brownfield Revolving Fund (LBRF)	\$ 186,127
State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 206,004
<i>Subtotal: To BRA & State</i>	<i>\$ 593,259</i>
GRAND TOTAL	\$ 6,406,231
* To meet Developer Reimbursement Obligations.	

INTRODUCTION

The City of Lansing, Michigan (the “City”), established the Lansing Brownfield Redevelopment Authority (the “Authority”) on October 1, 1997, pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”). The primary purpose of Act 381 is to encourage the redevelopment of Eligible Property by providing economic incentives through tax increment financing for certain eligible activities.

The purpose of this Brownfield Plan (the “Plan”) is to promote the redevelopment of and investment in certain “Brownfield” properties within the City. Inclusion of Property within this Plan will facilitate financing of eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields” that are either environmentally contaminated (a “facility”), blighted property, historic resource or deemed functionally obsolete property. By facilitating redevelopment of Brownfield properties, this Plan, is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Authority. The City of Lansing has determined that this Plan is necessary to reduce unemployment, promote economic growth, and increase capital investment thus creating new taxable value for the City and the State of Michigan.

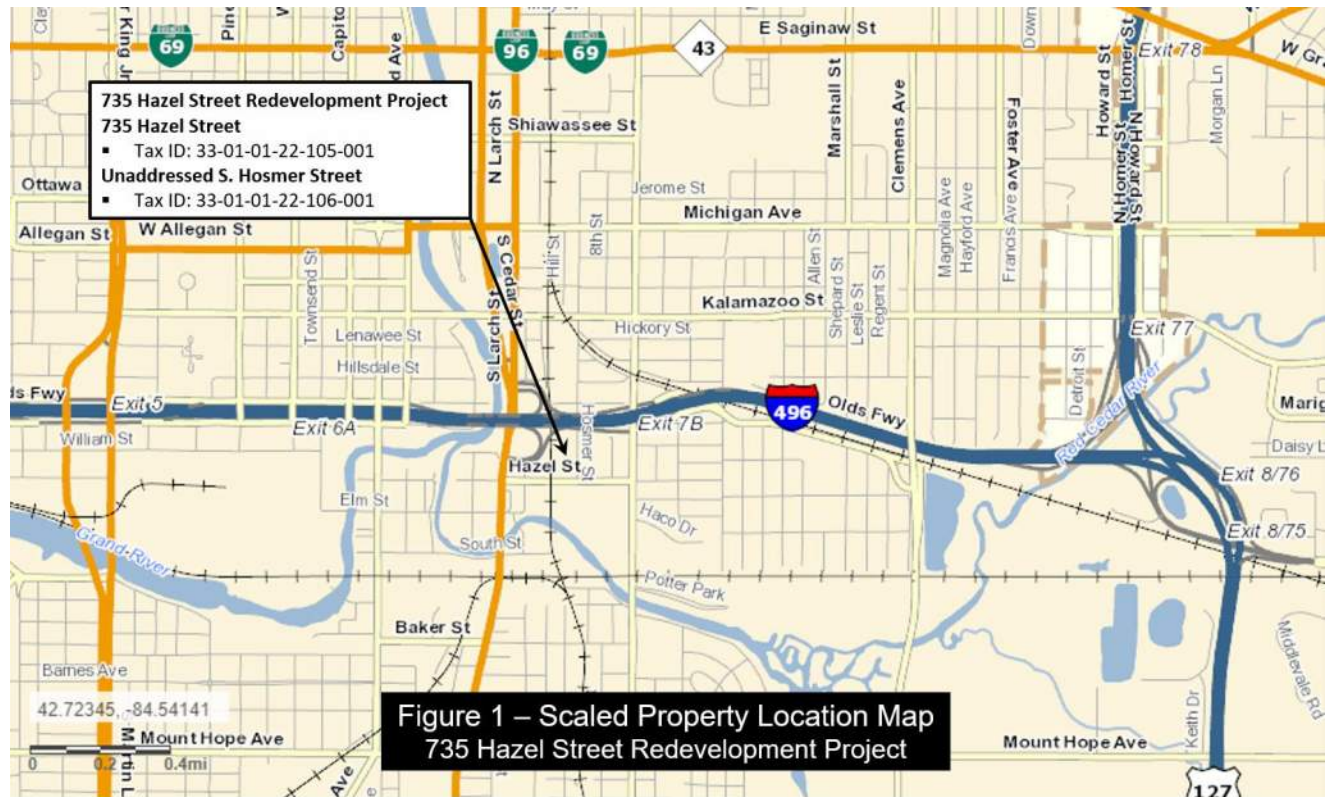
The identification or designation of a developer or proposed use for the eligible property that is the subject of this Plan, shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues. With the approval of the Authority, any change in the proposed developer or proposed use of the eligible property shall not necessitate an amendment to the Plan, affect the application of the Plan to the eligible property, or impair the rights available to the Authority under this Plan.

The Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan contains information required by Section 13(2) of Act 381.

1. DESCRIPTION OF THE ELIGIBLE PROPERTY (SECTION 13(2)(H))

The Eligible Property ("Property") consists of two parcels and is located at 735 Hazel Street and an Unaddressed S. Hosmer Street, Lansing Michigan. The Property is situated to the north of Hazel Street and east and west of S. Hosmer Street as depicted on Figure 1 – Scaled Property Location Map. The Property contains approximately 4.866-acres in the City of Lansing ("City") on two parcels as depicted on Figure 2 – Eligible Property Map.



The Eligible Property parcels are summarized in the below table. See Exhibit A, Legal Descriptions – Eligible Property.

Eligible Property		
Address	Tax ID	Basis of Eligibility
735 Hazel Street	33-01-01-22-105-001	Facility
Unaddressed S. Hosmer Street	33-01-01-22-106-001	Facility

The Property is surrounded by industrial operations. The Property is zoned “I” Heavy Industrial District and “H” Light Industrial District and these zoning districts allow for the proposed Project development under the “Special Land Use Permit” secured on February 12, 2018 to allow for Residential Uses. All other planned uses are permitted uses under the current zoning.

The Property is abutted by surface roadways, municipal water, sanitary and storm sewer services, and electrical and gas utilities.

One parcel is currently vacant, and the other contains a large former heavy manufacturing facility and office building. The Property is in a transitional neighborhood zone in the City of Lansing. It is the heart of the early 20th century industrial zone along the Red Cedar River which was the edge of the incorporated municipality at the time. Post WWII the single-family home expansion of Lansing moved south from this area. As the Property became obsolete during the decentralization of industry in the 50’s and 60’s the residential and commercial areas around this Property fell into blight as well. This Property and the adjacent parcels have created a hole in Lansing’s ability to be cohesive and connected through its neighborhoods. This Property is located between the stable neighborhood commercial districts of REO Town and the Michigan Avenue Corridor, which is the regional scaled streetscape identified for growth through the City. There is a joint committee of regional municipalities, the local transit authority, and private business for a cohesive plan known as Shaping the Avenue to develop a common streetscape across four municipal boundaries. 735 Hazel Redevelopment Project is bordered on the other two sides by residential neighborhoods. The City has worked to build better connections through this area with the City River Trail. The section of trail that passes through here connects Potters Park to REO Town and the Central Business District. This section of the city provides the best opportunity for alternative transportation models to connect the downtown to the surrounding residential and neighborhood commercial centers as well.

The Property consists of two parcels of land that each have been independently deemed a “facility” in accordance with Act 381 forming the parcels basis of eligibility. The parcels are located within the boundaries of the City of Lansing, Michigan.



The Project proposes to redevelop an underutilized, substantially abandoned, vacant and contaminated property into a mixed-use redevelopment for the City of Lansing and State of Michigan, both during Project construction and subsequent operations. The redevelopment integrates design elements, environmental activities, and economic development to further goals of the City, the Michigan Department of Environmental Quality (“MDEQ”) and the Michigan Economic Development Corporation (“MEDC”). It will result in: (1) the community and municipal benefits of increased property taxes on the Property; (2) due care and additional response activities that will address the contamination on the Property, reducing the threat to human health and the environment; and (3) a substantial improvement to the appearance and aesthetics of the Property which will assist in increasing the property values of the neighboring community. The overall redevelopment of this site will include lead, cadmium and asbestos abatement, select demolition of the building, environmental due care and additional response activities, site preparation, infrastructure improvements and redevelopment into an mixed-use development project. The applicant has a strong desire to put this Property back to productive use and drastically improve the aesthetics of the area.

The parcel and all tangible real and personal property located thereon will comprise the Eligible Property and is referred to herein as the “Property.” Incremental tax revenues resulting from new personal property will be captured. Any such funds will be used to reimburse the Authority and Developer for eligible activities, to the extent authorized by this Plan, and an executed Reimbursement Agreement (“Agreement”) between the Developer and the Authority.



2. BASIS OF ELIGIBILITY (SECTION 13(2)(H), SECTION 2(P)), SECTION 2(R)

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for industrial purpose; (b) each of the two parcels comprised by the Property have been determined to be a “facility”; and, (c) the Property is located within the City of Lansing, a qualified local governmental unit, or “Core Community” under Act 381.

Eligible Property		
Address	Tax ID	Basis of Eligibility
735 Hazel Street	33-01-01-22-105-001	Facility
Unaddressed S. Hosmer Street	33-01-01-22-106-001	Facility

Exhibit B includes a history of the property and an overview of the environmental and non-environmental conditions on the Property as it is related to its basis of eligibility and inclusion in the Plan. As Eligible Property, the Property is eligible for Brownfield redevelopment incentives from the Authority.

3. SUMMARY OF ELIGIBLE ACTIVITIES AND DESCRIPTION OF COSTS (SECTION 13 (2)(A),(B))

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include Baseline Environmental Assessment, due care, additional response, lead and asbestos abatement, demolition, infrastructure improvements, site preparation, preparation of a Brownfield Plan/Act 381 Work Plan, Brownfield Plan implementation, interest, and application fees.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the following tables (Tables 1a and 1b).

The Eligible Activities projected in this Plan may switch categories if onsite, offsite or Property conditions change. If conditions change, an eligible activity may fall under a different category so long as the Plan adjustments stay within the Environmental activity category and the Non-Environmental activity category because this Plan contemplates capture of state revenues.

For Environmental Activities, the line item costs for any eligible activity may be adjusted with the approval of the Authority after the date the Plan is approved by the Authority and/or Governing Body, so long as the costs do not exceed the total combined costs of said activities plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of any approved documents, such as a Reimbursement Agreement or Work Plan (if applicable), or Public Act 381 of 1996, as amended.

For Non-Environmental Activities, the line item costs for any eligible activity may be adjusted with the approval of the Authority after the date the Plan is approved by the Authority and/or Governing Body, so long as the costs do not exceed the total Non-Environmental costs plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of any approved documents, such as a Reimbursement Agreement or Work Plan (if applicable), or Public Act 381 of 1996, as amended.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed. Amendments to Act 381 that were signed in to law on December 28, 2012 to allow local units of government to approve reimbursement of eligible activities with tax increment revenues attributable to local taxes on any eligible activities conducted on eligible property or prospective eligible properties prior to approval of the Plan, if those costs and the eligible property are subsequently included in an approved Plan. In the event that eligible activities are performed prior to Plan approval, approved eligible activity costs will be reimbursable in accordance with Act 381. Furthermore, costs in this Plan are subject to approval by the MDEQ and MSF (through the MEDC) for the use of state tax increment revenues. The MDEQ and MSF/MEDC may adjust specific eligible activities amongst environmental and non-environmental eligible activities in accordance with state policy and guidance. Changes made between environmental and non-environmental eligible activities will be reflected in the Act 381 Work Plan. These adjustments made by the state agencies are allowed and do not change the validity of this Plan, so long as the Grand Total of eligible activity costs identified are not exceed. Any costs

not authorized by the MDEQ or MSF/MEDC will become reimbursable costs with captured local-only tax increment revenues from locally levied millages, if available.

In accordance with this Plan and the associated Reimbursement Agreement (the "Agreement") with the Authority, the amount advanced by the Developer will be repaid by the Authority solely from the tax increment revenues realized from the Eligible Property.

Tax increment revenues will first be used to pay or reimburse State Brownfield Revolving Fund costs described in the tables. Local and state school tax capture was assumed to reimburse eligible activity costs in this Plan. Further use of tax increment revenues generated by this Project will be governed by the Agreement.

The costs listed in the tables are estimated costs and may increase or decrease depending on the nature and extent of the actual 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 of the Authority from the Property shall be governed by the terms of the 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 Agreement.

Eligible activities are estimated at approximately \$6,406,231 (inclusive of fees associated with BRA Administration, BRA Brownfield Plan & Work Plan Implementation, Local Brownfield Revolving Fund (LBRF) and State of Michigan Brownfield Redevelopment Fund (MBRF)) of which the projected costs of developer eligible activities are \$5,812,973. By way of adoption of this Plan, the Brownfield Plan will cap developer eligible activity costs at \$5,812,973 so long as there are available revenues. However, based upon current estimates of Projected Taxable Value, the identified Eligible Activities to the Developer in Table 1a may not be fully reimbursed if Taxable Value assumptions don't increase over the 30-year capture period, because the Plan only estimates \$5,764,465 in potential tax capture. After tax capture payments to other obligations identified in this Plan (BRA Administration, BRA Brownfield Plan & Work Plan Implementation, BRA Local Brownfield Revolving Fund (LBRF), and State of Michigan Brownfield Redevelopment Fund (MBRF)), the resultant shortfall to Developer is estimated at \$632,113. If the actual costs of eligible activities are lower than the estimates identified in this Plan capture to Developer may be lower or if the Taxable Value is higher than estimated Developer reimbursement may be satisfied.

The Project is planned to be completed by January 31, 2020. However, due to the required long-term (for perpetuity) annual Sampling and Operation & Maintenance of the environmental Vapor Intrusion System, additional years to complete Eligible Activities are included in this Plan beyond the typical 2 years required by the Authority. Therefore, the Authority shall not be obligated to reimburse Developer Eligible Activities completed after December 31, 2023.

Table 1a - Itemized Eligible Activities	Notes	Eligible Activity Amount Supported in Brownfield Plan	Local Tax Capture	State School Tax Capture	Local Tax Capture Only	State Tax Capture Only
			64.36%	35.64%	100.00%	100.00%
DEQ Eligible Activities						
Department-Specific Activities						
Baseline Environmental Assessment (BEA) Activities		\$ 236,500	\$ 152,203	\$ 84,297	\$ -	\$ -
Due Care Activities		\$ 2,223,768	\$ 1,431,134	\$ 792,634	\$ -	\$ -
Additional Response Activities		\$ 113,250	\$ 72,883	\$ 40,367	\$ -	\$ -
DEQ Environmental Eligible Activities Total		\$ 2,573,518	\$ 1,656,220	\$ 917,298	\$ -	\$ -
MSF Eligible Activities						
Demolition Activities		\$ 1,099,719	\$ 707,738	\$ 391,981	\$ -	\$ -
Lead and Asbestos Abatement Activities		\$ 214,000	\$ 137,722	\$ 76,278	\$ -	\$ -
Infrastructure Improvements Activities		\$ 225,000	\$ 144,802	\$ 80,198	\$ -	\$ -
Site Preparation Activities		\$ 94,300	\$ 60,688	\$ 33,612	\$ -	\$ -
MSF Non-Environmental Eligible Activities Total		\$ 1,633,019	\$ 1,050,950	\$ 582,069	\$ -	\$ -
	Percentage/Rate					
Contingency: DEQ Environmental	15.0%	\$ 166,535	\$ 107,176	\$ 59,359	\$ -	\$ -
Contingency: MSF Non-Environmental	15.0%	\$ 244,953	\$ 157,642	\$ 87,310	\$ -	\$ -
<i>Sub Total: Contingencies</i>		<i>\$ 411,488</i>	<i>\$ 264,818</i>	<i>\$ 146,670</i>	<i>\$ -</i>	<i>\$ -</i>
Interest: DEQ Environmental (Simple Interest)	3.0%	\$ 428,844	\$ 275,988	\$ 152,856	\$ -	\$ -
Interest: MSF Non-Environmental (Simple Interest)	3.0%	\$ 680,403	\$ 437,882	\$ 242,521	\$ -	\$ -
<i>Sub Total: Interest</i>		<i>\$ 1,109,247</i>	<i>\$ 713,870</i>	<i>\$ 395,377</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Sub Total: EAs + Contingencies + Interest</i>		<i>\$ 5,727,273</i>	<i>\$ 3,685,858</i>	<i>\$ 2,041,414</i>	<i>\$ -</i>	<i>\$ -</i>
Brownfield Plan & Work Plan Preparation		\$ 65,700	\$ 19,307	\$ 10,693	\$ 35,700	\$ -
Brownfield Plan & Work Plan Implementation (to Developer)		\$ 15,000	\$ 9,653	\$ 5,347	\$ -	\$ -
Local Application Fees		\$ 5,000	-	-	\$ 5,000	\$ -
Total Developer Administration: Brownfield Plan & Work Plan Preparation + Brownfield Plan & Work Plan Implementation (to Developer) + Application Fees		\$ 85,700	\$ 28,960	\$ 16,040	\$ 40,700	\$ -
<i>Sub Total: EAs + Contingencies + Interest + Developer Administration</i>		<i>\$ 5,812,973</i>	<i>\$ 3,714,819</i>	<i>\$ 2,057,454</i>	<i>\$ 40,700</i>	<i>\$ -</i>
Brownfield Redevelopment Authority (BRA) Administration		\$ 186,127	\$ -	\$ -	\$ 186,127	\$ -
BRA Brownfield Plan & Work Plan Implementation (to BRA)		\$ 15,000	\$ 9,653	\$ 5,347	\$ -	\$ -
BRA Local Brownfield Revolving Fund (LBRF)		\$ 186,127	\$ -	\$ -	\$ 186,127	\$ -
Total BRA : BRA Administration + BRA Brownfield Plan & Work Plan Implementation + LBRF		\$ 387,254	\$ 9,653	\$ 5,347	\$ 372,254	\$ -
<i>Sub Total: EAs + Contingencies + Interest + Developer Administration + Total BRA</i>		<i>\$ 6,200,227</i>	<i>\$ 3,724,472</i>	<i>\$ 2,062,800</i>	<i>\$ 412,954</i>	<i>\$ -</i>
State of Michigan Brownfield Redevelopment Fund (MBRF)		\$ 206,004	\$ -	\$ -	\$ -	\$ 206,004
GRAND TOTAL: EAs + Contingencies + Interest + Developer Administration + Total BRA + MBRF		\$ 6,406,231	\$ 3,724,472	\$ 2,062,800	\$ 412,954	\$ 206,004

Table 1b - Summary of Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan
Total Local Taxes to Developer for Eligible Activities, Contingency and Interest	\$ 3,755,519
Total Local Tax Capture for Eligible Activities, Contingency and Interest	\$ 3,755,519
Total Local Taxes to BRA Administration	\$ 186,127
Total Local Taxes to BRA Brownfield Plan & Work Plan Implementation	\$ 9,653
Total Local Taxes to BRA Local Brownfield Revolving Fund (LBRF)	\$ 186,127
Total Local Tax Capture to BRA	\$ 381,908
Total School Taxes to Developer for Eligible Activities, Contingency and Interest	\$ 2,057,454
Total School Tax Capture for Eligible Activities, Contingency and Interest	\$ 2,057,454
Total School Taxes to BRA Administration	\$ -
Total School Taxes to BRA Brownfield Plan & Work Plan Implementation	\$ 5,347
Total School Taxes to BRA Local Brownfield Revolving Fund (LBRF)	\$ -
Total School Tax Capture to BRA	\$ 5,347
Total School Taxes to State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 206,004
Total School Tax Capture to BRA & MBRF	\$ 211,351
Total Capture by Brownfield Redevelopment Authority (BRA)	\$ 387,254
Total Capture by State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 206,004
Total Capture for Developer	\$ 5,812,973
GRAND TOTAL	\$ 6,406,231

4. CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (SECTION 13(2)(C),(F))

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. The initial taxable value of the Property shall be determined by the use of tax year 2018 tax values. Tax increment revenue is expected to be available for capture by the redevelopment on the Property in 2020. Estimates project that the Authority is expected to capture the tax increment revenues from 2020 through 2049 which will be generated by the increase in taxable value. The following table provides a summary of the captured incremental taxable values and tax increment revenues captured which it will provide after completion of the redevelopment Project. In addition, detailed tables of estimated tax increment revenues to be captured is attached to this Plan as Exhibit C, Table 4 - Tax Increment Financing Estimates. Prior to commencement of reimbursement to the Developer,

payment of State Brownfield Revolving Fund will occur.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the Property set through the property assessment process by the local unit of government and equalized by the County(s). 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 taxing jurisdiction on the increase in tax value resulting from the redevelopment project that is eligible and approved for capture. Developer costs in this Plan are estimated at \$5,812,973 so long as there are available revenues. However, based upon current estimates of Projected Taxable Value, the identified Eligible Activities to the Developer in Table 1a may not be fully reimbursed if Taxable Value assumptions don't increase over the 30-year capture period, because the Plan only estimates \$5,764,465 in potential tax capture. After tax capture payments to other obligations identified in this Plan (BRA Administration, BRA Brownfield Plan & Work Plan Implementation, BRA Local Brownfield Revolving Fund (LBRF), and State of Michigan Brownfield Redevelopment Fund (MBRF)), the resultant shortfall to Developer is estimated at \$632,113. If the actual costs of eligible activities are lower than the estimates identified in this Plan capture to Developer may be lower or if the Taxable Value is higher than estimated Developer reimbursement may be satisfied.

Table 2 - Estimated Captured Incremental Taxable Values & Tax Increment Revenues Captured		
Tax Year	Captured Incremental Taxable Values	Tax Increment Revenues Captured
2018 - Base Year	\$ -	\$ -
2019	\$ -	\$ -
2020 - Start of Tax Capture	\$ 2,751,841	\$ 161,941
2021	\$ 2,759,178	\$ 162,931
2022	\$ 2,767,034	\$ 163,953
2023	\$ 2,784,318	\$ 165,395
2024	\$ 2,802,136	\$ 166,869
2025	\$ 2,826,427	\$ 168,634
2026	\$ 2,854,233	\$ 170,562
2027	\$ 2,882,593	\$ 172,524
2028	\$ 2,914,482	\$ 174,649
2029	\$ 2,908,698	\$ 174,912
2030	\$ 2,950,303	\$ 177,496
2031	\$ 2,951,283	\$ 178,513
2032	\$ 2,997,360	\$ 181,296
2033	\$ 3,044,036	\$ 184,115
2034	\$ 3,091,319	\$ 186,971
2035	\$ 3,139,216	\$ 189,864
2036	\$ 3,187,737	\$ 192,795
2037	\$ 3,236,887	\$ 195,763
2038	\$ 3,286,677	\$ 198,771
2039	\$ 3,337,114	\$ 201,817
2040	\$ 3,388,207	\$ 204,903
2041	\$ 3,439,964	\$ 208,029
2042	\$ 3,492,394	\$ 211,196
2043	\$ 3,545,505	\$ 214,404
2044	\$ 3,599,307	\$ 217,653
2045	\$ 3,653,809	\$ 220,945
2046	\$ 3,709,018	\$ 224,280
2047	\$ 3,764,946	\$ 227,658
2048	\$ 3,821,601	\$ 231,080
2049	\$ 3,878,992	\$ 234,546
Total Estimated Tax Increment Revenues Captured		\$ 5,764,465

NOTE: Developer costs in this Plan are estimated at \$5,812,973 so long as there are available revenues. However, based upon current estimates of Projected Taxable Value, the identified Eligible Activities to the Developer in Table 1a may not be fully reimbursed if Taxable Value assumptions don't increase over the 30-year capture period, because the Plan only estimates \$5,764,465 (per above table) in potential tax capture. The resultant shortfall to Developer is estimated at \$632,113. However, if the actual costs of eligible activities are lower than the estimates identified in this Plan capture to Developer may be lower or if the Taxable Value is higher than estimated Developer reimbursement may be satisfied.

5. METHOD OF BROWNFIELD PLAN FINANCING (SECTION 13(2)(D))

Eligible activities in this Plan are to be financed by the Owner. The Owner will obtain conventional bank financing for a construction loan equal to approximately 75% loan to cost. The owner will fulfill the obligation for the remaining 25% balance of funds needed through a combination of cash, land equity, and other funding sources (i.e. public grants, loans, etc.). The construction lender will require a personal guarantee from the loan sponsor and will likely require that the Owner's fund their 25% of the capital stack prior to drawing on the construction loan. As the Owner is still finalizing the Project costs, they have not yet selected a lender. However, the Owners have had preliminary discussions with several banks that they have existing relationships with and they are excited about the opportunity to provide construction financing for this Project along the terms they are seeking. Financial close and the start of construction is expected in October 2018 and is anticipated to be completed by January 31, 2020, pending incentive approvals.

The Developer will be reimbursed for eligible costs as listed in Tables 1a and 1b above. The current estimated amount of required capture used to reimburse the Developer for costs in this Plan is \$5,812,973 so long as there are available revenues.

All reimbursements authorized under this Plan shall be governed by the Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the Authority to fund such reimbursements from tax increment revenues generated by this Project and does not obligate the Authority or City to fund any reimbursement or to enter into the Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Agreement contemplated by this Plan.

The Authority anticipates collecting \$206,004 under this Plan for State Brownfield Revolving Fund (State of Michigan Brownfield Redevelopment Fund {MBRF}). MBRF capture is reflective of the redevelopment project being completed.

6. AMOUNT OF NOTE OR BONDED INDEBTEDNESS INCURRED (SECTION 13(2)(E))

The Authority will not incur a note or bonded indebtedness for this Brownfield Project under this Plan.

7. DURATION OF THE BROWNFIELD PLAN AND EFFECTIVE DATE (SECTION 13(2)(F))

Subject to Section 13b(16) of Act 381, the date of tax capture shall commence no earlier than 2020 or the immediate following year—as increment revenue becomes available, but the beginning date of tax increment revenues capture shall not exceed five years beyond the date of the governing body resolution approving the Plan. In no event shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this

Plan. Total estimated Plan capture duration for reimbursement of Eligible Activities, Brownfield Plan & Act 381 Work Plan (including amendments) Preparation costs, Brownfield Plan & Act 381 Work Plan Implementation Fees, BRA Administration & Application Fees, and LBRF & MBRF capture shall not exceed 30 years (2020-2049).

Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

- a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished.
- b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the Project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least five (5) years following the date of the governing body resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

8. ESTIMATED IMPACT ON TAXING JURISDICTIONS (SECTION 13(2)(G))

The following table presents a summary of the impact to taxing jurisdictions (if the redevelopment Project is completed). The impact to each individual taxing jurisdiction may be as much as their proportionate share of \$6,406,231. Table 1a identifies the total amount required for the Project's eligible activities so long as there are sufficient revenues available to capture. Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented Exhibit C, Table 4.

Table 3 - Impact to Taxing Jurisdictions			
Taxing Unit	Incremental Taxes Paid	Taxes Returned to Taxing Unit	Impact to Taxing Jurisdiction
CITY OF LANSING	-	-	-
City Operating - Lansing	\$ 1,861,703	\$ 186,170	\$ 1,675,533
City Debt - Lansing	\$ 24,899	\$ 24,899	\$ -
INGHAM COUNTY	-	-	-
County Operating - General Operations	\$ 611,719	\$ 61,172	\$ 550,547
County Operating - Indigent Veterans Support	\$ 3,160	\$ 316	\$ 2,844
Potter Park Zoo & Potter Park (2016-20)	\$ 39,264	\$ 3,926	\$ 35,338
Public Transportation - Elderly & Disabled (2016-20)	\$ 57,460	\$ 5,746	\$ 51,714
Animal Control Shelter & Operating (2016-21)	\$ 22,984	\$ 2,298	\$ 20,686
911 System - Emergency Telephone Services (2016-19)	\$ 81,402	\$ 8,140	\$ 73,261
Juvenile Justice (2017-21)	\$ 57,460	\$ 5,746	\$ 51,714
Health Care Services (through 2019)	\$ 33,518	\$ 3,352	\$ 30,166
Parks/Trails (through 2019)	\$ 47,883	\$ 4,788	\$ 43,095
Capital Region Airport Authority - CRAA	\$ 66,941	\$ 6,694	\$ 60,247
Capital Area Transportation Authority - CATA	\$ 287,970	\$ 28,797	\$ 259,173
LIBRARY	-	-	-
Capital Area District Libraries - CADL	\$ 149,396	\$ 14,940	\$ 134,456
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-
ISD Operating	\$ 19,153	\$ 1,915	\$ 17,238
ISD Special Education	\$ 431,544	\$ 43,154	\$ 388,389
ISD Vocational Education	\$ -	\$ -	\$ -
COMMUNITY COLLEGE	-	-	-
Lansing Community College - LCC	\$ 364,603	\$ 36,460	\$ 328,142
LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-
Lansing School District Debt (District #33020)	\$ 229,840	\$ 229,840	\$ -
Lansing School District Debt (District #33020)	\$ 215,475	\$ 215,475	\$ -
STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-
State Education Tax - SET	\$ 571,114	\$ 57,111	\$ 514,003
Local School Operating - LSO	\$ 1,697,686	\$ 169,769	\$ 1,527,918
Totals	\$ 6,875,175	\$ 1,110,710	\$ 5,764,465
Total Tax Increment Revenues Captured			\$ 5,764,465

9. DISPLACEMENT OF PERSONS (SECTION 13(2)(I-L))

The Property is substantially vacant. There are no persons residing on the Property and the limited businesses residing on the Property will temporarily be relocated within the building or to other properties owned by the partner Owners. The few tenant businesses are under month to month leases and have expressed interest to moved back into their current or similar space upon completion of the redevelopment. Additionally, there are no residences or businesses that will be acquired to be cleared; therefore, there will be no adverse displacement or adverse relocation of persons or businesses under this Plan.

10.LOCAL BROWNFIELD REVOLVING FUND (SECTION 8)

The Authority has established a Local Brownfield Revolving Fund (LBRF). The Authority will capture incremental tax revenues during the tax capture period of this Plan and deposit those revenues into the LBRF to fund other projects within the City of Lansing. All funds deposited in the LBRF shall be in accordance with Section 8 of Act 381.

11.STATE BROWNFIELD REDEVELOPMENT FUND (SECTION 8A)

The Authority shall pay to the Department of Treasury at least once annually an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the Authority pays an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13B(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

12.OTHER INFORMATION (SECTION 13(2)(M))

The Authority and the City, 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.

EXHIBITS

EXHIBIT A
Legal Descriptions - Eligible Property
735 Hazel, LLC – 735 Hazel Street Redevelopment Project
735 Hazel Street and Unaddressed S. Hosmer Street, Lansing MI
Brownfield Plan #70

Land situated in the City of Lansing, County of Ingham, State of Michigan, described as follows and shown on the attached Lot & Topographic Surveys (2 pages) for:

1. Parcel Identification Number: 33-01-01-22-105-001
Address: 735 Hazel Street; located in Ingham County

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.

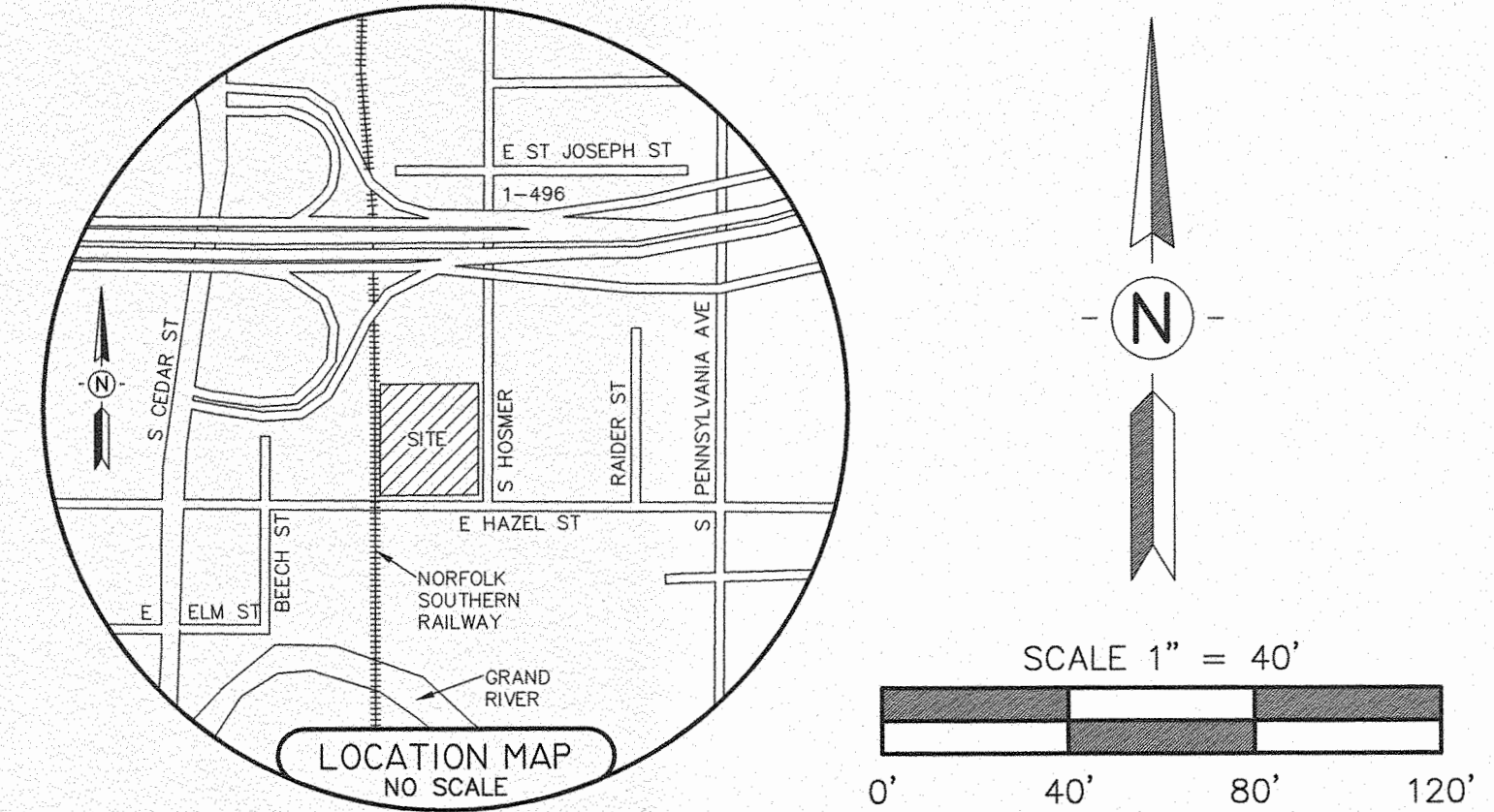
2. Parcel Identification Number: 33-01-01-22-106-001
Address: Unaddressed S. Hosmer Street; located in Ingham County

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.

LOT & TOPOGRAPHIC SURVEY

"735 E. HAZEL STREET, LANSING, MI 48912"

FOR: FUNK ZONE INVESTORS, LLC



BENCHMARKS

BENCHMARK #1 ELEV. = 835.89 (NAVD88)
NORTHEAST FLANGE BOLT, UNDER "N", FIRE HYDRANT, EAST SIDE OF S. HOSMER STREET, 50' EAST AND 20' NORTH OF NORTHEAST BUILDING CORNER OF #735 E. HAZEL STREET.

BENCHMARK #2 ELEV. = 830.95 (NAVD88)
NORTHWEST FLANGE BOLT, UNDER "W", FIRE HYDRANT, NORTHEAST QUADRANT OF INTERSECTION OF S. HOSMER STREET AND E. HAZEL STREET.

BENCHMARK #3 ELEV. = 832.76 (NAVD88)
NORTHWEST FLANGE BOLT, FIRE HYDRANT, NORTH SIDE OF E. HAZEL STREET, 30' WEST AND 20' SOUTH OF SOUTHWEST BUILDING CORNER OF #735 E. HAZEL STREET.

SEWER INVENTORIES

CATCH BASIN #100
RIM ELEV. = 834.66
12" PVC E INV. = 828.61

CATCH BASIN #101
RIM ELEV. = 835.43
12" PVC E INV. = 827.83
12" PVC W INV. = 827.89

STORM MANHOLE #102
RIM ELEV. = 835.03
12" RCP SE INV. = 827.26
12" RCP W INV. = 827.31

CATCH BASIN #103
RIM ELEV. = 834.29
12" RCP SE INV. = 829.41

STORM MANHOLE #104
RIM ELEV. = 834.41
12" RCP NE INV. = 827.59
12" RCP E INV. = 825.23
12" RCP S INV. = 825.11
12" RCP NW INV. = 827.44
12" RCP NW INV. = 826.38

CATCH BASIN #105
RIM ELEV. = 833.54
12" RCP SW INV. = 829.96

STORM MANHOLE #106
RIM ELEV. = 831.50
NO VISIBLE PIPES
TOP OF DEBRIS ELEV. = 824.95

CATCH BASIN #107
RIM ELEV. = 828.05
NO VISIBLE PIPES
TOP OF DEBRIS ELEV. = 827.15

CATCH BASIN #108
RIM ELEV. = 828.95
10" VCP S INV. = 827.20

CATCH BASIN #109
RIM ELEV. = 828.90
10" VCP N INV. = 827.19
12" RCP SE INV. = 825.22
SUMP ELEV. = 823.80

CATCH BASIN #110
RIM ELEV. = 828.59
12" RCP SW INV. = 826.03
TOP OF WATER ELEV. = 825.49
SUMP ELEV. = 824.29

CATCH BASIN #111
RIM ELEV. = 828.38
NO VISIBLE PIPES
TOP OF WATER ELEV. = 825.83
TOP OF DEBRIS ELEV. = 825.28

STORM MANHOLE #112
RIM ELEV. = 829.21
12" RCP N INV. = 824.93
12" RCP NE INV. = 825.42
12" RCP SW INV. = 824.85
12" RCP NW INV. = 825.07
SUMP ELEV. = 824.51

STORM MANHOLE #113
RIM ELEV. = 829.55
12" RCP N INV. = 823.78
12" VCP NE INV. = 825.75
12" RCP NE INV. = 823.35
24" RCP E INV. = 821.04
36" RCP W INV. = 819.70

CATCH BASIN #114
RIM ELEV. = 827.85
12" VCP S INV. = 825.13
TOP OF DEBRIS ELEV. = 824.85

STORM MANHOLE #115
RIM ELEV. = 828.71
12" VCP N INV. = 824.55
36" RCP E INV. = 819.91
12" VCP S INV. = 822.33
36" RCP W INV. = 819.76

CATCH BASIN #116
RIM ELEV. = 828.20
12" VCP N INV. = 826.10

STORM MANHOLE #117
RIM ELEV. = 828.95
36" RCP E INV. = 819.67
36" RCP W INV. = 819.60

CATCH BASIN #118
RIM ELEV. = 829.42
NO VISIBLE PIPES
TOP OF WATER ELEV. = 825.42
SUMP ELEV. = 824.84

CATCH BASIN #119
RIM ELEV. = 828.38
8" HDPE N INV. = 824.83
6" PVC NE INV. = 824.98
8" HDPE S INV. = 824.77
TOP OF DEBRIS ELEV. = 823.68

CATCH BASIN #120
RIM ELEV. = 830.22
NO VISIBLE PIPES
TOP OF DEBRIS ELEV. = 829.22

SANITARY MANHOLE #200
RIM ELEV. = 834.27
8" RCP N INV. = 824.15
8" RCP S INV. = 824.07

SANITARY MANHOLE #201
RIM ELEV. = 829.47
UNABLE TO REMOVE MANHOLE LID

SANITARY MANHOLE #202
RIM ELEV. = 828.98
NO VISIBLE PIPES
SUMP ELEV. = 822.78

SANITARY MANHOLE #203
RIM ELEV. = 829.09
NO VISIBLE PIPES
SUMP ELEV. = 824.69

SANITARY MANHOLE #204
RIM ELEV. = 829.01
8" RCP E INV. = 819.36
8" RCP W INV. = 819.47
8" RCP NW INV. = 819.51

SANITARY MANHOLE #205
RIM ELEV. = 829.67
8" RCP E INV. = 819.22
8" RCP W INV. = 819.10

SANITARY MANHOLE #207
RIM ELEV. = 831.43
8" RCP E INV. = 817.73
8" RCP SW INV. = 817.70

LEGAL DESCRIPTION:

(As provided by First American Title Insurance Company, Commitment No. 162212, dated February 1, 2017)

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.

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by First American Title Insurance Company, Commitment No. 162212, dated February 1, 2017)

Item 6: Terms, Covenants and Conditions, set forth in Quit Claim Deed recorded in Liber 932, Page 169, cross parcel, are plottable, and shown hereon.

SURVEYOR'S NOTES:

1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in October 2017.

2. All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.

3. All dimensions are in feet and decimals thereof.

4. All elevations are North American Vertical Datum of 1988 (NAVD88).

5. No building tie dimensions are to be used for establishing the property lines.

6. There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.

7. Wetlands, if any, not shown hereon.

8. This property lies partially within Flood Zone "X", areas outside the 1% annual chance floodplain, and partially within Flood Zone "AE" according to the National Flood Insurance Program, Flood Insurance Rate Map for the City of Lansing, Ingham County, Michigan, Community Panel No. 260090 0131 D, dated August 16, 2011. Elevation of the 100-year floodplain per FEMA data is 834.2' (NAVD88).

LEGEND

●	= SET 1/2" BAR WITH CAP	⊙	= SANITARY MANHOLE
□	= FOUND IRON AS NOTED	⊕	= DRAINAGE MANHOLE
—	= DEED LINE	⊖	= ELECTRIC MANHOLE
—	= DISTANCE NOT TO SCALE	⊗	= WATER MANHOLE
—	= FENCE	⊗	= CATCHBASIN
—	= ASPHALT	⊗	= SANITARY CLEANOUT
—	= CONCRETE	⊗	= FIRE HYDRANT
—	= GRAVEL	⊗	= VALVE
—	= EXISTING SPOT ELEVATION	⊗	= UTILITY POLE
—	= EXISTING CONTOUR ELEVATION	⊗	= LIGHT POLE
—	= SANITARY SEWER	⊗	= GUY WIRE
—	= STORM SEWER	⊗	= ELECTRIC METER
—	= OVERHEAD WIRES	⊗	= WATER METER
—	= EDGE OF WOODS	⊗	= SIGN
—	= DECIDUOUS TREE	⊗	= POST/BOLLARD
—	= CONIFEROUS TREE	⊗	= FIRE PROTECTION
—	= BUSH	⊗	= HANDHOLE
		⊗	= UTILITY PEDESTAL

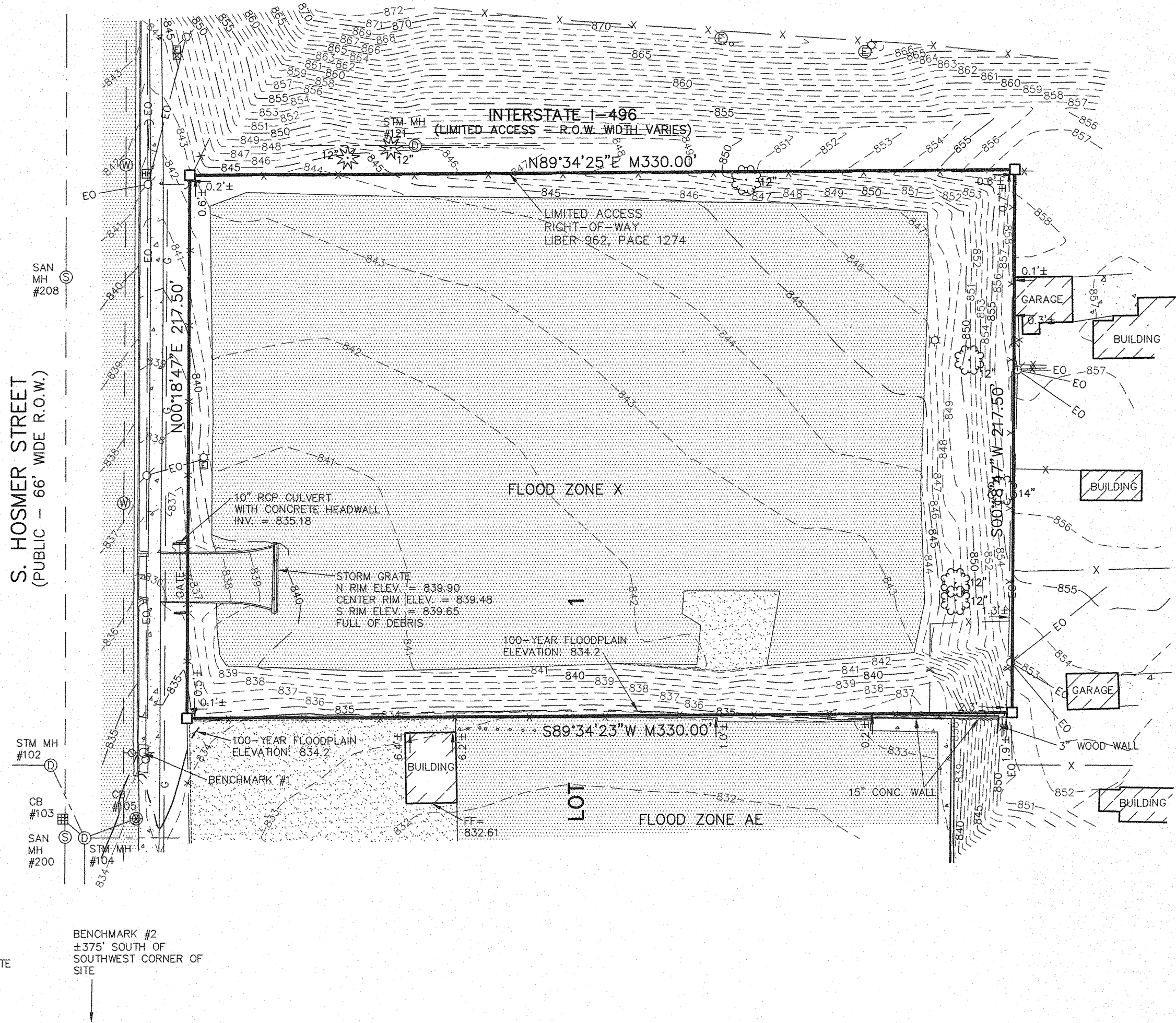
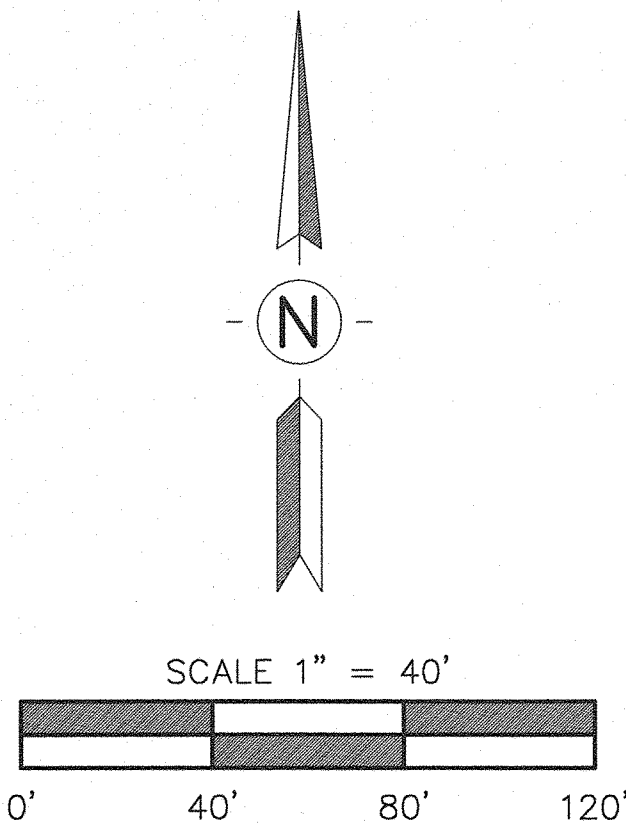
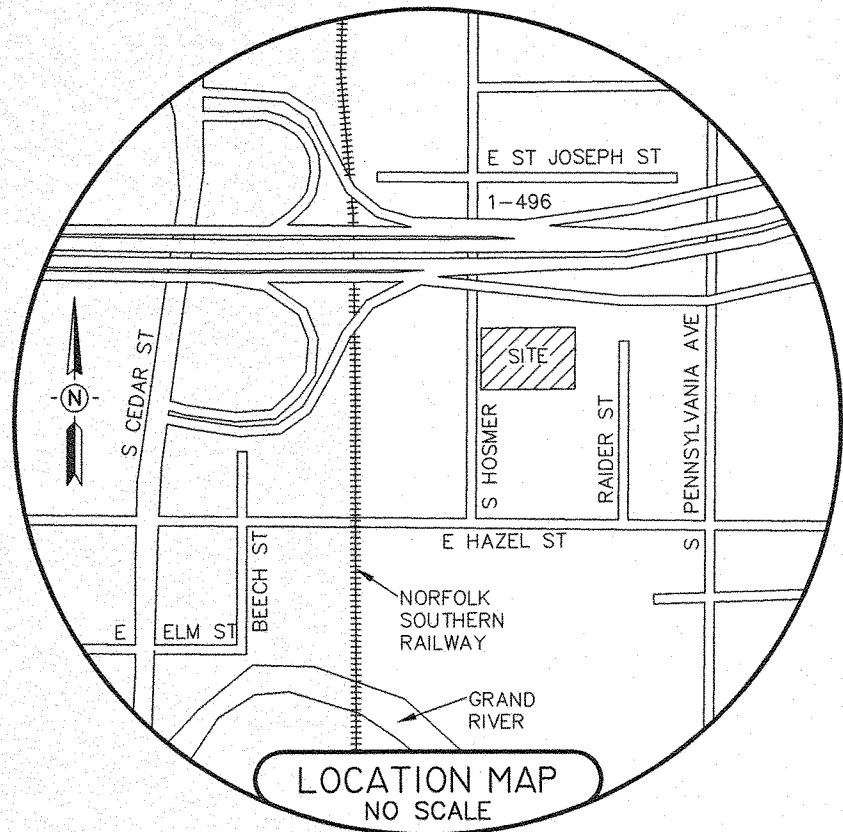
REVISIONS	COMMENTS	ENGINEERING AND LAND SURVEYING
11/07/2017	ORIGINAL	KEBS, INC.
		2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 WWW.KEBS.COM
		Marshall Office - Ph. 269-781-9800
		DRAWN BY SSF SECTION 22, T4N, R2W
		FIELD WORK BY SW/CMM JOB NUMBER:
		SHEET 1 OF 1 92768.TOP

ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR
DATE
NO. 53497

LOT & TOPOGRAPHIC SURVEY

FOR: FUNK ZONE INVESTORS, LLC

“VACANT – S. HOSMER STREET, LANSING, MI 48912”



BENCHMARKS

BENCHMARK #1 ELEV. = 835.89 (NAVD88)
NORTHEAST FLANGE BOLT, UNDER "N", FIRE HYDRANT, EAST SIDE OF S. HOSMER STREET, 50' EAST AND 20' NORTH OF NORTHEAST BUILDING CORNER OF #735 E. HAZEL STREET.

BENCHMARK #2 ELEV. = 830.95 (NAVD88)
NORTHWEST FLANGE BOLT, UNDER "W", FIRE HYDRANT, NORTHEAST QUADRANT OF INTERSECTION OF S. HOSMER STREET AND E. HAZEL STREET.

BENCHMARK #3 ELEV. = 832.76 (NAVD88)
NORTHWEST FLANGE BOLT, FIRE HYDRANT, NORTH SIDE OF E. HAZEL STREET, 30' WEST AND 20' SOUTH OF SOUTHWEST BUILDING CORNER OF #735 E. HAZEL STREET.

SEWER INVENTORIES

STORM MANHOLE #102
RIM ELEV. = 835.03
12" RCP SE INV. = 827.26
12" RCP W INV. = 827.31

CATCH BASIN #103
RIM ELEV. = 834.29
12" RCP SE INV. = 829.41

STORM MANHOLE #104
RIM ELEV. = 834.41
12" RCP NE INV. = 827.59
12" RCP E INV. = 825.23
12" RCP S INV. = 825.11
12" RCP NW INV. = 827.44
12" RCP SW INV. = 826.38

CATCH BASIN #105
RIM ELEV. = 833.54
12" RCP SW INV. = 829.96

STORM MANHOLE #121
RIM ELEV. = 847.72
30" HDPE E INV. = 838.95
30" HDPE W INV. = 836.33
SUMP ELEV. = 835.92

SANITARY MANHOLE #200
RIM ELEV. = 834.27
8" RCP N INV. = 824.15
8" RCP S INV. = 824.07

SANITARY MANHOLE #208
RIM ELEV. = 840.15
UNABLE TO REMOVE MANHOLE COVER

LEGAL DESCRIPTION:

(As provided by First American Title Insurance Company, Commitment No. 162212, dated February 1, 2017)

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.

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by First American Title Insurance Company, Commitment No. 162212, dated February 1, 2017)

Item 7: Easement for Ingress and Egress to the Michigan State Highway Department, set forth in Liber 962, Page 1274, abuts parcel, is plottable, and is shown hereon.

SURVEYOR'S NOTES:

- This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in October 2017.
- All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.
- All dimensions are in feet and decimals thereof.
- All elevations are North American Vertical Datum of 1988 (NAVD88).
- No building tie dimensions are to be used for establishing the property lines.
- There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.
- Wetlands, if any, not shown hereon.
- This property lies partially within Flood Zone "X", areas outside the 1% annual chance floodplain, and partially within Flood Zone "AE", according to the National Flood Insurance Program, Flood Insurance Rate Map for the City of Lansing, Ingham County, Michigan, Community Panel No. 260090 0131 D, dated August 16, 2011. Elevation of the 100-year floodplain per FEMA data is 834.2' (NAVD88).

LEGEND

- = SET 1/2" BAR WITH CAP
- = FOUND BAR & CAP #53497
- = DEED LINE
- = DISTANCE NOT TO SCALE
- * — = FENCE
- ▨ = ASPHALT
- ▩ = CONCRETE
- ▩ = GRAVEL
- +860 = EXISTING SPOT ELEVATION
- +860 = EXISTING CONTOUR ELEVATION
- = SANITARY SEWER
- = STORM SEWER
- = WATER LINE
- EO— = OVERHEAD WIRES
- = EDGE OF WOODS
- ☼ = DECIDUOUS TREE
- ☼ = BUSH
- ⊙ = SANITARY MANHOLE
- ⊙ = DRAINAGE MANHOLE
- ⊙ = ELECTRIC MANHOLE
- ⊙ = WATER MANHOLE
- ⊙ = CATCH BASIN
- ⊙ = SANITARY CLEANOUT
- ⊙ = FIRE HYDRANT
- ⊙ = VALVE
- ⊙ = UTILITY POLE
- ⊙ = LIGHT POLE
- ⊙ = GUY WIRE
- ⊙ = ELECTRIC METER
- ⊙ = GAS METER
- ⊙ = WATER METER
- ⊙ = SIGN
- ⊙ = POST/BOLLARD
- ⊙ = FIRE PROTECTION
- ⊙ = HANDHOLE
- ⊙ = UTILITY PEDESTAL

REVISIONS	COMMENTS	KEBS, INC. ENGINEERING AND LAND SURVEYING	
11/08/2017	ORIGINAL	2118 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 WWW.KEBS.COM	
		Marshall Office - Ph. 269-781-9800	
		DRAWN BY SSF	SECTION 22, T4N, R2W
		FIELD WORK BY SW/CMM	JOB NUMBER:
		SHEET 1 OF 1	92769.TOP

EXHIBIT B
Basis of Brownfield Eligibility - Supportive Environmental and Non-Environmental Information
735 Hazel, LLC - 735 Hazel Street Redevelopment Project
735 Hazel Street and Unaddressed S. Hosmer Street, Lansing MI
Brownfield Plan #70

A. PROPERTY INFORMATION

The Eligible Property is comprised of two parcels located in the City of Lansing, as summarized below:

- Parcel Identification Number: 33-01-01-22-105-001
Address: 735 Hazel Street, Lansing MI; located in Ingham County
- Parcel Identification Number: 33-01-01-22-106-001
Address: Unaddressed S. Hosmer Street, Lansing MI; located in Ingham County

Refer to Figures 1 and 2, the Scaled Property Location Map and the Eligible Property Map, for the parcel locations.

B. HISTORY

According to historical documents summarized in Phase I Environmental Site Assessments (ESAs) prepared by TRC Environmental Corporation (TRC) in November 2017, both on behalf of 735 Hazel, LLC and One Hosmer, LLC, the earliest Property use on record is by John Bean Manufacturing Company who originally built the facility in 1914 and occupied the building from 1916 through 1945. In this building they became the largest manufacturers of orchard spray equipment in the world. R.E. Olds founded Kold-Hold Manufacturing Company in 1932 to develop a system for refrigerating truck trailers. In 1945 Kold-Hold Manufacturing Company occupied the building. Their refrigeration system provided a special insulated trailer and fixed-based refrigeration system that coupled to the trailer to cool the trailer and its entire contents. This pioneering system enabled a load to stay cool for several days after it was disconnected from the fixed system. REO Speed Wagon trucks were used for development and demonstration of the system. REO sold the successful company to James R. Tranter in 1937, he was a former manager of Kold-Hold, and he renamed it Tranter Corp. in 1954. In 1967, the company acquired a plant in Wichita Falls, TX and began the process of relocation from Lansing MI. By the mid-1980's production was all located in Wichita Falls, TX. From approximately 1960's through the mid-1980's the Property has had multiple commercial and industrial uses. In 1986 the State of Michigan, the last major tenant, occupied the Property through the early 2000's for records storage. From the early 2000's the Property has been vacant at times or extremely underutilized. Additional more detailed information is available in the developer's completed Baseline Environmental Assessments (BEAs), see Attachments 1 and 2 for the BEAs filed on each parcel.

C. ENVIRONMENTAL FINDINGS

The soil and groundwater environmental quality at the Eligible Property have been determined through the completion of multiple subsurface investigations. The predominant contaminants identified at the Property are chlorinated volatile organic compounds (CVOCs), such as trichloroethene (TCE), tetrachloroethene (PCE), cis-1,2-dichloroethylene (cis-1,2-DCE), and carbon tetrachloride. Various other volatile organic compounds (VOCs) including benzene and trimethylbenzenes, as well as aromatic hydrocarbons like naphthalene are also present in the

subsurface. TCE is the most prevalent constituent of concern (COC) in soil, groundwater and soil gas. In 2017, Site-Specific Criteria were requested from the MDEQ in order to appropriately address soil, groundwater, and soil gas concentrations. On November 9, 2017 the MDEQ provided Site-Specific Residential Volatilization to Indoor Air Criteria (VIAC) for groundwater, soil, and soil gas at the Site. Concentrations of TCE are present in soil and groundwater in excess of Site-Specific Residential VIAC provided by MDEQ. Additionally, TCE, PCE, and carbon tetrachloride are all present in sub-slab soil gas at concentrations that exceed the MDEQ provided VIAC for soil gas. These soil gas exceedances are located through the majority of the building footprint with the highest concentrations located in the northwest corner of the building (Zone 2), in the northeast corner of the former manufacturing area (Zone 1), in the central area near former paint refinishing operations (Zone 4), and in the south/southwest area (Zone 5).

In historical data, TCE concentrations in indoor air were at or above the residential Indoor Air Screening Levels (IASL) (2.1 micrograms per cubic meter [$\mu\text{g}/\text{m}^3$]) at six of the ten indoor air sample locations collected in 2016 from the first floor, and above the non-residential IASL at one location. Two additional samples (IA-5 and IA-6) had reporting limits ($<11 \mu\text{g}/\text{m}^3$) above both the residential and non-residential IASLs, making these data inconclusive for purposes of screening indoor air quality. No other compounds were detected above IASLs. In 2017, five indoor air samples were collected from the second and third floors of the building. Although concentrations were below IASLs, TCE was detected in each of the samples at concentrations ranging from 1.1 to 1.4 $\mu\text{g}/\text{m}^3$ (i.e., approaching IASLs).

According to historical records, an 8,000-gallon heating oil tank was abandoned in place near the SW corner of the site building. The tank was considered unregulated when it was operational (heating oil for on-site consumptive purposes only). The available records indicate it was closed in place in 1986 by filling it with concrete under approval from City of Lansing Fire Department. It is our opinion that the tank does not require removal unless its presence is an impediment to planned (or future planned) construction. The cost to remove would be high due to the means necessary to remove the concrete (essentially an in-place demolition effort). There was some confusion in the UST records about a possible other 10,000-gallon heating oil tank but based on records reviewed and past investigations by others, we believe that this was just a misidentification of the 8,000-gallon tank. Two other regulated USTs were previously permanently removed from the site

Since other contaminants present in Property media in concentrations exceeding cleanup criteria and/or screening levels are collocated with the TCE, addressing TCE in soil gas for due care purposes will also adequately manage these other contaminants. Please refer to Attachment 3 – Environmental Conditions Summary presented on December 1, 2017 to MDEQ Vapor Intrusion TAPS Meeting.

The environmental investigations have identified the Property as a “facility” (an area, place, or property where a hazardous substance in excess of the concentrations described in Part 201, Section 20120a(1)(a) or (17), of the NREPA, has been released, deposited, disposed of, or otherwise comes to be located). Each of the two parcels that comprise the Eligible Property, identifying the parcels each as a “facility”, are described in the following table.

Eligible Property		
Address	Tax ID	Basis of Eligibility
735 Hazel Street	33-01-01-22-105-001	Facility
Unaddressed S. Hosmer Street	33-01-01-22-106-001	Facility

Please refer to Exhibit A for the legal descriptions and Figure 2 for the boundaries of the Eligible Property. Details concerning environmental investigations conducted and at the Eligible Property can be found in the BEAs filed on each parcel.

D. OTHER FINDINGS

In addition to the Eligible Property being a “facility” (contaminated in excess of Part 201 cleanup criteria), the buildings functional obsolescence and age requires abatement of lead, asbestos and other regulated materials. The findings are in a November 2017 Pre-Demolition and Renovation Hazardous Materials Survey completed by TRC Environmental Corporation (TRC) for the property at 735 Hazel Street in Lansing, Michigan. The scope of the survey included collection of bulk samples and laboratory analysis of suspect asbestos, lead, and polychlorinated biphenyl (PCB) containing materials, to inventory potentially hazardous materials and to prepare a finding report for the multi-use development. Additionally, interior partial demolition of the building is required in order to allow for the intended redevelopment. Site preparation and infrastructure improvements are needed to further redevelop the Property.

E. BROWNFIELD ELIGIBLE ACTIVITIES

The Eligible Property meets the definition of a “facility” due to the presence of contamination on the two parcels. Based on the environmental conditions described in the preceding section, Baseline Environmental Assessments (BEAs) were prepared by TRC on April 25, 2018 for both parcels.

For the Property to be safely redeveloped, legacy contamination in the soils needs to be addressed. The environmental evaluation and response activity approach was based upon the current conceptual site development plan being considered by the developer. For purposes of describing the vapor intrusion mitigation approach, the conceptual site plan was divided into six distinct zones based on the proposed use and site conditions as currently known. A copy of the Conceptual Site Development Plan used for this evaluation is included in Attachment 1.

Based on currently available data, a robust level of Vapor Intrusion (VI) mitigation will be required throughout the building. Additionally, MDEQ has indicated that redundant systems, particularly in residential settings, are required to ensure exposures are limited even during power outages or other potential system malfunction at sites where soil gas criteria are exceeded. Typically, redundant systems combine a vapor barrier (passive) with ventilation (active or passive). Because TCE concentrations are 10 to 1,000 times higher than the Site-Specific Residential Soil Gas VIAC through the majority of the building footprint, the developer’s consultant anticipates that MDEQ representatives will require a redundant mitigation approach, with an active ventilation component, for the entire building. The mitigation strategy described below recognizes that the development will likely occur in phases. Due to the connectivity between the different zones, VI mitigation for the entire structure will be completed during Phase 1 of the building redevelopment to allow for Phase 1 occupancy once completed. Environmental construction (i.e., mitigation system installation) is expected to be completed by the end of 2018.

Demolition of the concrete floors inside of the building are included as response activities – their removal/replacement is part of the necessary VI mitigation work. Due to the proposed concrete and soil removal activities associated with the installation of the VI mitigation systems, representative samples of the concrete and soils will be collected which are to be removed to allow installation of VI mitigation components and disposed of. Other demolition activities are necessary to allow for the redevelopment of the building along with lead-based paint abatement for example during renovations. Asbestos Containing Materials will need to be removed in accordance with NESHAP.

Removal or management of environmental impacts on the Eligible Property will improve conditions that have historically prevented redevelopment of the Eligible Property and allow the developer to proceed with the proposed redevelopment project.

DEQ (Department of Environmental Quality) Environmental Eligible Activities will include Baseline Environmental Activities (BEA) {Phase I ESAs, Phase II ESAs, and BEA Reports}, Due Care Activities {Due Care Plans and Activities}, Additional Response Activities, and Brownfield Plan/Work Plan preparation.

MSF (Michigan Strategic Fund) Non-Environmental Eligible Activities involve lead and asbestos abatement activities, demolition activities, site preparation activities, infrastructure activities, and Brownfield Plan/ Work Plan preparation.

Project management both on-site and off-site will be completed to appropriately oversee activities including: planning, evaluation & supervision; eligible activity compliance such as bid specifications, eligible activity tracking and supervision, and construction management.

A detailed summary of DEQ Environmental and MSF Non-Environmental Eligible Activities will be further discussed in the DEQ & MSF Act 381 Work Plan submittal to the state agencies. Additional eligible activities may be identified at a later date.

Attachment 1

735 Hazel, LLC

DEQ Letter Acknowledgment of Receipt of a BEA
Parcel Identification Number: 33-01-01-22-105-001
Address: 735 Hazel Street, Lansing MI



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING DISTRICT OFFICE



C. HEIDI GRETHUR
DIRECTOR

June 7, 2018

**ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL
ASSESSMENT**

BEA ID: B201802480LA

Legal Entity: 735 Hazel LLC, 503 Mall Court, Suite 312, Lansing, Michigan 48912

Property Address: 735 East Hazel Street, Lansing, Ingham County

On June 1, 2018, the Department of Environmental Quality (DEQ) received a Baseline Environmental Assessment (BEA) dated April 25, 2018, for the above legal entity and property. This letter is your acknowledgement that the DEQ has received and recorded the BEA. The DEQ maintains an administrative record of each BEA as received.

This BEA was submitted pursuant to Section 20126(1)(c) of Part 201, Environmental Remediation, and/or Section 21323a(1)(b) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). A BEA is submitted for the purpose of establishing an exemption to liability for a new owner or operator of property that has been demonstrated to be a facility or property as defined by Section 20101(1)(s) of Part 201, Environmental Remediation, and/or property as defined by Section 21303(d) of Part 213, Leaking Underground Storage Tanks, of the NREPA. Pursuant to Sections 20126(1)(c) and 21323a(1)(b), the conditions of this exemption require the legal entity to disclose the BEA to a subsequent purchaser or transferee of the property.

The BEA is only for the legal entity and property identified in the BEA and on the BEA Submittal Form. Each new legal entity that becomes the owner or operator of this facility must submit their own BEA.

The DEQ is not making any findings about the adequacy of the submittal or whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA.

The legal entity, as the owner and/or operator of a facility or property, may have Due Care responsibilities under Section 20107a of Part 201, Environmental Remediation, and/or Section 21304c of Part 213, Leaking Underground Storage Tanks, of the NREPA.

The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended.

Pursuant to Section 20112a(6) of Part 201, Environmental Remediation, the property(s) identified in the BEA will be placed on the inventory of facilities, which is updated daily and posted on the DEQ's website: <https://secure1.state.mi.us/FacilitiesInventoryQueries>.

Authorized signature:

A handwritten signature in blue ink, appearing to read "Dennis Eagle", is written over a horizontal line.

Dennis Eagle, District Supervisor
Lansing District Office
Remediation and Redevelopment Division
Department of Environmental Quality
525 West Allegan Street
P.O. Box 30242
Lansing, Michigan 48909
517-614-8544
eagled@michigan.gov

Enclosure
cc: TRC Environmental Corporation



320810472A

Baseline Environmental Assessment Submittal Form

This form is for submittal of a Baseline Environmental Assessment (BEA), as defined by Part 201, Environmental Remediation and Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, for the purpose of establishing an exemption to liability pursuant to Section 20126(1)(c) and Section 21323a(1)(b) for a new owner or operator of property that is a facility as defined by Section 20101(1)(s) or Property as defined by Section 21303(d). The BEA report must be conducted either prior to or within 45 days after becoming the owner or operator, whichever is earliest. This form and the BEA report must be submitted prior to or within 6 months of becoming the owner or operator whichever is earliest. A separate BEA is required for each legal entity that is or will be a new owner or operator of the property. To maintain the exemption to liability, the owner and operator must also disclose the BEA to any subsequent purchaser or transferee before conveying interest in the property pursuant to Section 20126(1)(c) and Section 21323a(1)(b). An owner or operator of a facility or Property also has due care obligations under Section 20107a and Section 21304c with respect to any existing contamination to prevent unacceptable exposure; prevent exacerbation; take reasonable precautions; provide reasonable cooperation, assistance, and access to authorized persons taking response activities at the property; comply with land use restrictions associated with response activities; and not impede the effectiveness of response activities implemented at the property. Documentation of due care evaluations, all conducted response activities, and compliance with 7a or 4c need to be available to the MDEQ, but not submitted, within 8 months of becoming the owner or operator of a facility and/or Property.

Section A: Legal Entity Information

Name of legal entity that does or will own or operate the property: <u>735 Hazel, LLC</u>	Contact for BEA questions if different from submitter: Name & Title: _____
Address: <u>503 Mall Ct., Ste. 312</u>	Company: _____
City: <u>Lansing</u> State: <u>MI</u> ZIP: <u>48912</u>	Address: _____
Contact Person (Name & Title): <u>Brent Forsberg (Managing Partner)</u>	City: _____ State: _____ ZIP: _____
Telephone: <u>517-202-7572</u> Email: <u>brent@taforsberg.com</u>	Telephone: _____ Email: _____

Section B: Property Information

Street Address of Property: City: <u>735 E. Hazel St</u> State: <u>MI</u> Zip: <u>48912</u>	County: <u>Ingham</u> City/Village/Township: <u>City of Lansing</u>									
Property Tax ID (include all applicable IDs): <u>33-01-01-22-105-001</u>	Town: _____ Range: _____ Section: _____ Quarter: _____ Quarter-Quarter: _____									
Address according to tax records, if different than above (include all applicable addresses): City: _____ State: _____ Zip: _____	Decimal Degrees Latitude: <u>42.723762</u> Decimal Degrees Longitude: <u>-84.542234</u>									
Status of submitter relative to the property (check all that apply): <table border="0"> <tr> <td>Former</td> <td>Current</td> <td>Prospective</td> </tr> <tr> <td>Owner ☐</td> <td>☒</td> <td>☐</td> </tr> <tr> <td>Operator ☐</td> <td>☒</td> <td>☐</td> </tr> </table>	Former	Current	Prospective	Owner ☐	☒	☐	Operator ☐	☒	☐	Reference point for latitude and longitude: Center of site ☒ Main/front door ☐ Front gate/main entrance ☐ Other ☐
Former	Current	Prospective								
Owner ☐	☒	☐								
Operator ☐	☒	☐								
	Collection method: Survey ☐ GPS ☐ Interpolation ☒									

Section C: Source of contamination at the property (check all that are known to apply):

Facility regulated pursuant to Part 201, other source, or source unknown Part 201 Site ID, if known: _____	☒
Property - Leaking Underground Storage Tank regulated pursuant to Part 213 Part 211/213 Facility ID, if known: _____	☐
Oil or gas production and development regulated pursuant to Part 615 or 625	☐
Licensed landfill regulated pursuant to Part 115	☐
Licensed hazardous waste treatment, storage, or disposal facility regulated pursuant to Part 111	☐

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LANSING DISTRICT OFFICE

Section D: Applicable Dates (provide date for all that are relevant):

MM/DD/YYYY

Date All Appropriate Inquiry (AAI) Report or Phase I Environmental Assessment Report completed: November 24, 2017
Date Baseline Environmental Assessment Report conducted: Between April 16 and 24, 2018
Date submitter first became the owner: April 25, 2018

Date submitter first became the operator: April 25, 2018

Date submitter first became the operator (if prior to ownership): NA

Anticipated date of becoming the owner for prospective owners: NA

Anticipated date of becoming the operator for prospective operators: NA

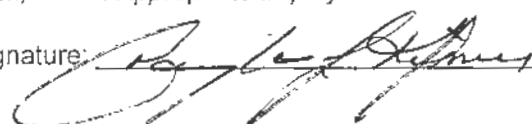
If former owner or operator of this property, prior dates of being the owner or operator: NA

Section E: Check the appropriate response to each of the following questions:

	YES	NO
1. Is the property at which the BEA was conducted a "facility" as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d)?	☒	☐
2. Was the All Appropriate Inquiry (AAI) completed in accordance with Section 20101(1)(f) and or 21302(1)(b)?	☒	☐
3. Was the BEA, including the sampling, conducted either prior to or within 45 days of the date of becoming the owner, operator, or of foreclosure, whichever is earliest?	☒	☐
4. Is this BEA being submitted to the department within 6 months of the submitter first becoming the owner or operator, or foreclosing?	☒	☐
5. Does the BEA provide sufficient rationale to demonstrate that the data is reliable and relevant to define conditions at the property at the time of purchase, occupancy, or foreclosure, even if the BEA relies on studies of data prepared by others or conducted for other purposes?	☒	☐
6. Does this BEA contain the legal description of the property addressed by the BEA?	☒	☐
7. Does this BEA contain the environmental analytical results, a scaled map showing the sample locations, and the basis for the determination that the property is a facility as defined by Section 20101(1)(s) or the basis for the determination that the property is a Property as defined by Section 21303(d)?	☒	☐

Section F: Environmental Consultant Signature:

I certify to the best of my knowledge and belief, that this BEA and all related materials are true, accurate, and complete. I certify that the property is a facility as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d) and have provided the sampling and analyses that support that determination. I certify that any exceptions to, or deletions from, the All Appropriate Inquiry Rule are described in Section 1 of the BEA report.

Signature:  Date: April 25, 2018

Printed Name: Douglas S. Kilmer

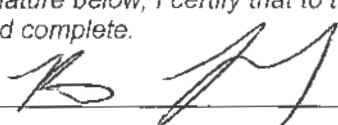
Company: TRC Environmental Corporation

Mailing Address: 660 Cascade West Parkway, SE, Ste 105 City: Grand Rapids State: MI Zip: 49546

Telephone: 616.537.8391 E-Mail: dkilmer@trcsolutions.com

Section G: Legal Entity Signature:

With my signature below, I certify that to the best of my knowledge and belief, this BEA and all related materials are true, accurate, and complete.

Signature:  Date: 05/23/2018

(Person legally authorized to bind the legal entity)

Printed Name: Brent Forsberg

Title and Relationship of signatory to submitter: Managing Partner

Address: 2422 Jolly Road, Suite 200 City: Lansing State: MI Zip: 48864

Telephone: E-Mail: brent@taforsberg.com

Submit the BEA report and this form to the MDEQ District Office for the county in which the property is located. An office map is located at www.michigan.gov/deqrrd.

Attachment 2

One Hosmer, LLC

DEQ Letter Acknowledgment of Receipt of a BEA

Parcel Identification Number: 33-01-01-22-106-001

Address: Unaddressed S. Hosmer Street, Lansing MI



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING DISTRICT OFFICE



C. HEIDI GRETHER
DIRECTOR

June 7, 2018

**ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL
ASSESSMENT**

BEA ID: B201802479LA

Legal Entity: One Hosmer LLC, 2422 Jolly Road, Suite 200, Okemos, Michigan 48864

Property Address: South Hosmer Street, Lansing, Ingham County;
Parcel ID No.: 33-01-01-22-106-001

On June 1, 2018, the Department of Environmental Quality (DEQ) received a Baseline Environmental Assessment (BEA) dated April 25, 2018, for the above legal entity and property. This letter is your acknowledgement that the DEQ has received and recorded the BEA. The DEQ maintains an administrative record of each BEA as received.

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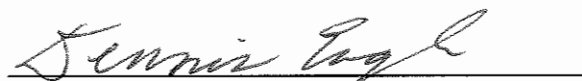
The DEQ is not making any findings about the adequacy of the submittal or whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA.

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The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended.

Pursuant to Section 20112a(6) of Part 201, Environmental Remediation, the property(s) identified in the BEA will be placed on the inventory of facilities, which is updated daily and posted on the DEQ's website: <https://secure1.state.mi.us/FacilitiesInventoryQueries>.

Authorized signature:



Dennis Eagle, District Supervisor
Lansing District Office
Remediation and Redevelopment Division
Department of Environmental Quality
525 West Allegan Street
P.O. Box 30242
Lansing, Michigan 48909
517-614-8544
eagled@michigan.gov

Enclosure

cc: TRC Environmental Corporation



152018031794A

Baseline Environmental Assessment Submittal Form

This form is for submittal of a Baseline Environmental Assessment (BEA), as defined by Part 201, Environmental Remediation and Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, for the purpose of establishing an exemption to liability pursuant to Section 20126(1)(c) and Section 21323a(1)(b) for a new owner or operator of property that is a facility as defined by Section 20101(1)(s) or Property as defined by Section 21303(d). The BEA report must be conducted either prior to or within 45 days after becoming the owner or operator, whichever is earliest. This form and the BEA report must be submitted prior to or within 6 months of becoming the owner or operator whichever is earliest. A separate BEA is required for each legal entity that is or will be a new owner or operator of the property. To maintain the exemption to liability, the owner and operator must also disclose the BEA to any subsequent purchaser or transferee before conveying interest in the property pursuant to Section 20126(1)(c) and Section 21323a(1)(b). An owner or operator of a facility or Property also has due care obligations under Section 20107a and Section 21304c with respect to any existing contamination to prevent unacceptable exposure; prevent exacerbation; take reasonable precautions; provide reasonable cooperation, assistance, and access to authorized persons taking response activities at the property; comply with land use restrictions associated with response activities; and not impede the effectiveness of response activities implemented at the property. Documentation of due care evaluations, all conducted response activities, and compliance with 7a or 4c need to be available to the MDEQ, but not submitted, within 8 months of becoming the owner or operator of a facility and/or Property.

Section A: Legal Entity Information

Name of legal entity that does or will own or operate the property: <u>One Hosmer, LLC</u>	Contact for BEA questions if different from submitter: Name & Title: _____
Address: <u>2422 Jolly Road, Suite 200</u> City: <u>Okemos</u> State: <u>MI</u> ZIP: <u>48864</u>	Company: _____
Contact Person (Name & Title): <u>Brent Forsberg (Managing Partner)</u>	Address: _____
Telephone: <u>517-202-7572</u> Email: <u>brent@taforsberg.com</u>	City: _____ State: _____ ZIP: _____
	Telephone: _____ Email: _____

Section B: Property Information

Street Address of Property: City: <u>Unaddressed S. Hosmer St.</u> State: <u>MI</u> Zip: <u>48912</u>	County: <u>Ingham</u> City/Village/Township: <u>City of Lansing</u>												
Property Tax ID (include all applicable IDs): <u>33-01-01-22-106-001</u>	Town: _____ Range: _____ Section: _____												
Address according to tax records, if different than above (include all applicable addresses): City: _____ State: _____ Zip: _____	Quarter: _____ Quarter-Quarter: _____												
Status of submitter relative to the property (check all that apply):	Decimal Degrees Latitude: <u>42.7247799</u> Decimal Degrees Longitude: <u>-84.540451</u>												
<table border="0"> <tr> <td></td> <td>Former</td> <td>Current</td> <td>Prospective</td> </tr> <tr> <td>Owner</td> <td>☐</td> <td>☒</td> <td>☐</td> </tr> <tr> <td>Operator</td> <td>☐</td> <td>☒</td> <td>☐</td> </tr> </table>		Former	Current	Prospective	Owner	☐	☒	☐	Operator	☐	☒	☐	Reference point for latitude and longitude: Center of site ☒ Main/front door ☐ Front gate/main entrance ☐ Other ☐
	Former	Current	Prospective										
Owner	☐	☒	☐										
Operator	☐	☒	☐										
	Collection method: Survey ☐ GPS ☐ Interpolation ☒												

Section C: Source of contamination at the property (check all that are known to apply):

Facility regulated pursuant to Part 201, other source, or source unknown Part 201 Site ID, if known: _____	☒
Property - Leaking Underground Storage Tank regulated pursuant to Part 213 Part 211/213 Facility ID, if known: _____	☐
Oil or gas production and development regulated pursuant to Part 615 or 625	☐
Licensed landfill regulated pursuant to Part 115	☐
Licensed hazardous waste treatment, storage, or disposal facility regulated pursuant to Part 111	☐

RECEIVED

JUN 01 2018

MDEQ - RRD

LANSING DISTRICT OFFICE

Section D: Applicable Dates (provide date for all that are relevant):

MM/DD/YYYY

Date All Appropriate Inquiry (AAI) Report or Phase I Environmental Assessment Report completed: November 24, 2017
Date Baseline Environmental Assessment Report conducted: Between April 16 and 24, 2018
Date submitter first became the owner: April 25, 2018
Date submitter first became the operator: April 25, 2018

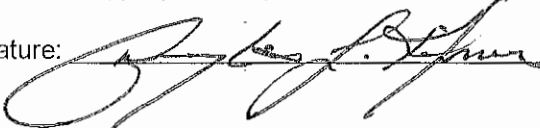
Date submitter first became the operator (if prior to ownership): NA
Anticipated date of becoming the owner for prospective owners: NA
Anticipated date of becoming the operator for prospective operators: NA
If former owner or operator of this property, prior dates of being the owner or operator: NA

Section E: Check the appropriate response to each of the following questions:

	YES	NO
1. Is the property at which the BEA was conducted a "facility" as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d)?	☒	☐
2. Was the All Appropriate Inquiry (AAI) completed in accordance with Section 20101(1)(f) and or 21302(1)(b)?	☒	☐
3. Was the BEA, including the sampling, conducted either prior to or within 45 days of the date of becoming the owner, operator, or of foreclosure, whichever is earliest?	☒	☐
4. Is this BEA being submitted to the department within 6 months of the submitter first becoming the owner or operator, or foreclosing?	☒	☐
5. Does the BEA provide sufficient rationale to demonstrate that the data is reliable and relevant to define conditions at the property at the time of purchase, occupancy, or foreclosure, even if the BEA relies on studies of data prepared by others or conducted for other purposes?	☒	☐
6. Does this BEA contain the legal description of the property addressed by the BEA?	☒	☐
7. Does this BEA contain the environmental analytical results, a scaled map showing the sample locations, and the basis for the determination that the property is a facility as defined by Section 20101(1)(s) or the basis for the determination that the property is a Property as defined by Section 21303(d)?	☒	☐

Section F: Environmental Consultant Signature:

I certify to the best of my knowledge and belief, that this BEA and all related materials are true, accurate, and complete. I certify that the property is a facility as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d) and have provided the sampling and analyses that support that determination. I certify that any exceptions to, or deletions from, the All Appropriate Inquiry Rule are described in Section 1 of the BEA report.

Signature:  Date: April 25, 2018

Printed Name: Douglas S. Kilmer

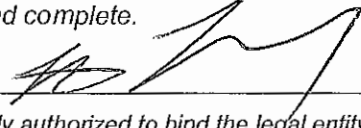
Company: TRC Environmental Corporation

Mailing Address: 660 Cascade West Parkway, SE, Ste 105 City: Grand Rapids State: MI Zip: 49546

Telephone: 616.537.8391 E-Mail: dkilmer@trcsolutions.com

Section G: Legal Entity Signature:

With my signature below, I certify that to the best of my knowledge and belief, this BEA and all related materials are true, accurate, and complete.

Signature:  Date: 05/23/2018

(Person legally authorized to bind the legal entity)

Printed Name: Brent Forsberg

Title and Relationship of signatory to submitter: Managing Partner

Address: 2422 Jolly Road, Suite 200

City: Lansing

State: MI

Zip: 48864

Telephone:

E-Mail: brent@taforsberg.com

Submit the BEA report and this form to the MDEQ District Office for the county in which the property is located. An office map is located at www.michigan.gov/deqrrd.

Attachment 3
Environmental Conditions Summary
presented on December 1, 2017 to
MDEQ Vapor Intrusion TAPS Meeting

ADVANCED
REDEVELOPMENT
SOLUTIONS



735 Hazel, LLC

Former Manufacturing Facility Conversion Into Mixed-Use Redevelopment
Lansing, Michigan

MDEQ Vapor Intrusion TAPS Meeting

December 1, 2017

OBJECTIVE: MIXED-USE REDEVELOPMENT

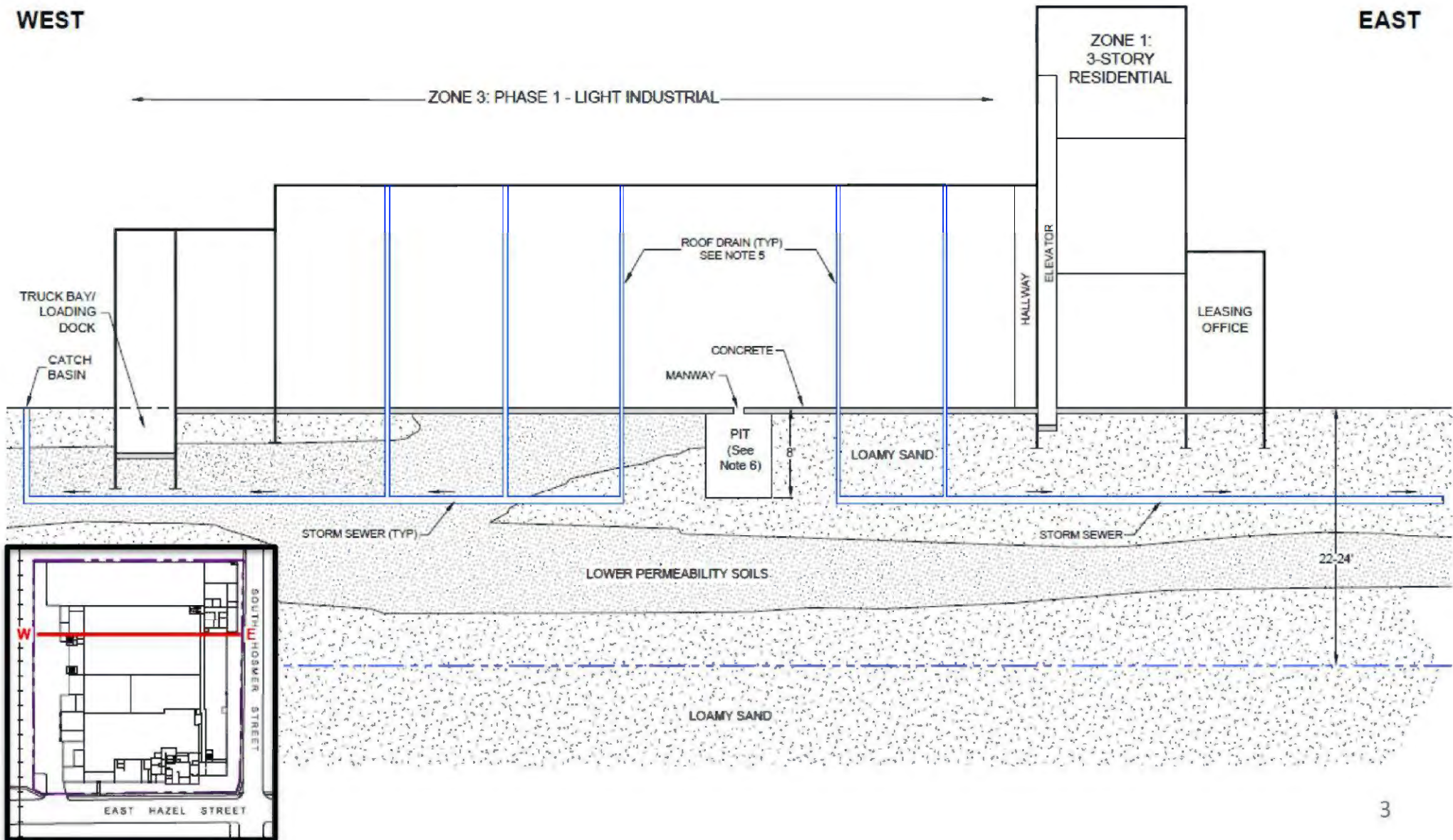
- **Problem:**

Chlorinated VOCs, including TCE, used during historic operations have affected on-site soil, groundwater, and soil gas. Contaminants have the potential to migrate into indoor air above risk-based levels.

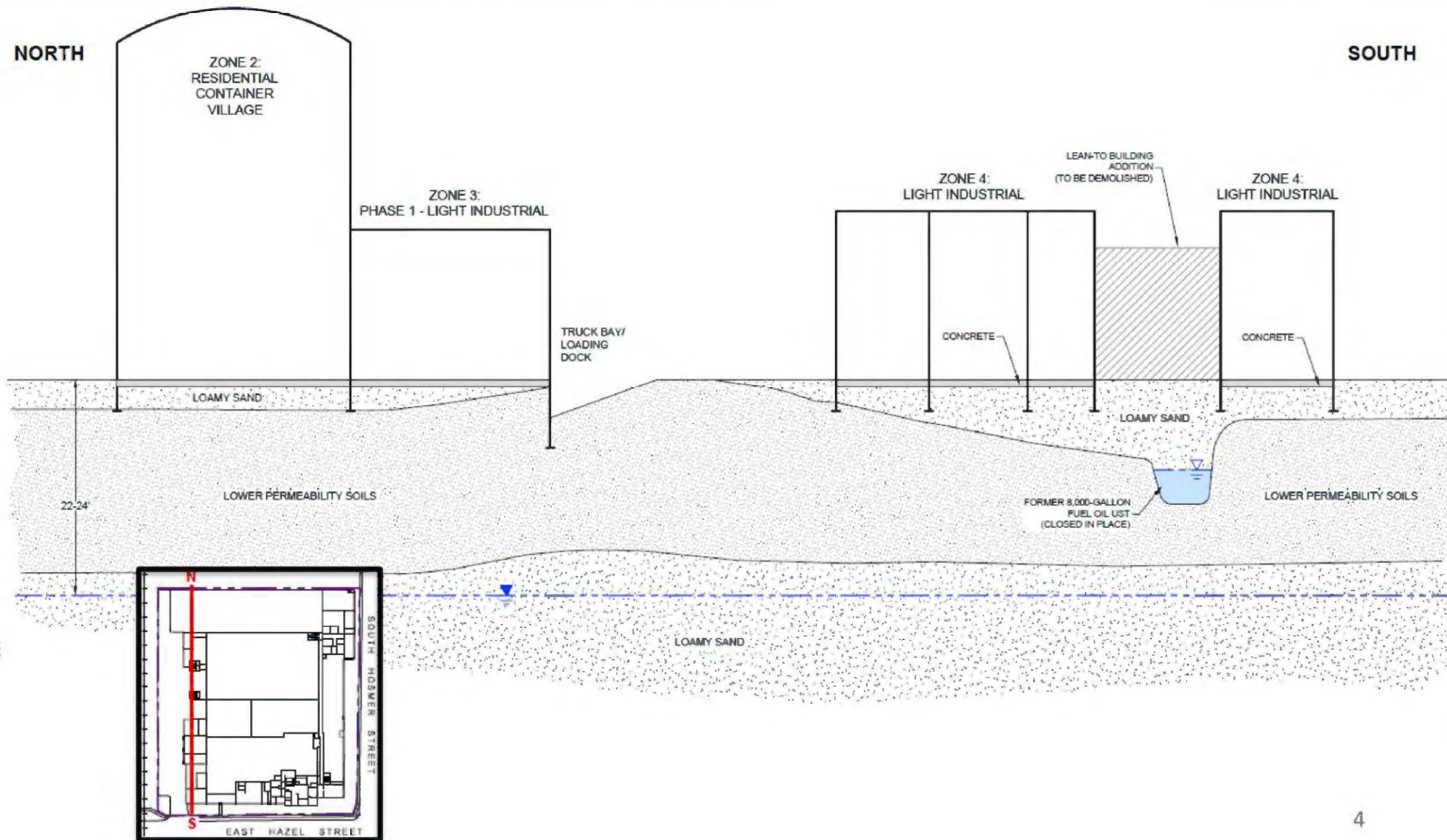
- **Goal:**

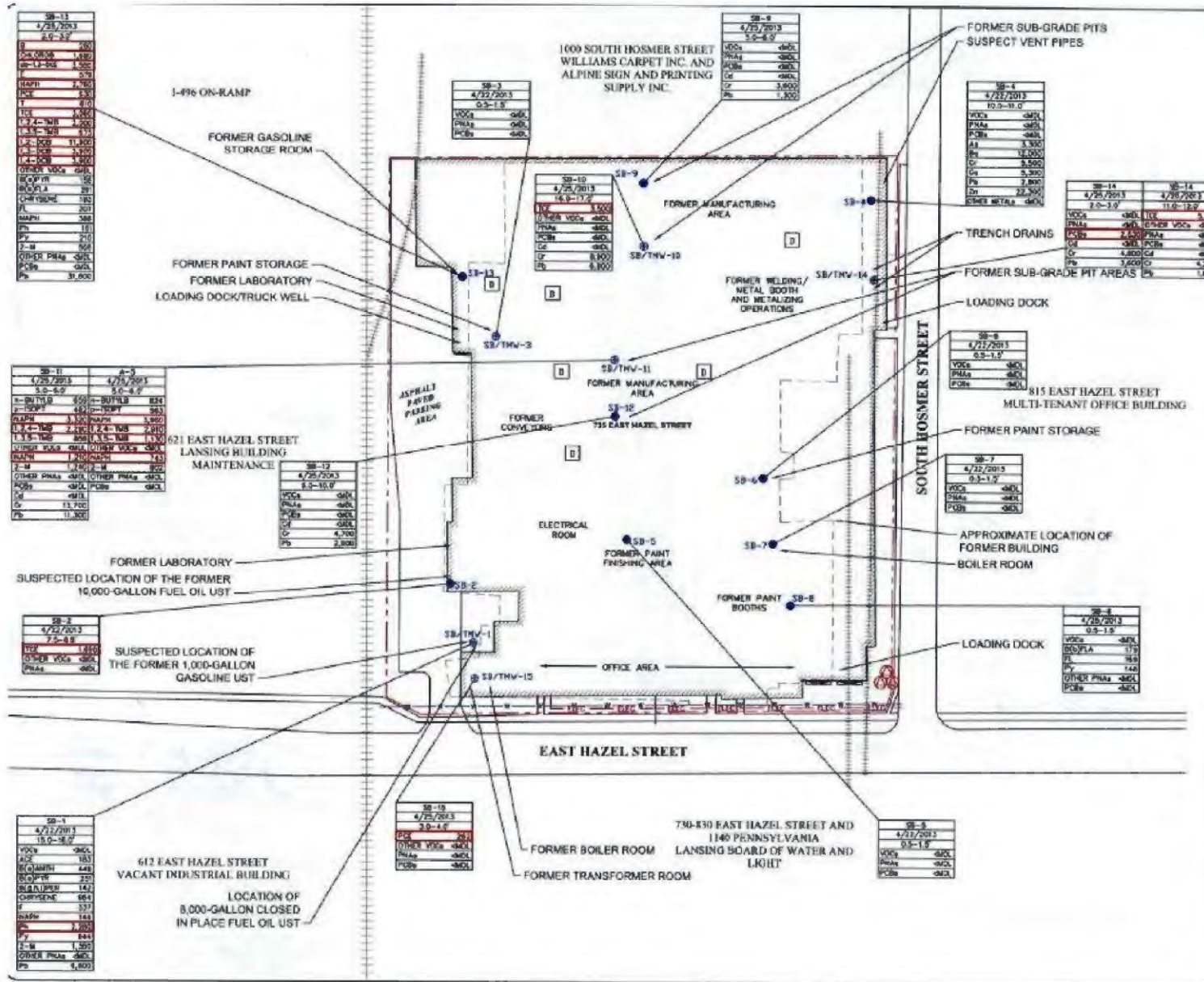
To present the conceptual vapor mitigation approach and understand MDEQ concerns prior to preparation of vapor mitigation design documents and facilitate Brownfield redevelopment funding incentives.

CONCEPTUAL SITE MODEL

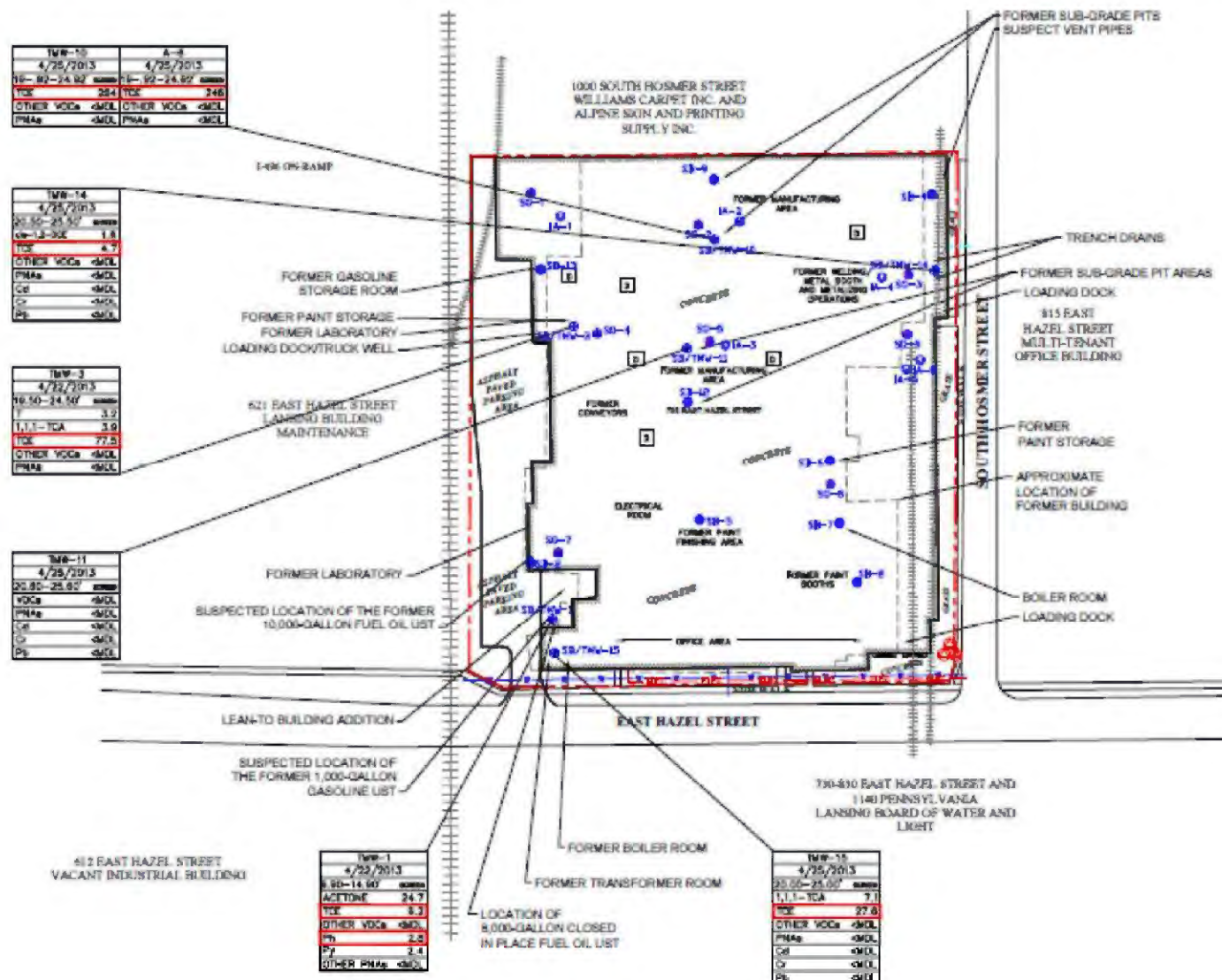


CONCEPTUAL SITE MODEL



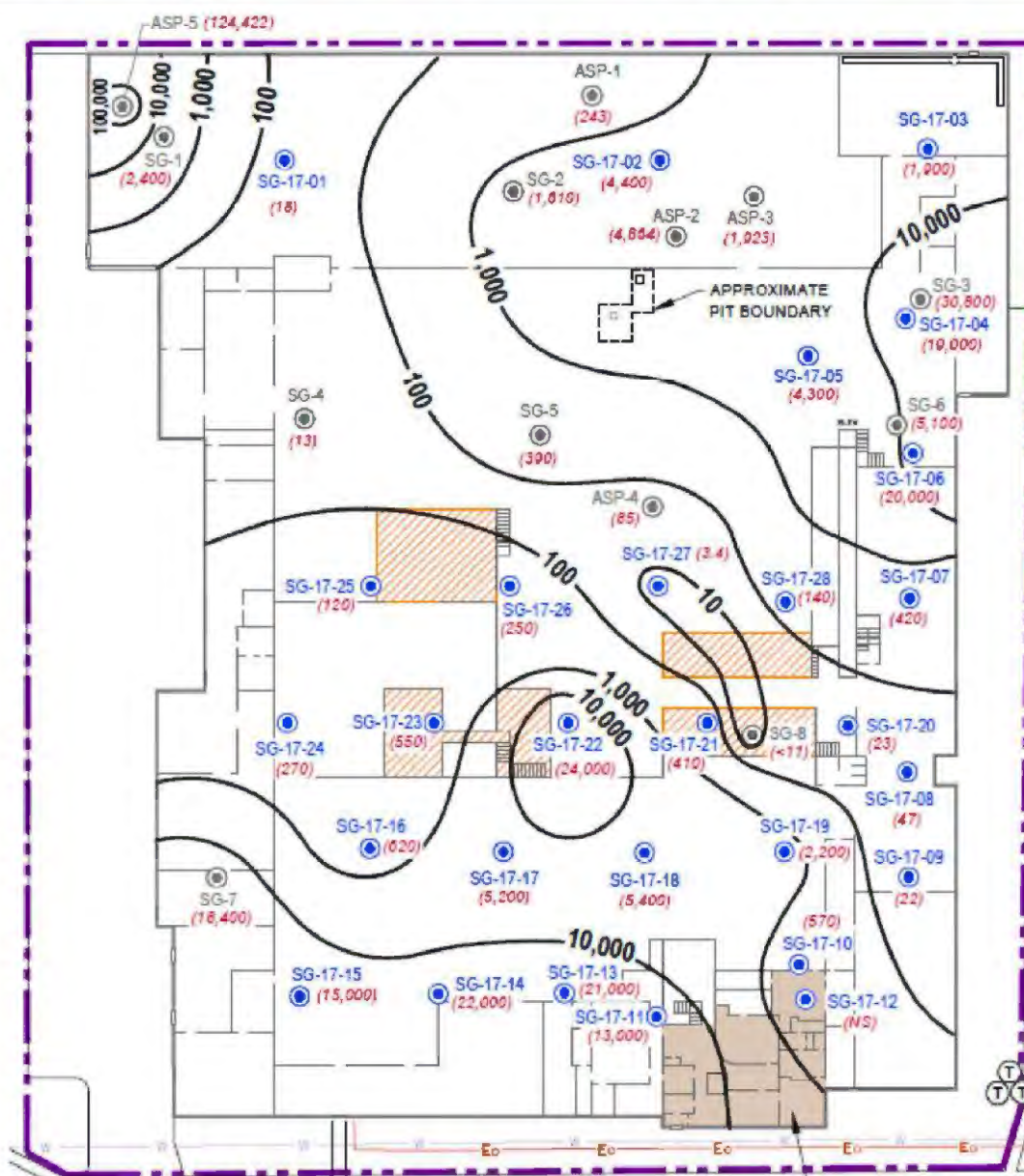


Max TCE = 5,410
µg/kg versus Site
Specific Criteria of
4.7 µg/kg



Max TCE = 264
µg/L versus Site
Specific Criteria of
42 µg/L

HAZEL STREET SUB-SLAB SOIL GAS – TCE

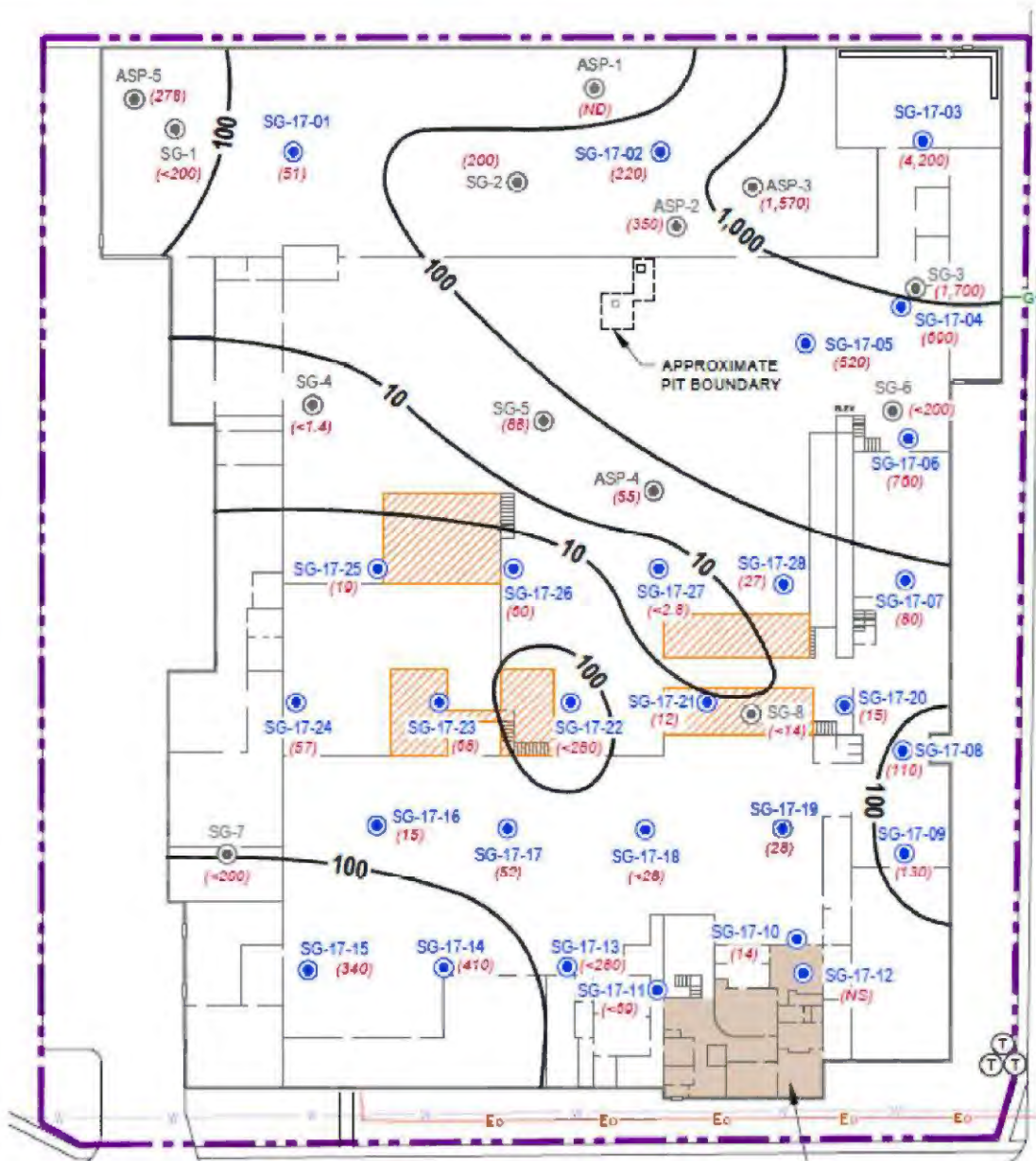


2017 Soil Gas
Investigation – **TCE** Sub-
Slab Distribution

Concentrations
Exceeding Site Specific
Soil Gas Criteria
(67 µg/m³) Beneath
Majority of Building

TCE Contours in µg/m³

HAZEL STREET SUB-SLAB SOIL GAS – PCE

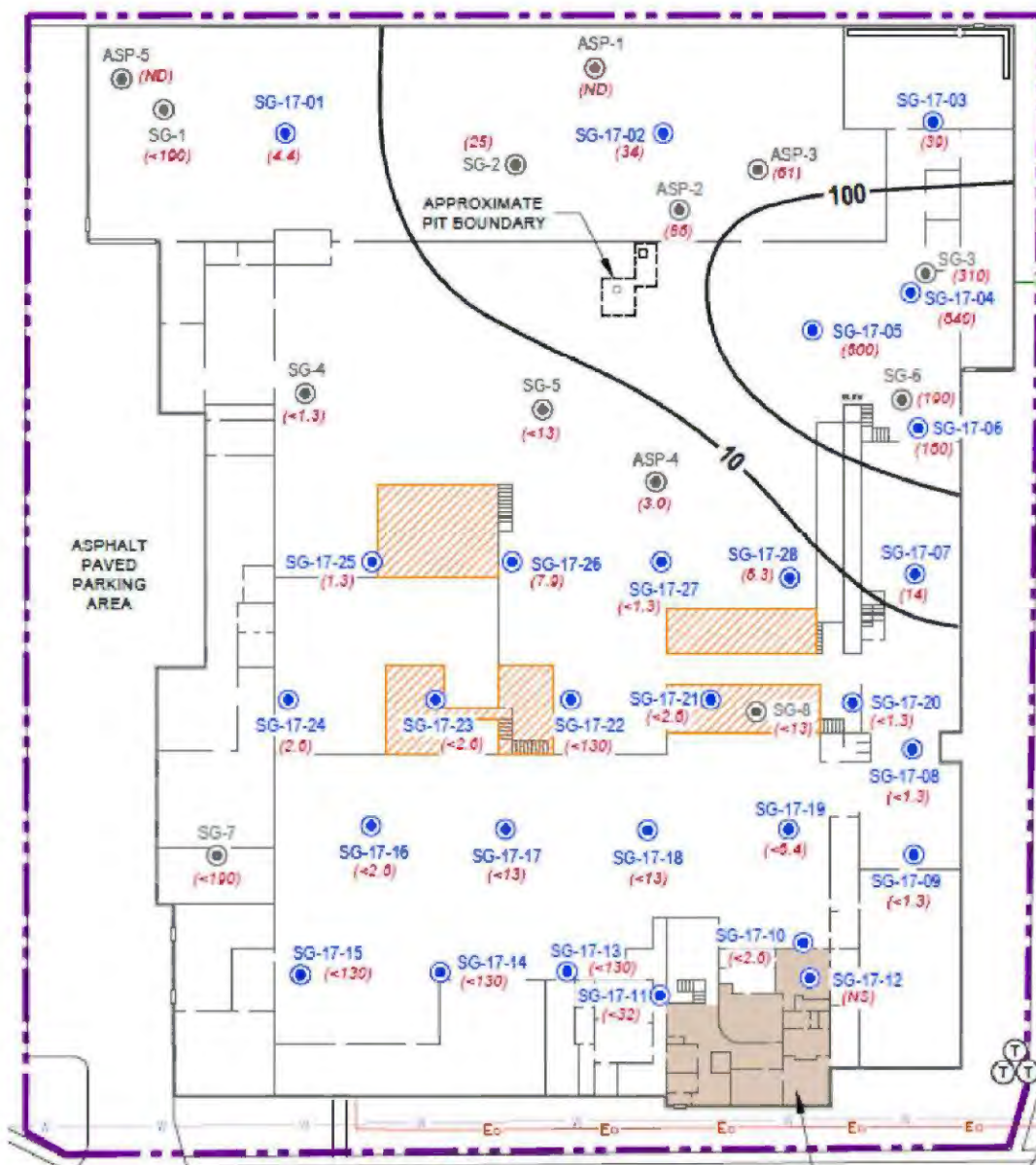


2017 Soil Gas
Investigation – **PCE** Sub-
Slab Distribution

Concentrations Exceeding
Site Specific Soil Gas
Criteria
(1,400 $\mu\text{g}/\text{m}^3$) in Northeast
Corner of Building

PCE Contours in $\mu\text{g}/\text{m}^3$

HAZEL STREET SUB-SLAB SOIL GAS – C-Cl₄



2017 Soil Gas Investigation – Carbon Tetrachloride Sub-Slab Distribution

Concentrations Exceeding Site Specific Soil Gas Criteria (150 µg/m³) in Northeast Corner of Building

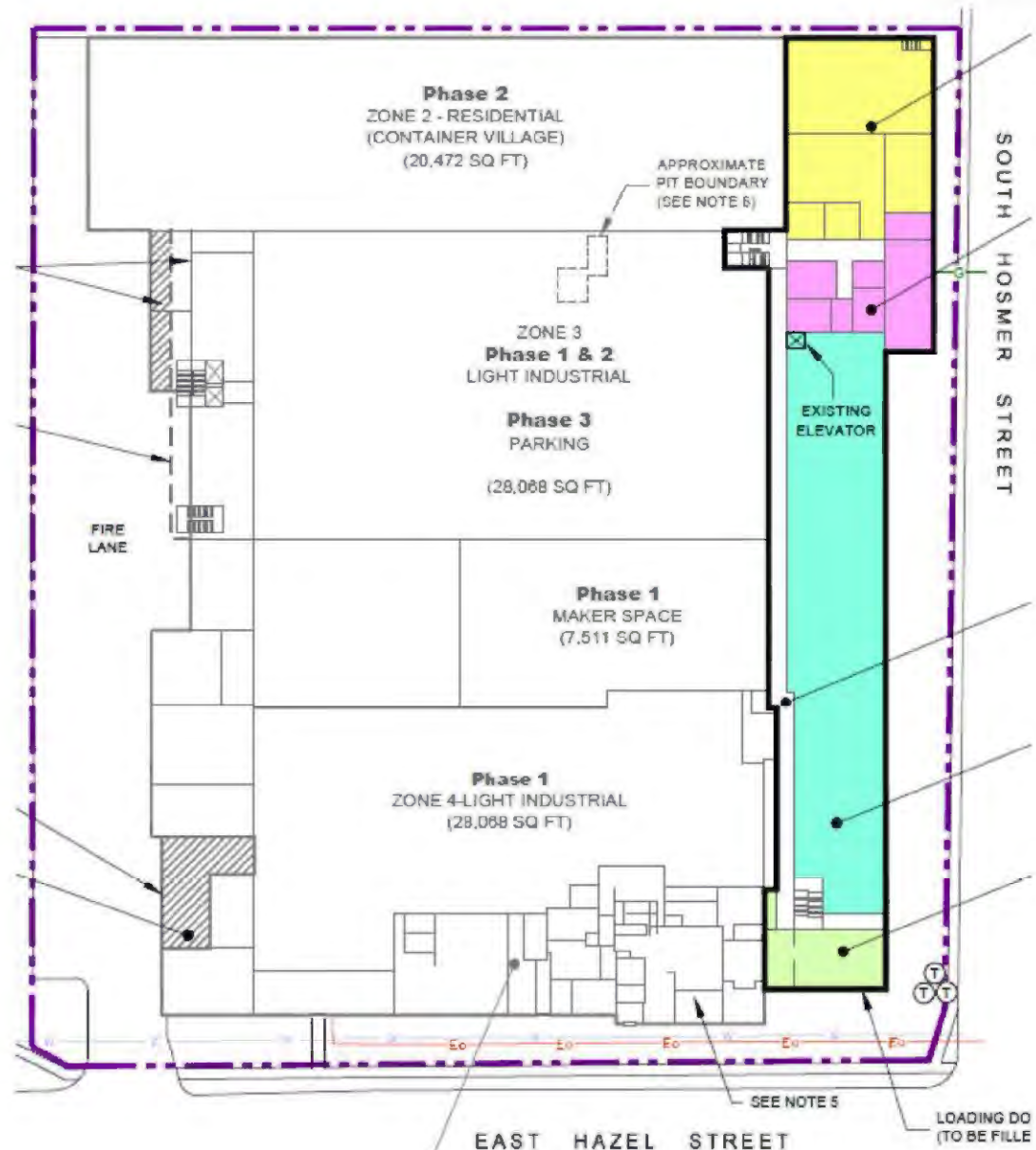
CCl₄ Contours in µg/m³

HAZEL STREET RESPONSE ACTIVITIES

- Vapor Intrusion Mitigation Required to Support Mixed-use Redevelopment Plan
- Mitigation Design Concept Based on Zone Use and Mitigation Goals
 - Redundant systems – both active venting & vapor barriers throughout the building
 - Spray-on composite barrier (Geo-Seal® or equivalent)
 - Non-VOC floor coating/sealant (Retro-Coat™ or equivalent)
 - Low-profile vent layer (Vapor-Vent® or equivalent)
 - Suction pits
 - Multiple in-line fans (number and type TBD)
- Additional Due Care Planning and Sampling to be Conducted In Conjunction With Refinement of Site Development Plans

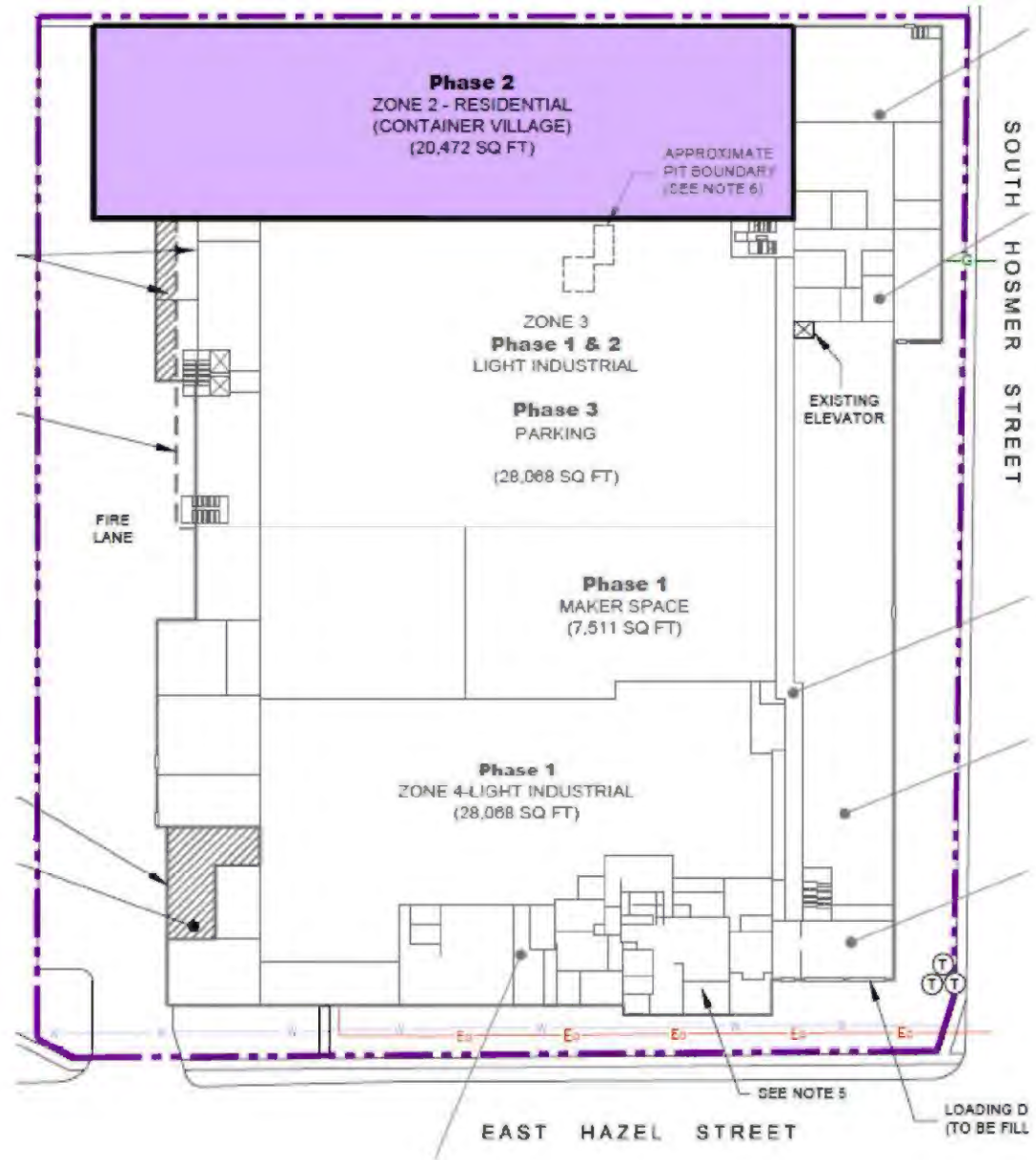
ZONE 1 – MITIGATION APPROACH

- 3-Story Residential with Common Space, Leasing Office, Hallway and Restaurant
- 21,887 Square Feet
- Redevelopment to Begin February 2018
- Mitigation Approach:
 - Slab Removal & Grading
 - Spray-On Composite Liner
 - Low Profile Vent
 - Active Ventilation
 - New Slab



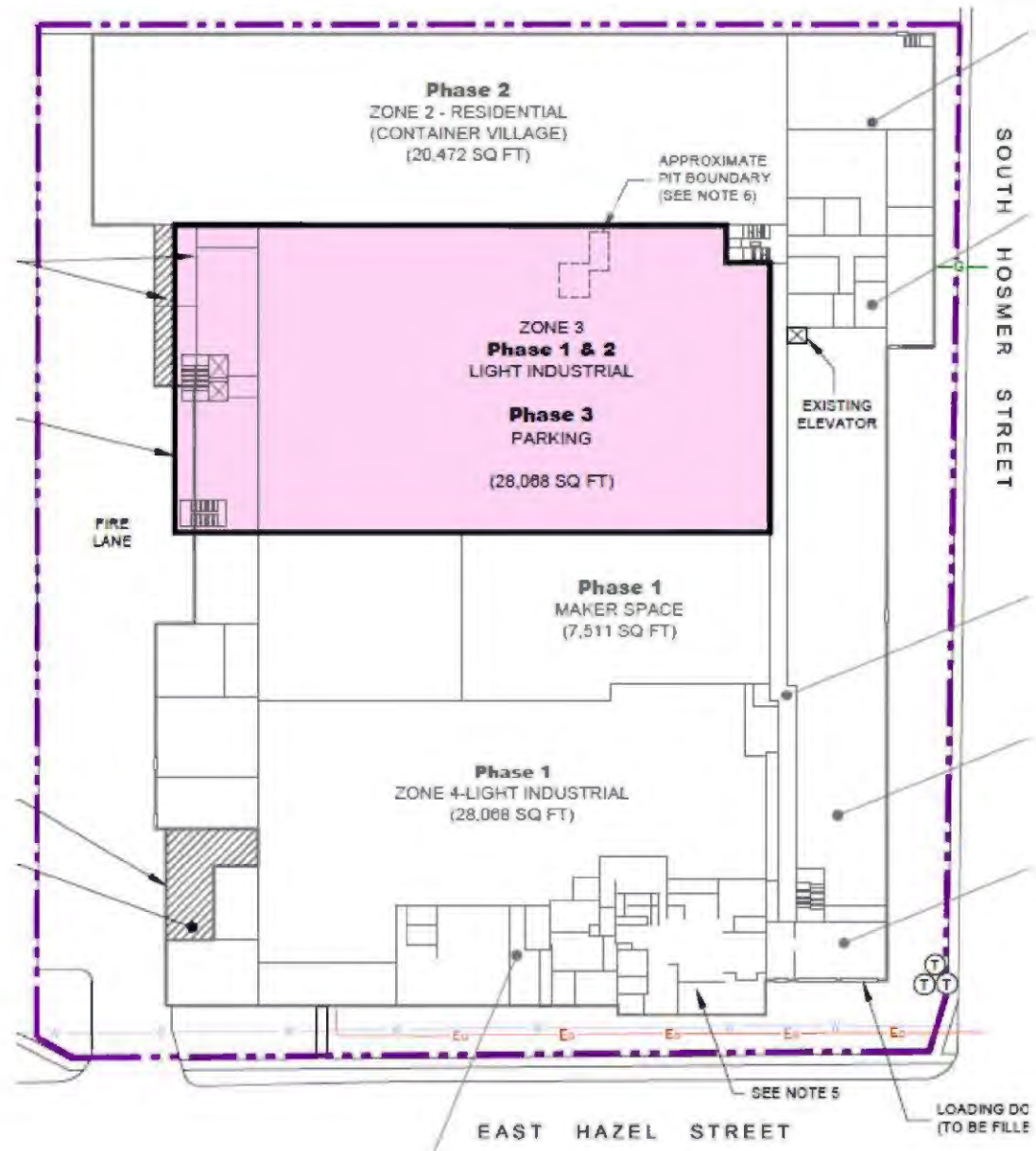
ZONE 2 - MITIGATION APPROACH

- Former Hanger to be used as Multi-Level Container Village
- 20,472 Square Feet
- Redevelopment to Begin June 2019
- Mitigation Approach:
 - Low-Profile Vent Installed in Trenches
 - Low Vapor Permeability Wearable Floor Sealant Over Entire Slab



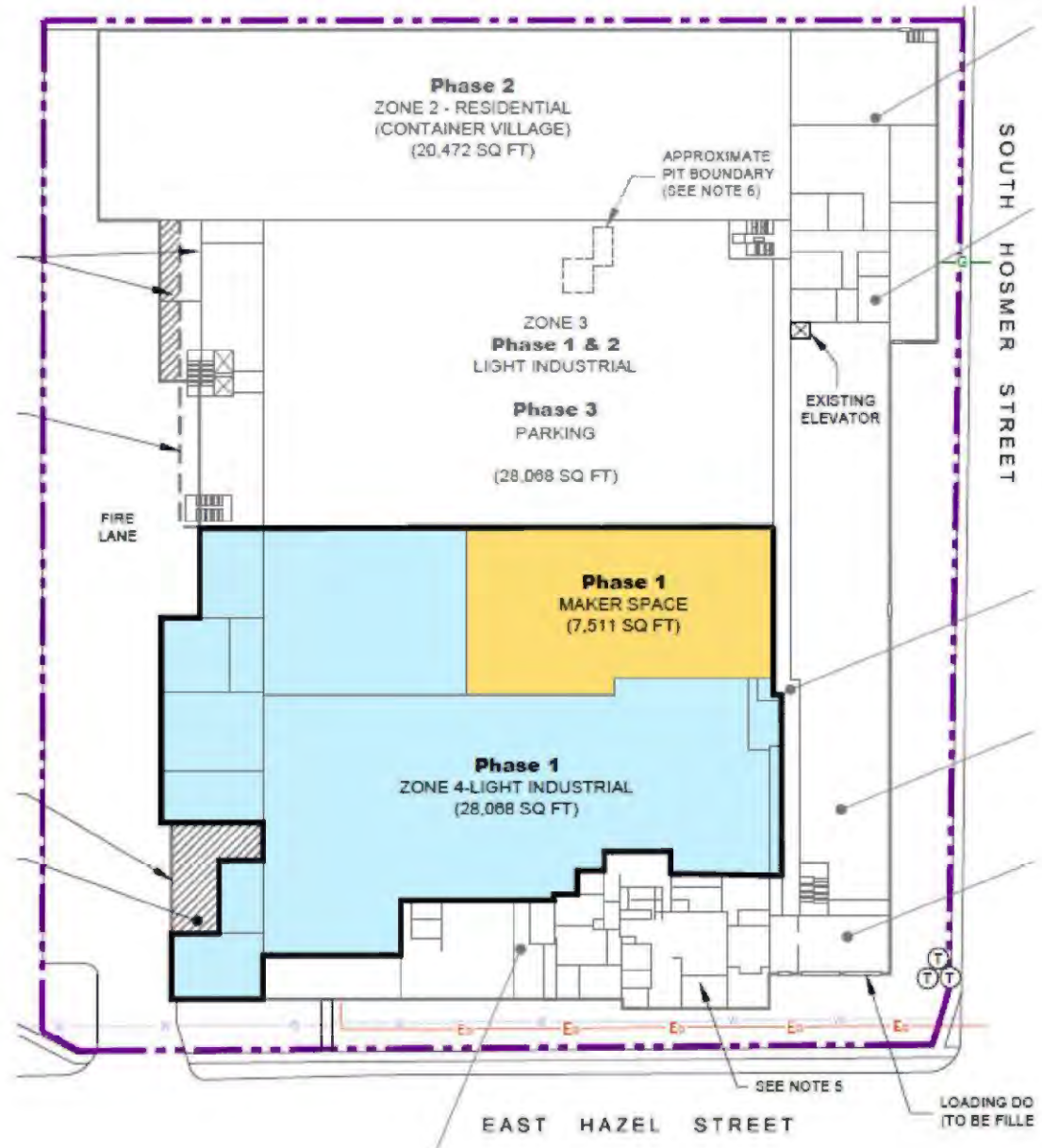
ZONE 3 - MITIGATION APPROACH

- Existing Building to be Used in “As-Is” Condition for Light Industrial, then in a future phase Demolished and Replaced with a New Integrated Parking Structure
- 28,068 Square Feet
- Reuse to Begin February 2018, future phase Demolition to begin January 2020
- Mitigation Approach:
 - Low-Profile Vent Installed in Trenches
 - Low Vapor Permeability Wearable Floor Sealant Over Entire Slab
 - Redesign/Replace when Building Demolished



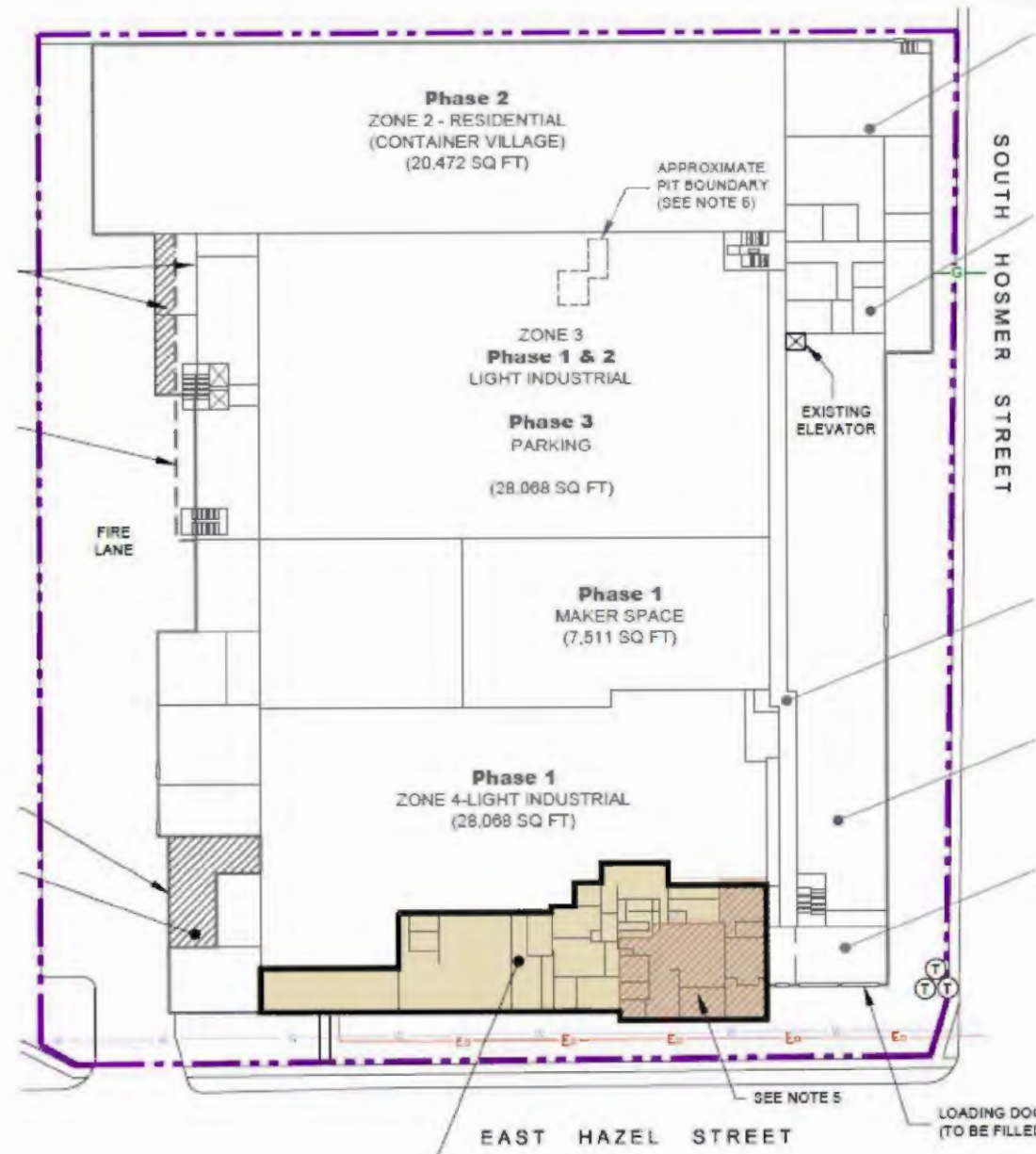
ZONE 4 - MITIGATION APPROACH

- To be Used in “As-Is” Condition for Light Industrial, includes Maker Space, “Lean-To” Addition to be Demolished
- 35,579 Square Feet
- Reuse to Begin February 2018
- Mitigation Approach:
 - Low-Profile Vent Installed in Trenches in Open Area
 - Suctions Pits in Smaller Historical Building Additions Along West Perimeter
 - Low Vapor Permeability Wearable Floor Sealant Over Entire Slab



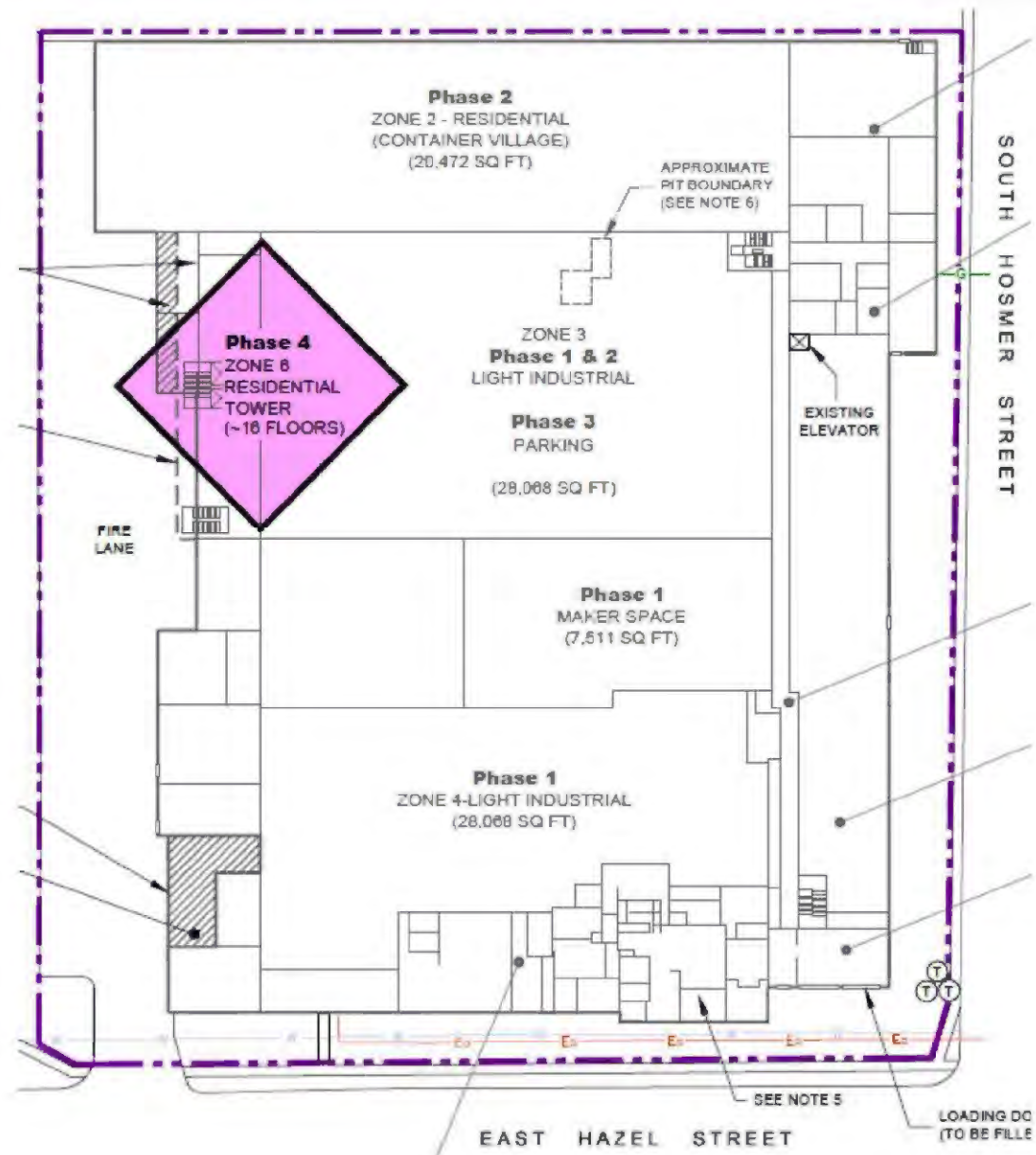
ZONE 5 - MITIGATION APPROACH

- First Floor Commercial and Second Floor Residential
- 8,306 Square Feet
- Commercial Redevelopment to begin February 2018, 2nd-floor Residential Redevelopment to Begin June 2019
- Mitigation Approach (Area w/o slab)
 - Wood Floor and Subgrade Removal & Sand Backfill
 - Spray-On Composite Liner
 - Active Ventilation
 - New Slab
- Mitigation Approach (Area w/ Slab):
 - Suctions Pits
 - Low Vapor Permeability Wearable Floor Sealant Over Existing Slab



ZONE 6 - MITIGATION APPROACH

- Residential Tower (future phase over IPS)
- Footprint ~6,400 square feet, 16 to 20 Floors, to be Constructed on Piers above Reconstructed Zone 3 Parking
- Construction to Begin January 2022
- Mitigation Approach:
 - None at this time, Mitigation included in Zone 3
 - During Tower Design and Construction Ensure Piers, Elevator, Utility Penetrations, Etc. are Appropriately Isolated from Sub-Surface



MITIGATION COMPONENTS

- Final design will follow standard practices for mitigation including but not limited to:
 - PFE Testing (completed)
 - Penetrations / Preferential pathways will be sealed
 - Discharge points will be away from windows & intakes
 - Monitors and labels will be incorporated into the design
 - Fans & piping will be sized appropriately
 - Smoke test and coupon sample sub-slab vapor barriers
 - As-Built drawings and O&M plan will be prepared and systems will be maintained

PROJECT INCENTIVES

- Incentives Required to Support Project:
 - DEQ Grant and/or Loan Package for Mitigation
 - Brownfield Plan and MDEQ/MSF Act 381 Work Plan – P.A. 381 Brownfield Tax Increment Financing (TIF) Plan
 - MCRP Grant

Thank you

Questions?

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EXHIBIT C

Table 4 – Tax Increment Financing Estimates

Table 4a1 - Base Year/Initial Taxable Value (ITV) Information

Table 4a2 – Total Estimated Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/Initial Taxable Value (ITV)

Table 4b - Estimated Future Taxable Value (FTV) Information

Table 4c - Impact of Tax Capture on Taxing Jurisdictions

Table 4d - Reimbursement of Eligible Activities & Disbursements

735 HAZEL STREET REDEVELOPMENT PROJECT - LANSING, MICHIGAN

BROWNFIELD PLAN #70

Table 4a1 - Base Year/ Initial Taxable Value (ITV) Information

Notes	Property Identification		Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the Brownfield Plan by Property Classification						Total Taxes Paid on Base Year/ ITV		Notes
			Land	Land Improvements	Building	Real Property Subtotal	Personal Property	Total	Real Property	Personal Property	
	Address	Tax Parcel Number									BASE YEAR = 2018
	735 East Hazel St.	33-01-01-22-105-001	\$ 68,856	\$ 3,019	\$ 473,626	\$ 545,500	\$ 11,900	\$ 557,400	\$ 39,287	\$ 714	Actual Values for 2018 based on Actual Values for 2018 (as of 12/31/2017)
	South Hosmer St.	33-01-01-22-106-001	\$ 35,700	\$ -	\$ -	\$ 35,700	\$ -	\$ 35,700	\$ 2,571	\$ -	Actual Values for 2018 based on Actual Values for 2018 (as of 12/31/2017)
Totals			\$ 104,556	\$ 3,019	\$ 473,626	\$ 581,200	\$ 11,900	\$ 593,100	\$ 41,858	\$ 714	-
									Real & Personal Combined =	\$ 42,573	

**735 HAZEL STREET REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN #70**

Table 4a2 - Total Estimated Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/ Initial Taxable Value (ITV)

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS	Millage Rate Paid on Real Property	Millage Rate Paid on Commercial Personal Property	Base Year	2018
				BP Year Number	0
-	CITY OF LANSING	-	-	-	-
-	City Operating - Lansing	19.4400	19.4400		\$ 11,530
-	City Debt - Lansing	0.2600	0.2600		\$ 154
-	<i>Subtotal of Local Government Unit (LGU): Annual</i>	<i>19.7000</i>	<i>19.7000</i>		<i>\$ 11,684</i>
-	INGHAM COUNTY	-	-	-	-
-	County Operating - General Operations	6.3876	6.3876		\$ 3,788
-	County Operating - Indigent Veterans Support	0.0330	0.0330		\$ 20
-	Potter Park Zoo & Potter Park (2016-20)	0.4100	0.4100		\$ 243
-	Public Transportation - Elderly & Disabled (2016-20)	0.6000	0.6000		\$ 356
-	Animal Control Shelter & Operating (2016-21)	0.2400	0.2400		\$ 142
-	911 System - Emergency Telephone Services (2016-19)	0.8500	0.8500		\$ 504
-	Juvenile Justice (2017-21)	0.6000	0.6000		\$ 356
-	Health Care Services (through 2019)	0.3500	0.3500		\$ 208
-	Parks/Trails (through 2019)	0.5000	0.5000		\$ 297
-	Capital Region Airport Authority - CRAA	0.6990	0.6990		\$ 415
-	Capital Area Transportation Authority - CATA	3.0070	3.0070		\$ 1,783
-	LIBRARY	-	-	-	-
-	Capital Area District Libraries - CADL	1.5600	1.5600		\$ 925
-	INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-	-
-	ISD Operating	0.2000	0.2000		\$ 119
-	ISD Special Education	4.5062	4.5062		\$ 2,673
-	ISD Vocational Education	0.0000	0.0000		\$ 0
-	COMMUNITY COLLEGE	-	-	-	-
-	Lansing Community College - LCC	3.8072	3.8072		\$ 2,258
-	LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-
-	Lansing School District Debt (District #33020)	2.4000	2.4000		\$ 1,423
-	Lansing School District Debt (District #33020)	2.2500	2.2500		\$ 1,334
-	<i>Subtotal of Non-Local Government Unit (LGU) Local: Annual</i>	<i>28.4000</i>	<i>28.4000</i>		<i>\$ 16,844</i>
-	Total Local: Annual	48.1000	48.1000		\$ 28,528
-	STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000		\$ 3,559
-	Local School Operating - LSO	17.9208	5.9208		\$ 10,486
-	Total State & Local School: Annual	23.9208	11.9208		\$ 14,045
-	TOTAL LOCAL AND STATE & LOCAL SCHOOL: ANNUAL	72.0208	60.0208		\$ 42,573

**735 HAZEL STREET REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN #70**

Table 4b - Estimated Future Taxable Value (FTV) Information

BROWNFIELD PLAN #70								BASE YEAR BP		FIRST YEAR CAPTURE BP			
Table 4b - Estimated Future Taxable Value (FTV) Information													
								Tax Year	=	Calendar/ Tax Year	2018	2019	2020
										FYE	2019	2020	2021
										BP Year Number	0	0	1
Estimated Percentage (%) Change In Future Taxable Values (TV) of Building(s), Land Improvements & Land shown below (but not Personal Property)										0.00%	0.00%	0.00%	
Estimated Percentage (%) Change In Future Taxable Values (TV) of Land shown below										0.00%	0.00%	0.00%	

Notes:

All Future Taxable Values (FTV)/Future Assessed Values (FAV) are estimates only; the actual FTV/FAV may be higher or lower than estimated, and must be determined upon project completion by the governing body's Assessing personnel. FTV/FAV per square foot and/or per room/unit for both new construction and renovations may vary widely depending on the quality, quantity, type of improvements, and the property's location. Additionally, for any renovations (if applicable), the FTV/FAV depends on whether improvements are assessed as "new improvements" or just "replacement/repair," as determined by Assessing personnel. Until improvements are completed and assessed, it is only possible to estimate the FTV/FAV based on various assumptions.

The Brownfield Plan will also capture all Personal Property taxes allowed for tax capture. The estimates of the Future Assessed Value (FAV) of Personal Property, if any are provided, and any associated Tax Incremental Revenues, are estimates only, and the actual values of Personal Property and any associated property taxes generated are difficult to estimate due to the following: (a) uncertainty regarding the amount, value and type of Personal Property to be included in the project; (b) different depreciation rates applying to the various categories of Personal Property, such as Furniture and Fixtures, Office and Electronic Equipment, Machinery and Equipment, and Computer Equipment; and (c) Personal Property being exempt from taxes if its True Cash Value (after depreciation) is less than \$80,000 and the proper forms are submitted to the local unit of government (pursuant to Michigan Public Act 153 of 2013, as amended). The estimated Assessed/Taxable Value of any existing Personal Property is included in the Plan's Base Year/Initial Taxable Value.

2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
675,639	684,423	693,320	702,333	711,464	720,713	730,082	739,573	749,187	758,927	768,793	778,787	788,912	799,167	809,557
760,601	770,489	780,505	790,651	800,930	811,342	821,889	832,574	843,397	854,362	865,468	876,719	888,117	899,662	911,358
\$ 1,436,240	\$ 1,454,911	\$ 1,473,825	\$ 1,492,985	\$ 1,512,394	\$ 1,532,055	\$ 1,551,971	\$ 1,572,147	\$ 1,592,585	\$ 1,613,289	\$ 1,634,261	\$ 1,655,507	\$ 1,677,028	\$ 1,698,830	\$ 1,720,914
342,743	347,198	351,712	356,284	360,916	365,608	370,361	375,176	380,053	384,994	389,998	395,068	400,204	405,407	410,677
\$ 342,743	\$ 347,198	\$ 351,712	\$ 356,284	\$ 360,916	\$ 365,608	\$ 370,361	\$ 375,176	\$ 380,053	\$ 384,994	\$ 389,998	\$ 395,068	\$ 400,204	\$ 405,407	\$ 410,677
358,797	363,461	368,186	372,973	377,821	382,733	387,708	392,749	397,854	403,026	408,266	413,573	418,950	424,396	429,913
\$ 358,797	\$ 363,461	\$ 368,186	\$ 372,973	\$ 377,821	\$ 382,733	\$ 387,708	\$ 392,749	\$ 397,854	\$ 403,026	\$ 408,266	\$ 413,573	\$ 418,950	\$ 424,396	\$ 429,913
977,135	989,838	1,002,706	1,015,741	1,028,946	1,042,322	1,055,872	1,069,599	1,083,504	1,097,589	1,111,858	1,126,312	1,140,954	1,155,786	1,170,812
\$ 977,135	\$ 989,838	\$ 1,002,706	\$ 1,015,741	\$ 1,028,946	\$ 1,042,322	\$ 1,055,872	\$ 1,069,599	\$ 1,083,504	\$ 1,097,589	\$ 1,111,858	\$ 1,126,312	\$ 1,140,954	\$ 1,155,786	\$ 1,170,812
\$ 3,114,915	\$ 3,155,409	\$ 3,196,429	\$ 3,237,983	\$ 3,280,077	\$ 3,322,718	\$ 3,365,913	\$ 3,409,670	\$ 3,453,996	\$ 3,498,898	\$ 3,544,383	\$ 3,590,460	\$ 3,637,136	\$ 3,684,419	\$ 3,732,316
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3,114,915	3,155,409	3,196,429	3,237,983	3,280,077	3,322,718	3,365,913	3,409,670	3,453,996	3,498,898	3,544,383	3,590,460	3,637,136	3,684,419	3,732,316
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 3,114,915	\$ 3,155,409	\$ 3,196,429	\$ 3,237,983	\$ 3,280,077	\$ 3,322,718	\$ 3,365,913	\$ 3,409,670	\$ 3,453,996	\$ 3,498,898	\$ 3,544,383	\$ 3,590,460	\$ 3,637,136	\$ 3,684,419	\$ 3,732,316
\$ 2,521,815	\$ 2,562,309	\$ 2,603,329	\$ 2,644,883	\$ 2,686,977	\$ 2,729,618	\$ 2,772,813	\$ 2,816,570	\$ 2,860,896	\$ 2,905,798	\$ 2,951,283	\$ 2,997,360	\$ 3,044,036	\$ 3,091,319	\$ 3,139,216
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
0.80	0.69	0.61	0.53	0.47	0.42	0.37	0.33	0.29	0.27	0.24	0.22	0.19	0.12	0.12
\$ 210,989	\$ 181,978	\$ 160,879	\$ 139,780	\$ 123,956	\$ 110,769	\$ 97,582	\$ 87,033	\$ 76,483	\$ 71,209	\$ 63,297	\$ 58,022	\$ 50,110	\$ 31,648	\$ 31,648
\$ 105,494	\$ 90,989	\$ 80,439	\$ 69,890	\$ 61,978	\$ 55,385	\$ 48,791	\$ 43,516	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0.8	0.69	0.61	0.53	0.47	0.42	0.37	0.33	0.29	0.27	0.24	0.22	0.19	0.12	0.12
\$ 263,736	\$ 227,472	\$ 201,099	\$ 174,725	\$ 154,945	\$ 138,461	\$ 121,978	\$ 108,791	\$ 95,604	\$ 89,011	\$ 79,121	\$ 72,527	\$ 62,637	\$ 39,560	\$ 39,560
\$ 131,868	\$ 113,736	\$ 100,549	\$ 87,363	\$ 77,472	\$ 69,231	\$ 60,989	\$ 54,396	\$ 47,802	\$ 44,505	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 237,362	\$ 204,725	\$ 180,989	\$ 157,253	\$ 139,450	\$ 124,615	\$ 109,780	\$ 97,912	\$ 47,802	\$ 44,505	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 3,352,278	\$ 3,360,134	\$ 3,377,418	\$ 3,395,236	\$ 3,419,527	\$ 3,447,333	\$ 3,475,693	\$ 3,507,582	\$ 3,501,798	\$ 3,543,403	\$ 3,544,383	\$ 3,590,460	\$ 3,637,136	\$ 3,684,419	\$ 3,732,316
\$ 2,759,178	\$ 2,767,034	\$ 2,784,318	\$ 2,802,136	\$ 2,826,427	\$ 2,854,233	\$ 2,882,593	\$ 2,914,482	\$ 2,908,698	\$ 2,950,303	\$ 2,951,283	\$ 2,997,360	\$ 3,044,036	\$ 3,091,319	\$ 3,139,216

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
17	18	19	20	21	22	23	24	25	26	27	28	29	30
1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%	1.30%
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
-	-	-	-	-	-	-	-	-	-	-	-	-	-
820,081	830,742	841,541	852,481	863,564	874,790	886,162	897,682	909,352	921,174	933,149	945,280	957,569	970,017
923,206	935,207	947,365	959,681	972,157	984,795	997,597	1,010,566	1,023,703	1,037,011	1,050,492	1,064,149	1,077,983	1,091,996
\$ 1,743,286	\$ 1,765,949	\$ 1,788,906	\$ 1,812,162	\$ 1,835,720	\$ 1,859,585	\$ 1,883,759	\$ 1,908,248	\$ 1,933,055	\$ 1,958,185	\$ 1,983,641	\$ 2,009,429	\$ 2,035,551	\$ 2,062,014
416,016	421,424	426,903	432,452	438,074	443,769	449,538	455,382	461,302	467,299	473,374	479,528	485,762	492,077
\$ 416,016	\$ 421,424	\$ 426,903	\$ 432,452	\$ 438,074	\$ 443,769	\$ 449,538	\$ 455,382	\$ 461,302	\$ 467,299	\$ 473,374	\$ 479,528	\$ 485,762	\$ 492,077
435,502	441,164	446,899	452,708	458,594	464,555	470,595	476,712	482,910	489,187	495,547	501,989	508,515	515,125
\$ 435,502	\$ 441,164	\$ 446,899	\$ 452,708	\$ 458,594	\$ 464,555	\$ 470,595	\$ 476,712	\$ 482,910	\$ 489,187	\$ 495,547	\$ 501,989	\$ 508,515	\$ 515,125
1,186,032	1,201,451	1,217,069	1,232,891	1,248,919	1,265,155	1,281,602	1,298,263	1,315,140	1,332,237	1,349,556	1,367,100	1,384,873	1,402,876
\$ 1,186,032	\$ 1,201,451	\$ 1,217,069	\$ 1,232,891	\$ 1,248,919	\$ 1,265,155	\$ 1,281,602	\$ 1,298,263	\$ 1,315,140	\$ 1,332,237	\$ 1,349,556	\$ 1,367,100	\$ 1,384,873	\$ 1,402,876
\$ 3,780,837	\$ 3,829,987	\$ 3,879,777	\$ 3,930,214	\$ 3,981,307	\$ 4,033,064	\$ 4,085,494	\$ 4,138,605	\$ 4,192,407	\$ 4,246,909	\$ 4,302,118	\$ 4,358,046	\$ 4,414,701	\$ 4,472,092
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3,780,837	3,829,987	3,879,777	3,930,214	3,981,307	4,033,064	4,085,494	4,138,605	4,192,407	4,246,909	4,302,118	4,358,046	4,414,701	4,472,092
-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 3,780,837	\$ 3,829,987	\$ 3,879,777	\$ 3,930,214	\$ 3,981,307	\$ 4,033,064	\$ 4,085,494	\$ 4,138,605	\$ 4,192,407	\$ 4,246,909	\$ 4,302,118	\$ 4,358,046	\$ 4,414,701	\$ 4,472,092
\$ 3,187,737	\$ 3,236,887	\$ 3,286,677	\$ 3,337,114	\$ 3,388,207	\$ 3,439,964	\$ 3,492,394	\$ 3,545,505	\$ 3,599,307	\$ 3,653,809	\$ 3,709,018	\$ 3,764,946	\$ 3,821,601	\$ 3,878,992
-	-	-	-	-	-	-	-	-	-	-	-	-	-
0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
\$ 31,648	\$ 31,648	\$ 31,648	\$ 31,648	\$ 31,648	\$ 31,648	\$ 31,648	\$ 31,648	\$ 31,648	\$ 31,648	\$ 31,648	\$ 31,648	\$ 31,648	\$ 31,648
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
\$ 39,560	\$ 39,560	\$ 39,560	\$ 39,560	\$ 39,560	\$ 39,560	\$ 39,560	\$ 39,560	\$ 39,560	\$ 39,560	\$ 39,560	\$ 39,560	\$ 39,560	\$ 39,560
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 3,780,837	\$ 3,829,987	\$ 3,879,777	\$ 3,930,214	\$ 3,981,307	\$ 4,033,064	\$ 4,085,494	\$ 4,138,605	\$ 4,192,407	\$ 4,246,909	\$ 4,302,118	\$ 4,358,046	\$ 4,414,701	\$ 4,472,092
\$ 3,187,737	\$ 3,236,887	\$ 3,286,677	\$ 3,337,114	\$ 3,388,207	\$ 3,439,964	\$ 3,492,394	\$ 3,545,505	\$ 3,599,307	\$ 3,653,809	\$ 3,709,018	\$ 3,764,946	\$ 3,821,601	\$ 3,878,992

735 HAZEL STREET REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN #70

Table 4c - Impact of Tax Capture on Taxing Jurisdictions

		Real Property					Commercial Personal Property								
		Buildings, Improvements to Land & Land					Furniture & Fixtures, Machinery & Equipment; Other								
AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS Also noted, if known, is the duration/expiration date of each millage levy. ¹		Millage Rate Paid	Millages Not Allowed for Capture	Millage Rate Captured	% of Local/ Regional Millages Captured	% of All Millages Captured	Millage Rate Paid	Millages Not Allowed for Capture	Millage Rate Captured	% of Local/ Regional Millages Captured	% of All Millages Captured	Percent (%) of Millage Rate Captured	Calendar/ Tax Year	2018	2019
		BP Years 1-End					BP Years 1-End					BP Years: All Years	BP Year Number	0	0
-	CITY OF LANSING	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	City Operating - Lansing	19.4400	0.0000	19.4400	45.01%	28.97%	19.4400	0.0000	19.4400	45.01%	35.27%	90.00%		\$ 0	\$ 0
-	City Debt - Lansing	0.2600	0.2600	0.0000	0.00%	0.00%	0.2600	0.2600	0.0000	0.00%	0.00%	0.00%		\$ 0	\$ 0
-	Subtotal of Local Government Unit (LGU): Annual	19.7000	0.2600	19.4400	45.01%	28.97%	19.7000	0.2600	19.4400	45.01%	35.27%			\$ 0	\$ 0
-	Local Government Unit (LGU): Cumulative													\$ 0	\$ 0
-	INGHAM COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	County Operating - General Operations	6.3876	0.0000	6.3876	14.79%	9.52%	6.3876	0.0000	6.3876	14.79%	11.59%	90.00%		\$ 0	\$ 0
-	County Operating - Indigent Veterans Support	0.0330	0.0000	0.0330	0.08%	0.05%	0.0330	0.0000	0.0330	0.08%	0.06%	90.00%		\$ 0	\$ 0
-	Potter Park Zoo & Potter Park (2016-20)	0.4100	0.0000	0.4100	0.95%	0.61%	0.4100	0.0000	0.4100	0.95%	0.74%	90.00%		\$ 0	\$ 0
-	20)	0.6000	0.0000	0.6000	1.39%	0.89%	0.6000	0.0000	0.6000	1.39%	1.09%	90.00%		\$ 0	\$ 0
-	Animal Control Shelter & Operating (2016-21)	0.2400	0.0000	0.2400	0.56%	0.36%	0.2400	0.0000	0.2400	0.56%	0.44%	90.00%		\$ 0	\$ 0
-	911 System - Emergency Telephone Services (2016-19)	0.8500	0.0000	0.8500	1.97%	1.27%	0.8500	0.0000	0.8500	1.97%	1.54%	90.00%		\$ 0	\$ 0
-	Juvenile Justice (2017-21)	0.6000	0.0000	0.6000	1.39%	0.89%	0.6000	0.0000	0.6000	1.39%	1.09%	90.00%		\$ 0	\$ 0
-	Health Care Services (through 2019)	0.3500	0.0000	0.3500	0.81%	0.52%	0.3500	0.0000	0.3500	0.81%	0.64%	90.00%		\$ 0	\$ 0
-	Parks/Trails (through 2019)	0.5000	0.0000	0.5000	1.16%	0.75%	0.5000	0.0000	0.5000	1.16%	0.91%	90.00%		\$ 0	\$ 0
-	Capital Region Airport Authority - CRAA	0.6990	0.0000	0.6990	1.62%	1.04%	0.6990	0.0000	0.6990	1.62%	1.27%	90.00%		\$ 0	\$ 0
-	Capital Area Transportation Authority - CATA	3.0070	0.0000	3.0070	6.96%	4.48%	3.0070	0.0000	3.0070	6.96%	5.46%	90.00%		\$ 0	\$ 0
-	LIBRARY	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Capital Area District Libraries - CADL	1.5600	0.0000	1.5600	3.61%	2.32%	1.5600	0.0000	1.5600	3.61%	2.83%	90.00%		\$ 0	\$ 0
-	INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	ISD Operating	0.2000	0.0000	0.2000	0.46%	0.30%	0.2000	0.0000	0.2000	0.46%	0.36%	90.00%		\$ 0	\$ 0
-	ISD Special Education	4.5062	0.0000	4.5062	10.43%	6.71%	4.5062	0.0000	4.5062	10.43%	8.18%	90.00%		\$ 0	\$ 0
-	ISD Vocational Education	0.0000	0.0000	0.0000	0.00%	0.00%	0.0000	0.0000	0.0000	0.00%	0.00%	0.00%		\$ 0	\$ 0
-	COMMUNITY COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Lansing Community College - LCC	3.8072	0.0000	3.8072	8.82%	5.67%	3.8072	0.0000	3.8072	8.82%	6.91%	90.00%		\$ 0	\$ 0
-	LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	Lansing School District Debt (District #33020)	2.4000	2.4000	0.0000	0.00%	0.00%	2.4000	2.4000	0.0000	0.00%	0.00%	0.00%		\$ 0	\$ 0
-	Lansing School District Debt (District #33020)	2.2500	2.2500	0.0000	0.00%	0.00%	2.2500	2.2500	0.0000	0.00%	0.00%	0.00%		\$ 0	\$ 0
-	Subtotal of Non-LGU Local: Annual	28.4000	4.6500	23.7500	54.99%	35.39%	28.4000	4.6500	23.7500	54.99%	43.10%			\$ 0	\$ 0
-	Non-LGU Local: Cumulative													\$ 0	\$ 0
-	Total Local Tax Capture: Annual	48.1000	4.9100	43.1900	100.00%	64.36%	48.1000	4.9100	43.1900	100.00%	78.37%			\$ 0	\$ 0
-	Total Local Tax Capture: Cumulative													\$ 0	\$ 0
-	STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	% of State School Millages Captured	% of All Millages Captured	-	-	-	% of State School Millages Captured	% of All Millages Captured	-	-	-	-
-	State Education Tax - SET	6.0000	0.0000	6.0000	25.08%	8.94%	6.0000	0.0000	6.0000	50.33%	10.89%	90.00%		\$ 0	\$ 0
-	Local School Operating - LSO	17.9208	0.0000	17.9208	74.92%	26.70%	5.9208	0.0000	5.9208	49.67%	10.74%	90.00%		\$ 0	\$ 0
-	Total State & Local School: Annual	23.9208	0.0000	23.9208	100.00%	35.64%	11.9208	0.0000	11.9208	100.00%	21.63%			\$ 0	\$ 0
-	Total State & Local School: Cumulative													\$ 0	\$ 0
-	TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL	72.0208	4.9100	67.1108	-	100.00%	60.0208	4.9100	55.1108	-	100.00%			\$ 0	\$ 0
-	TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: CUMULATIVE													\$ 0	\$ 0
-	Percentage of Local Millages/ Taxes Available & Captured	66.79%	-	64.36%	-	-									
-	Percentage of State & Local School Millages/ Taxes Available & Captured	33.21%	-	35.64%	-	-									

Notes:

¹ The most current available millage rates are utilized and are assumed to be in effect for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 48,146	\$ 48,275	\$ 48,412	\$ 48,714	\$ 49,026	\$ 49,451	\$ 49,938	\$ 50,434	\$ 50,992	\$ 50,891	\$ 51,619	\$ 51,636	\$ 52,442	\$ 53,258	\$ 54,086	\$ 54,924
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 48,146	\$ 48,275	\$ 48,412	\$ 48,714	\$ 49,026	\$ 49,451	\$ 49,938	\$ 50,434	\$ 50,992	\$ 50,891	\$ 51,619	\$ 51,636	\$ 52,442	\$ 53,258	\$ 54,086	\$ 54,924
\$ 48,146	\$ 96,421	\$ 144,833	\$ 193,547	\$ 242,573	\$ 292,025	\$ 341,962	\$ 392,396	\$ 443,388	\$ 494,278	\$ 545,897	\$ 597,533	\$ 649,974	\$ 703,233	\$ 757,319	\$ 812,242
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 15,820	\$ 15,862	\$ 15,907	\$ 16,007	\$ 16,109	\$ 16,249	\$ 16,409	\$ 16,572	\$ 16,755	\$ 16,722	\$ 16,961	\$ 16,966	\$ 17,231	\$ 17,500	\$ 17,771	\$ 18,047
\$ 82	\$ 82	\$ 82	\$ 83	\$ 83	\$ 84	\$ 85	\$ 86	\$ 87	\$ 86	\$ 88	\$ 88	\$ 89	\$ 90	\$ 92	\$ 93
\$ 1,015	\$ 1,018	\$ 1,021	\$ 1,027	\$ 1,034	\$ 1,043	\$ 1,053	\$ 1,064	\$ 1,075	\$ 1,073	\$ 1,089	\$ 1,089	\$ 1,106	\$ 1,123	\$ 1,141	\$ 1,158
\$ 1,486	\$ 1,490	\$ 1,494	\$ 1,504	\$ 1,513	\$ 1,526	\$ 1,541	\$ 1,557	\$ 1,574	\$ 1,571	\$ 1,593	\$ 1,594	\$ 1,619	\$ 1,644	\$ 1,669	\$ 1,695
\$ 594	\$ 596	\$ 598	\$ 601	\$ 605	\$ 611	\$ 617	\$ 623	\$ 630	\$ 628	\$ 637	\$ 637	\$ 647	\$ 658	\$ 668	\$ 678
\$ 2,105	\$ 2,111	\$ 2,117	\$ 2,130	\$ 2,144	\$ 2,162	\$ 2,183	\$ 2,205	\$ 2,230	\$ 2,225	\$ 2,257	\$ 2,258	\$ 2,293	\$ 2,329	\$ 2,365	\$ 2,402
\$ 1,486	\$ 1,490	\$ 1,494	\$ 1,504	\$ 1,513	\$ 1,526	\$ 1,541	\$ 1,557	\$ 1,574	\$ 1,571	\$ 1,593	\$ 1,594	\$ 1,619	\$ 1,644	\$ 1,669	\$ 1,695
\$ 867	\$ 869	\$ 872	\$ 877	\$ 883	\$ 890	\$ 899	\$ 908	\$ 918	\$ 916	\$ 929	\$ 930	\$ 944	\$ 959	\$ 974	\$ 989
\$ 1,238	\$ 1,242	\$ 1,245	\$ 1,253	\$ 1,261	\$ 1,272	\$ 1,284	\$ 1,297	\$ 1,312	\$ 1,309	\$ 1,328	\$ 1,328	\$ 1,349	\$ 1,370	\$ 1,391	\$ 1,413
\$ 1,731	\$ 1,736	\$ 1,741	\$ 1,752	\$ 1,763	\$ 1,778	\$ 1,796	\$ 1,813	\$ 1,834	\$ 1,830	\$ 1,856	\$ 1,857	\$ 1,886	\$ 1,915	\$ 1,945	\$ 1,975
\$ 7,447	\$ 7,467	\$ 7,488	\$ 7,535	\$ 7,583	\$ 7,649	\$ 7,724	\$ 7,801	\$ 7,887	\$ 7,872	\$ 7,984	\$ 7,987	\$ 8,112	\$ 8,238	\$ 8,366	\$ 8,496
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 3,864	\$ 3,874	\$ 3,885	\$ 3,909	\$ 3,934	\$ 3,968	\$ 4,007	\$ 4,047	\$ 4,092	\$ 4,084	\$ 4,142	\$ 4,144	\$ 4,208	\$ 4,274	\$ 4,340	\$ 4,407
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 495	\$ 497	\$ 498	\$ 501	\$ 504	\$ 509	\$ 514	\$ 519	\$ 525	\$ 524	\$ 531	\$ 531	\$ 540	\$ 548	\$ 556	\$ 565
\$ 11,160	\$ 11,190	\$ 11,222	\$ 11,292	\$ 11,364	\$ 11,463	\$ 11,576	\$ 11,691	\$ 11,820	\$ 11,796	\$ 11,965	\$ 11,969	\$ 12,156	\$ 12,345	\$ 12,537	\$ 12,731
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 9,429	\$ 9,454	\$ 9,481	\$ 9,540	\$ 9,601	\$ 9,685	\$ 9,780	\$ 9,877	\$ 9,986	\$ 9,967	\$ 10,109	\$ 10,113	\$ 10,270	\$ 10,430	\$ 10,592	\$ 10,756
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 58,821	\$ 58,977	\$ 59,145	\$ 59,515	\$ 59,896	\$ 60,415	\$ 61,009	\$ 61,615	\$ 62,297	\$ 62,173	\$ 63,063	\$ 63,084	\$ 64,069	\$ 65,066	\$ 66,077	\$ 67,101
\$ 58,821	\$ 117,798	\$ 176,943	\$ 236,458	\$ 296,354	\$ 356,769	\$ 417,778	\$ 479,393	\$ 541,690	\$ 603,864	\$ 666,927	\$ 730,010	\$ 794,079	\$ 859,145	\$ 925,222	\$ 992,323
\$ 106,967	\$ 107,252	\$ 107,557	\$ 108,229	#####	\$ 109,866	\$ 110,947	\$ 112,049	\$ 113,289	\$ 113,064	\$ 114,681	\$ 114,719	\$ 116,510	\$ 118,325	\$ 120,163	\$ 122,024
\$ 106,967	\$ 214,219	\$ 321,776	\$ 430,005	#####	\$ 648,793	\$ 759,740	\$ 871,789	\$ 985,078	\$ 1,098,142	\$ 1,212,824	\$ 1,327,543	\$ 1,444,053	\$ 1,562,378	\$ 1,682,541	\$ 1,804,565
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 14,114	\$ 14,252	\$ 14,392	\$ 14,557	\$ 14,724	\$ 14,909	\$ 15,103	\$ 15,301	\$ 15,509	\$ 15,513	\$ 15,756	\$ 16,001	\$ 16,250	\$ 16,502	\$ 16,757	\$ 17,016
\$ 40,860	\$ 41,428	\$ 42,004	\$ 42,609	\$ 43,223	\$ 43,860	\$ 44,512	\$ 45,174	\$ 45,851	\$ 46,335	\$ 47,059	\$ 47,792	\$ 48,536	\$ 49,288	\$ 50,051	\$ 50,823
\$ 54,974	\$ 55,679	\$ 56,396	\$ 57,166	\$ 57,947	\$ 58,768	\$ 59,616	\$ 60,475	\$ 61,360	\$ 61,848	\$ 62,814	\$ 63,794	\$ 64,786	\$ 65,790	\$ 66,808	\$ 67,840
\$ 54,974	\$ 110,654	\$ 167,050	\$ 224,215	#####	\$ 340,930	\$ 400,546	\$ 461,021	\$ 522,381	\$ 584,229	\$ 647,043	\$ 710,836	\$ 775,622	\$ 841,412	\$ 908,221	\$ 976,060
\$ 161,941	\$ 162,931	\$ 163,953	\$ 165,395	#####	\$ 168,634	\$ 170,562	\$ 172,524	\$ 174,649	\$ 174,912	\$ 177,496	\$ 178,513	\$ 181,296	\$ 184,115	\$ 186,971	\$ 189,864
\$ 161,941	\$ 324,873	\$ 488,826	\$ 654,221	#####	\$ 989,724	\$ 1,160,286	\$ 1,332,810	\$ 1,507,459	\$ 1,682,371	\$ 1,859,866	\$ 2,038,379	\$ 2,219,675	\$ 2,403,790	\$ 2,590,761	\$ 2,780,625

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	Total Tax Capture During Brownfield Plan Tax Capture Period
17	18	19	20	21	22	23	24	25	26	27	28	29	30	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 55,773	\$ 56,633	\$ 57,504	\$ 58,386	\$ 59,280	\$ 60,186	\$ 61,103	\$ 62,032	\$ 62,973	\$ 63,927	\$ 64,893	\$ 65,871	\$ 66,863	\$ 67,867	\$ 1,675,533
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 55,773	\$ 56,633	\$ 57,504	\$ 58,386	\$ 59,280	\$ 60,186	\$ 61,103	\$ 62,032	\$ 62,973	\$ 63,927	\$ 64,893	\$ 65,871	\$ 66,863	\$ 67,867	\$ 1,675,533
\$ 868,015	\$ 924,648	\$ 982,151	\$ 1,040,537	\$ 1,099,817	\$ 1,160,003	\$ 1,221,106	\$ 1,283,138	\$ 1,346,112	\$ 1,410,039	\$ 1,474,932	\$ 1,540,803	\$ 1,607,666	\$ 1,675,533	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 18,326	\$ 18,608	\$ 18,895	\$ 19,185	\$ 19,478	\$ 19,776	\$ 20,077	\$ 20,383	\$ 20,692	\$ 21,005	\$ 21,323	\$ 21,644	\$ 21,970	\$ 22,300	\$ 550,547
\$ 95	\$ 96	\$ 98	\$ 99	\$ 101	\$ 102	\$ 104	\$ 105	\$ 107	\$ 109	\$ 110	\$ 112	\$ 114	\$ 115	\$ 2,844
\$ 1,176	\$ 1,194	\$ 1,213	\$ 1,231	\$ 1,250	\$ 1,269	\$ 1,289	\$ 1,308	\$ 1,328	\$ 1,348	\$ 1,369	\$ 1,389	\$ 1,410	\$ 1,431	\$ 35,338
\$ 1,721	\$ 1,748	\$ 1,775	\$ 1,802	\$ 1,830	\$ 1,858	\$ 1,886	\$ 1,915	\$ 1,944	\$ 1,973	\$ 2,003	\$ 2,033	\$ 2,064	\$ 2,095	\$ 51,714
\$ 689	\$ 699	\$ 710	\$ 721	\$ 732	\$ 743	\$ 754	\$ 766	\$ 777	\$ 789	\$ 801	\$ 813	\$ 825	\$ 838	\$ 20,686
\$ 2,439	\$ 2,476	\$ 2,514	\$ 2,553	\$ 2,592	\$ 2,632	\$ 2,672	\$ 2,712	\$ 2,753	\$ 2,795	\$ 2,837	\$ 2,880	\$ 2,924	\$ 2,967	\$ 73,261
\$ 1,721	\$ 1,748	\$ 1,775	\$ 1,802	\$ 1,830	\$ 1,858	\$ 1,886	\$ 1,915	\$ 1,944	\$ 1,973	\$ 2,003	\$ 2,033	\$ 2,064	\$ 2,095	\$ 51,714
\$ 1,004	\$ 1,020	\$ 1,035	\$ 1,051	\$ 1,067	\$ 1,084	\$ 1,100	\$ 1,117	\$ 1,134	\$ 1,151	\$ 1,168	\$ 1,186	\$ 1,204	\$ 1,222	\$ 30,166
\$ 1,434	\$ 1,457	\$ 1,479	\$ 1,502	\$ 1,525	\$ 1,548	\$ 1,572	\$ 1,595	\$ 1,620	\$ 1,644	\$ 1,669	\$ 1,694	\$ 1,720	\$ 1,746	\$ 43,095
\$ 2,005	\$ 2,036	\$ 2,068	\$ 2,099	\$ 2,132	\$ 2,164	\$ 2,197	\$ 2,230	\$ 2,264	\$ 2,299	\$ 2,333	\$ 2,369	\$ 2,404	\$ 2,440	\$ 60,247
\$ 8,627	\$ 8,760	\$ 8,895	\$ 9,031	\$ 9,170	\$ 9,310	\$ 9,451	\$ 9,595	\$ 9,741	\$ 9,888	\$ 10,038	\$ 10,189	\$ 10,342	\$ 10,498	\$ 259,173
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 4,476	\$ 4,545	\$ 4,614	\$ 4,685	\$ 4,757	\$ 4,830	\$ 4,903	\$ 4,978	\$ 5,053	\$ 5,130	\$ 5,207	\$ 5,286	\$ 5,366	\$ 5,446	\$ 134,456
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 574	\$ 583	\$ 592	\$ 601	\$ 610	\$ 619	\$ 629	\$ 638	\$ 648	\$ 658	\$ 668	\$ 678	\$ 688	\$ 698	\$ 17,238
\$ 12,928	\$ 13,127	\$ 13,329	\$ 13,534	\$ 13,741	\$ 13,951	\$ 14,164	\$ 14,379	\$ 14,597	\$ 14,818	\$ 15,042	\$ 15,269	\$ 15,499	\$ 15,732	\$ 388,389
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 10,923	\$ 11,091	\$ 11,262	\$ 11,435	\$ 11,610	\$ 11,787	\$ 11,967	\$ 12,149	\$ 12,333	\$ 12,520	\$ 12,709	\$ 12,901	\$ 13,095	\$ 13,291	\$ 328,142
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 68,138	\$ 69,188	\$ 70,253	\$ 71,331	\$ 72,423	\$ 73,529	\$ 74,650	\$ 75,785	\$ 76,935	\$ 78,100	\$ 79,280	\$ 80,476	\$ 81,687	\$ 82,913	\$ 2,047,011
\$ 1,060,461	\$ 1,129,649	\$ 1,199,902	\$ 1,271,233	\$ 1,343,656	\$ 1,417,185	\$ 1,491,835	\$ 1,567,620	\$ 1,644,555	\$ 1,722,655	\$ 1,801,936	\$ 1,882,411	\$ 1,964,098	\$ 2,047,011	-
\$ 123,911	\$ 125,821	\$ 127,756	\$ 129,717	\$ 131,703	\$ 133,715	\$ 135,753	\$ 137,817	\$ 139,909	\$ 142,027	\$ 144,173	\$ 146,347	\$ 148,549	\$ 150,780	\$ 3,722,544
\$ 1,928,476	\$ 2,054,297	\$ 2,182,053	\$ 2,311,770	\$ 2,443,473	\$ 2,577,188	\$ 2,712,941	\$ 2,850,758	\$ 2,990,667	\$ 3,132,694	\$ 3,276,867	\$ 3,423,214	\$ 3,571,764	\$ 3,722,544	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 17,278	\$ 17,543	\$ 17,812	\$ 18,085	\$ 18,361	\$ 18,640	\$ 18,923	\$ 19,210	\$ 19,501	\$ 19,795	\$ 20,093	\$ 20,395	\$ 20,701	\$ 21,011	\$ 514,003
\$ 51,606	\$ 52,399	\$ 53,202	\$ 54,015	\$ 54,839	\$ 55,674	\$ 56,520	\$ 57,376	\$ 58,244	\$ 59,123	\$ 60,014	\$ 60,916	\$ 61,829	\$ 62,755	\$ 1,527,918
\$ 68,884	\$ 69,942	\$ 71,014	\$ 72,100	\$ 73,200	\$ 74,314	\$ 75,443	\$ 76,586	\$ 77,745	\$ 78,918	\$ 80,107	\$ 81,311	\$ 82,530	\$ 83,766	\$ 2,041,920
\$ 1,044,944	\$ 1,114,886	\$ 1,185,901	\$ 1,258,001	\$ 1,331,201	\$ 1,405,515	\$ 1,480,958	\$ 1,557,544	\$ 1,635,289	\$ 1,714,207	\$ 1,794,313	\$ 1,875,624	\$ 1,958,154	\$ 2,041,920	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 192,795	\$ 195,763	\$ 198,771	\$ 201,817	\$ 204,903	\$ 208,029	\$ 211,196	\$ 214,404	\$ 217,653	\$ 220,945	\$ 224,280	\$ 227,658	\$ 231,080	\$ 234,546	\$ 5,764,465
\$ 2,973,420	\$ 3,169,183	\$ 3,367,954	\$ 3,569,771	\$ 3,774,674	\$ 3,982,703	\$ 4,193,899	\$ 4,408,302	\$ 4,625,956	\$ 4,846,901	\$ 5,071,181	\$ 5,298,839	\$ 5,529,918	\$ 5,764,465	-

**735 HAZEL STREET REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN #70**

Table 4d - Reimbursement of Eligible Activities & Disbursements¹

DISBURSEMENTS TO BROWNFIELD REDEVELOPMENT AUTHORITY & MBRF				Totals	Calendar/ Tax Year BP Year Number	2018 0	2019 0
-	State of Michigan Brownfield Redevelopment Fund (MBRF): Funded from the capture of the State Education Tax (SET) millages (if applicable) - Estimated State Education Tax (SET) Captured	50.00%	Percentage of SET capture that must be paid to the MBRF/ Michigan Dept. of Treasury per Act 381 of 1996, Section 13b(14)	\$ 206,004		\$ -	\$ -
-	Lansing/Local Brownfield Redevelopment Authority (LBRA): Reimbursement of Administration Expenses	5.00%	of Local Tax Capture per year during Brownfield Plan.	\$ 186,127	Annual:	\$ -	\$ -
-		0.00%	of Local Tax Capture thereafter.		Cumulative:	\$ 0	\$ 0
-	Lansing/Local Brownfield Redevelopment Authority (LBRA): Brownfield Plan & Work Plan Implementation (including Tracking, Recording and Compliance)			\$ 9,653	Annual - Local	\$ -	\$ -
-			Local Tax Capture Amount \$ 9,653	\$ 9,653	Annual-State School	\$ -	\$ -
-			State School Tax Capture Amount \$ 5,347	\$ 5,347	Annual - SET	\$ -	\$ -
-	Breakdown of State School Tax Capture (SET)		State Education Tax (SET) 25.08% \$1,341	\$ 1,341	Annual - LSO	\$ -	\$ -
-	Breakdown of State School Tax Capture (LSO)		Local School Operating (LSO) 74.92% \$4,005	\$ 4,005	Annual - Total	\$ -	\$ -
-			Total Tax Capture Amount \$15,000	\$ 15,000			
-	Lansing/Local Brownfield Revolving Fund (LBRF): Local Tax Capture	5.00%	of Local Tax Capture during Brownfield Plan.	\$ 186,127	Annual:	\$ -	\$ -
-	Note: The maximum allocation to the LBRF is the lesser of: 1. The total amount of tax increment capture to be generated over a five (5) year period at the end of the Brownfield Plan (BP) after all Eligible Activities (EAs) have been reimbursed; 2. The excess local tax increment capture shall not exceed the total cost of EAs approved in the BP. Allocations may also be made during BP tax capture, subject to the above.	0.00%	of Local Tax Capture thereafter. LBRF is allowed to capture an amount of Local Tax Increment up to: \$ 753,901		Cumulative:	\$ 0	\$ 0
-	Local Tax Increment: Annual Remaining Revenue Available for Reimbursement					\$ 0	\$ 0
-	Local Tax Increment: Cumulative Remaining Revenue Available for Reimbursement					\$ 0	\$ 0
-	State Education Tax (SET) Increment: Annual Remaining Revenue Available for Reimbursement					\$ 0	\$ 0
-	State Local School Operating (LSO) Increment: Annual Remaining Revenue Available for Reimbursement					\$ 0	\$ 0
-	Total State & Local School Tax Increment: Annual Remaining Revenue Available for Reimbursement					\$ 0	\$ 0
-	Total State & Local School Tax Increment: Cumulative Remaining Revenue Available for Reimbursement					\$ 0	\$ 0
-	Total of Local Tax Increment and State & Local School Tax Increment: Annual Remaining Revenue Available to Reimburse Developer					\$ 0	\$ 0
-	Total of Local Tax Increment and State & Local School Tax Increment: Cumulative Remaining Revenue Available for Reimbursement					\$ 0	\$ 0

REIMBURSEMENT OF ELIGIBLE ACTIVITIES				Year that Expenses Identified in the Eligible Activities Table Will Be Recognized ²			Totals	Year of Tax Capture ²	2018	2019
				2018	2019	2020				
-	Environmental Activities: Michigan Dept. of Environmental Quality (DEQ)									
-	Local Tax Increment Reimbursement			\$ -	\$ 2,074,214	\$ -	\$ 2,074,214		\$ 0	\$ 0
-	State & Local School Tax Increment Reimbursement (LSO & SET)			\$ -	\$ 1,137,534	\$ -	\$ 1,137,534		\$ 0	\$ 0
-	TOTAL MDEQ REIMBURSEMENT (Eligible Costs)			\$ 0	\$ 3,211,748	\$ 0	\$ 3,211,748		\$ 0	\$ 0
-	Cumulative Reimbursement: MDEQ								\$ 0	\$ 0
-	Remaining Environmental Activities to be Reimbursed: with Local Taxes								\$ 2,074,214	\$ 2,074,214
-	Remaining Environmental Activities to be Reimbursed: with Non- Local Taxes, e.g., LSO & SET								\$ 1,137,534	\$ 1,137,534
-	Non-Environmental Activities: Michigan Strategic Fund (MSF)									
-	Local Tax Increment Reimbursement			\$ -	\$ 1,681,304	\$ -	\$ 1,681,304		\$ 0	\$ 0
-	State & Local School Tax Increment Reimbursement (LSO & SET)			\$ -	\$ 919,920	\$ -	\$ 919,920		\$ 0	\$ 0
-	TOTAL MSF REIMBURSEMENT (Eligible Costs)			\$ 0	\$ 2,601,225	\$ 0	\$ 2,601,225		\$ 0	\$ 0
-	Cumulative Reimbursement: MSF								\$ 0	\$ 0
-	Remaining Non-Environmental Activities to be Reimbursed: with Local Taxes								\$ 1,681,304	\$ 1,681,304
-	Remaining Non-Environmental Activities to be Reimbursed: with Non Local Taxes, e.g., LSO & SET								\$ 919,920	\$ 919,920
-	TOTAL ANNUAL REIMBURSEMENT: MDEQ & MSF			\$ 0	\$ 5,812,973	\$ 0	\$ 5,812,973		\$ 0	\$ 0
-	TOTAL CUMULATIVE REIMBURSEMENT: MDEQ & MSF								\$ 0	\$ 0
-	Remaining Unreimbursed Balance								\$ 5,812,973	\$ 5,812,973
-	Surplus Revenue from Local Tax Increment =								\$ 0	\$ 0
-	Surplus Revenue from State & Local School Tax Increment =								\$ 0	\$ 0

Notes:

¹ Unless amended by the local unit of government, the Plan is anticipated to remain in effect until all approved activities in the Plan are reimbursed, or the 30-year tax capture period ends.

The "Year of Tax Capture" indicates the year that any allowed tax increment will be captured by the Brownfield Plan, but not necessarily distributed as

² Reimbursement Payments; generally, Reimbursement Payments for Eligible Activities, Bonds, etc., will be distributed in the following year, but the specific terms and conditions of reimbursement will be subject to a Development Reimbursement Agreement with the local unit of government.

2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
\$ 7,057	\$ 7,126	\$ 7,196	\$ 7,278	\$ 7,362	\$ 7,454	\$ 7,552	\$ 7,650	\$ 7,754	\$ 7,757	\$ 7,878	\$ 8,001	\$ 8,125	\$ 8,251	\$ 8,379	\$ 8,508
\$ 5,348	\$ 5,363	\$ 5,378	\$ 5,411	\$ 5,446	\$ 5,493	\$ 5,547	\$ 5,602	\$ 5,664	\$ 5,653	\$ 5,734	\$ 5,736	\$ 5,826	\$ 5,916	\$ 6,008	\$ 6,101
\$ 5,348	\$ 10,711	\$ 16,089	\$ 21,500	\$ 26,946	\$ 32,440	\$ 37,987	\$ 43,589	\$ 49,254	\$ 54,907	\$ 60,641	\$ 66,377	\$ 72,203	\$ 78,119	\$ 84,127	\$ 90,228
\$ 9,653	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 5,347	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 1,341	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 4,005	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 5,348	\$ 5,363	\$ 5,378	\$ 5,411	\$ 5,446	\$ 5,493	\$ 5,547	\$ 5,602	\$ 5,664	\$ 5,653	\$ 5,734	\$ 5,736	\$ 5,826	\$ 5,916	\$ 6,008	\$ 6,101
\$ 5,348	\$ 10,711	\$ 16,089	\$ 21,500	\$ 26,946	\$ 32,440	\$ 37,987	\$ 43,589	\$ 49,254	\$ 54,907	\$ 60,641	\$ 66,377	\$ 72,203	\$ 78,119	\$ 84,127	\$ 90,228
\$ 96,270	\$ 96,527	\$ 96,802	\$ 97,406	\$ 98,030	\$ 98,879	\$ 99,852	\$ 100,844	\$ 101,960	\$ 101,758	\$ 103,213	\$ 103,247	\$ 104,859	\$ 106,492	\$ 108,146	\$ 109,822
\$ 96,270	\$ 192,797	\$ 289,599	\$ 387,005	\$ 485,035	\$ 583,914	\$ 683,766	\$ 784,611	\$ 886,570	\$ 988,328	\$ 1,091,541	\$ 1,194,789	\$ 1,299,648	\$ 1,406,140	\$ 1,514,287	\$ 1,624,109
\$ 5,716	\$ 7,126	\$ 7,196	\$ 7,278	\$ 7,362	\$ 7,454	\$ 7,552	\$ 7,650	\$ 7,754	\$ 7,757	\$ 7,878	\$ 8,001	\$ 8,125	\$ 8,251	\$ 8,379	\$ 8,508
\$ 36,855	\$ 41,428	\$ 42,004	\$ 42,609	\$ 43,223	\$ 43,860	\$ 44,512	\$ 45,174	\$ 45,851	\$ 46,335	\$ 47,059	\$ 47,792	\$ 48,536	\$ 49,288	\$ 50,051	\$ 50,823
\$ 42,571	\$ 48,554	\$ 49,200	\$ 49,887	\$ 50,585	\$ 51,314	\$ 52,064	\$ 52,824	\$ 53,606	\$ 54,091	\$ 54,937	\$ 55,793	\$ 56,661	\$ 57,539	\$ 58,430	\$ 59,331
\$ 42,571	\$ 91,124	\$ 140,324	\$ 190,211	\$ 240,796	\$ 292,110	\$ 344,174	\$ 396,998	\$ 450,604	\$ 504,695	\$ 559,632	\$ 615,425	\$ 672,085	\$ 729,625	\$ 788,054	\$ 847,386
\$ 138,841	\$ 145,080	\$ 146,001	\$ 147,294	\$ 148,615	\$ 150,193	\$ 151,916	\$ 153,669	\$ 155,566	\$ 155,849	\$ 158,150	\$ 159,040	\$ 161,520	\$ 164,032	\$ 166,576	\$ 169,154
\$ 138,841	\$ 283,921	\$ 429,923	\$ 577,216	\$ 725,831	\$ 876,024	\$ 1,027,940	\$ 1,181,609	\$ 1,337,175	\$ 1,493,023	\$ 1,651,173	\$ 1,810,213	\$ 1,971,733	\$ 2,135,765	\$ 2,302,341	\$ 2,471,494
2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
\$ 96,270	\$ 96,527	\$ 96,802	\$ 97,406	\$ 98,030	\$ 98,879	\$ 99,852	\$ 100,844	\$ 101,960	\$ 101,758	\$ 103,213	\$ 103,247	\$ 104,859	\$ 106,492	\$ 108,146	\$ 109,822
\$ 42,571	\$ 48,554	\$ 49,200	\$ 49,887	\$ 50,585	\$ 51,314	\$ 52,064	\$ 52,824	\$ 53,606	\$ 54,091	\$ 54,937	\$ 55,793	\$ 56,661	\$ 57,539	\$ 58,430	\$ 59,331
\$ 138,841	\$ 145,080	\$ 146,001	\$ 147,294	\$ 148,615	\$ 150,193	\$ 151,916	\$ 153,669	\$ 155,566	\$ 155,849	\$ 158,150	\$ 159,040	\$ 161,520	\$ 164,032	\$ 166,576	\$ 169,154
\$ 138,841	\$ 283,921	\$ 429,923	\$ 577,216	\$ 725,831	\$ 876,024	\$ 1,027,940	\$ 1,181,609	\$ 1,337,175	\$ 1,493,023	\$ 1,651,173	\$ 1,810,213	\$ 1,971,733	\$ 2,135,765	\$ 2,302,341	\$ 2,471,494
\$ 1,977,944	\$ 1,881,417	\$ 1,784,616	\$ 1,687,209	\$ 1,589,180	\$ 1,490,300	\$ 1,390,448	\$ 1,289,604	\$ 1,187,644	\$ 1,085,886	\$ 982,673	\$ 879,426	\$ 774,566	\$ 668,074	\$ 559,928	\$ 450,106
\$ 1,094,963	\$ 1,046,409	\$ 997,210	\$ 947,322	\$ 896,737	\$ 845,423	\$ 793,359	\$ 740,535	\$ 686,929	\$ 632,838	\$ 577,902	\$ 522,109	\$ 465,448	\$ 407,909	\$ 349,479	\$ 290,148
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 1,681,304	\$ 1,681,304	\$ 1,681,304	\$ 1,681,304	\$ 1,681,304	\$ 1,681,304	\$ 1,681,304	\$ 1,681,304	\$ 1,681,304	\$ 1,681,304	\$ 1,681,304	\$ 1,681,304	\$ 1,681,304	\$ 1,681,304	\$ 1,681,304	\$ 1,681,304
\$ 919,920	\$ 919,920	\$ 919,920	\$ 919,920	\$ 919,920	\$ 919,920	\$ 919,920	\$ 919,920	\$ 919,920	\$ 919,920	\$ 919,920	\$ 919,920	\$ 919,920	\$ 919,920	\$ 919,920	\$ 919,920
\$ 138,841	\$ 145,080	\$ 146,001	\$ 147,294	\$ 148,615	\$ 150,193	\$ 151,916	\$ 153,669	\$ 155,566	\$ 155,849	\$ 158,150	\$ 159,040	\$ 161,520	\$ 164,032	\$ 166,576	\$ 169,154
\$ 138,841	\$ 283,921	\$ 429,923	\$ 577,216	\$ 725,831	\$ 876,024	\$ 1,027,940	\$ 1,181,609	\$ 1,337,175	\$ 1,493,023	\$ 1,651,173	\$ 1,810,213	\$ 1,971,733	\$ 2,135,765	\$ 2,302,341	\$ 2,471,494
\$ 5,674,132	\$ 5,529,051	\$ 5,383,050	\$ 5,235,756	\$ 5,087,142	\$ 4,936,948	\$ 4,785,032	\$ 4,631,364	\$ 4,475,798	\$ 4,319,949	\$ 4,161,800	\$ 4,002,759	\$ 3,841,239	\$ 3,677,208	\$ 3,510,632	\$ 3,341,478
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	Totals
17	18	19	20	21	22	23	24	25	26	27	28	29	30	-
\$ 8,639	\$ 8,772	\$ 8,906	\$ 9,042	\$ 9,180	\$ 9,320	\$ 9,462	\$ 9,605	\$ 9,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 206,004
\$ 6,196	\$ 6,291	\$ 6,388	\$ 6,486	\$ 6,585	\$ 6,686	\$ 6,788	\$ 6,891	\$ 6,995	\$ 7,101	\$ 7,209	\$ 7,317	\$ 7,427	\$ 7,539	\$ 186,127
\$ 96,424	\$ 102,715	\$ 109,103	\$ 115,589	\$ 122,174	\$ 128,859	\$ 135,647	\$ 142,538	\$ 149,533	\$ 156,635	\$ 163,843	\$ 171,161	\$ 178,588	\$ 186,127	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9,653
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,347
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,341
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,005
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
\$ 6,196	\$ 6,291	\$ 6,388	\$ 6,486	\$ 6,585	\$ 6,686	\$ 6,788	\$ 6,891	\$ 6,995	\$ 7,101	\$ 7,209	\$ 7,317	\$ 7,427	\$ 7,539	\$ 186,127
\$ 96,424	\$ 102,715	\$ 109,103	\$ 115,589	\$ 122,174	\$ 128,859	\$ 135,647	\$ 142,538	\$ 149,533	\$ 156,635	\$ 163,843	\$ 171,161	\$ 178,588	\$ 186,127	-
\$ 111,519	\$ 113,239	\$ 114,981	\$ 116,745	\$ 118,533	\$ 120,343	\$ 122,178	\$ 124,036	\$ 125,918	\$ 127,824	\$ 129,756	\$ 131,712	\$ 133,694	\$ 135,702	\$ 3,350,290
\$ 1,735,628	\$ 1,848,867	\$ 1,963,848	\$ 2,080,593	\$ 2,199,126	\$ 2,319,469	\$ 2,441,647	\$ 2,565,682	\$ 2,691,600	\$ 2,819,425	\$ 2,949,181	\$ 3,080,893	\$ 3,214,588	\$ 3,350,290	-
\$ 8,639	\$ 8,772	\$ 8,906	\$ 9,042	\$ 9,180	\$ 9,320	\$ 9,462	\$ 9,605	\$ 9,750	\$ 19,795	\$ 20,093	\$ 20,395	\$ 20,701	\$ 21,011	\$ 306,658
\$ 51,606	\$ 52,399	\$ 53,202	\$ 54,015	\$ 54,839	\$ 55,674	\$ 56,520	\$ 57,376	\$ 58,244	\$ 59,123	\$ 60,014	\$ 60,916	\$ 61,829	\$ 62,755	\$ 1,523,912
\$ 60,245	\$ 61,171	\$ 62,108	\$ 63,058	\$ 64,020	\$ 64,994	\$ 65,981	\$ 66,981	\$ 67,994	\$ 78,918	\$ 80,107	\$ 81,311	\$ 82,530	\$ 83,766	\$ 1,830,570
\$ 907,631	\$ 968,801	\$ 1,030,909	\$ 1,093,967	\$ 1,157,987	\$ 1,222,981	\$ 1,288,962	\$ 1,355,944	\$ 1,423,938	\$ 1,502,856	\$ 1,582,963	\$ 1,664,273	\$ 1,746,804	\$ 1,830,570	-
\$ 171,765	\$ 174,409	\$ 177,089	\$ 179,803	\$ 182,552	\$ 185,338	\$ 188,159	\$ 191,017	\$ 193,912	\$ 206,742	\$ 209,863	\$ 213,023	\$ 216,225	\$ 219,468	\$ 5,180,859
\$ 2,643,259	\$ 2,817,668	\$ 2,994,757	\$ 3,174,560	\$ 3,357,113	\$ 3,542,450	\$ 3,730,609	\$ 3,921,626	\$ 4,115,538	\$ 4,322,281	\$ 4,532,143	\$ 4,745,166	\$ 4,961,391	\$ 5,180,859	-
2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	Totals
\$ 111,519	\$ 113,239	\$ 114,981	\$ 110,366	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,074,214
\$ 60,245	\$ 61,171	\$ 62,108	\$ 63,058	\$ 43,567	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,137,534
\$ 171,765	\$ 174,409	\$ 177,089	\$ 173,424	\$ 43,567	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,211,748
\$ 2,643,259	\$ 2,817,668	\$ 2,994,757	\$ 3,168,181	\$ 3,211,748	\$ 3,211,748	\$ 3,211,748	\$ 3,211,748	\$ 3,211,748	\$ 3,211,748	\$ 3,211,748	\$ 3,211,748	\$ 3,211,748	\$ 3,211,748	-
\$ 338,586	\$ 225,347	\$ 110,366	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	-
\$ 229,903	\$ 168,732	\$ 106,624	\$ 43,567	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	-
\$ 0	\$ 0	\$ 0	\$ 6,379	\$ 118,533	\$ 120,343	\$ 122,178	\$ 124,036	\$ 125,918	\$ 127,824	\$ 129,756	\$ 131,712	\$ 133,694	\$ 135,702	\$ 1,276,075
\$ 0	\$ 0	\$ 0	\$ 0	\$ 20,453	\$ 64,994	\$ 65,981	\$ 66,981	\$ 67,994	\$ 78,918	\$ 80,107	\$ 81,311	\$ 82,530	\$ 83,766	\$ 693,036
\$ 0	\$ 0	\$ 0	\$ 6,379	\$ 138,986	\$ 185,338	\$ 188,159	\$ 191,017	\$ 193,912	\$ 206,742	\$ 209,863	\$ 213,023	\$ 216,225	\$ 219,468	\$ 1,969,112
\$ 0	\$ 0	\$ 0	\$ 6,379	\$ 145,365	\$ 330,702	\$ 518,861	\$ 709,878	\$ 903,790	\$ 1,110,533	\$ 1,320,395	\$ 1,533,419	\$ 1,749,643	\$ 1,969,112	-
\$ 1,681,304	\$ 1,681,304	\$ 1,681,304	\$ 1,674,926	\$ 1,556,393	\$ 1,436,050	\$ 1,313,872	\$ 1,189,836	\$ 1,063,919	\$ 936,094	\$ 806,338	\$ 674,626	\$ 540,931	\$ 405,229	-
\$ 919,920	\$ 919,920	\$ 919,920	\$ 919,920	\$ 899,467	\$ 834,473	\$ 768,492	\$ 701,510	\$ 633,516	\$ 554,598	\$ 474,491	\$ 393,181	\$ 310,650	\$ 226,884	-
\$ 171,765	\$ 174,409	\$ 177,089	\$ 179,803	\$ 182,552	\$ 185,338	\$ 188,159	\$ 191,017	\$ 193,912	\$ 206,742	\$ 209,863	\$ 213,023	\$ 216,225	\$ 219,468	\$ 5,180,859
\$ 2,643,259	\$ 2,817,668	\$ 2,994,757	\$ 3,174,560	\$ 3,357,113	\$ 3,542,450	\$ 3,730,609	\$ 3,921,626	\$ 4,115,538	\$ 4,322,281	\$ 4,532,143	\$ 4,745,166	\$ 4,961,391	\$ 5,180,859	-
\$ 3,169,714	\$ 2,995,304	\$ 2,818,215	\$ 2,638,412	\$ 2,455,860	\$ 2,270,523	\$ 2,082,364	\$ 1,891,347	\$ 1,697,434	\$ 1,490,692	\$ 1,280,829	\$ 1,067,806	\$ 851,581	\$ 632,113	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
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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 #74
930 W. HOLMES RD. 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 930 W. Holmes Rd. 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 22, 2018 at 7:00 p.m. on Brownfield Plan #74 – 930 W. Holmes Rd. Redevelopment Project under the Brownfield Redevelopment Financing Act, for property more particularly described as:

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 A 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.

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 #74 – 930 W. Holmes Rd. Redevelopment Project and the scheduled public hearing.

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING BROWNFIELD PLAN #73
3600 DUNCKEL ROAD REDEVELOPMENT PROJECT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #73 – 3600 Dunckel Road Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on Monday August 27, 2018 and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on Monday August 27, 2018 reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$52,000,000,
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on July 13, 2018, unanimously recommended approval of the Plan, for this Project;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly considered the Plan, finds it is in compliance with the provisions of the Act and further finds:

- The Plan constitutes a public purpose under the Act;
- The Plan meets all of the requirements for a Brownfield Plan set forth in

Section 13 of the Act;

- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable.

IT IS FINALLY RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #73 – 3600 Dunckel Road Redevelopment Project'.

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

PRD-1-2018

Planned Residential Development

South 9.6 acres of 3600 Dunckel Road & Adjoining Vacant Parcel

WHEREAS, Waypoint Residential Services, LLC is requesting approval of a Planned Residential Development plan to permit a 286 unit apartment complex on the south 9.6 acres of the property at 3600 Dunckel Road and the adjoining vacant parcel located north of 4600 Collins Road, as depicted on the plan dated June 6, 2018 and last revised on July 4, 2018; and

WHEREAS, the Planning Board held a public hearing for the Planned Residential Development permit on August 7, 2018, at which the applicant's representative spoke in favor of the request and no other comments were received; and

WHEREAS, the Planning Board reviewed the petition at its meeting held on August 7, 2018 and found that the Planned Residential Development meets the criteria set forth in Section 1280.02(e) and Section 1282.02(f) of the *Zoning Code*; based on testimony, evidence, and the staff report; and

WHEREAS, on August 7, 2018, the Planning Board voted unanimously (6-0) to recommend approval of PRD-1-2018, a request by Waypoint Residential Services, LLC for a 286 unit, planned residential development on the south 9.6 acres of the property at 3600 Dunckel Road and the adjacent vacant parcel located north of 4600 Collins Road, consisting of 4 multiple family residential buildings with related site improvements, as depicted on the plan dated June 6, 2018 and last revised on July 4, 2018; and

WHEREAS, the City Council Committee on Development & Planning has reviewed the request in accordance with the criteria described in Section 1282.02(f) and the report of the Planning Board and concurs therewith;

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves PRD-1-2018, a request by Waypoint Residential Services, LLC for a 286 unit, planned residential development on the south 9.6 acres of the property at 3600 Dunckel Road and the adjacent vacant parcel located north of 4600 Collins Road, consisting of 4 multiple family residential buildings with related site improvements, as depicted on the plan dated June 6, 2018 and last revised on July 4, 2018

BE IT FURTHER RESOLVED that this PRD approval shall remain in effect only so long as the applicant fully complies with the approved site plan.

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

Act-5-2018, Vacate Alliance Drive and a portion of Technology Blvd.

WHEREAS, the McLaren Health Care Corporation, 3373 Regency Park Dr., Grand Blanc, MI 48439 requests the vacation of Alliance Drive and the northern portion of Technology Blvd., in the University Corporate Research Park located between U.S. 127 and Collins Road; and

WHEREAS, the purpose of this request is to facilitate land assembly for the site of a new McLaren Hospital; and

WHEREAS, at its meeting on August 7, 2018, the Planning Board found, based on a review of the location, character, and extent of the Act-5-2018 proposal, that:

- This location in the University Corporate Research Park is convenient to Michigan State University and freeway access, and is consistent with the shared vision expressed in the *Design Lansing* Comprehensive Plan,
- The rights-of-way (ROWS) to be vacated are necessary and appropriate to combine with adjacent properties for the site of the new hospital; and

WHEREAS, the Planning Board voted (5-1) to recommend approval of Act-5-2018, the vacation of the entire Alliance Drive ROW, and the northern portion of the Technology Blvd. ROW; and

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

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-5-2018, and approves vacation of the subject Alliance Dr. and Technology Blvd. rights-of-way as requested, legally described as:

ALLIANCE DRIVE (in two parts):

ALLIANCE DRIVE PART 1: A 66.00 foot wide parcel lying 33.00 feet each side of a centerline described as: Commencing at the West 1/4 corner of Section 25, thence South 89 degrees 47 minutes 19 seconds East 480.60 feet along the East-West 1/4 line of Section 25, thence South 00 degrees 12 minutes 41 seconds West 33.00 feet to the point of beginning of this description; thence South 00 degrees 12 minutes 41 seconds West 162.46 feet to a point of curvature; thence Southeasterly 176.30 feet on the arc of a 420.00 foot radius curve to the left whose central angle is 24 degrees 03 minutes 03 seconds and whose chord is 175.01 feet and bears South 11 degrees 48 minutes 51 seconds East to a point of tangency; thence South 23 degrees 50 minutes 22 seconds East 139.84 feet to a point of curvature; thence Southeasterly 197.32 feet on the arc of a 400.00 foot radius curve to the right whose central angle is 28 degrees 15 minutes 50 seconds and whose chord is 195.32 feet and bears South 09 degrees 42 minutes 28 seconds East to a corner; thence North 84 degrees 09 minutes 25 seconds West 2.50 feet; thence Southwesterly 221.99 feet on the arc of a 380.00 foot radius curve to the right whose central angle is 33 degrees 28 minutes 15 seconds and whose chord is 218.84 feet and bears South 22 degrees 34 minutes 42 seconds West to a point of tangency; thence South 39 degrees 18

minutes 50 seconds West 100.00 feet to a point of curvature; thence Southeasterly 352.71 feet on the arc of a 300.00 foot radius curve to the left whose central angle is 67 degrees 21 minutes 44 seconds and whose chord is 332.74 feet and bears South 05 degrees 37 minutes 56 seconds West to reference point "SAN"; thence Southeasterly 142.62 feet again on the arc of said 300.00 foot radius curve whose central angle is 27 degrees 14 minutes 16 seconds and whose chord is 141.28 feet and bears South 41 degrees 39 minutes 59 seconds East to reference point "STMA"; thence Southeasterly 8.25 feet again on the arc of said 300.00 foot radius curve whose central angle is 01 degrees 34 minutes 31 seconds and whose chord is 8.25 feet and bears South 56 degrees 04 minutes 25 seconds East to a point of tangency, thence South 56 degrees 51 minutes 41 seconds East 123.32 feet to the point of ending of this description, said point being reference point "A", containing 2.51 acres, more or less.

ALLIANCE DRIVE PART 2: An irregular shaped parcel whose boundary is described as: Beginning at reference point "A" of the above-described Part #1; thence North 33 degrees 08 minutes 14 seconds East 33.00 feet to a point of curvature; thence Northeasterly 69.91 feet on the arc of a 50.00 foot radius curve to the left whose central angle is 80 degrees 06 minutes 20 seconds and whose chord is 64.35 and bears North 83 degrees 05 minutes 09 seconds East to a point of tangency; thence Southerly 149.56 feet on the arc of a 433.00 foot radius curve to the left (said arc being the Westerly side of a curving 66.00 foot wide roadway easement for Technology Blvd.) whose central angle is 19 degrees 47 minutes 24 seconds and whose chord is 148.82 feet and bears South 33 degrees 08 minutes 17 seconds West to a point curvature; thence Northwesterly 69.90 feet on the arc of a 50.00 foot radius curve to the left whose central angle is 80 degrees 06 minutes 16 seconds and whose chord is 64.35 feet and bears North 16 degrees 48 minutes 33 seconds West to a point of tangency, thence North 33 degrees 08 minutes 14 seconds East 33.00 feet to the point of beginning, containing 0.09 acres, more or less.

TECHNOLOGY BOULEVARD (in three parts):

TECHNOLOGY BOULEVARD PART 1: An irregular-shaped parcel, whose boundary is described as: Commencing at the Intersection of the South line of Section 25 and the East line of the West 1/2 of the Southwest 1/4 of Section 25 (said intersection lying on the construction centerline of Collins Road - see City of Lansing Public Service Department Project P.S. 59004 by Fishbeck, Thompson, Carr & Huber, Inc. dated October 31, 1988); thence North 0 degrees 23 minutes 26 seconds East 1220.94 feet along said East line of West 1/2 of Southwest 1/4; thence North 89 degrees 36 minutes 34 seconds West 33.00 feet to the point of beginning of this description; thence Northwesterly 78.54 feet on the arc of 50.00 foot radius curve to the left whose central angle 90 degrees and whose chord is 70.71 feet and bears North 44 degrees 36 minutes 34 seconds West to a point of tangency; thence North 89 degrees 36 minutes 34 seconds West 237.72 feet to a point of curvature; thence Southwesterly 163.84 feet on the arc of a 292.00 foot radius curve to the left whose central angle is 32 degrees 08 minutes 57 seconds and whose chord is 161.70 feet and bears South 74 degrees 18 minutes 58 seconds West to a point of tangency, thence North 31 degrees 45 minutes 30 seconds West 33.00 feet to reference point "B"; thence North 31 degrees 45 minutes 30 seconds West 33.00 feet to a point of curvature; thence Northeasterly 259.43 feet on the arc of a 462.345 foot radius curve to the right whose central angles is 32 degrees 08 minutes 57 seconds and whose chord is 256.04 feet and bears North 74 degrees 18 minutes 58 seconds East to a point of tangency; thence South 89 degrees 36 minutes 34 seconds East 182.20 feet to a point of curvature; thence Northeasterly 78.54 feet on the arc of a 50.00 foot radius curve to the left whose central angle is 90 degrees and whose chord is 70.71 feet and bears North 45 degrees 23 minutes 26 seconds East to a point of tangency; thence South 0 degrees 23 minutes 26 seconds West 182 feet to the point of beginning.

TECHNOLOGY BOULEVARD PART 2: A 66.00 foot wide parcel lying 33.00 feet each side of a centerline described as: Beginning at a reference point "B" as described in Section 1B. Part 1 above; thence Southerly 375.25 feet on the arc of a 400.00 foot radius curve to the left whose central angle is 53 degrees 45 minutes 02 seconds and whose chord is 361.64 feet and bears

South 31 degrees 21 minutes 59 seconds West to reference point "STMB"; thence Southeasterly 394.77 feet again on the arc of said 400.00 foot radius curve whose central angle is 56 degrees 32 minutes 48 seconds and whose chord is 378.94 feet and bears South 23 degrees 46 minutes 56 seconds East to the point of ending of this description.

TECHNOLOGY BOULEVARD PART 3: A variable width road whose right of way is described as being a part of Sections 25 and 36, Town 4 North, Range 2 West, City of Lansing, Ingham County, Michigan, described as commencing at the Southwest corner of said Section 25; thence South 89 degrees 20 minutes 11 seconds East 755.96 feet along the South line of said Section 25; thence North 00 degrees 39 minutes 48 seconds East 568.71 feet to a point of on the West right of way of existing Technology Boulevard, as recorded in Liber 2053, Page 193, Ingham County records, and the point of beginning of this description; thence South 52 degrees 03 minutes 20 seconds East 180.84 feet; thence North 37 degrees 56 minutes 40 seconds East 16.00 feet; thence Southeasterly 236.95 feet along an arc of a 333.00 foot radius curve to the right whose central angle is 40 degrees 46 minutes 08 seconds and whose chord bears South 31 degrees 41 minutes 45 seconds East 231.98 feet to the Westerly extension of the North right of way line of Biotechnology Drive as recorded in Liber 3385, Page 1002, Ingham County records; thence South 89 degrees 36 minutes 34 seconds East 50.92 feet along the Westerly extension of the North right of way line of Biotechnology Drive to the intersection of the North right of way line of Biotechnology Drive and the East right of way line of Technology Boulevard; thence Northwesterly 282.83 feet along an arc of a 383.00 foot radius curve to the left whose central angle is 42 degrees 18 minutes 38 seconds and whose chord bears North 30 degrees 55 minutes 18 seconds West 276.45 feet; thence North 52 degrees 03 minutes 20 seconds West 180.84 feet to a point of on the East right of way of Technology Boulevard, as recorded in Liber 2053, Page 193, Ingham County records; thence South 37 degrees 56 minutes 40 seconds West 66.00 feet to the point of beginning.

BE IT FURTHER RESOLVED, the approved vacation is contingent upon McLaren Health Care Corporation, a Michigan nonprofit corporation, or an affiliate thereof (collectively, "McLaren") taking title to the property adjoining the to-be-vacated rights-of-way, to eliminate land-locking any parcel, and the approved vacation cannot take effect or be recorded until the parcels adjacent to the rights-of-way are assembled under a single owner.

BE IT FINALLY RESOLVED, that the City Clerk, within 30 days of McLaren providing the deed or deeds transferring title to the property adjoining the to-be-vacated rights-of-way, shall forward certified copies of the resolution to the Ingham County Register of Deeds for recording and upon return shall transmit a copy of the recorded resolution to the Michigan Department of Licensing and Regulatory Affairs, Office of Land Survey and Remonumentation (OLSR), the Planning and Assessor's Offices, the Department of Public Service, and the applicant. The vacation shall be effective upon the date of recording of the resolution with the Ingham County Register of Deeds.

BE IT FINALLY RESOLVED, if McLaren does not take title to the adjoining property, and provide proof of the same to the City Clerk, on or before August 15, 2019, then this resolution shall expire and be of no force or effect.

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

WHEREAS, the Ingham County Board of Commissioners made the reappointment of Manvir (Mick) Grewal and Jacqueline Straub to the Ingham County/City of Lansing Community Corrections Advisory Board for to a term expiring September 17, 2021;

WHEREAS, the Committee on Public Safety met and took affirmative action on October 3, 2018.

BE IT RESOLVED, that the Lansing City Council hereby affirms the reappointment of reappointment Manvir (Mick) Grewal and Jacqueline Straub to the Ingham County/City of Lansing Community Corrections Advisory Board for to a term expiring September 17, 2021

BY THE COMMITTEE ON PUBLIC SERVICE
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 nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Public Service met on October 8, 2018 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

BY THE COMMITTEE OF THE WHOLE

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Operating Agreement with the Lansing Entertainment and Public Facilities Authority requires that any license agreement for the use of Thomas M. Cooley Law School Stadium for a term in excess of five years be presented to City Council for approval; and

WHEREAS, a certain Stadium Soccer License Agreement ("License Agreement") between the City of Lansing and Lansing Soccer Club, LLC. for the playing of professional soccer games at the Stadium as a USL League 1, a United Soccer League- One Club has been presented to this Council for approval; and

WHEREAS, the term of the License Agreement is in excess of five years requiring it to be approved by City Council; and

WHEREAS, this Council has reviewed the License Agreement and determined it to be in the best interests of the City of Lansing to approve it.

NOW, THEREFORE, BE IT RESOLVED that the License Agreement be, and hereby is, approved.

XIII C 1. a.

**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 OF THE WHOLE
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 Request for Proposal 18-088 to purchase the Cooley-Haze house on March 29, 2018 with no response and again on June 6, 2018 which generated two proposals; and

WHEREAS, the proposal that was best able to maintain the historic value of the Cooley-Haze house was received from Joseph L. Vitale, whose address is 227 North Sycamore Street, Lansing, MI 48933, for purchase in the amount of Twenty Thousand Dollars (\$20,000.00), subject to the terms of the Request for Proposal.

NOW, THEREFORE BE IT RESOLVED that City Council approves of the sale of the Cooley-Haze House, legally described as:

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

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

to Joseph L. Vitale, for Twenty Thousand Dollars (\$20,000.00), subject to the restrictions on transfer as set forth in Request for Proposal 18-088.

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

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.

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INTRODUCTION OF ORDINANCE

Council Member Wood introduced:

An ordinance of the City of Lansing, Michigan, to amend the purchasing, contracts, and sales ordinance, Chapter 206 of the Lansing Codified Ordinances, by adding sexual orientation and gender identity to nondiscrimination provision, Section 206.20(b). The Ordinance is referred to the Ad Hoc On Diversity and Inclusion

**RESOLUTION SETTING PUBLIC HEARING
BY CITY COUNCIL**

RESOLVED by the City Council, City of Lansing, that a public hearing be set for Monday, October 22, 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 to amend the purchasing, contracts, and sales ordinance, Chapter 206 of the Lansing Codified Ordinances, by adding sexual orientation and gender identity to nondiscrimination provision, Section 206.20(b).

Interested Persons are invited to attend this Public Hearing

DRAFT

DRAFT #2
September 25, 2018

ORDINANCE NO: _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE PURCHASING, CONTRACTS, AND SALES ORDINANCE, CHAPTER 206 OF THE LANSING CODIFIED ORDINANCES, BY ADDING SEXUAL ORIENTATION AND GENDER ~~IDENTITY~~ IDENTITY TO NONDISCRIMINATION PROVISION, SECTION 206.20(b).

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 206, Section 20(b), of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

206.20(b) – Nondiscrimination clause in City Contracts

All contracting agencies of the City, or any department thereof, shall include in all contracts hereafter negotiated or renegotiated by them, for and on behalf of the City, a provision obligating the contractor or employer not to discriminate against any qualified employee or qualified applicant for employment with respect to hire, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment because of age, race, color, religion, national origin, sex, GENDER ~~IDENTITY~~ IDENTITY, SEXUAL ORIENTATION, height, weight, ~~handicap~~ DISABILITY, marital status or political ~~orientation~~ AFFILIATION, and shall require such contractor or employer to include a similar provision in all subcontracts.

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

DRAFT

**DRAFT #2
September 25, 2018**

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

4 Section 4. This ordinance shall take effect on the 30th day after enactment unless given
5 immediate effect by City Council.
6

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Chris Swope
Lansing City Clerk

October 5, 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

July 31, 2018
October 3, 2018

Medical Marihuana Commission

August 30, 2018
September 21, 2018

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

Sincerely,

Chris Swope, CMC, CMMC
Lansing City Clerk



Chris Swope
Lansing City Clerk

October 5, 2018

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

Dear President and Councilmembers:

Pursuant to Article 5, Chapter 2, Section 5-203.6 of the Lansing City Charter, on September 28, 2015 my office received and placed on file:

Post-Retirement Benefit Plan and Trust for Eligible Employees of Lansing Board of Water and Light Financial Report with Required Supplementary Information as of and for the Years Ended June 30, 2018 and 2017

Board of Water and Light – City of Lansing, Michigan Financial Report with Additional Information As of and for the Years Ended June 30, 2018 and 2017

Board of Water And Light –City Of Lansing, Michigan Lansing, Michigan Communication To Those Charged With Governance And Management
As of and for the Year Ended June 30, 2018

Lansing Board of Water and Light Employees' Defined Contribution Pension Plan and Trust Financial Report with Required Supplementary Information As of and for the Years Ended June 30, 2018 and 2017

Lansing Board of Water and Light Defined Benefit Plan and Trust for Employees' Pensions Financial Report with Required Supplementary Information As of and for the Years Ended June 30, 2018 and 2017

This document is available for review at the office of the City Clerk and on the City Clerk's website (www.lansingmi.gov/clerk).

Sincerely,



Chris Swope, CMC
Lansing City Clerk



Chris Swope

Lansing City Clerk

October 5, 2018

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

Dear President and Council Members:

I wanted to make you aware of a recent press release and flyer to notify the public that the South Washington Elections Unit opened to City of Lansing voters for walk-in absentee voting and voter registration on Monday, October 1, a week earlier than previously planned.

I would appreciate your assistance in continuing to share this voting option and location with your constituents up until the Election.

Due to the elimination of straight-party voting, voters will need to mark their candidates choice in each one of the partisan races on the ballot. This will more than double the number of marks necessary to fully vote a ballot, which may increase wait times at the polls. While I am actively recruiting more election workers to help alleviate anticipated lines, I am also encouraging anyone who is eligible to vote absentee to do so or to come to their polls between 9 a.m. and 4 p.m., which will help reduce the wait time at the polls.

Voters may request an absentee ballot by filling out the form available at lansingmi.gov/elections and returning it by mail, fax or email; by calling (517) 483-4131 to request an application for an absentee ballot be mailed to them; or by completing a walk-in form at City Hall or the South Washington Elections Unit.

Sincerely,

Chris Swope, CMC/MMC
Lansing City Clerk



Chris Swope

Lansing City Clerk

For Immediate Release
September 27, 2018

Media Contact:
Chris Swope 517-483-4131

CLERK SWOPE OPENS SOUTH WASHINGTON ELECTIONS UNIT EARLY ON OCT 1 IN ANTICIPATION OF INCREASED ABSENTEE VOTING

Lansing –The South Washington Elections Unit will open to City of Lansing voters for walk-in absentee voting and voter registration on Monday, October 1, a week earlier than previously planned in anticipation of increased absentee voting.

Located at 2500 S. Washington, the Elections Unit offers free parking, a 24-hour secure drop box, and is conveniently located on CATA Route #2.

Walk-in absentee voting will be available at the Elections Unit until November 5th at the following times:

Mon, Tues, Thurs & Fri	8 a.m. – 5 p.m.
Wednesdays	8 a.m. – 7 p.m.

In addition to regular hours, the Elections Unit will be open the following weekend days:

Sunday, October 28	Noon – 4:00 p.m.
Saturday, November 3	8:00 a.m. – 2:00 p.m.

Walk-in absentee voting is also available at the Clerk's City Hall Office, located on the 9th floor of City Hall at 124 W. Michigan Avenue.

The voter registration deadline for the upcoming election is October 9th so anyone can go to either South Washington Election Unit or City Hall and register to vote. In comparing voter registration today compared to the last Presidential Election, there are over 2,000 less citizens register with currently 81,588 voters.

Due to the elimination of straight-party voting, voters will need to mark their candidate choice in each one of the partisan races on the ballot. This will more than double the number of marks necessary to fully vote a ballot, which may increase wait times at the polls. While Clerk Swope is actively recruiting more election workers to help alleviate anticipated lines, he also encourages anyone who is eligible to vote absentee to do so, which will help reduce the wait time at the polls.

In Michigan you are eligible to vote by absentee ballot if:

- You are 60 years of age or older
- You are physically unable to attend the polls without the assistance of another

- You expect to be absent from the City of Lansing for the entire time the polls are open on Election Day
- You cannot attend the polls because of the tenets of your religion
- You have been appointed a precinct worker in a precinct other than the precinct where you reside
- You are confined to jail awaiting arraignment or trial

Voters may request an absentee ballot by filling out the form available at lansingmi.gov/elections and returning it by mail, fax or email; by calling (517) 483-4131 to request an application for absentee ballot be mailed to them; or by completing a walk-in form at City Hall or the South Washington Elections Unit.

Absentee voters who want to skip the required \$0.71 postage when returning their ballots may use the 24-hour secure drop boxes, which are located in the parking lot at the South Washington Elections Unit and on the sidewalk outside City Hall.

Voters are encouraged to go to the Lansing City Clerk Facebook page or visit lansingmi.gov/clerk to see the location of the drop box, and a short video about absentee voting and on how to access the Elections Unit Office.

“My goal is to make the voting process as easy and quick as possible,” said Lansing City Clerk Chris Swope. “By having two locations, evening and weekend hours, I try to eliminate as many hurdles as allowed by Michigan law to make our elections more accessible.”

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Chris Swope
Lansing City Clerk



November 2018 Election Key Dates:

Saturday, September 22	Absentee Ballots must be available for overseas/military voters
Friday, September 28	First AV Ballots for City of Lansing voters mailed out (7,000)
Monday, October 1	<u>South Washington Election Unit Opens</u> Located at 2500 S. Washington in the back of the building and next to Washington Park. Open to the public Monday- Friday, 8am – 5pm - Free Parking - In Person Absentee Voting
Tuesday, October 9 (30 days)	Voter Registration Deadline (July 9 for August Primary)
Wednesdays in October (starting October 3) 5 p.m. – 7 p.m.	Extended Hours In-Person Absentee Voting at 2500 S. Washington
Sunday, October 28 Noon – 4 p.m.	Extended Hours In-Person Absentee Voting at 2500 S. Washington
Saturday, November 3 8 a.m. – 2 p.m.	Extended Hours In-Person Absentee Voting at 2500 S. Washington
Tuesday, November 6 7 a.m. – 8 p.m.	Election Day

“Voting: make it a habit!”

Chris Swope, City Clerk

Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695

Phone: (517) 483-4131

Email: city.clerk@lansingmi.gov Website: www.lansingmi.gov/clerk

Facebook: www.facebook.com/LansingClerkSwope



Chris Swope
Lansing City Clerk

October 5, 2018

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

Dear President and Council Members:

My office has received and placed on file:

Listing All Unsold Tax Reverted Properties in the City of Lansing from the Ingham County
Treasurer

Sincerely,

Chris Swope, CMC
Lansing City Clerk

**Eric A. Schertzing
Ingham County Treasurer**

Alan Fox
Chief Deputy Treasurer
(517) 676-7235
afox@ingham.org



Courthouse
P.O. Box 215
Mason, MI 48854-0215
(517) 676-7220
eschertzing@ingham.org

September 24, 2018

Mr. Chris Swope
Lansing Clerk
124 West Michigan Ave
9th Floor
Lansing, Michigan 48933

RECEIVED
2018 SEP 27 11:11:15
LANSING CITY CLERK

Dear Mr. Swope:

I am writing to you on behalf of Treasurer Eric Schertzing who serves as the Foreclosing Governmental Unit (F.G.U.) for Ingham County under Public Act 123 of 1999; MCL 211.1-211.157.

Property was foreclosed upon by the F.G.U. for unpaid property taxes in the City of Lansing. Such property was offered for sale at two public auctions. By statute, fee simple title to those parcels not sold at auction must be transferred to the City of Lansing on or before December 30, 2018 unless the City formally objects to the transfer. I encourage you to review this process at MCL 211.78m(6). As required by statute, a list of all unsold property tax foreclosed parcels located in the City of Lansing is enclosed.

Treasurer Schertzing, working in consultation with local government, spearheaded the creation of the Ingham County Land Bank Authority in 2005 to help combat the problems property tax foreclosed parcels can present. Oftentimes the cost of maintaining, managing redevelopment and disposition of such parcels exceeds the value the properties offer. Through the legal structure of the Ingham County Land Bank, properties are able to re-enter the tax roll with less burden and expense. The Ingham County Land Bank obtains possession of unsold property tax foreclosed parcels after the City objects to their transfer from the Foreclosing Governmental Unit and the County transfers them to the Land Bank.

Also enclosed is a sample resolution for consideration by the City of Lansing objecting to the transfer of property tax foreclosed parcels to the City. When this issue is taken up by Council, Treasurer Schertzing would be more than willing to be in attendance to answer

www.tr.ingham.org

any questions that may arise. Please contact me at the email address or telephone number listed below to schedule a meeting time satisfactory to all parties and within the statutory time constraints or to request electronic copies of this letter, the sample resolution, or parcel list.

Thank you for your assistance in this matter.

Regards,



Jenna R. Casuccio
Tax Forfeiture/Foreclosure Coordinator
Ingham County Treasurer's Office
icasuccio@ingham.org
(517) 676-7237

Cc: Brian McGrain, City of Lansing Planning and Neighborhood Development Office

Cc: James D. Smiertka, City of Lansing Attorney

Enclosure

2018 Unsold Foreclosed Properties
City of Lansing

33-01-01-03-352-171

LOT 14 SPENCERS SUB

Property Address: 804 RANDALL ST LANSING MI

33-01-01-04-205-121

LOT 25 HEATHER HILL REC L 24 P 12

Property Address: 3215 SCHULTZ ST LANSING MI

33-01-01-06-177-001

LOT 126 WESTMONT SUB

Property Address: 3116 WESTMONT AVE LANSING MI

33-01-01-08-127-482

W 160 FT OF S 38 FT OF N 76 FT LOT 28 ASSESSORS PLAT NO 12

Property Address: NO STREET FRONTAGE LANSING MI

33-01-01-08-229-181

E 33 FT OF W 66 FT LOTS 77, 78 & 79 KNOLLWOOD PARK

Property Address: 810 CYPRESS ST LANSING MI

33-01-01-08-278-091

S 1/2 LOT 142 KNOLLWOOD PARK

Property Address: ROOSEVELT AVE LANSING MI

33-01-01-08-282-131

LOT 121 KNOLLWOOD PARK

Property Address: ROOSEVELT AVE LANSING MI

33-01-01-09-306-021

E 1/2 LOT 4 BLOCK 1 MOORES SUB ON BLOCK 27

Property Address: 712 BROOK ST LANSING MI

33-01-01-09-307-171

S 1/4 LOT 4 & N 24.75 FT LOT 5 BLOCK C SUB OF BLOCKS 26 & 27 ORIG PLAT

Property Address: 1011 N CHESTNUT ST LANSING MI

33-01-01-10-177-035

N 22 FT LOT 130 HIGHLAND PARK

Property Address: NEW YORK AVE LANSING MI

2018 Unsold Foreclosed Properties
City of Lansing

33-01-01-10-205-061

LOTS 116, 117 & S 23 FT LOT 115 FRANKLIN HEIGHTS SUB

Property Address: 1700 ILLINOIS AVE LANSING MI

33-01-01-10-328-051

LOT 32 FARRANDS ADD

Property Address: 1130 FARRAND ST LANSING MI

33-01-01-10-329-231

LOT 12 BLOCK 2 NARMORES ADD

Property Address: 1025 E OAKLAND AVE LANSING MI

33-01-01-14-137-111

LOT 416 FOSTER FARM

Property Address: 330 N FRANCIS AVE LANSING MI

33-01-01-14-363-011

W 99 FT OF S 1/2 LOT 156 & W 99 FT LOT 157 LANSING ADDITION COMPANYS SUB REC L
5 P 20

Property Address: 601 S HAYFORD AVE LANSING MI

33-01-01-15-311-061

S 1/2 LOT 8 BLOCK 15 GREEN OAK ADD

Property Address: 325 S EIGHTH ST LANSING MI

33-01-01-15-426-131

S 1/2 LOT 15 BLOCK 2 HALLS ADD

Property Address: 209 LATHROP ST LANSING MI

33-01-01-15-451-161

LOT 27 EXC COM SE COR LOT 27, TH W 33 FT TO SW COR SAID LOT, N 10 FT, SE'LY TO
BEG; BREITEN PARK SUB REC L 5 P 48

Property Address: FULLER ST LANSING MI

33-01-01-15-451-241

LOT 17 BREITEN PARK SUB REC L 5 P 48

Property Address: 1416 ELIZABETH ST LANSING MI

33-01-01-16-107-001

2018 Unsold Foreclosed Properties
City of Lansing

N 27 FT OF W 4 R LOT 12 BLOCK 73 ORIG PLAT

Property Address: 534 N PINE ST LANSING MI

33-01-01-17-401-291

LOT 43 ASSESSORS PLAT NO 8

Property Address: 1106 W ALLEGAN ST LANSING MI

33-01-01-17-401-381

LOT 5 ASSESSORS PLAT NO 8

Property Address: 1125 W MICHIGAN AVE LANSING MI

33-01-01-20-131-080

LOT 15 RIVERVIEW HEIGHTS SUB

Property Address: WILLIAM ST LANSING MI

33-01-01-20-488-151

LOT 15 FLORAL SUB

Property Address: 800 W MT HOPE AVE LANSING MI

33-01-01-21-427-129

LOT 37 ROLLIN H PERSON ADD

Property Address: 530 CHRISTIANCY ST LANSING MI

33-01-01-23-104-161

LOT 133 LANSING ADDITION COMPANYS SUB REC L 5 P 20

Property Address: 706 S HAYFORD AVE LANSING MI

33-01-01-27-110-031

LOT 61 & S 40 FT OF N 80 FT LOT 66 MORNINGSIDE SUB

Property Address: 2115 LYONS AVE LANSING MI

33-01-01-28-106-011

LOT 17 BLOCK 30 ELMHURST SUB

Property Address: 2109 S RUNDLE AVE LANSING MI

33-01-01-30-403-091

E 75 FT LOT 576 PLEASANT GROVE SUB NO 2

Property Address: FAUNA AVE LANSING MI

33-01-01-31-328-251

2018 Unsold Foreclosed Properties
City of Lansing

LOT 262 CHURCHILL DOWNS NO 1 SUB

Property Address: 4501 WAINWRIGHT AVE LANSING MI

33-01-01-34-402-051

COM 520 FT S & 262 FT E OF NW COR OF NE 1/4 OF NW 1/4 OF SE 1/4, TH E 50 FT, N
188 FT, W 50 FT, S 188 FT TO BEG; SEC 34 T4N R2W

Property Address: E CAVANAUGH RD LANSING MI

**RESOLUTION OBJECTING TO THE TRANSFER OF UNSOLD TAX REVERTED
PROPERTY FROM THE INGHAM COUNTY TREASURER TO THE CITY OF
LANSING**

RESOLUTION #18-

WHEREAS, Public Act 123 of 1999, hereinafter referred to as the "Act", established an expedited process whereby property on which taxes have not been paid could be sold for unpaid taxes; and

WHEREAS, the Act creates a series of stages through which a property on which the taxes have not been paid must pass before that property can be sold; and

WHEREAS, the Act allowed each county in the State of Michigan to decide whether its treasurer or the State of Michigan would act as the governmental entity responsible for overseeing the stages through which a property on which the taxes have not been paid must pass before the property is sold; and

WHEREAS, the Act refers to the governmental entity responsible for overseeing the stages through which a property on which the taxes have not been paid must pass before the property is sold as the foreclosing governmental unit; and

WHEREAS, pursuant to a concurring resolution of the County Board of Commissioners, the Treasurer of Ingham, (hereinafter referred to as the "Treasurer"), is the foreclosing governmental unit under the Act with authority to take all actions, judicial or otherwise, required under the Act in order to sell property on which the taxes have not been paid in Ingham County; and

WHEREAS, pursuant to the Act fee simple title to a property on which the Treasurer has foreclosed vest in the Treasurer effective on the March 31st immediately succeeding the hearing for uncontested cases or 10 days after the conclusion of the hearing for contested cases; and

WHEREAS, the Act prescribes how the Treasurer is to dispose of property obtained by foreclosure; and

WHEREAS, the Act requires that the Treasurer give a list to the Clerk of the City of Lansing which list shall contain all the property in that city on which the Treasurer has foreclosed that has not been sold prior to December 1st of the year in which it is foreclosed upon; and

WHEREAS, unless the City of Lansing objects in writing, the Act requires the Treasurer to transfer to that city fee simple title to the property on that list; and

WHEREAS, the City has received from the Treasurer a list of property that may be transferred to it if it does not object; and

WHEREAS, the City of Lansing does not wish to obtain from the Treasurer any property upon which the Treasurer has foreclosed but not sold because of the cost of maintaining such property will exceed any benefit that will be obtained.

THEREFORE BE IT RESOLVED, the City of Lansing hereby objects to the transfer of property foreclosed upon by the Treasurer but not sold that re contained on the list thereof filed with the City of Lansing Clerk and said transfers are, therefore, refused.

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

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department conducted an investigation to determine sight distance and traffic control requirements at the intersection of Hanover Drive and Wellesley Drive; and

WHEREAS, based on the results of the study, the Transportation and Non-Motorized Section recommends the installation of yield signs on Hanover Drive at Wellesley Drive; and

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's office; and

WHEREAS, the Mayor concurs with the recommendation of the Public Service Board; and

WHEREAS, the Committee on Public Safety reviewed the report and concurs with the recommendation of the Public Service Board.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 18-003, thereby authorizing the Transportation Engineer to install yield signs on Hanover Drive at Wellesley Drive;

BE IT FINALLY RESOLVED that Traffic Control Order No. 18-003 shall become effective when signed by the Transportation Engineer and filed with the City Clerk and the appropriate signs are installed.

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

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department received a request from the staff at Wexford School to evaluate the parking regulations along Wexford Road, and to alter traffic operations along Wexford Road;

WHEREAS, the Transportation and Non-Motorized Section conducted a study of existing traffic operations and sign placements along Wexford Road;

WHEREAS, based on the study and input from Wexford School, the Transportation and Non-Motorized Section recommends that parking be prohibited along the east side of Wexford Road in the vicinity of the school Driveways;

WHEREAS, The Transportation and Non-Motorized Section also recommends that all vehicular traffic on Wexford Road between Viola Drive and Jolly Road be required to travel one-way northbound on school days Monday, Tuesday, Thursday, and Friday between 8:00 a.m. and 9:00 a.m., Wednesday between 10:00 a.m. and 11:00 a.m., and Monday through Friday between 3:30 p.m. and 4:30 p.m., School Days;

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's office;

WHEREAS, the Mayor concurs with the recommendation of the Public Service Board;

WHEREAS, the Committee on Public Safety reviewed the report and concurs with the recommendation of the Public Service Board;

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 18-008 and 18-009, thereby authorizing the Transportation Engineer to regulate traffic operations and parking along Wexford Road between Viola Drive and Jolly Road;

BE IT FINALLY RESOLVED that Traffic Control Order No. 18-008 and 18-009 shall become effective when signed by the Transportation Engineer and filed with the City Clerk and the appropriate signs are installed.

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

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department received a request from the Michigan Senate to restrict parking around its new office at the southeast corner of Allegan and Townsend due to security and operational concerns; and

WHEREAS, The Transportation and Non-Motorized Section recommends that the Senate's request to eliminate parking on the south side of Allegan adjacent to the building and extend the existing loading zone on the east side of Townsend Street adjacent to the building be approved; and

WHEREAS, the Transportation and Non-Motorized Section also recommends removing 5 metered parking spaces on a trial basis; and

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's office; and

WHEREAS, the Mayor concurs with the recommendation of the Public Service Board; and

WHEREAS, the Committee on Public Safety reviewed the report and concurs with the recommendation of the Public Service Board.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 18-014, thereby authorizing the Transportation Engineer to change the parking regulations on Allegan Street and Townsend Street;

BE IT FINALLY RESOLVED that Traffic Control Order No. 18-014 shall become effective when signed by the Transportation Engineer and filed with the City Clerk and the appropriate signs are installed.

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

WHEREAS, the Transportation and Non-Motorized Section received a request to evaluate the parking regulations along Shiawassee Street from Verlinden Avenue to Memphis Street. Staff conducted a field check of the existing conditions; and

WHEREAS, the Transportation and Non-Motorized Section staff conducted a field check of the existing conditions and mailed a survey to property owners and occupants along Shiawassee Street; and

WHEREAS, based on survey results and the street width the Transportation and Non-Motorized Section recommends removing the parking prohibition along the north side of Shiawassee Street from Verlinden Avenue to Memphis Street; and

WHEREAS, this change has been implemented on a trial basis and no complaints have been received to date; and

WHEREAS, Public Service Board concurred with the recommendation as the minutes are on file with the City Clerk's office; and

WHEREAS, the Mayor concurs with the recommendation of the Public Service Board; and

WHEREAS, the Committee on Public Safety reviewed the report and concurs with the recommendation of the Public Service Board.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 18-019, thereby authorizing the Transportation Engineer to remove parking restrictions along the north side of Shiawassee Street from Verlinden Avenue to Memphis Street;

BE IT FINALLY RESOLVED that Traffic Control Order No. 18-019 shall become effective when signed by the Transportation Engineer and filed with the City Clerk.

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

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department evaluated sight distance requirements at the intersection of Walnut Street and Allegan Street; and

WHEREAS, the Transportation and Non-Motorized Section identified the need to increase the parking prohibition at the corner of Walnut Street and Allegan Street to improve sight distance for Allegan Street traffic turning left on red at this intersection; and

WHEREAS, based on results of the survey, the Transportation and Non-Motorized Section recommends increasing the parking prohibition on the west side of Walnut Street from Allegan Street to 77 feet south of Allegan Street, which will result in the removal of parking meter #4655; and

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's office; and

WHEREAS, the Mayor concurs with the recommendation of the Public Service Board; and

WHEREAS, the Committee on Public Safety reviewed the report and concurs with the recommendation of the Public Service Board.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 18-029, thereby authorizing the Transportation Engineer to regulate parking along the west side of the 200 block of South Walnut Street;

BE IT FINALLY RESOLVED that Traffic Control Order No. 18-029 shall become effective when signed by the Transportation Engineer and filed with the City Clerk and the appropriate signage is installed.

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

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department received a request from the Parking Services Office to review the existing parking regulations along Pere Marquette Drive; and

WHEREAS, the Transportation and Non-Motorized Section conducted a field check of the existing sign placements, and sent a survey to the area property owners to gather their input on parking needs along Pere Marquette Drive; and

WHEREAS, based on the results of the survey, the Transportation and Non-Motorized Section recommends that parking meters 1319 and 1320 in the middle of the block on the west side be changed from one hour to ten hour metered parking 8am - 6pm Monday through Friday and meters 1311 through 1318 near the south end of the block on the west side be changed from one hour to two hour metered parking 8am - 6pm Monday through Friday; and

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's office; and

WHEREAS, the Mayor concurs with the recommendation of the Public Service Board; and

WHEREAS, the Committee on Public Safety reviewed the report and concurs with the recommendation of the Public Service Board.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 18-030, thereby authorizing the Transportation Engineer to regulate parking along Pere Marquette Drive between Shiawassee Street and Michigan Ave;

BE IT FINALLY RESOLVED that Traffic Control Order No. 18-030 shall become effective when signed by the Transportation Engineer and filed with the City Clerk and the appropriate signs are installed.

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

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department received a request from the facilities manager at the Veterans Memorial Courthouse to remove one parking meter located north of the courthouse parking garage driveway to improve visibility; and

WHEREAS, the Transportation and Non-Motorized Section reviewed the parking meter locations along the 400 block of Townsend Street to evaluate the sight distance at the courthouse driveway and Townsend Street; and

WHEREAS, based on the results of a field review, the Transportation and Non-Motorized Section removed parking meter #5275 to improve sight distance for vehicles exiting the driveway at this location and recommends that this removal be made permanent; and

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's office; and

WHEREAS, the Mayor concurs with the recommendation of the Public Service Board; and

WHEREAS, the Committee on Public Safety reviewed the report and concurs with the recommendation of the Public Service Board.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 18-031, thereby authorizing the Transportation Engineer to regulate parking along the 400 block of Townsend St;

BE IT FINALLY RESOLVED that Traffic Control Order No. 18-031 shall become effective when signed by the Transportation Engineer and filed with the City Clerk and the appropriate parking meter is removed.

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

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department conducted a Traffic Signal Removal Study of the intersection of Barnes Avenue and Washington Avenue to determine if the traffic volumes currently meet the Michigan Manual of Uniform of Traffic Control Devices (MMUTCD) Traffic Signal Warrants; and

WHEREAS, the Transportation and Non-Motorized Section study was conducted to determine if the signal should be modernized or removed in conjunction with the Washington Avenue construction project scheduled for the 2012 construction season; and

WHEREAS, based on field observations, the Transportation and Non-Motorized Section recommend removing the traffic signal at Washington Avenue and Barnes Avenue due to the fact that the intersection no longer met any of the requirements for signalization; and

WHEREAS, the Public Service Board recommended that an updated pedestrian volume and gap study be conducted; and

WHEREAS, a pedestrian field investigation was conducted in 2015, which indicated low pedestrian volumes and sufficient gaps in traffic; and

WHEREAS, the signal has been in flash since 2011 with no issues reported or observed; and

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's office; and

WHEREAS, the Mayor concurs with the recommendation of the Public Service Board; and

WHEREAS, the Committee on Public Safety reviewed the report and concurs with the recommendation of the Public Service Board.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 18-040, thereby authorizing the Transportation Engineer to remove the traffic signal at Barnes Avenue and Washington Avenue and install stop signs on Barnes Avenue at Washington Avenue;

BE IT FINALLY RESOLVED that Traffic Control Order No. 18-040 shall become effective when signed by the Transportation Engineer and filed with the City Clerk and the appropriate stop signs are installed.

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

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

Capital Region Airport Authority:

John Shaski as a City of Lansing Member for a term to expire September 30, 2022; and

Economic Development Corporation:

Andrea Ragan for an At-Large Member for a term to expire February 28, 2023.

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

WHEREAS, the Committee _____ took affirmative action;

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

Capital Region Airport Authority:

John Shaski as a City of Lansing Member for a term to expire September 30, 2022; and

Economic Development Corporation:

Andrea Ragan for an At-Large Member for a term to expire February 28, 2023.

CITY of LANSING
INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor
FROM: Stephanie Robinson CPPB, Senior Buyer
DATE: Sept. 28, 2018
SUBJECT: Sole Source Purchase – TIBA, Traffic and Safety

Please include this Sole Source packet of information in your transmittal to Council as required by the Purchasing Ordinance Section 206.05.

In summary, the Purchasing Office processed the following Sole Source transaction:

Department: Economic, Development and Planning - Parking Services Office
Vendor: Traffic and Safety Control Systems
Item Purchased: TIBA Parking and Entry and Exit Management Solutions
Dollar Amount: \$383,263 estimated

Additional information pertaining to this purchase is attached for your information.

This letter is filed in accordance with the Purchasing Ordinance Section 206.05 (a) and (b).

slr

CITY of LANSING

INTEROFFICE COMMUNICATION

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

FROM: Stephanie Robinson, CPPB, Senior Buyer

DATE: September 21, 2018

SUBJECT: Sole Source – TIBA, Traffic and Safety

The Parking Services Office requests that Traffic and Safety be designated as a Sole Source vendor for TIBA Parking Entry and Exit Management Solution.

Please see the attached letter from Chad Gamble and Brian McGrain, Department of Economic Development and Planning Director regarding the request.

Based on the attached letter we recommend issuing a sole source purchase order to Traffic and Safety Control Systems, Inc. in the amount of \$ 383,263 from account numbers 585.453643.977000, 585.453645.977000, 585.453646.977000, 585.453647.977000, and 585.453648.977000 per the request of the Department of Economic Development and Planning Department.

Attachment

Date: 9-24-18

Approved X Denied _____

AS
Andy Schor, Mayor

Stephanie Robinson

From: John Whiteman <john.whiteman@tibaparking.com>
Sent: Friday, September 21, 2018 7:48 AM
To: Stephanie Robinson
Cc: Info; Kirk Hillquist
Subject: RE: Traffic and Safety Wixom Mi

Hi Stephanie:

That is correct...Traffic and Safety is the only certified VAR/partner with an agreement to distribute TIBA products in the state of Michigan.

Please let me know if you have any questions or if I can be of additional assistance.

Best regards,

John Whiteman
Executive Vice President-Sales

T +1.631.760.5960 M:+1.516.818.2798
John.Whiteman@TIBAParking.com

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

From: STEPHANIE ROBINSON <wordpress@tibaparking.com>
Sent: Friday, September 21, 2018 7:40 AM
To: Info <info@tibaparking.com>
Subject: Traffic and Safety Wixom Mi

From: STEPHANIE ROBINSON <stephanie.robinson@lbwl.com>
Subject: Traffic and Safety Wixom Mi

Message Body:

The City of Lansing is reviewing adding your TIBA to our Parking solutions. Does your company have protected sales territory?

I have been told that Traffic and Safety is the sole sales office for TIBA Products in the state of Michigan, is that correct?

Stephanie Robinson

Buyer - City of Lansing

517-702-6197

--

This e-mail was sent from a contact form on Tiba Parking (<http://tibaparking.com>)

Chad Gamble, Parking Manager
Department of Economic
Development and Planning

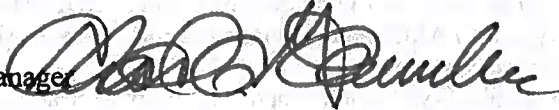


Parking Services Office
219 N. Grand Avenue
Lansing, Michigan 48933-1317
PH: 517.483.4240 – FAX: 517.483.4395
www.lansingmi.gov

MEMORANDUM

To: Stephanie Robinson, Senior Buyer

From: Chad A. Gamble, P.E., Parking Manager



Subject: Request for Sole source Procurement for Parking Entry and Exit Management Solution

Date: September 17, 2018

Please let this memo serve as a request for the issuance of a sole source purchase order for procurement for the Parking Services Office (PSO) for all parking and revenue control systems and related appurtenances (collectively referred to as PARCS equipment) for all of the PSO PARCS related assets.

As has been previously presented, our current PARCS equipment is an average of 9 years old. The average life expectancy of this equipment is 7 years. This equipment is the source for many delays and backups and customer frustrations in our facilities due to its age and hardware/software failures. In addition, huge advancements have been made in the capability to increase the customer service experience of the PARCS equipment by remote controlling the machines, troubleshooting from a web application via a smart phone, and overall systemic improvements via software design and utilization comporting with operational demands and preferences

It is for this reason that an investigation and purchase of PARCS equipment was necessary, anticipated and budgeted for FY 18, FY 19 and FY 20. This equipment is one of the major improvements that will be made as part of our 5 year extreme makeover of our facilities.

Over the past seven months the PSO has completed an exhaustive investigation and analysis of the varying types of solutions that are on the market that would supply PARCS equipment. We assembled a team of City Employees that represent all users and stakeholders of what will be the new PARCS hardware and software. The individuals that were involved in the analysis were:

Chad Gamble, Parking Manager
Traci Shell, Interim Assistant Parking Coordinator
Susan Wyatt, Interim Parking Operations Supervisor
Ann Garza, Interim Permit Coordinator
San Quon, GIS Administrator
Alan McCarrick, IT Help Desk Manager
Jamie Trieweiler, IT Project Manager
Anthony Smith, Parking Technician
Ted Minix, Parking Technician

The following activities, site visits and reviews were performed as part of our investigation and review efforts. The last names of City team members who were part of the activity are indicated at the beginning of each line.

1. Gamble, Shell and Minix attended Parking Infrastructure Expo in Chicago to perform hands on test on multiple PARCS vendor equipment lines. This included discussions with company programmers and operational experts.
2. McCarrick, Gamble, Shell, Smith and Quon visit with Ann Arbor DDA staff. This visit included interviews with their IT team members, operational and management staff on their use of TIBA and Amano McGann equipment.
3. Garza, Smith and Wyatt tour of Wixom TIBA testing lab with hands on opportunities with all types of PARCS equipment and opportunities to ask and receive answers to financial and operational questions.
4. Gamble, Wyatt, Shell, Garza and Minix were attendees of presentation of DeSigna in office detailing functionality and programming of their back end software management systems.
5. Gamble tour of Sparrow Hospital and interview with their Parking Manager and on site Management Company on their investigation, purchase and experience of PARCS equipment highlighting the functionality of Amano McGann and TIBA equipment. They indicated difficulties with the deployment of their Amano McGann - Opus equipment.
6. Interviews of Gerald R. Ford International Airport staff after recent purchase of new DeSigna equipment.
7. Interviews of City of Grand Rapids parking management staff regarding their recent pilot PARCS equipment installation project.
8. Interview of City Kalamazoo on their recent purchase of equipment.

The purchase of PARCS equipment is a very complex and multi-faceted process. One must ensure variables like software integrations, user friendliness, ease of operations, break/fix simplicity, flexibility with other users (i.e. hotels, conference centers and other 3rd party vendors), expandability and upgradability into new systems (i.e. license plate recognition capabilities), aesthetics, general support, and service response service level indicators all fit into the goals and objectives of all users and operators of the system.

The selection process, understanding all of the above categories and more, was broken down into three general categories. They are listed below with a general write-up of findings and their recommendation on the selection of PARCS equipment.

Operations/Technicians (By: Ted Minix & Anthony Smith)

The maintenance staff of the PSO supports TIBA as the choice for Lansing's parking PARCS contract. After comparing TIBA with other companies we believe TIBA offers the best combination of customer convenience with simplicity of maintenance and repair by the PSO Maintenance Technicians. Having a bar code based functionality allows an almost fail proof ability to read customers time tickets and less chance of an error due to mag strip malfunction. In addition, TIBA offers climate and temperature controlled machine enclosures and pay on foot options.

TIBA's maintenance staff are based locally in Michigan whereas the other companies are out of state and or have few technicians that could respond. Therefore, it is our opinion that the TIBA system is the best choice to accommodate both the customer and tech support for the PSO office.

Parking Administration

The PARCS product lines that impressed us the most during our study were DeSigna and TIBA. The overall machine designs are very similar and internal equipment layout and functionality is comparable. Both machine lines are much simpler builds than our current Amano McGann (AM) equipment, and even the modernized AM equipment. Both DeSigna and TIBA can use bar code technology. DeSigna prefers the multi-side mag stripe technology.

The software that is used by both companies has the capability of remote controlling all machines and issuing corrective charges in real time from any smart phone, tablet or laptop. However, the software and IT side of TIBA is more open and user friendly. This open architecture makes it more apt to modify and integrate with other 3rd party vendors. After interviewing several different users of DeSigna equipment, all expressed challenges with software integration and interfacing issues.

DeSigna has an overall, more pleasing aesthetic design of their cabinets than TIBA. However, both machines had very good reviews on its reliability and ability to withstand northern climates. DeSigna has had very few machines deployed in Michigan and does not have any deployed for more than 2 years. Both machines have internal climate control systems that work to keep the climate in the machine within a narrow operating parameter and thus preserve and protect the equipment. However, the TIBA climate controls were automatic and the DeSigna controls had to be manually changed each day.

DeSigna machines are serviced by Light and Bruening (LB). DeSigna via LB is just getting a foothold in the State of Michigan and are just beginning to deploy machines in the State. However, Light and Bruening has been servicing and repairing parking equipment for decades. During our investigation and interviews related to the servicing of this equipment, we understand that this company has had several challenges with their overall service to other municipalities.

In addition to the technical and operational investigation we also requested quotes for the projected new equipment we will install in the North Grand Ramp from both vendors. The request for quotes is attached along with the responses from each company. In the analysis of the submissions, the overall costs yielded TIBA less expensive than DeSigna.

Therefore, based on the comprehensive and exhaustive research, the results of the quotes, and the fact that Traffic and Safety is the sole source vendor responsible for all sales of TIBA equipment in the state of Michigan, on behalf of the Review Team's unanimous assessment, I recommend that a sole source contract be issued to Traffic and Safety for the purposes of purchasing necessary PARCS equipment and software to support the TIBA platform.

The respective multi-year costs will be paid from multiple fiscal years out of the following accounts:

Maintenance - Equipment:	585.453643.977000.0
South Capitol Parking Ramp – Equipment	585.453645.977000.0
North Grand Parking Ramp – Equipment	585.453646.977000.0
North Capitol Capitol Parking Ramp – Equipment	585.453647.977000.0
Townsend Ramp – Equipment	585.453648.977000.0

Approved:  Date: 9/18/18
Brian McGrain, Director
Department of Economic Development and Planning

Chad Gamble, Parking Manager
Department of Economic
Development and Planning



Parking Services Office
219 N. Grand Avenue
Lansing, Michigan 48933-1317
PH: 517.483.4240 – FAX: 517.483.4395
www.lansingmi.gov

MEMORANDUM

To: Jeff Timer, Traffic & Safety
From: Chad Gamble, Parking Manager
Subject: Request for Quotes for PARCS equipment
Date: August 27, 2018

The City of Lansing Parking Services Office will be purchasing new PARCS equipment in the next few months. We are requesting a quote for the following equipment listed below. The system that will be purchased will be hosted by the vendor. Please include installation costs, set-up and anything that necessary to include to make PARCS equipment functional. Please send the quote back via e-mail Chad.Gamble@lansingmi.gov and Traci.Shell@lansingmi.gov

North Grand Parking Ramp PARCS Equipment

Spitter ticket machines with bar coding	2
RFID Readers	11
Pay-on-Foot machines	5
Credit Card & Bar Code exit machines	5
Count System	1

Thank you.

Chad Gamble, Parking Manager



Traffic & Safety Control Systems, Inc.

September 6, 2018

City of Lansing
Transportation Office
219 North Grand Avenue
Lansing, MI 48933
Mr. Chad Gamble
Ms. Traci Shell

Subject: TIBA Barcode Equipment for North Grand Ramp

Pursuant to your request for pricing on specific products and services, Traffic and Safety Control Systems, Inc., is pleased to provide the following breakdown for a TIBA parking access and revenue control system (PARCS) solution replacing the outdated magnetic stripe technology equipment.

This proposal provides the City of Lansing with a PARCS solution for North Grand Ramp complete with hardware, Traffic and Safety hosted software and server in the cloud, installation labor, training and a 2-year parts and labor warranty.

The system is fully PCI-DSS compliant and the credit card processing is using Point to Point Encryption (P2PE).

Traffic and Safety Control Systems, Inc. is pleased to present cloud hosting solutions model as an alternative to the traditional client server model found across much of the parking industry today.

We believe that the City of Lansing would benefit from hosting your PARCS solution in the Amazon Web Services cloud. AWS provides: greater security, redundancy, high availability and instant scalability which a client server based model cannot offer.

Snapshot of what TSCSI is proposing:

- Create and provide a standalone cloud managed network for the North Grand Parking Ramp.
- Provide Secure, Cloud Hosted Instances of all required Virtual Machines for the PARCS for a 3 year Term.
- Maintain Security and Network Integrity on behalf of The City of Lansing, providing secure access to management consoles via DMZ and encrypted channels. Provide extensive intrusion detection and prevention technology, content filtration and advanced logging technologies.

Our most recent project is for the State of Michigan's Department of Technology Management and Budget which is currently hosted by Traffic and Safety Control Systems Inc in the AWS Cloud. This project was designed for the Cloud from the beginning.

Notes:

- Owner shall provide an internet connection which shall include a publicly routable IPv4 internet address. This connection shall not be filtered, both in-bound and outbound traffic. (TSCSI is providing a firewall)
- It is assumed that the facility has adequate electrical capacity to support the proposed equipment.



Traffic & Safety Control Systems, Inc.

TIBA BAR CODE SYSTEM

<u>NORTH GRAND RAMP</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
(2) MP 30 Ticket Dispenser	\$ 8,555.00	\$ 17,110.00
(7) Transcore AVI Reader	3,800.00	26,600.00
(4) Transcore AVI Reader Card Only/Nested	6,372.00	25,488.00
(5) SW 30 Exit Verifier w/ P2PE CC	11,678.00	58,390.00
(5) APS 30 Pay on Foot, Cash, Coin and P2PE CC	35,712.00	178,560.00
(1) CT20 Controller	3,108.00	3,108.00
(1) TMS Smart Park Software Facility Parking Management	11,207.00	11,207.00
• Count , Access , Revenue, Credit Card		
• Validation Sticker system		

Equipment, Hosting and Licensing:

- AWS Cloud Hosting Solution for all PARCS Virtual Machines, 3 Year Term
- Cisco Meraki Advanced Security License 3-Year Term
Cisco Meraki vMX Appliance (AWS) 3-Year Term
- Cisco Meraki Security Appliance
- 16 Port Managed, PoE Gigabit Ethernet Switch

Total Equipment	\$ 320,463.00
3 Year Hosting Service	27,000.00
Installation	35,800.00

Options to be reviewed:

• Work Stations Licenses	\$ 1,670.00 each
• Hang Tags	\$ 19.30 each
• 3rd party API's	TBD
• Chaser coupon Validation System	\$ 1,500.00
• Online Validation System (5 user)	\$ 3,150.00
• Intercom System	TBD
• Recycling cash in Pay-on-Foot	\$ 7,860.00
• Spare Vaults and Cassettes	TBD
• TIBA Safe Store and Forward CC	\$ 3,575.00
• Hotel Systems/Valet	TBD
• Third Party Reservation Systems	TBD

Installation to include the following:

- Remove existing equipment.
- Saw cut and install vehicle detection loops, if necessary.
- Mount all control equipment.
- Pull necessary control wires and terminate all wires.
- Final tune-in and checkout of control system.



Traffic & Safety Control Systems, Inc.

- Two-year warranty covering all parts and labor warranty to repair or replace defective parts due to normal wear and tear. Acts of God, vandalism, or misuse is not covered.
- Unlimited training on site

Notes:

- All power shall be brought to the gate location by others. It shall be a system that meets NEC standards.
- All signing for traffic control shall be provided and installed by others.
- All conduits for power and control wiring shall be provided and installed by others.
- All concrete islands and/or mounting pads shall be provided and installed by others. This includes concrete filled protective barrier posts.
- Site preparation shall be done by others according to layout drawings supplied by Traffic & Safety if applicable.
- This quote is valid for 90 days.
- Terms are 50% deposit with order; Balance is net 30 days after installation. A 1-1/2% per month finance charge will be added to all invoices older than 30 days.
- CAUTION: This equipment is for automobiles only. Clearly marked alternate paths must be provided for motorcycles, bicycles, and pedestrians.

Thank you for the opportunity to quote.

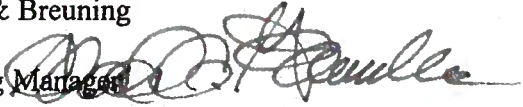
Jeffrey E. Timar
Traffic and Safety

Chad Gamble, Parking Manager
Department of Economic
Development and Planning



Parking Services Office
219 N. Grand Avenue
Lansing, Michigan 48933-1317
PH: 517.483.4240 – FAX: 517.483.4395
www.lansingmi.gov

MEMORANDUM

To: Tom Bradfish, Light & Breuning
From: Chad Gamble, Parking Manager 
Subject: Request for Quotes for PARCS equipment
Date: August 27, 2018

The City of Lansing Parking Services Office will be purchasing new PARCS equipment in the next few months. We are requesting a quote for the following equipment listed below. The system that will be purchased will be hosted by the vendor. Please include installation costs, set-up and anything that necessary to include to make PARCS equipment functional. Please send the quote back via e-mail Chad.Gamble@lansingmi.gov and Traci.Shell@lansingmi.gov

North Grand Parking Ramp PARCS Equipment

Spitter ticket machines with bar coding	2
RFID Readers	11
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Credit Card & Bar Code exit machines	5
Count System	1

Thank you.

Chad Gamble, Parking Manager



City of Lansing, MI

**Parking Access Revenue Control
Quotation**

September 11, 2018

Light & Breuning, Inc.
PARKING SYSTEMS

912 Lawrence Drive Fort Wayne, IN 46804 (260) 422-6456 Fax (260) 422-6457 www.lbpark.com
(800) 947-4064 Indianapolis (317) 824-9519 Lansing (517) 203-4706 Grand Rapids (616) 233-0785

City of Lansing



Letter of Transmittal

September 11, 2018

Mr. Chad Gamble
City of Lansing Economic Development and Planning
Parking Services Office
219 N. Grand Avenue
Lansing, MI 48933-1317

RE: RFQ Parking Access Control Solution

Chad:

Thank you for the opportunity to submit our proposal to furnish, install and support an advanced automated parking access and control system for the City of Lansing, MI. Our proposal has been thoughtfully engineered to efficiently and creatively apply the newest technologies for the benefit of all stakeholders who use the City of Lansing parking facilities. Through this proposal, we will demonstrate our passion to deliver best practice solutions. Should you have any questions please do not hesitate to contact me at 800-947-4064.

Light & Breuning, Inc.

Tim W. Breuning, President

Encl.



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City of Lansing



1. Company Overview and Executive Summary

Business Organization

Light & Breuning, Inc. is a closely held company established as a sole proprietorship in 1953, incorporated in Indiana in 1984, and registered with and authorized to do business in the state of Michigan since 1995.

Tim Breuning, President
Light & Breuning, Inc.
912 Lawrence Drive
Fort Wayne, IN 46802

(800) 947-4064 Office
(260) 422-6457 Fax
Tbreuning@lbpark.com
Website: lbpark.com

Light & Breuning, Inc. has been in business since 1953 and has an excellent credit rating.

Light & Breuning, Inc. specializes in the design, integration, installation and service support of automated parking, access and revenue control systems of parking facilities throughout Indiana and Michigan. The company has accumulated an impressive customer list of over six hundred completed installations for a diverse clientele. Our customers, end users and general contractors will verify that Light & Breuning, Inc. has completed every project it has started meeting or exceeding the specifications and service requirements.



Skill sets within the team include; project management, system engineering, system integration, site layout, wireless communications, revenue control systems, access control systems, barrier gate systems, VoIP systems, vehicle detection, vehicle counting and dynamic sign systems. The company provides project management, field installation, training, and system support with direct employees. To provide the best support to our customers, Light & Breuning, Inc. offices, repair center and parts depot are centrally located in Fort Wayne, Indiana.

Selected list of PARCS system manufacturers listed below.





1. Company Overview and Executive Summary - Continued

Diversity and Inclusion Policy:

Equal Employment Opportunity

It is the Company's policy that equal employment opportunities be available to all without regard to race, sex, age (within statutory limits), color, religion, national origin, citizenship status or disability. This policy applies to all employees and applicants for employment and in all phases of employment including hiring, placement, promotion, demotion, transfer, recruiting, advertising, and treatment during employment, rates of pay or other forms of compensation, selections for training and termination of employment.

The Company will take appropriate steps to provide reasonable accommodations upon request to qualified individuals with disabilities so long as doing so does not cause an undue hardship. Violations of the Company's Equal Employment Opportunity Policy will not be tolerated and will result in appropriate discipline, up to and including discharge. If you believe this policy has been or is being violated, you must report the violation immediately to the President or any other representative of management.

Anti-Harassment Policy

Included in our commitment to provide a work place free of job-related discrimination is a prohibition against on-the-job harassment of any employee because of the employee's race, sex, religion, age, national origin, citizenship status or disability. Employees have a right to work in an environment free of harassment.

Harassing conduct may include, among other things, (1) epithets, slurs, stereotyping or threatening, intimidating or hostile acts that relate to race, sex, age, religion, national origin or disability; and (2) written or graphic material that denigrates or shows hostility or aversion toward an individual or group because of race, sex, age, religion, national origin or disability. The Company is committed to protecting employees from such harassment whether from other employees or non-employees.

Included in the Company's commitment to provide a work place free of job-related discrimination is a prohibition against sexual harassment. Sexual harassment includes but is not limited to:

- Unsolicited and unwelcome verbal comments or jokes and physical gestures or actions of a sexual nature toward another employee (for example, touching, patting, pinching, indecent exposure or profane jokes);
- Unsolicited and unwelcome demands or requests for sexual favors or social or sexual encounters;



1. Company Overview and Executive Summary - Continued

Diversity and Inclusion Policy (Continued)

- The explicit or implicit promises of preferential treatment with regard to an individual's employment in exchange for sexual favors or sexual activity; or
- The use of an employee's or applicant's submission to or rejection of such conduct as the basis of an employment decision (e.g. hiring, firing, promotion, demotion, compensation, benefits or working condition).

The Company will hold all levels of supervision responsible for monitoring and complying with Company practices and procedures for the handling of employee complaints about harassment and other discrimination. Employees who believe they are victims of harassment or other discriminatory conduct are encouraged and have a responsibility to seek help. Sexual harassment and other discriminatory conduct should be reported immediately to the President or any other representative of management. Such reports will be treated in a confidential way as is appropriate, and no adverse action will be taken against any employee because he or she reports discrimination or harassment. All employees are assured that quick action will be taken to resolve complaints and that the Company is firm in its commitment to eliminate such conduct from the work place.

The Company will not tolerate discriminatory conduct. Such conduct may result in disciplinary action up to and including discharge. Help us create a work environment free from discrimination of any sort



1. Company Overview and Executive Summary - Continued

• Executive Summary

Our total solution, will deliver a system which will meet the parking requirements of the City of Lansing for many years to come and will equip them with the flexibility to accommodate future expansions and functionalities. This proposal will demonstrate the unique and significant VALUE that is created by the team of Light & Breuning, Inc. and DESIGNA for the benefit of all stakeholders. Designa has successfully completed installations for over 6,000 global sites.

FUTURE PROOF – The ABACUS system features industry standard architecture with a single control server for all system operations. This single server operation provides for ease of back up and upgrade in all situations. No area computers or intermediary computers are required to control the system. The ABACUS system solution uses native TCP/IP communication between all devices and world standard architecture from Microsoft to deliver a true best practice solution.

EASE OF INTEGRATION – The ABACUS system is "future proof" by virtue of its Web Services module that is the application program interface ("API") for unlimited third party integrations that can enhance the "customer experience" i.e. reservations, frequent parker programs, space availability via the WEB and mobile apps, mobile payments, and many more.

FLEXIBILITY - We have proposed a core system based on central stripe magnetic stripe technology, known as ABACUS from DESIGNA of Germany www.designa.com. We recommend the use of magnetic stripe technology for multi-user applications where wide ranging functionality is required for security, multi-level discounting, and the ability to rewrite multiple times. A barcode system can be installed if preferred, however, this is not recommended by us for a busy parking environment.

TRANSITION – The Light & Breuning, Inc. team understands the site requirements, conduit layouts, electrical panels, and most importantly the requirement for extraordinary care of the parking patron. Our team will hit the ground running and meet the milestones for each phase without delay, loss of parking revenue, or inconvenience to parking patrons.

City of Lansing



2. Professional Qualifications

Light & Breuning, Inc., key personnel supporting the City of Lansing will include:

- **Tim Breuning, Sales Relationship Manager**
25 years' experience
Tim will be responsible for customer communication, project meetings, documentation, and general support of the project.
Phone: (616-233-0785)
Email: tbreuning@lbpark.com
- **John Potter, Project Engineer Indiana Based**
21 years' experience
Level 3 Designa certified
John will be responsible for engineering the product application and overseeing the installation.
Phone: (616-233-0785)
Email: japotter@lbpark.com
- **Steve Bell, Project Engineer Michigan Based**
31 years' experience
Steve will be the on-site project manager coordinating installation forces, handling weekly project meetings and manufacturer liaison.
Phone: (616-233-0785)
Email: sbell@lbpark.com
- **Jonathan Porter, Project Engineer Indiana Based**
5 years' experience
Level 3 Designa certified
John will be responsible for engineering the product application and overseeing the installation.
Phone: (616-233-0785)
Email: jporter@lbpark.com
- **Gerry Saam, Product Support Indiana Based**
1 years' experience
Level 1 Designa certified
Gerry will be responsible for product support
Phone: (616-233-0785)
Email: gsaam@lbpark.com



2. Professional Qualifications - Continued

- **Aaron Fare, Product Support Michigan Based**
1 years' experience
Level 2 Designa certified
Aaron will be responsible product support.
Phone: (616-233-0785)
Email: afare@lbpark.com
- **Matt Storer, Product Support Michigan Based**
1 years' experience
Level 1 Designa certified
Matt will be responsible for product support
Phone: (616-233-0785)
Email: mstorer@lbpark.com
- **Audrey Marks, Service Coordinator**
5 years' experience
Audrey will be responsible for service requests
Phone: (800)947-4064
Email: amarks@lbpark.com
- **Lisa Shoup, Materials/Contract Manager**
16 years' experience
Lisa will be responsible for contract administration and purchasing/inventory of all system components.
Phone: (616) 233-0785
Email: lshoup@lbpark.com
- **Brian Sorg, IT Engineer**
18 years' IT experience
Brian will be responsible for network communications and network security.
Phone: (616-233-0785)
Email: bsorg@lbpark.com



2. Professional Qualifications - Continued

- **Safety Plan**

Light & Breuning, Inc. will provide a safe work crew and observe the following:

- All on-site employees will be OSHA 10 certified and their supervisor will be OSHA 30 certified.
- All on-site employees will be identified with uniform shirts and/or jackets with company name displayed.
- All on-site employees will wear high visibility vests when working.
- All on-site employees will observe lock out \ tag out procedures.
- Each work area will be demarcated with traffic cones and barricades during actual field work.
- All vehicles will be identified with company logos.



3. References and Experience

- **Fort Wayne International Airport** (22 lanes)
Located at: 3801 W. Ferguson Road, Fort Wayne, Indiana
Contact reference: Stan Klepper, Chief, Public Safety Dept. (260)747-4146
e-mail Klepper@fwairport.com
Project completed: December 2016
- **Purdue University** (2 garages)

Grant Street Garage (6 lanes, 1,320 spaces),
Located at: 120 N. Grant St., West Lafayette, IN 47907
Contact reference: Holly Buskirk, (765)494-9493
e-mail haalexander@purdue.edu
Project completed: January 2017

Harrison Street Garage (6 lanes, 862 spaces)
Located at: 433 Harrison St., West Lafayette, IN 47907
Contact reference: Holly Buskirk, (765)494-9493
e-mail haalexander@purdue.edu
Project completed: July 2017
- **Battle Creek, MI** (2 garages)
Hamblin Ave. Garage (6 lanes, 162 spaces)
Located at: 40 West Hamblin Ave. Battle Creek, MI 49017
Contact reference: Tim Warren, Systems Manager, (269)966-3605
e-mail twarren@abm.com
Project completed: April 2016

Michigan Ave. Garage (6 lanes, 700 spaces)
Located at: 80 West Michigan Ave, Battle Creek, MI 49017
Contact reference: Tim Warren, Systems Manager, (269)966-3605
e-mail twarren@abm.com
Project completed: July 2017
- **Plaza Towers, Grand Rapids, MI**
201 West Fulton Street, Grand Rapids, MI 49503
Contact reference: Brent Parmeter, (616)-242-6602, bparmeter@eenhoorn.com
Designa Blue Edition - magstripe
Completed: 2/2018
- **Gerald R. Ford Airport, Grand Rapids, MI**
5500 44th Street SE, Grand Rapids, MI
Contact reference: Dan Villalobos, (616)-233-6073, dvillalobos@grr.org
Designa Blue Edition – Magstripe
Projected Completion: 11/2018

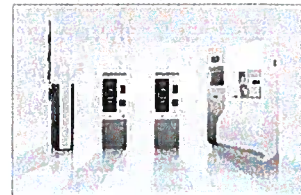


4. Product Solutions Proposed / Meeting of Technical Specifications/ Timeline

Light & Breuning, Inc. is the authorized distributor for Designa Access Corporation for Indiana, Michigan and Ohio and proudly presents their solution for the City of Lansing. We recommend the following equipment and features:

- **Blue Edition Plus Entry – Exit Terminal Standard features:**

- Barcode or magnetic stripe
- PCI/PA – DSS/EMV ready reader
- 2D QR reader for pre-booking-mobile pay
- Internal HID proximity reader
- VoIP intercom
- Linux device code
- Energy saving mode
- Lost ticket button
- Receipt button



- **Abacus Automatic Pay Stations**

Barrier-free automatic Pay Station for all car park payment process - various options enable adaption to all customer requirements

- Wheelchair accessible controls
- Processing tickets and cards with magnetic strips or barcodes
- Payment of short term parker tickets incl. discount processing
- Renewal and additional payment of season parker cards
- Charging and additional payment of debit cards
- Coin processing, country and client-specific
- Banknote processing (optional), country and client-specific
- Banknote return (optional)
- Bill recycler
- Lost ticket button
- Receipt printer for issuing receipts using thermal printing technology
- TFT color display (15") available
- VoIP Intercom device
- Ethernet connection



4. Product Solutions Proposed / Meeting of Technical Specifications/ Timeline - Continued

- **Abacus Pay-In-Lane**

Processing tickets and cards with magnetic strips or barcodes

- Payment of short term parker tickets incl. discount processing
- Renewal and additional payment of season parker cards
- Charging and additional payment of debit cards
- Coin processing, country and client-specific
- Banknote processing (optional), country and client-specific
- Receipt printer for issuing receipts using thermal printing technology
- TFT color display (10.4") available
- VoIP Intercom device
- Ethernet connection

- **Abacus Parking Management Software Standard features:**

- Uses MS-SQL database
- PA-DSS compliant
- Alerts via texting and Email are sent when facility is full, broken equipment or ticket jams and outages
- Web-based reports accessible from internet with proper credentials
- User friendly graphical user interface
- Fully editable security features
- Real time reporting

- **Reliability**

- The DESIGNA solution derives its reliability from the basis of design. Significant design features and competitive advantages are evident including:
 - The Designa software features a WEB services interface that allows for easy integration of third party solutions such as credential updates, general ledger interfaces, mobile payment platforms and many others.
 - The Designa software is scalable to meet the unique needs of each customer. Applications are available for a single site server, a central server via a VPN or the ASP Private Cloud Solution.
 - The Designa solution communicates with the server using TC/PIP Ethernet based communication. IT professionals recognize this standard as the most reliable communication protocol.



4. Product Solutions Proposed / Meeting of Technical Specifications/ Timeline - Continued

- **Reliability - Continued**

- The Designa solution is available in magnetic stripe, barcode, RFID, or mobile formats. The broad spectrum of Designa solutions challenges the one size fits all philosophy of less qualified solutions.
- The heart of each revenue device is the Multicon. This key component is standard to all entry and exit terminals as well as all fee computers and automated pay stations. This common platform enables simple and economical parts servicing. The Multicon is designed with self-diagnostics to assist with servicing. The Multicon includes a self-sharpening blade to cut each ticket.
- The magnetic stripe feature is the most flexible and reliable format. Designa encodes the magnetic stripe ticket using an algorithm that ensures a readable ticket even if portions or the encoding have been damaged by moisture or patron abuse. The magnetic stripe feature allows for four ways read capability regardless of how the ticket is presented in the exit terminal or automated pay station.
- The Designa Blue Edition Plus terminal faceplate has been designed to integrate standard features including VoIP intercom, HID proximity access card reader, 2D QR barcode reader and EMV reader. All of these functionalities are presented in one clean faceplate. Nothing hangs on the side as an add-on box.
- The Designa barrier gate operator is a direct-drive unit with a DC motor. The direct-drive design eliminates the gear box, belts and limit switches of older designs ensuring a very reliable and smooth running gate operator.
- Credit cards are processed by EMV readers certified to provide end-to-end encryption ensuring compliance with rigorous PCI standards.

- **Project Timeline**

Light & Breuning, Inc. recognizes that customer service, public safety, may require changes in the proposed sequence. The presentation of the sequence below is merely to represent that we have given thought to the best approach; however, we are mindful of the need to adjust to customer and location priorities as necessary. Project duration is 11 weeks after receipt of order.



**4. Product Solutions Proposed / Meeting of Technical Specifications/
Timeline – Continued**

- **Award Contract/Kickoff Meeting**
One week
- **Submittals**
One week
- **Order and Receive Equipment**
Four weeks
- **Configuration & testing**
Two weeks
- **Mobilization, bolt down equipment**
Two Weeks
- **Test & Acceptance**
One Week



4. Product Solutions Proposed / Meeting of Technical Specifications/

- **Work by others**

- Level concrete curb for mounting of equipment at each lane and/or POF location.
- Conduit and electrical service at 20 AMPS, 110 VAC per lane
- Bollards to protect PARCS equipment.
- Informational or directional signage.
- Network connections from FMS server to each lane and APS location.
- Firewalls and High speed Internet connection to FMS server.
- Data backup for server.
- Information to program parking rates, validation accounts, etc.
- Remote access is required for software support.
- Operational supplies including parking tickets, cards, and signage.
- Key system operator to assume responsibility for system knowledge.
- CCTV to monitor activity in and around the traffic lanes.

- **Progress Meetings**

Light & Breuning, Inc. will meet weekly with the customer representative from award and during actual field installation.

- **Job Site Clean Up**

Light & Breuning, Inc. will maintain a clean job site at all times and observe the following:

- All cartons and installation generated trash will be disposed of off-site.
- All existing equipment that is removed will be disposed of offsite.
- Each work area will be swept and inspected before reopening for vehicle traffic.



4. Product Solutions Proposed / Meeting of Technical Specifications/ Timeline – Continued

- **Deliverables**

Within 1 day of notice of award, Light & Breuning, Inc. will provide the following deliverables;

- Certificate of Insurance
- Product specifications
- System Schematic drawings
- Equipment layout drawings
- Training syllabus
- Operational test plan
- Custom graphics mock up
- Customer artwork for ticket printing
- Product manuals (5) product manuals

Within 5 days of notice of award customer site information is requested to program the system and prepare for staging and commissioning.

- **Commissioning Plan**

- The purpose of commissioning is to assemble, program, and test all components (ticket dispensers, automated pay stations, fee computers, card readers, server and various integrated accessories) as a unified system prior to field installation. The result is a system that is more stable and speeds up the field installation process.
- Step one is to program the DBS server with the customer and site specific information including credit card processing.
- Step two is to receive the equipment on-site for uncrating and inspection to verify quantities, inspect for damage, and confirm firmware versions.
- Step three is to connect each device to the network and test as a system.
- Step four is to demonstrate the system to the customer.
- Step five is to use the assembled system to deliver the first module of training.
- Upon completion of the commissioning process, each device is labeled, disconnected, and returned to the factory shipping carton for the short transport to its intended location.



- **Training**

Light & Breuning, Inc. will coordinate and deliver 40 hours of training, ten (10) hours before installation begins, twenty (20) hours of GO LIVE training, and ten (10) hours refresher training within thirty (30) days after acceptance with the City of Lansing.



5. Warranty

- **Service and Support**

- Light & Breuning, Inc. will provide pro-active service support for the City of Lansing.
- Standard service hours are Monday – Friday 7:00 AM to 7:00 PM.
- Emergency after hours support is available 24/7 at prevailing rates.
- Preventative maintenance will be performed once each quarter on every device to ensure maximum performance. Before each preventative maintenance inspection, our Designa certified technicians will consult with the local manager to identify areas of concern or reported issues. The preventative maintenance inspection will address all reported issues as well as inspection of each device, cleaning of ticket paths, adjustments, and calibration of safety devices. Additional training will be offered during each preventative maintenance visit.
- Most customer requests are for software support. The most expeditious delivery method for software support is via remote access. Our technicians are equipped with Tablets with wireless communication to remote into authorized sites and provide immediate mobile support.
- Our technicians will provide two hour on-site hardware support. Each service vehicle is stocked with specialized diagnostic tools and spare parts.
- Our service team is backed up by six Designa factory service engineers providing remote software support and on-site support from their Oak Brook Illinois service center.
- Light & Breuning, Inc. is a member of the PARC Group that shares technical support resources and over 32 Designa certified technicians.

- **Emergency Service**

- After hours, on weekends or holidays preferred method to request emergency service is through our website: www.lbpark.com or via telephone, and follow voice mail instructions to leave an emergency request and a technician will return your call.

- **Limited Labor Warranty Exclusions**

Light & Breuning, Inc., warrants that it will provide field labor at the customer site during normal business hours Monday through Friday excluding holidays to service the factory warranty described above for a period of ONE YEAR from the date of substantial completion and system start up.

- Quarterly preventative maintenance is included during the warranty. The preventative maintenance scope of work includes labor and perishable supplies to clean, adjust, and calibrate all systems and sub-systems for peak performance.



5. Warranty – Continued

- **Limited Manufacturer Warranty**

- Designa warrants that its products will be free from any defects in material and workmanship under normal use and service, wear and tear excepted, for a period of TWO YEARS from the date of shipment. This warranty shall not apply to products which have not been properly maintained or have been subject to misuse, neglect, accident or damage, or which have been modified, changed or reworked in any way. There are no other warranties, expressed or implied, including but not limited to any implied warranties of merchantability or fitness for a particular purpose. In no event shall we be liable for any loss of profits or any indirect or consequential damages arising out of breach of this warranty or any other term or condition.

- **Extended Service Agreement**

- Standard service hours are Monday – Friday 7:00 AM to 7:00 PM. Emergency after hours support is available 24/7 at standard rates with no penalty.
- Preventative maintenance will be performed once each quarter on every device to ensure maximum performance. The preventative maintenance inspection will be performed by Designa certified technicians and will address all reported issues and inspection of each device, cleaning of ticket paths, adjustments, and calibration of safety devices. Additional training will be offered during each preventative maintenance visit as needed.
- Remote software support. Our technicians are equipped with Tablets with communication to remote into authorized sites and provide immediate mobile support.
- Our local based technicians provide same day on-site hardware support. Each service vehicle is stocked with specialized diagnostic tools and spare parts.
- Spare parts and perishable supplies are stocked locally.

City of Lansing



6. Cost Proposal

Part #	Description	Quantity	Unit Price	Extension
	HARDWARE REQUIRED FOR NETWORK HOSTING:	1.0		
	Network Hosting Hardware	1.0	5,379.00	5,379.00
		1.0		
	PLEASE SEE NOTE AT THE BOTTOM OF PROPOSAL	1.0		
	REGARDING NETWORK HOSTING FEES	1.0		
		1.0		
	WORKSTATION & MONITOR:	1.0		
77-0018	WS120 Remote Workstation	1.0	1,195.00	1,195.00
77-0105	21.5" LED Monitor	1.0	210.00	210.00
	BARRIER GATES:	1.0		
77-0196	BlueEdition Barrier Gate	12.0	2,178.75	26,145.00
77-0049	10' Folding Arm, ADA	1.0	315.00	315.00
	TICKET DISPENSERS:	1.0		
77-0029	Entrance Control Terminal IN+ Barcode.	2.0	8,819.00	17,638.00
	CREDIT CARD & BARCODE EXIT MACHINES:	1.0		
77-0030	Exit Control Terminal OUT+ Barcode	5.0	9,233.80	46,169.00
77-00135	PX Credit Card Reader	5.0	1,556.20	7,781.00
77-0178	PX Ethernet Module LAN300	5.0	311.20	1,556.00
	RFID READERS:	1.0		
77-0110	CR 120 Plus Card Reader with Pedestal	5.0	2,593.80	12,969.00
TRES-900.2	TRES900 Passive RF Reader	11.0	1,500.00	16,500.00
99-5563	AVI Bracket	11.0	82.00	902.00
99-5564	AVI Pedestal, 94"	11.0	390.00	4,290.00
99-0201	Tres900 Hangtag, blank,	500.0	8.00	4,000.00
	PAY ON FOOT MACHINES:	1.0		
77-0211	Automatic POF Pay Coinless Barcode	5.0	27,493.80	137,469.00
77-00135	PX Credit Card Reader	5.0	1,556.20	7,781.00
77-0178	PX Ethernet Module LAN300	5.0	311.20	1,556.00
	COUNT SYSTEM:	1.0		
77-0113	License VMS Occupancy Display	1.0	675.00	675.00
77-0134	Serial to Ethernet Converter for SignalTech VMS	1.0	260.00	260.00
99-2321B	Loop Wire	1,080.0	0.20	216.00
99-2321W	Loop Wire	1,080.0	0.20	216.00
99-1411	Loop Sealant	48.0	23.00	1,104.00
11	Labor to install twenty-four (24) saw cut vehicle detector loops	1.0	6,864.00	6,864.00
	Installation Materials	1.0	2,100.00	2,100.00
11	Bolt down, terminate and test equipment	1.0	12,000.00	12,000.00
11	System commissioning, testing of credit card	1.0	5,000.00	5,000.00
16	One-Year On Site Service Warranty	1.0	9,000.00	9,000.00
17	Customer Training	1.0	2,000.00	2,000.00
	Freight	1.0	2,500.00	2,500.00
Subtotal				\$ 333,790.00
Sales Tax				
Total this quote				\$ 333,790.00



6. Cost Proposal - Continued

HOSTING SERVICE FEES:

Separate hosting agreement between HOST and customer is required.

Hosting fees will be \$75 per TCC per Month = \$1,275 per month.

OPTIONAL ITEMS:

1. Designa VoIP Central Server and one (1) Main Phone Point ...ADD:
\$1,919

2. WEB-VAL Online Validation Application...ADD: \$3,631

3. Barcode Scanner for Chaser Ticket Creation...ADD: \$6,406

4. QR Validation Email/Printing...ADD: \$3,113

5. Table Top Barcode Validator...ADD: \$1,401

SEE NOTES SECTION OF PROPOSAL FOR ADDITIONAL ITEMS

This Quotation expires on December 11, 2018.



6. Notes

Our proposal includes the following notes.

- Concrete, conduit, A/C power, high speed Ethernet connection to each device, secure rack mount location for router, firewalls, by owner. Owner to provide adequate power and cooling for the room where the PARCS server rack is to be located.
- Existing proximity card readers and credentials will be integrated into the new system.
- EMV ready credit card readers furnished with each revenue device. Credit card processing by Payment Express. Fees and contract apply.
- Tickets, receipt paper and other perishables included for demo only.
- Price on base proposal and options good until December 11, 2018.



Value Engineering Recommendations

Light & Breuning, Inc. is pleased to provide a menu of value engineering recommendations that will provide opportunities to save money and add features. Pricing for each item is displayed on the cost sheet.

- **WEB validation**
Web application for allocating validations to ABACUS short term parker tickets with magnetic strip or barcode technology. Allocated validations are saved in the System server. During the payment process at the manual or automatic pay station or directly at the exit, the saved validations are retrieved from the System server and deducted from the incurred parking fee.
- **Desktop validators**
Compact offline discount unit for coding magnetic validations.
- **Voice Annunciation**
Customized voice message at entry and exit.
- **Walk up Automatic Pay Station with recycler and coin handling**
Barrier-free automatic Pay Station for all car park payment processes.
- **Pay in Lane with recycler and no coin handling**
Automatic Pay Station in compact design for all car park payment processes.
- **Chaser Ticket**
Designa offers the ability to grant validations using a chaser ticket.
- **Driver Camera**
A camera can be installed at the entry and exit terminals to ensure network-based video surveillance.
- **Mobile Payment Options**
Designa offers a web services interface for many mobile payment options and is willing to develop as necessary.
- **Graphics On Customer Facing Terminals**
This option provides custom graphics on the face each self-service entry or exit terminal to provide patrons with information and guidance.
- **Surface Mount Bollards**
Some equipment islands have been observed to be missing bollards to protect the equipment.



8. Value Engineering Recommendations – Continued

- **Spare Parts**
Stock parts for on-site swap.
- **UPS**
Uninterruptible Power Supplies, critical entry and exit lanes can be assured of operation in the event of a power failure by installing a UPS unit. Duration depends on cold weather conditions but can be expected to range from (4) to (12) hours per lane.
- **Handheld Event System**
I-Phone based system accepts credit cards and prints a receipt
- **WEB Services**
Designa offers the WEB services option allowing integration of data to other software platforms at the API level.

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor
FROM: Stephanie Robinson CPPB, Senior Buyer
DATE: Sept. 28, 2018
SUBJECT: Sole Source Purchase – Shaheen Chevrolet

Please include this Sole Source packet of information in your transmittal to Council as required by the Purchasing Ordinance Section 206.05.

In summary, the Purchasing Office processed the following Sole Source transaction:

Department: Lansing Police Department – SOS Division
Vendor: Shaheen Chevrolet, Lansing
Item Purchased: Two Cars – 2015 Chevrolet Equinox, and 2016 Chevrolet Equinox
Dollar Amount: \$31,170.00

Additional information pertaining to this purchase is attached for your information.

This letter is filed in accordance with the Purchasing Ordinance Section 206.05 (a) and (b).

slr

**CITY OF LANSING**

124 W. Michigan Ave
Lansing, MI 48933
(517) 483-4128

TO: SHAHEEN CHEVROLET INC
632 AMERICAN ROAD
LANSING, MI 48911-5980

PURCHASE ORDER

P.O. NUMBER	P085728
DATE	09/10/18
VENDOR I.D.	V047510
DELIVERY DATE	
FOB	
REQUISITION NO	PR014054
OUR PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES, PACKING LIST AND CORRESPONDENCE.	

Page 1 of 1

PHONE# (517) 394-0330 FAX#

DELIVER ITEMS TO:

LANSING POLICE - QUARTERMASTER
120 W MICHIGAN AVENUE 4TH FLOOR
LANSING, MI 48933

SEND INVOICE TO:

LANSING POLICE - QUARTERMASTER
120 W MICHIGAN AVENUE 4TH FLOOR
LANSING, MI 48933

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSION
001	2015 CHEVROLET EQUINOX [REDACTED] 09/05/18	1	EA	15,815.00	15,815.00
002	2016 CHEVROLET EQUINOX [REDACTED] 09/05/18	1	EA	15,355.00	15,355.00
				TAX	0.00
				TOTAL	31,170.00

THE ARTICLES SPECIFIED ARE SUBJECT TO THE FOLLOWING CONDITIONS:

1. Goods other than those specified on this order must not be substituted or prices changed without authorization.
2. If the quantity shipped is short of the purchase order quantity, specify on the packing slip if that quantity is on back order or cancelled.

CITY of LANSING
INTEROFFICE COMMUNICATION

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

FROM: Stephanie Robinson, CPPB, Senior Buyer

DATE: Sept. 6, 2018

SUBJECT: Sole Source – Shaheen Chevrolet of Lansing

The Lansing Police Department requests that Shaheen Chevrolet of Lansing Inc. be designated as a Sole Source vendor for the purchase of two vehicles – Two Chevrolet Equinox LS.

Please see the attached letter from Chief Mike Yankowski regarding the request.

Based on the attached letter we recommend issuing a sole source purchase order to Shaheen Chevrolet, in the amount of \$ 31,170 from account number 2673254-977000 per the request of the Lansing Police Department, Special Operations Section.

Attachment

Date:

9-11-18

Approved ☒ Denied ☐


Andy Schor, Mayor



Andy Schor, Mayor

Lansing Police Department

120 West Michigan Avenue

Lansing, MI 48933

Phone: (517) 483-4600

Fax: (517) 483-6003



Mike Yankowski, Chief

To: Stephanie Robinson, Purchasing Department, Senior Buyer
From: Mike Yankowski, Chief of Police
Subject: Sole Source Request-Special Operations Undercover Vehicles
Date: September 4, 2018

The Lansing Police Special Operations (SOS) has identified the need to replace current vehicles being used in undercover operations. We currently use a range of forfeited and purchased vehicles for officers to use during their investigations.

Due to the nature of undercover operations, the vehicles must blend into the environment in which they are deployed. This is fulfilled by driving used vehicles rather than new models. While the goal is to keep the vehicles themselves hidden and covert, through the course of investigations and contacts over years, their existence and their specifics are revealed.

Currently, the SOS fleet is made up of different makes and models as well as colors to diversify our efforts to blend in. Special Operations, in coordination with Vehicle Services, screened multiple makes and models to determine which would satisfy both departments. Due to the nature of sales of pre-owned vehicles, it is financially advantageous to purchase multiple vehicles from one dealer who offers a wide inventory. Special Operations and Vehicle Services requested inventory and pricing from a number of local area dealerships and then reviewed these for price and functionality. With the approval of Vehicle Services, the decision was made to purchase the following vehicles:

-2016 Chevy Equinox LS, 36k miles-\$15,355

-2015 Chevy Equinox LS, 11k miles-\$15,815

I am requesting a sole source purchase request for \$31,170.00 for the above listed vehicles.

The cost of the vehicles, \$31,170, will be paid for from forfeiture funds in accordance with the guidelines for local law enforcement agencies. The funds to pay for the vehicle will be taken from account 267.3254.977000.00000.

Thank you for your assistance with this matter,

Mike Yankowski, Chief of Police

"Capital City's Finest"

PRESS FIRMLY



632 AMERICAN ROAD
LANSING, MI 48911
(517) 394-0330

DATE 09/05/2018	RD103 ONLY ☐	EXPENSE ☐	DAY ☐	YR ☐	MOD ☐	PLATE ☐	NEW ☐	RENEWAL ☐	TRANSFER ☐
PURCHASER'S NAME City Of Lansing									
STREET ADDRESS 530 E South St									
CITY Lansing STATE MI ZIP 489101631									
RESIDENCE PHONE (517) 483-6640		BUSINESS PHONE (517) 483-4174		COUNTRY OF RESIDENCE Ingham					
DRIVER'S LICENSE NO.				STATE		EXP YR		DATE OF BIRTH	
CO-PURCHASER'S NAME									
STREET ADDRESS									
CITY									
STATE									
ZIP									
RESIDENCE PHONE		BUSINESS PHONE		COUNTRY OF RESIDENCE					
DRIVER'S LICENSE NO.				STATE		EXP YR		DATE OF BIRTH	

PLEASE ENTER MY ORDER FOR THE FOLLOWING -

☐ NEW ☐ USED ☐ DEMO ☐ "AS IS" ☐ CAR ☐ TRUCK ☐ (SPECIFY)

YEAR **2015** MAKE **Chevrolet** MODEL **Equinox** BODY STYLE **SUV**

COLOR **Silver Topaz Metallic** ENGINE **2.4L 4 cyls** ODOMETER **11175** WEIGHT OR FEE CAT.

SERIAL NO OR VIN NO. **[REDACTED]**

SALESMAN **Curtis Remsing** TO BE DELIVERED ON OR ABOUT **74943A**

DESCRIPTION OF TRADE-IN

YEAR MAKE MODEL BODY STYLE

SERIAL NO OR VIN NO. COLOR

ODOMETER READING AS OF DATE PLATE # EXPIRATION DATE

GM AUTH. # LEASE LOYALTY #

INS. CO. & AGENT POLICY NO./BINDER NO.

ADDRESS EFFECTIVE DATE

CITY, STATE, PHONE EXPIRATION DATE

PRICE OF VEHICLE, ACCESSORIES AND / OR EQUIPMENT AMOUNT

POWER WINDOWS, POWER LOCKS AIR COND, 4 CYL

1. PURCHASE PRICE (INCLUDING FREIGHT & ACCESSORIES)	\$	\$15,800.00
2. OTHER TAXABLE CHARGES (DOCUMENTARY FEE SERVICE FEES & ETC.)		\$0.00
3. TOTAL TAXABLE PRICE		\$15,800.00
4. a) LICENSE OR TRANSFER FEE		\$0.00
b) TITLE FEE		\$15.00
c) MICHIGAN SALES TAX (REFER TO #3)		\$0.00
5. a) OTHER NON-TAX CHG. (SPECIFY)		
b) EXTENDED WARRANTY OR SERVICE CONTRACT		
c) RUST PROOFING		
6. TOTAL DELIVERED PRICE		\$15,815.00
7. CASH ON DEPOSIT		
8. GM CARD & CODE ()		
9. REBATE & CODE ()		
10. REBATE & CODE ()		
11. CASH DUE ON DELIVERY		\$0.00
12. TRADE-IN (AS APPRAISED)		
13. LIEN		
14. TOTAL DOWN PAYMENT		\$0.00
15. AMOUNT TO BE FINANCED		\$15,815.00

IF A CREDIT SALE, THE REQUIRED INFORMATION CONCERNING IT WILL BE A PART OF THIS FORM, AS ATTACHED DOCUMENTATION.	
CONTRACT DUE (Line 15)	
☐ Weekly	Payments of \$
☐ Monthly	
NO. DUE	(MONTH) (DAY) (YEAR)
SPECIAL CONDITIONS - NO REFUNDS ON SPECIAL ORDERED VEHICLES, DEPO. IT WILL BE USED FOR LIQUIDATING DAMAGES ON SAID VEHICLE.	
SIGNATURE	

TYPE OF INSURANCE	
☐ A & H	\$
☐ CREDIT	\$
☐ LIFE	\$
☐ TOTAL INS. CHARGE	\$
WILL THIS VEHICLE BE USED OR HAS IT BEEN USED AS:	
☐ A POLICE VEHICLE	
☐ A DRIVER ED. VEHICLE	
☐ A GOV'T VEHICLE	
☐ A TAXI	
☐ A SALVAGE TITLE HAS PREVIOUSLY BEEN ISSUED.	

Purchaser agrees that this Order includes all of the terms and conditions on both the face and reverse side hereof, that this Order cancels and supersedes any prior agreement and as of the date hereof comprises the complete and exclusive statement of the terms of the agreement relating to the subject matters covered hereby; and that THIS ORDER SHALL NOT BECOME BINDING UNTIL ACCEPTED BY DEALER OR HIS OR HER AUTHORIZED REPRESENTATIVE AND IN THE EVENT OF A TIME SALE, DEALER SHALL NOT BE OBLIGATED TO SELL UNTIL APPROVAL OF THE TERMS HEREOF IS GIVEN BY A BANK OR FINANCE COMPANY WILLING TO PURCHASE A RETAIL INSTALLMENT CONTRACT BETWEEN THE PARTIES HERETO BASED ON SUCH CREDIT TERMS, AS PRESENTED IN ACCORDANCE WITH REGULATION "Z" (TRUTH-IN-LENDING) AND ACCEPTED BY ALL PARTIES HERETO. ALL WARRANTIES, IF ANY, BY A MANUFACTURER OR SUPPLIER OTHER THAN DEALER ARE THEIRS, NOT DEALER'S, AND ONLY SUCH MANUFACTURER OR OTHER SUPPLIER SHALL BE LIABLE FOR PERFORMANCE UNDER SUCH WARRANTIES. UNLESS DEALER FURNISHES BUYER WITH A SEPARATE WRITTEN WARRANTY OR SERVICE CONTRACT MADE BY DEALER ON ITS OWN BEHALF, DEALER HEREBY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE (A) ON ALL GOODS AND SERVICES SOLD BY DEALER; AND (B) ON ALL USED VEHICLES WHICH ARE HEREBY SOLD "AS IS - NOT EXPRESSLY WARRANTED OR GUARANTEED". Purchaser by his execution of this Order certifies that he or she is of legal age to execute binding contracts in this State and acknowledges that he or she has read its terms and conditions and has received a true copy of this order.

THIS ORDER IS BASED UPON AVAILABILITY OF VEHICLE AND IS NOT A BINDING CONTRACT

APPLIES TO USED VEHICLE ONLY - THE INFORMATION YOU SEE ON THE WINDOW FORM FOR THIS VEHICLE IS PART OF THIS CONTRACT. INFORMATION ON THE WINDOW FORM OVERRIDES ANY CONTRARY PROVISIONS IN THE CONTRACT OF SALE. EFFECTIVE MAY 1985

PURCHASER'S SIGNATURE _____

CO-PURCHASER'S SIGNATURE _____

PRESS FIRMLY



632 AMERICAN ROAD
LANSING, MI 48911
(517) 394-0330

PLEASE ENTER MY ORDER FOR THE FOLLOWING (SPECIFY)

☐ NEW ☐ USED ☐ DEMO ☐ "AS IS" ☐ CAR ☐ TRUCK

YEAR: 2016 MAKE: Chevrolet MODEL: Equinox BODY STYLE: SUV

COLOR: Tungsten Metallic ENGINE: 2.4L 4 cyl ODOMETER: 36151 WEIGHT OR FEE CAT.

SERIAL NO. OR VIN NO. [REDACTED] T/G #

SALESMAN: Curtis Remsing SP12094 TO BE DELIVERED C/D OR ABOUT

DESCRIPTION OF TRADE-IN

YEAR: MAKE: MODEL: BODY STYLE:

SERIAL NO. OR VIN NO. COLOR:

ODOMETER READING AS OF DATE: PLATE #: EXPIRATION DATE:

GM AUTH. #: LEASE LOYALTY #

THIS CO. A AGENT: POLICY NO / BINDER NO.

ADDRESS: EFFECTIVE DATE:

CITY, STATE, PHONE: EXPIRATION DATE:

PRICE OF VEHICLE, ACCESSORIES AND / OR EQUIPMENT AMOUNT

POWER WINDOWS, POWER LOCKS, AIR COND, 4 CYL

M.S.R.P.

MISC.

TAX

LICENSE

TITLE

TOTAL

THIS ORDER IS NOT VALID UNLESS SIGNED AS APPROVED BY DEALER OR AUTHORIZED PARTY

SIGNATURE: [Signature] DATE: 9/5/18

DATE 09/05/2018	RDIC ONLY	EXPIRES ON	MO	DAY	YR	MO	PLATES ☐ NEW ☐ RENEWAL ☐ TRANSFER
PURCHASER'S NAME City Of Lansing							
STREET ADDRESS 530 E South St							
CITY Lansing							
STATE MI							
ZIP 489101631							
RESIDENCE PHONE (517) 483-6640				BUSINESS PHONE (517) 483-4174		COUNTY OF RESIDENCE Ingham	
DRIVER'S LICENSE NO.				STATE		EXP YR	
CO-PURCHASER'S NAME				DATE OF BIRTH			
STREET ADDRESS							
CITY							
STATE							
ZIP							
RESIDENCE PHONE				BUSINESS PHONE		COUNTY OF RESIDENCE	
DRIVER'S LICENSE NO.				STATE		EXP YR	
DATE OF BIRTH							

1. PURCHASE PRICE (INCLUDING FREIGHT & ACCESSORIES)	\$15,340.00
2. OTHER TAXABLE CHARGES (DOCUMENTARY FEE SERVICE FEES & ETC.)	\$0.00
3. TOTAL TAXABLE PRICE	\$15,340.00
4. a) LICENSE OR TRANSFER FEE	\$0.00
b) TITLE FEE	\$15.00
c) MICHIGAN SALES TAX (REFER TO a3)	\$0.00
5. a) OTHER NON-TAX CHG. (SPECIFY)	
b) EXTENDED WARRANTY OR SERVICE CONTRACT	
c) RUST PROOFING	
6. TOTAL DELIVERED PRICE	\$15,355.00
7. CASH ON DEPOSIT	
8. GM CARD & CODE ()	
9. REBATE & CODE ()	
10. REBATE & CODE ()	
11. CASH DUE ON DELIVERY	\$0.00
12. TRADE-IN (AS APPRAISED)	
13. LIEN	
14. TOTAL DOWN PAYMENT	\$0.00
15. AMOUNT TO BE FINANCED	\$15,355.00

IF A CREDIT SALE, THE REQUIRED INFORMATION CONCERNING IT WILL BE A PART OF THIS FORM, AS ATTACHED DOCUMENTATION.

CONTRACT DUE (Line 15)
☐ Weekly ☐ Monthly Payment of \$

NO. DUE (MONTH) (DAY) (YEAR)

SPECIAL CONDITIONS - NO REFUND ON SPECIAL ORDERED VEHICLES, DEPO. SAID VEHICLE.

SIGNATURE

TYPE OF INSURANCE
A & H \$
CREDIT LIFE \$
TOTAL INS. CHARGE \$

WILL THIS VEHICLE BE USED OR HAS IT BEEN USED AS:
☐ A POLICE VEHICLE
☐ A DRIVER ED. VEHICLE
☐ A GOV'T VEHICLE
☐ A TAXI
☐ A SALVAGE TITLE HAS PREVIOUSLY BEEN ISSUED.

Purchaser agrees that this Order includes all of the terms and conditions on both the face and reverse side hereof, that this Order cancels and supersedes any prior agreement and as of the date hereof comprises the complete and exclusive statement of the terms of the agreement relating to the subject matter covered hereby, and that THIS ORDER SHALL NOT BECOME BINDING UNTIL ACCEPTED BY DEALER OR HIS OR HER AUTHORIZED REPRESENTATIVE AND IN THE EVENT OF A TIME SALE, DEALER SHALL NOT BE OBLIGATED TO SELL UNTIL APPROVAL OF THE TERMS HEREOF IS GIVEN BY A BANK OR FINANCE COMPANY WILLING TO PURCHASE A RETAIL INSTALLMENT CONTRACT BETWEEN THE PARTIES HERETO BASED ON SUCH CREDIT TERMS, AS PRESENTED IN ACCORDANCE WITH REGULATION "2" (TRUTH-IN-LENDING) AND ACCEPTED BY ALL PARTIES HERETO. ALL WARRANTIES, IF ANY, BY A MANUFACTURER OR SUPPLIER OTHER THAN DEALER ARE THEIRS, NOT DEALER'S, AND ONLY SUCH MANUFACTURER OR OTHER SUPPLIER SHALL BE LIABLE FOR PERFORMANCE UNDER SUCH WARRANTIES. UNLESS DEALER FURNISHES BUYER WITH A SEPARATE WRITTEN WARRANTY OR SERVICE CONTRACT MADE BY DEALER ON ITS OWN BEHALF. DEALER HEREBY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE (A) ON ALL GOODS AND SERVICES SOLD BY DEALER; AND (B) ON ALL USED VEHICLES WHICH ARE HEREBY SOLD "AS IS - NOT EXPRESSLY WARRANTED OR GUARANTEED". Purchaser by his execution of this Order certifies that he or she is of legal age to execute lending contracts in this State and acknowledges that he or she has read its terms and conditions and has received a true copy of this Order.

APPLIES TO USED VEHICLE ONLY - THE INFORMATION YOU SEE ON THE WINDOW FORM FOR THIS VEHICLE IS PART OF THIS CONTRACT. INFORMATION ON THE WINDOW FORM OVERRIDES ANY CONTRARY PROVISIONS IN THE CONTRACT OF SALE. EFFECTIVE MAY 1985

PURCHASER'S SIGNATURE: _____ DEALER'S SIGNATURE: _____

9/3/2018

Desking 3.0 | Application

Date/Time: 9/3/2018 12:23:52 PM



2016 Equinox LS SP12094

Buy	0 Mo @ 7%
\$ Down	Est. \$/Mo
15,355	0.00
1,000	14393.54
2,000	13390.85

MSRP or Retail Price	16,600.00
Selling Price	15,340.00
Government Fees	15.00
Proc/Doc Fees	0.00
Accessories	0.00
Service Contract	0.00
Gap	0.00
Total Taxes	0.00
Total Price	15,355.00
Trade Allowance	0.00
Trade Payoff	0.00
Rebate	0.00
Cash Down Payment	15,355.00
Amount Financed	0.00

X
Customer Signature

Date

X
Manager Signature
9/3/18
Date

Subject to Lender Approval

DK CHARCOAL/BLACK

9/3/2018

Desking 3.0 | Application

Date/Time: 9/3/2018 12:27:42 PM



2015 Equinox LS 74943A

Buy	0 Mo @ 7%
\$ Down	Est. \$/Mo
15,815	0.00
1,000	14900.23
2,000	13894.48

MSRP or Retail Price	16,980.00
Selling Price	15,800.00
Government Fees	15.00
Proc/Doc Fees	0.00
Accessories	0.00
Service Contract	0.00
Gap	0.00
Total Taxes	0.00
Total Price	15,815.00
Trade Allowance	0.00
Trade Payoff	0.00
Rebate	0.00
Cash Down Payment	15,815.00
Amount Financed	0.00

X
Customer Signature _____
Date _____

X
Manager Signature _____
Date 9/3/18

Subject to Lender Approval

LT Blue/Silver

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor

FROM: Stephanie Robinson CPPB, Senior Buyer

DATE: September 28, 2018

SUBJECT: Sole Source Purchase – All City Management Services – School Crossing Guard Services

Please include this Sole Source packet of information in your transmittal to Council as required by the Purchasing Ordinance Section 206.05.

In summary, the Purchasing Office processed the following Sole Source transaction:

Department: Lansing Police Department
Vendor: All City Management Services
Item Purchased: School Crossing Guard Services
Dollar Amount: \$ 259,848 (July 1, 2018 thru June 30, 2019)

Additional information pertaining to this purchase is attached for your information.

This letter is filed in accordance with the Purchasing Ordinance Section 206.05 (a) and (b).

sr

CITY of LANSING

INTEROFFICE COMMUNICATION

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

FROM: Stephanie Robinson, CPPB, Senior Buyer

DATE: August 9, 2018

SUBJECT: Sole Source – All City Management Services

The Lansing Police Department requests that All City Management Services be designated as a Sole Source vendor for the Staffing, training, and management of City of Lansing's School Crossing Guard Program.

Please see the attached letter from Chief Mike Yankowski regarding the request.

Based on the attached letter we recommend issuing a sole source purchase order to All City Management Services the amount of \$ 259,848. This is a one year contract per the request of the Lansing Police Department.

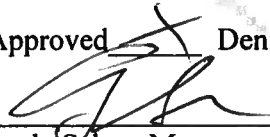
Attachment

Date:

8-10-18

Approved

Denied


Andy Schor, Mayor

**CITY OF LANSING**

124 W. Michigan Ave
Lansing, MI 48933
(517) 483-4128

TO: ALL CITY MANAGEMENT SERVICES
PO BOX 8359
PASADENA, CA 91109-8359

PURCHASE ORDER

P.O. NUMBER	P085617
DATE	08/09/18
VENDOR I.D.	V009201
DELIVERY DATE	
FOB	
REQUISITION NO	PR013913
OUR PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES, PACKING LIST AND CORRESPONDENCE.	

Page 1 of 1

PHONE# (800) 540-9290 FAX#

DELIVER ITEMS TO:

LANSING POLICE - ADMINISTRATIVE SUPPORT
120 W MICHIGAN AVENUE 4TH FLOOR
LANSING, MI 48933

SEND INVOICE TO:

LANSING POLICE - ADMINISTRATIVE SUP
120 W MICHIGAN AVENUE 4TH FLOOR
LANSING, MI 48933

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSION
001	CROSSING GUARD CONTRACT SERVICES PROVIDED: RECRUITING, STAFFING, BACKGROUND VETTING, TRAINING, EQUIPMENT, INSURANCE, INSPECTIONS, SUPERVISION AND MANAGEMENT. SOLE SOURCE ONE YEAR CONTRACT BASED ON 32 SITES AT 2HR PER DAY 64 HR/DAYX180 DAYS PER YEAR @ \$20.05/HR = \$230,976 2 SITES AT 4HR PER DAY 8 HR/DAY AT 180 /YEAR @ @20.05 = \$28,872.00	259,848	EA	1.00	259,848.00
				TAX	0.00
				TOTAL	259,848.00

THE ARTICLES SPECIFIED ARE SUBJECT TO THE FOLLOWING CONDITIONS:

1. Goods other than those specified on this order must not be substituted or prices changed without authorization.
2. If the quantity shipped is short of the purchase order quantity, specify on the packing slip if that quantity is on back order or cancelled.

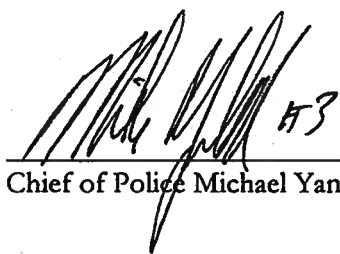
LANSING POLICE DEPARTMENT • INTEROFFICE MEMORANDUM

TO: STEPHANIE ROBINSON
FROM: MICHAEL YANKOWSKI
SUBJECT: SOLE SOURCE – ALL CITY MANAGEMENT SERVICES
DATE: AUGUST 7, 2018

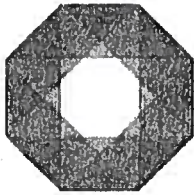
The Lansing Police Department requests the granting of a sole source status to All City Management Services for the staffing, training, and management of the City of Lansing's School Crossing Guard program. All City Management Services (hereafter referred to as ACMS) is the only company that exclusively provides private crossing guard services in partnership with law enforcement.

The ACMS proposal is the most efficient solution for management of City of Lansing school district school crossing zones. Company vetting demonstrated that the Grand Rapids Police Department and the City of Wyoming Police Department continue to use ACMS as a vender for the following service.

ACMS will provide all recruiting, staffing, background vetting, training, equipment, insurance, inspections, supervision and management of the City of Lansing Crossing Guard Program under a one-year contract at the rate of \$20.05 per hour, per guard. Pricing is based upon 32 crossing sites 2.0 hours per day (\$230,976) and 2 crossing sites at 4.0 hours per day (\$28,872) for 180 regular days annually – total \$259,848.



Chief of Police Michael Yankowski



ALL CITY MANAGEMENT SERVICES

This AGREEMENT made and entered into this August _____, 2018 by and between the City of Lansing hereinafter called the "City", and ALL CITY MANAGEMENT SERVICES, INC., hereinafter called the "Contractor";

WITNESSETH

The parties hereto have mutually covenanted and agreed as follows:

1. This Agreement is for a One (1) year period which commences no later than August 27, 2018 and ends on June 30, 2019 and for such term thereafter as the parties may agree upon.
2. The Contractor will provide personnel equipped and trained in appropriate procedures for crossing pedestrians in marked crosswalks. Such personnel shall be herein referred to as a Crossing Guard. The Contractor is an independent Contractor and the Crossing Guards to be furnished by it shall at all times be its employees and not those of the City.
3. The City's representative in dealing with the Contractor shall be designated by The City of Lansing.
4. If, at any time during the contract period, the City questions the meaning of any item of this Agreement, the City may contact the Contractor for interpretation of that item.
5. The City shall determine the locations where Crossing Guards shall be furnished by the Contractor. The Contractor shall provide at each designated location personnel properly trained as herein specified for the performance of duties as a Crossing Guard. The Contractor shall provide supervisory personnel to see that Crossing Guard activities are taking place at the required places and times, and in accordance with all items of this Agreement.
6. The Contractor shall maintain adequate reserve personnel to be able to furnish alternate Crossing Guards in the event that any person fails to report for work at the assigned time and location and agrees to provide immediate replacement.
7. In the performance of their duties the Contractor and all employees of the Contractor shall conduct themselves in accordance with the conditions of this Agreement and the laws and codes of the State of Michigan and the City of Lansing.
8. Crossing Guards employed by the Contractor shall be trained, by the Contractor, in the laws and codes of Michigan and the City of Lansing pertaining to general pedestrian safety in school crossing areas crossing areas. Crossing Guard Services shall be provided by the Contractor at the designated locations on all days in which School is in session. The Contractor also agrees to maintain communication with the designated schools to maintain proper scheduling.

10. The Contractor shall provide all Crossing Guards with apparel by which they are readily visible and easily recognized as Crossing Guards. Such apparel shall be uniform for all persons performing the duties of Crossing Guards and shall be worn at all times while performing said duties. This apparel must be appropriate for weather conditions. The Contractor shall also provide all Crossing Guards with hand held Stop signs and any other safety equipment which may be necessary.
11. The Contractor shall at all times provide workers' compensation insurance covering its employees, and shall provide and maintain liability insurance for Crossing Guard activities. The Contractor will provide to the City a Certificate of Insurance naming the City and its officials, officers and employees as an additional insured. Such insurance shall include commercial general liability with a combined single limit of not less than \$1,000,000.00 per occurrence and in aggregate for property damage and bodily injury. Such insurance shall be primary with respect to any insurance maintained by the City and shall not call on the City's insurance contributions. Such insurance shall be endorsed for contractual liability and personal injury and shall include the City, its officers, agents and interest of the City. Such insurance shall not be canceled, reduced in coverage or limits or non-renewed except after thirty (30) days written notice by Certified Mail, Return Receipt Requested has been given to the Chief of Police or designee of the City.
12. Contractor agrees to indemnify the City, its officers, employees and agents against, and will hold and save each of them harmless from, any and all actions, claims for damages to persons or property, penalties, obligations or liabilities that may be asserted or claimed by any person, firm, entity, corporation, political subdivision or other organization arising out of the intentional or negligent acts, errors, or omissions of Contractor, its agents, employees, subcontractors, or invitee, provided for herein.
 - a) Contractor will defend any action or actions filed in connection with any of said claims, damages, penalties, obligations or liabilities and will pay all costs and expenses including attorney's fees incurred in connection herewith.
 - b) Contractor will promptly pay any judgment rendered against the City, its officers, agents or employees for any such claims, damages, penalties, obligations or liabilities.
 - c) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Contractor for such damages or other claims arising out of or in connection with the sole negligence of Contractor hereunder, Contractor agrees to pay City, its officers, agents, or employees, any and all costs and expenses incurred by the City, its officers agents or employees in such action or proceeding, including, but not limited to, reasonable attorney's fees.
13. Either party shall have the right to cancel this Agreement by giving sixty (60) days written notice to the other.
14. The Contractor shall not have the right to assign this Contract to any other person or firm except with the prior written consent of the City.

15. The City agrees to pay the Contractor for services rendered pursuant to this Agreement the sum Twenty Dollars and Five Cents (\$20.05) per hour, per guard during the contract period.
16. Payment is due Contractor within thirty (30) days of receipt of Contractor's properly prepared invoice
17. The City shall have an option to renew this contract for two additional two year terms. In the event that this Agreement is extended beyond June 30, 2019, the compensation and terms for services shall be established by mutual consent of both parties.
18. Facsimiles of signatures shall have the same force and effect as original signatures.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

City of Lansing

By _____
Signature

Print Name and Title

Date _____

All City Management Services, Inc.

By 
D. Farwell, Corporate Secretary

Date 7/27/18

All City Management Services Inc.

Client Worksheet 2018 - 2019

Department: 800301

Billing Rate for 2018/2019: \$20.05

City of Lansing
740 May St.
Lansing, MI 48906

KEY:

Traditional Calendar:

For sites with no regularly scheduled early release days, use 180 regular days

For sites with one regularly scheduled early release day/week, use 144 regular days and 36 minimum days

Sites with traditional calendar:

		64		180		\$20.05	=	\$230,976.00
32	Sites at 2.0 hrs per day	Total Hrs/day	X	days/yr	X	Hourly Billing Rate		
		8		180		\$20.05	=	\$28,872.00
2	Sites at 4.0 hrs per day	Total Hrs/day	X	days/yr	X	Hourly Billing Rate		

TOTAL PROJECTED HOURS

12960

TOTAL ANNUAL PROJECTED COST

\$259,848.00

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor
FROM: Stephanie Robinson CPPB, Senior Buyer
DATE: Sept. 28, 2018
SUBJECT: Sole Source Purchase – Graff Chevrolet

Please include this Sole Source packet of information in your transmittal to Council as required by the Purchasing Ordinance Section 206.05.

In summary, the Purchasing Office processed the following Sole Source transaction:

Department: Lansing Police Department – SOS Division
Vendor: Graf Chevrolet, Okemos
Item Purchased: Two Cars – 2017 Impala, and 2015 Traverse LS
Dollar Amount: \$38,500

Additional information pertaining to this purchase is attached for your information.

This letter is filed in accordance with the Purchasing Ordinance Section 206.05 (a) and (b).

slr

**CITY OF LANSING**

124 W. Michigan Ave
Lansing, MI 48933
(517) 483-4128

TO: HANK GRAFF CHEVROLET
800 N STATE RD
DAVISON, MI 48423

PURCHASE ORDER

P.O. NUMBER	P085765
DATE	10/03/18
VENDOR I.D.	V004884
DELIVERY DATE	
FOB	
REQUISITION NO	PR014104
OUR PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES, PACKING LIST AND CORRESPONDENCE.	

Page 1 of 1

PHONE#

FAX#

DELIVER ITEMS TO:

LANSING POLICE - OPERATIONS CENTER
120 W MICHIGAN AVE 4TH FL
LANSING, MI 48933

SEND INVOICE TO:

LANSING POLICE - OPERATIONS CENTER
120 W MICHIGAN AVE 4TH FL
LANSING, MI 48933

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSION
001	2015 CHEVROLET TRAVERSE VIN [REDACTED]	1	EA	20,122.00	20,122.00
002	2017 CHEVROLET IMPALA VIN NO [REDACTED]	1	EA	18,378.00	18,378.00
TAX					0.00
TOTAL					38,500.00

THE ARTICLES SPECIFIED ARE SUBJECT TO THE FOLLOWING CONDITIONS:

1. Goods other than those specified on this order must not be substituted or prices changed without authorization.
2. If the quantity shipped is short of the purchase order quantity, specify on the packing slip if that quantity is on back order or cancelled.

CITY of LANSING

INTEROFFICE COMMUNICATION

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

FROM: Stephanie Robinson, CPPB, Senior Buyer

DATE: Sept. 28, 2018

SUBJECT: Sole Source – Graf Chevrolet of Okemos

The Lansing Police Department requests that Graf Chevrolet of Okemos be designated as a Sole Source vendor for the purchase of two used vehicles – Two Chevrolet's, (1) 2017 Impala LT, and (1) 2015 Traverse LS.

Please see the attached letter from Chief Mike Yankowski regarding the request.

Based on the attached letter we recommend issuing a sole source purchase order to Graf Chevrolet, in the amount of \$ 38,500 from account number 2673254-977000 per the request of the Lansing Police Department, Special Operations Section. One more vehicle has been budgeted for SOS, for FY19.

Attachment

Date: 10-1-18

Approved X Denied _____



Andy Schor, Mayor



Andy Schor, Mayor

Lansing Police Department

120 West Michigan Avenue
Lansing, MI 48933
Phone: (517) 483-4600
Fax: (517) 483-6003



Mike Yankowski, Chief

To: Stephanie Robinson, Purchasing Department, Senior Buyer
From: Mike Yankowski, Chief of Police
Subject: Sole Source Request-Special Operations Undercover Vehicles
Date: September 25, 2018

The Lansing Police Special Operations (SOS) has identified the need to replace current vehicles being used in undercover operations. We currently use a range of forfeited and purchased vehicles for officers to use during their investigations.

Due to the nature of undercover operations, the vehicles must blend into the environment in which they are deployed. This is fulfilled by driving used vehicles rather than new models. While the goal is to keep the vehicles themselves hidden and covert, through the course of investigations and contacts over years, their existence and their specifics are revealed.

Currently, the SOS fleet is made up of different makes and models as well as colors to diversify our efforts to blend in. Special Operations, in coordination with Vehicle Services, screened multiple makes and models to determine which would satisfy both departments. Due to the nature of sales of pre-owned vehicles, it is financially advantageous to purchase multiple vehicles from one dealer who offers a wide inventory. Special Operations and Vehicle Services requested inventory and pricing from a number of local area dealerships and then reviewed these for price and functionality. With the approval of Vehicle Services, the decision was made to purchase the following vehicles:

- 2017 Chevy Impala LT, 36k miles
- 2015 Chevy Traverse LS, 33k miles

I am requesting a sole source purchase request for \$38,500.00 for the above listed vehicles. The cost of the vehicles, \$38,500, will be paid for from forfeiture funds in accordance with the guidelines for local law enforcement agencies. The funds to pay for the vehicle will be taken from account 267.3254.977000.00000.

Thank you for your assistance with this matter,

Mike Yankowski, Chief of Police

"Capital City's Finest"



GRAFF CHEVROLET - OKEMOS, INC.
1748 W. GRAND RIVER
OKEMOS, MI 48864
(517) 349 8300

www.graffokemos.com

RETAIL

CITY OF LANSING

PURCHASER

N/A

CO-PURCHASER'S NAME

530 E SOUTH ST

STREET ADDRESS

LANSING

MI 48910-1630

CITY

STATE

ZIP

COUNTY

DRIVER'S LICENSE NUMBERS

09/25/2018

DATE

140578

CUSTOMER #

ROBERT.BACKUS@LANSINGMI.GOV

E-MAIL

517/881-3404

PHONE

☐ NEW ☐ CTP/ DEMO ☒ USED MAIN ☐ USED BUDGET ☐ FLEET ☐ W.S. ☐ HOUSE

MILEAGE **33696**

COLOR **GRAY**

DEAL# **60144**

STOCK# **FJ362590S**

YEAR **2015**

MAKE **CHEVROLET**

MODEL **TRAVERSE**

VIN: [REDACTED]			
PURCHASE PRICE OF VEHICLE		19873.00	TRADE-IN
DEALER INSTALLED ACCESSORIES:			YEAR MAKE MODEL STYLE
		0.00	VEHICLE IDENTIFICATION NUMBER APPRAISAL
		0.00	CURRENT ODOMETER PLATE # EXP. DATE
DOC FEE		210.00	LIEN HOLDER PHONE
CVR FEE		24.00	ADDRESS
LICENSE FEE		0.00	CITY STATE ZIP
TITLE FEE 15.00 TRANSFER FEE N/A		15.00	PAYOFF GOOD TILL
SALES TAX		0.00	ACCOUNT NUMBER
BALANCE		20122.00	INS. CO. POLICY #
CASH DOWN		0.00	INS. AGENT PHONE # / -
REBATE 1		0.00	ADDRESS
REBATE 2		0.00	DEDUCTIBLE COLL. N/A COMP. N/A
REBATE 3		0.00	
REBATE 4		0.00	
REBATE 5		0.00	
REBATE 6		0.00	
GM CARD		0.00	
TRADE-IN ALLOWANCE		0.00	
LESS LIEN PAYOFF		0.00	
TOTAL DOWN PAYMENT		0.00	LIEN TO
SERVICE CONTRACT		0.00	
N/A MTHS N/A MILES N/A DED			
PRIOR LEASE BALANCE		0.00	SALE TYPE ☐ GMS ☒ RETAIL
		0.00	☐ SUPPLIER CODE
GAP		0.00	☐ OTHER
CL N/A AH N/A		0.00	MGR APPROVAL TO
BALANCE DUE		20122.00	OK TO TYPE

09/25/2018

PURCHASER'S SIGNATURE

SLSMGRORD*1*GOKE-FI DATE

SALESPERSON **PATRICIA DEAN**

DATE

THIS IS NOT AN ORDER UNTIL ACCEPTED BY AN OFFICER OF THE COMPANY

11:41 am

09/25/18

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GRAFF CHEVROLET - OKEMOS, INC.
1748 W. GRAND RIVER
OKEMOS, MI 48864
(517) 349 8300
www.graffokemos.com

RETAIL

CITY OF LANSING

N/A

CO-PURCHASER'S NAME

530 E SOUTH ST

STREET ADDRESS

LANSING

MI 48910-1630

CITY

STATE

ZIP

COUNTY

DRIVER'S LICENSE NUMBERS

09/25/2018

DATE

140578

CUSTOMER #

ROBERT.BACKUS@LANSINGMI.GOV

E-MAIL

517/881-3404

PHONE

☐ NEW ☐ CTP/ DEMO ☒ USED MAIN ☐ USED BUDGET ☐ FLEET ☐ W.S. ☐ HOUSE

MILEAGE **36416**

COLOR **BLUE**

DEAL# **60145**

STOCK# **HU192274S**

YEAR **2017**

MAKE **CHEVROLET**

MODEL **IMPALA**

VIN: [REDACTED]			
PURCHASE PRICE OF VEHICLE	18129.00	TRADE-IN	
DEALER INSTALLED ACCESSORIES:		YEAR	MAKE
	0.00	N/A	
	0.00	VEHICLE IDENTIFICATION NUMBER	
	0.00	CURRENT ODOMETER	
DOC FEE	210.00	PLATE #	EXP. DATE
CVR FEE	24.00	LIEN HOLDER	
LICENSE FEE	0.00	ADDRESS	
TITLE FEE 15.00 TRANSFER FEE N/A	15.00	CITY	STATE ZIP
SALES TAX	0.00	PAYOFF	GOOD TILL
BALANCE	18378.00	ACCOUNT NUMBER	
CASH DOWN	0.00	INS. CO.	POLICY #
REBATE 1	0.00	INS. AGENT	PHONE # / -
REBATE 2	0.00	ADDRESS	
REBATE 3	0.00	DEDUCTIBLE COLL.	N/A COMP. N/A
REBATE 4	0.00		
REBATE 5	0.00		
REBATE 6	0.00		
GM CARD	0.00		
TRADE-IN ALLOWANCE	0.00		
LESS LIEN PAYOFF	0.00		
TOTAL DOWN PAYMENT	0.00	LIEN TO	
SERVICE CONTRACT	0.00		
N/A MTHS N/A MILES N/A DED			
PRIOR LEASE BALANCE	0.00	SALE TYPE	☐ GMS ☒ RETAIL
	0.00	☐ SUPPLIER	CODE
GAP	0.00	☐ OTHER	
CL N/A AH N/A	0.00	MGR APPROVAL	TO
BALANCE DUE	18378.00	OK TO TYPE	

09/25/2018

PURCHASER'S SIGNATURE

SLSMGRORD*1*GOKE-FI DATE

SALESPERSON **PATRICIA DEAN**

09/25/2018

DATE

THIS IS NOT AN ORDER UNTIL ACCEPTED BY AN OFFICER OF THE COMPANY

11:48 am

09/25/18

Copyright 2014 CDK Global, LLC EBHOWROOM - 0801C

THIS ITEM NOT AVAILABLE AT TIME OF PRINT



XV B 1 a

RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

October 4, 2018

Mark Burzych, attorney
c/o Tannin LLC
mburzych@fsbriaw.com

RID # 1810-13791 Reference/Transaction: Transfer Location 2018 Class C & SDM License With Sunday Sales Permit (PM), Catering Permit, Specific Purpose Permit (Food) and Outdoor Service (1 Area) From 5100 Marsh Rd, Ste C, Okemos to 1620 E Michigan, Lansing, Transfer Governmental Unit Under MCL 436.1531 (1) From Meridian Township to Lansing City and Cancel Existing Outdoor Service Area

Please let this letter serve as notice the Michigan Liquor Control Commission has referred your application to our Enforcement Division for investigation of your request.

Applicant/Licensee: Tannin LLC

Business address and phone number: 1620 E. Michigan Ave, Lansing MI 49812, Ingham County

Home address and phone number of partner(s)/subordinates:

As part of the licensing process, an investigation is required by the Michigan Liquor Control Commission Enforcement Division. The Enforcement investigation will be conducted from the following designated District Office:

Lansing District Office (866) 813-0011

You may contact your designated District Office regarding any appointments or questions on documentation requested by the Investigator. **Failure to provide requested information or to keep scheduled appointments will cause the application to be returned to the Lansing office for cancellation.**

Since this request is a transfer under MCL 436.1529(1), approval of the local unit of government is not required. However, a copy of this notice is also being provided to **Local Governmental Unit** should they wish to submit an opinion on the application or advise of any local non-compliance issues.

Under administrative rule R 436.1105, the Commission shall consider the opinions of the local residents, local legislative body, or local law enforcement agency with regard to the proposed business when determining whether an applicant may be issued a license or permit.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. The licensee must obtain all other required state and local licenses, permits, and approvals before using this license for the sale of alcoholic liquor. Approval of this license by the Michigan Liquor Control Commission does not waive any of these requirements.

MICHIGAN LIQUOR CONTROL COMMISSION
Retail Licensing Division (866) 813-0011

cc: Lansing City Clerk



XV B 1 b

RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

October 3, 2018

John Doyle, attorney
c/o Markham Enterprises, Inc.
john.doyle924@gmail.com

RID # 1809-13440 Reference/Transaction: Transfer Location Escrowed 2018 SDD & SDM License With Sunday Sales Permit (AM), Sunday Sales Permit (PM) And Motor Vehicle Fuel Pumps Issued Under MCL 436.1541(1) \$250,000 Excluding Hardware, Apparel, Sporting Goods, Etc. & 5' (Inside) And MCL 436.1541(6) 5' (Inside) From 2900 Dunckel To 3000 Dunckel, Ste A, Lansing

Please let this letter serve as notice the Michigan Liquor Control Commission has referred your application to our Enforcement Division for investigation of your request.

Applicant/Licensee: Markham Enterprises, Inc

Business address and phone number: 3000 Dunckel Rd, Ste A, Lansing MI 48910, Ingham County

Home address and phone number of partner(s)/subordinates:

As part of the licensing process, an investigation is required by the Michigan Liquor Control Commission Enforcement Division. The Enforcement investigation will be conducted from the following designated District Office:

Lansing District Office (313) 284-6330

You may contact your designated District Office regarding any appointments or questions on documentation requested by the Investigator. **Failure to provide requested information or to keep scheduled appointments will cause the application to be returned to the Lansing office for cancellation.**

Since this request is a transfer under MCL 436.1529(1), approval of the local unit of government is not required. However, a copy of this notice is also being provided to **Local Governmental Unit** should they wish to submit an opinion on the application or advise of any local non-compliance issues.

Under administrative rule R 436.1105, the Commission shall consider the opinions of the local residents, local legislative body, or local law enforcement agency with regard to the proposed business when determining whether an applicant may be issued a license or permit.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. The licensee must obtain all other required state and local licenses, permits, and approvals before using this license for the sale of alcoholic liquor. Approval of this license by the Michigan Liquor Control Commission does not waive any of these requirements.

MICHIGAN LIQUOR CONTROL COMMISSION
Retail Licensing Division
(866) 813-0011

cc: Lansing City Clerk

8-29-18

I, Nicolas Pena Jimenez am appealing

the \$1,028 trash and nuisance fee that was applied to my property 1220 Shephard St, Lansing MI 48912.

On 5-22-18 a crew from The city of Lansing appeared at my home and started to pick up objects and trash around the outside of my home.

I was never given notice that this was going to occur if I did not do it myself. In the past I have received notices about fixing or disposing something from the City of Lansing and I have done it in a timely matter. Unfortunately this time I did not receive notice. I have been without work for over a year now due to a work accident that rendered me unable to return to work. I was in long-term care at Sparrow Hospital from November 2017 up until early January 2018. My wife is the only one working and he is the one who pays all of our bills and up until ~~recently~~ August 2018 my insurance for my health was covered and now we have been paying out of pocket. I understand that there are objects that needed to be disposed of but I ~~can~~ would have moved those if I had received notice about it. I appreciate your time for reviewing this.



RECEIVED JUN 04 2018

City of Lansing

OFFICE OF THE CITY ATTORNEY

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: Nicolas Pena Jimenez & Paula Pena DATE: 6-4-18MAILING ADDRESS: 1220 Shephard St. EMAIL: _____CITY: Lansing STATE: Mi. ZIP CODE: 48912TELEPHONE: Home (517) 487-9109 Work (517) 993-8734

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

ADDRESS: 1220 Shephard St PARCEL NO. 33-01-01-22-281-191
~~33-01-01-22-281-191~~DATE OF INCIDENT: 5/22/18 AMOUNT YOU WERE BILLED: 1028.00TOTAL AMOUNT YOU ARE CONTESTING: 1028.00TYPE OF ASSESMENT: Trash hauling fee & Contractor fee

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

To whom it may concern, we never recieved notice from the city that they would be picking up these items if ~~I~~^{we} did not properly dispose of them. If we were made aware we would have taken care of it. I (Nicolas Pena Jimenez) was in the hospital for 5 months and I was back in my residence in late January. My children and wife helped make the house handicap accessible due to my injury. Unfortunately I do not have any help to have cleaned the objects up right away. I was going to clean it up once I was able to. I feel if I were properly notified this would not have happened. The contractors came and I was by myself and they took my

A description of the claims review process is available on our website at: http://www.lansingmi.gov/attorney/Claims_review_process.jsp
gardening fence and post, as well as attempted to take my ladder which was not waste.
Please take into consideration my situation.



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

July 25, 2018

Nicholas Pena
1220 Shepard Street
Lansing, MI 48912

Re: Claim – 1220 Shepard St.

Dear Mr. Pena:

Please be advised that the Claims Review Committee reviewed your claim in the amount of \$1,028.00 regarding a trash violation at the above address and GRANTED a portion of your claim, in amount of \$328.00.

Enclosed please find a Release for your review and signature. If the decision of the committee meets with your approval, please sign the release in front of a witness and have the witness also sign the form, then return the signed Release to this office. Once our office receives the signed Release, we will request the amount be removed from the tax rolls, or a refund issued if the penalty has been paid.

You have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

Thank you for your cooperation in this matter. If you should have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Venus Kumar".

Venus Kumar
Paralegal

Enclosure

RELEASE

In consideration for the payment of \$328.00, by the City of Lansing, which will be remitted to me upon receipt by the City of this signed Release, or said amount reduced from the tax roll if the assessment has not been paid, I, **NICHOLAS PENA** (the "undersigned"), for myself, my heirs, executors, administrators, representatives and assigns hereby release and discharge the City of Lansing, its officers, officials, employees, agents, insurers and any other person, firm, or corporation charged or chargeable with any responsibility or liability, from all claims, demands, actions or causes of action regarding the special assessment for a trash violation on property located at 1220 Shepard St., Lansing, Michigan.

The undersigned understands and agrees that this payment is the sole consideration for my release and is in full and complete settlement of all claims resulting from any damage. The undersigned warrants that no promise or inducement has been offered or made for my release, except as herein set forth; that this Release is executed without reliance upon any statement or representation by any of the parties released herein, or by their representatives concerning the nature and extent of any damage or injury or the legal liability therefore; and that the undersigned is of legal age and legally competent to execute this Release and accepts the full responsibility therefore.

The undersigned understands that none of the parties released admit liability of any kind and this payment and settlement in compromise is made to terminate further controversy respecting claims for damages that the undersigned has heretofore asserted or that the undersigned or his/her heirs, executors, administrators, representative or assigns might later assert.

In witness whereof, I have hereunto set my hand this ____ day of **AUGUST**, 2018.

WITNESS:

CLAIMANT:

NICHOLAS PENA

**OFFICE OF THE CITY ATTORNEY****MEMORANDUM**

To: CHRIS SWOPE, Clerks Office
From: VENUS KUMAR, Paralegal
Subject: SPECIAL ASSESSMENTS CLAIM; Michael Sdao
Date of Incident: January and February, 2018
Date: September 25, 2018

Attached is a Claim Form received by this office from Michael Sdao for \$2,537.00 due to Trash violations, 2nd notice and Red Tag Monitoring fees at 600 Jessop 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.

/vmk
Attachments



City of Lansing

OFFICE OF THE CITY ATTORNEY

1611

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: MICHAEL SDAO DATE: 8-6-18
 MAILING ADDRESS: 4495 LINNVILLE RD EMAIL: SDAO46@GMAIL.COM
 CITY: ONONDAGA STATE: MI ZIP CODE: 49264
 TELEPHONE: Home (517) 331-3408 Work ()

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

ADDRESS: 600 JESSOP ST. PARCEL NO. 33-01-01-33-286-001

DATE OF INCIDENT: _____ AMOUNT YOU WERE BILLED: \$3422.11

TOTAL AMOUNT YOU ARE CONTESTING: \$2537.00

TYPE OF ASSESSMENT: TAG MONITORING & TRASH REMOVAL

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.

THE TRASH REMOVAL WAS DUE TO A PRIOR TENANT,
NOT ONLY HAS SHE (META RUSSELL) ACCEPTED THIS
RESPONSIBILITY, BUT HAS ALSO CONTACTED YOUR
DEPARTMENT AND IS ON A PAYMENT PLAN TO
PAY THESE FINES OFF.

THANK YOU,

MICHAEL SDAO

A description of the claims review process is available on our website at: [http://www.lansingmi.gov/Government/City Attorney/forms & Documents/Claims Review Committee Form](http://www.lansingmi.gov/Government/City%20Attorney/forms%20&%20Documents/Claims%20Review%20Committee%20Form)

****See reverse side for additional information****

TAX DETAIL

Taxable Value: 17461
State Equalized Value: 18600
PRE/MBT %: 0.0000

Class: 401
RESIDENTIAL

PROPERTY INFORMATION

Property Assessed To:
600 JESSOP L L C
4495 KINNEVILLE RD
ONONDAGA MI 49264-9765

Prop #: 33-01-01-33-286-001 School: 33020
Prop Addr: 600 JESSOP AVE LANSING

OPERATING FISCAL YEARS

The taxes on this bill will be used for governmental operations for the following fiscal year(s):

County: 01/01 - 12/31
City: 07/01 - 06/30
School: 07/01 - 06/30
State: 10/01 - 09/30

Does NOT affect when the tax is due or its amount

Payment by credit card or electronic check is available via the Internet, Phone or the City Treasurer's Office (see box below). This program is administered by Point & Pay. Point & Pay charges a 3% convenience fee for credit card payments. There is no charge to use electronic checks. City NSF charges will be added for all returned checks. Point & Pay customer service: 888-891-6064 x 1.

To Pay by Credit Card

Call 1-855-474-4076
Or visit www.lansingmi.gov
I want to "pay"

There will be a 3% convenience fee charged for this service.

DESCRIPTION	MILLAGE	AMOUNT
LANSING OPER	19.44000	\$339.44
LANSING DEBT	0.26000	\$4.53
LANS COM COLLEGE	3.80720	\$66.47
LANSING SCH DEBT	4.60000	\$80.32
LANSING SCH OPER	17.90280	\$312.60
INGHAM INTERMED	4.70620	\$82.17
STATE EDUCATION	6.00000	\$104.76
INGHAM CNTY SUM	6.80000	\$118.73
TAG MONITORING		\$300.00
FALSE ALARM FEES		\$15.00
TRASH REMOVAL		\$2,237.00

Total Tax	\$3,661.02
Administration Fee	\$11.09

TOTAL AMOUNT DUE \$3,672.11

Failure to send or receive a tax notice does not in any way prejudice the City's right to collect or enforce the payment of any tax. See back of tax bill for more information.

Confirm the parcel number and address of property to be paid, especially if you write it on a check or pay by credit card. If you pay the tax on the wrong parcel number, State of Michigan case law holds you responsible for the payment and we can not issue a refund.

Please detach along the dotted line. Keep the top portion.

Pay this tax to:
City of Lansing – Dept 3201
P.O. Box 30516
Lansing, MI 48909-8016



**Until the due date full payment may be made at any
MSU Federal Credit Union branch
visit MSUfcu.org/col for full details**

Property Addr:
600 JESSOP AVE

PLEASE RETURN THIS PORTION WITH PAYMENT IN
THE ENCLOSED ENVELOPE

Due by 5 p.m.: 08/31/2018

A 3% Penalty will be added after the due date.

Summer 2018

Tax for Prop #: 33-01-01-33-286-001

Make Check Payable To: LANSING CITY TREASURER

TOTAL AMOUNT DUE: \$3,672.11

Amount Remitted:

\$
,
.

To:



600 JESSOP L L C
4495 KINNEVILLE RD
ONONDAGA MI 49264-9765

4071212018330101332860010003672111



OFFICE OF THE CITY ATTORNEY

MEMORANDUM

To: CHRIS SWOPE, Clerks Office
From: VENUS KUMAR, Paralegal
Subject: SPECIAL ASSESSMENTS CLAIM; Trisha Passini
Date of Incident: July 12, 2018
Date: September 21, 2018

Attached is a Claim Form received by this office from Trisha Passini for \$7,050.50 due to Trash, violations at 5818 Hughes Road.

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.

/vmk
Attachments

RECEIVED JUL 31 2018



City of Lansing

OFFICE OF THE CITY ATTORNEY

1608

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: TRISHA PASSINI DATE: 31-july-2018
MAILING ADDRESS: 1657 BERKLEY Dr EMAIL: _____
CITY: HOLT STATE: MI ZIP CODE: 48842
TELEPHONE: Home (517) 712-8057 Work () _____

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

ADDRESS: 207 ASTOR AVE PARCEL NO. _____
DATE OF INCIDENT: 5-6-july-2018 AMOUNT YOU WERE BILLED: 7,050.50.00
TOTAL AMOUNT YOU ARE CONTESTING: 7,050.00
TYPE OF ASSESMENT: _____

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

was out of town got home called inspector, said was to late,
Contractors were there 3 days which I was there 2 of them
helping them. Dont beleve that there is 7,050.00
worth of work done.

A description of the claims review process is available on our website at: <http://www.lansingmi.gov/Government/City Attorney/Forms & Documents/Claims Review Committee Form>



OFFICE OF THE CITY ATTORNEY



MEMORANDUM

To: LYNNE PUENTE, Code Compliance
From: VENUS KUMAR, Paralegal
Subject: SPECIAL ASSESSMENTS CLAIM; Trisha Passini
Date of Incident: July 5-6, 2018
Date: July 31, 2018

Attached is a Claim Form received by this office from Trisha Passini for \$7,050.00 due to a Trash Violation at 207 Astor Ave.

Please have the history of this incident investigated and compile all records, data, back up information, and the like and return to me so that Lisa Hagen can review the information and make a determination as to whether the City is liable or not.

Thank you for your assistance.

/vmk
Attachments

RECEIVED SEP 20 2018

DATE: 9/13/2018

1608

PPN: 33-01-01-28-336-221
DATE SUBMITTED: 7/31/2018
ADDRESS OF VIOLATION: 207 Astor Avenue
LISTED TAXPAYER OF RECORD: Passini, Trisha
OTHER TAXPAYER OF RECORD:
CLAIMANT: Passini, Trisha
CLAIMANT'S ADDRESS: 1657 Berkley Drive
Holt, MI 48842

TYPE OF ACTIONS CONTESTED: Trash Removal
VIOLATION DATE: 6/25/2018
NOTIFICATION DATE: 6/25/2018
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$7,050.50
CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher T-076 7/12/2018
AMOUNT OF CLAIM: \$7,050.50

ADDITIONAL ACTIONS CONTESTED:

VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT:
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE - INVOICE NO.:

HISTORY:	Grass Violation	Trash Violation
	6/25/2018	6/25/2018

CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash and a grass violation on 6/25/2018 both had a compliance due date of 6/30/2018. The property was rechecked on 7/10/2018 the grass had been mowed but the trash remained. The contractor arrived on 7/12/2018 and due to the large amount of debris it took 3 days for the contractor to remove all of the debris. The contractor noted on their invoice that the owner was present on day two and three of the cleanup and had added more debris to the property than what was there the day prior. Pictures indicate the contractor and the officer followed proper procedures, this office recommends denial of the claim.



RECEIVED JUL 31 2018

City of Lansing

OFFICE OF THE CITY ATTORNEY

1608

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: TRISHA PASSINI DATE: 31-july-2018
MAILING ADDRESS: 1657 BERKLEY Dr EMAIL: _____
CITY: HOLT STATE: MI ZIP CODE: 48842
TELEPHONE: Home: (517) 712-8057 Work: () _____

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

ADDRESS: 207 ASTOR AVE PARCEL NO. _____
DATE OF INCIDENT: 5-6-july-2018 AMOUNT YOU WERE BILLED: 7,050.00
TOTAL AMOUNT YOU ARE CONTESTING: 7,050.00
TYPE OF ASSESMENT: _____

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

was out of town got home called inspector, said was to late,
Contractors were there 3 days which I was there 2 of them
helping them. Dont beleve that there is 7,050.00
worth of work done

4 description of the claims review process is available on our website at: <http://www.lansingmi.gov/Government/City Attorney/Forms & Documents/Claims Review Committee Form>



Nuisance Fees
City of Lansing Treasurers Office
124 W Michigan Ave 1st Floor
Lansing, MI 48933
Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 07/18/2018

Due Date: 08/17/2018

Pay Invoice In Full



PASSINI JAMES & TRISHA L
1657 BERKLEY DR
HOLT MI 48842

Inv Number: 00116844

Parcel: 33-01-01-28-336-221

Address: 207 ASTOR AVE

Parcel: 33-01-01-28-336-221

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due	
00116844		E18-05303	207 ASTOR AVE	\$7,050.50	
Fee Details:			Quantity	Description	Balance
			1.000	Trash - Admin Fee	\$ 265.00
			6785.500	Trash - Contractor Charge	\$ 6,785.50
Total Amount Due					\$ 7,050.50

Questions regarding this invoice: Contact **CODE ENFORCEMENT** at 517.483.4361

Payment Information:

- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
City of Lansing Treasurers Office
124 W Michigan Ave 1st Fl
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
- Payment in full is due within 30 days from the billing date
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill.

Appeals Process:

If you intend to appeal this nuisance fee and it is attached to your tax bill, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claims forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing, MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only – invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made online or in person Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail

Eric's Refuse LLC
P.O. Box 16035
Lansing, MI 48901 US
ericsrefuse@hotmail.com

INVOICE

BILL TO

Lansing Fire Department
316 N Capitol, Ste. C-1
Lansing, MI 48933-1238

INVOICE # 2003
DATE 07/16/2018

PROPERTY ADDRESS
207 Astor AVE

PARCEL NUMBER
33-01-01-28-336-221

ACTIVITY	QTY	RATE	AMOUNT
city:1hour 3 yards first hour and 3 cubic yards	1	175.00	175.00
city:add hours any hours after 1	30	150.00	4,500.00
city:add cy any after 3	65	22.00	1,430.00
city:class 2 construction material after 3	22	26.00	572.00
city:tire tire removal	7	5.50	38.50
city:appliance freon removal	2	35.00	70.00

7/12/18

90 yards

Walter Allen

We started cleaning up the back yard until the neighbors called and the owner showed up. She was nice but Walter had to come out and explain what was happening. We cleaned up the entire back yard and back porch. There was section in the back behind the shed which was also filled up. On day 2 she made a pile for us in the middle of the backyard to help us out but we think she threw more stuff from out of her house. It also was a good walk from the back to the trucks and there also was a big truck in the driveway so we had to be careful walking past it.

BALANCE DUE

\$6,785.50



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

PASSINI JAMES & TRISHA L
1657 BERKLEY DR
HOLT, MI 48842

Violation Date: 06/25/2018
Violation Location: 207 ASTOR AVE
Parcel No: 33-01-01-28-336-221
Compliance Due Date: June 30, 2018

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

AREA: ENTIRE YARD including porches
Violation: Barrel/Bucket/Crate debris

Violation: Brush & Tree Limb debris

Violation: Carpeting/Carpet Padding debris

Violation: Deteriorated building materials

Violation: Deteriorated electronic equipment

Violation: Deteriorated furniture

Violation: Deteriorated Lumber

Violation: Deteriorated metal product

Violation: Shingle debris

Violation: Indoor type furniture in the outdoors

Violation: Motor vehicle parts debris

Violation: Plastic Container(s) debris

Violation: Junk tire debris

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Violation: Trash found in bags/boxes/barrels

Violation: Garbage

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess you an extra \$75.00 fee for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: Walter Allen (517) 483 4335 walter.allen@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

Occupant
207 ASTOR AVE
LANSING, MI 48910

Violation Date: 06/25/2018
Violation Location: 207 ASTOR AVE
Parcel No: 33-01-01-28-336-221
Compliance Due Date: June 30, 2018

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

AREA: ENTIRE YARD including porches
Violation: Barrel/Bucket/Crate debris

Violation: Brush & Tree Limb debris

Violation: Carpeting/Carpet Padding debris

Violation: Deteriorated building materials

Violation: Deteriorated electronic equipment

Violation: Deteriorated furniture

Violation: Deteriorated Lumber

Violation: Deteriorated metal product

Violation: Shingle debris

Violation: Indoor type furniture in the outdoors

Violation: Motor vehicle parts debris

Violation: Plastic Container(s) debris

Violation: Junk tire debris

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Violation: Trash found in bags/boxes/barrels

Violation: Garbage

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess you an extra \$75.00 fee for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: Walter Allen (517) 483 4335 walter.allen@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Trash Authorization Form

Submitted to: Eric Crutcher on 07/10/2018

TAXPAYER: PASSINI JAMES & TRISHA L, 1657 BERKLEY DR HOLT, MI 48842

Location of Work:

Enf Num: E18-05303

Address: 207 ASTOR AVE

Lot No:

Description:

Parcel No: 33-01-01-28-336-221

Remove Trash and Debris

Work Authorized:

AREA: ENTIRE YARD including porches

Violation: Barrel/Bucket/Crate debris

Violation: Brush & Tree Limb debris

Violation: Carpeting/Carpet Padding debris

Violation: Deteriorated building materials

Violation: Deteriorated electronic equipment

Violation: Deteriorated furniture

Violation: Deteriorated Lumber

Violation: Deteriorated metal product

Violation: Shingle debris

Violation: Indoor type furniture in the outdoors

Violation: Motor vehicle parts debris

Violation: Plastic Container(s) debris

This action is authorized by the Manager of Code Compliance

Violation: Junk tire debris

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Violation: Trash found in bags/boxes/barrels

Violation: Garbage

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 10

Authorized Cubic Yards: 30

Warning Comment:

<NONE>

Submitted By: Walter Allen (517) 483 4335

**OFFICE OF THE CITY ATTORNEY****MEMORANDUM**

To: CHRIS SWOPE, Clerks Office
From: VENUS KUMAR, Paralegal
Subject: SPECIAL ASSESSMENTS CLAIM; Terry Gorham
Date of Incident: June 26, 2018
Date: September 21, 2018

Attached is a Claim Form received by this office from Terry Gorham for \$3,174.00 due to Trash, violations at 2907 Creston Ave.

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.

/vmk
Attachments



OFFICE OF THE CITY ATTORNEY



MEMORANDUM

To: LYNNE PUENTE, Code Compliance
From: VENUS KUMAR, Paralegal
Subject: SPECIAL ASSESSMENTS CLAIM; Terry Graham
Date of Incident: July 9, 2018
Date: July 31, 2018

Attached is a Claim Form received by this office from Terry Graham for \$3,174.00 due to a Trash Violation at 2907 Creston Ave.

Please have the history of this incident investigated and compile all records, data, back up information, and the like and return to me so that Lisa Hagen can review the information and make a determination as to whether the City is liable or not.

Thank you for your assistance.

/vmk
Attachments



RECEIVED JUL 31 2018

City of Lansing

OFFICE OF THE CITY ATTORNEY

1607

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: Terry Graham DATE: July 15, 2018
MAILING ADDRESS: 2917 Weston Ave EMAIL: _____
CITY: Lansing STATE: MI ZIP CODE: 48906
TELEPHONE: Home (517) 599-3500 Work () _____

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

ADDRESS: 2917 Weston Ave PARCEL NO. 33-01-04-177-241
DATE OF INCIDENT: July 4, 2018 AMOUNT YOU WERE BILLED: 3174.00
TOTAL AMOUNT YOU ARE CONTESTING: 3174.00
TYPE OF ASSESSMENT: for excessive grass/weeds

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

On June 25th while I was outside, my girlfriend was sitting home and noticed a crew of men in my driveway, they claimed they were contractors for City and were there to clean-up a code violation of weeds/weed/mulch. This is first time she or I heard of this. I immediately drove Ordinance Office & left a voicemail for Mr. Oden. The contractor left my property w/ no incident. My girlfriend immediately began working on Grass/Weed Violations.

See additional page

A description of the claims review process is available on our website at: <https://lansingmi.gov/349/Claims-Review-Process>

Fifth Floor, City Hall • Lansing, Michigan 48933 • (517) 483-4320 • Fax (517) 483-4081 • cityatty@lansingmi.gov

I did not receive a return call from Code Enforcement department.

The following day the same Contractor returned to my home and began taking my personal property. Fortunately for me, my girlfriend informed me again (while I was at work). I immediately began calling Code Enforcement office as well as Sheriff's office and Mayor's office. Nearly 3 hours later, I was finally able to speak with Mr. Zachary Driver with Code Enforcement office. Mr. Driver was actually on site (my home) and after talking with him, he agreed to allow me some time to handle my own Code violations. Again I need to clarify, this was first I was hearing of Code Violations.

At that point, I was somewhat calmed of my Anxiety for having my personal property trespassed upon and property taken. And I am not speaking of grass or weeds or garbage. I am referring to my personal tools and other merchandise taken from my property.

Then comes a bill from City of Lansing
for \$3174.⁰⁰ dated 7/9/2018.

The city is billing me for violating
my God given Civil Rights guaranteed
under U.S. Constitution.

Such as Article 4 - Right of the People
to be secure in home / Property
Article 14 - Due Process of Law. Clearly not.

Even under the City of Lansing's own adopted
± PMC Sec 106.2 & 106.3 I can see that the
Set rules of the Code were not followed.

I am appalled by this entire process,
at the least is the actual Code Compliance
officer. But the course of action, as
well as over billing charges \$3174 for
what? And to be placed on property tax
roll? I have stayed in past just to
pay regular property taxes

Terry J. Gorman
Hugo Gorman
2907 Creston Ave
Lansing MI 48906



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

August 20, 2018

Tanya Paslawski
P.O. Box 4543
East Lansing, MI 48823

Re: Claim – 1918 Ray St.

Dear Ms. Paslawski:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$700.00 for property located at 1918 Ray St., Lansing, Michigan, and denied the claim you filed with the City of Lansing.

You have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

A handwritten signature in blue ink that reads "Venus Kumar".

Venus Kumar
Paralegal

9:15

DATE: 7/05/2018

PPN: 33-01-01-28-226-131
 DATE SUBMITTED: 06/26/2018
 ADDRESS OF VIOLATION: 1918 Ray Street
 LISTED TAXPAYER OF RECORD: Otis Realty LLC
 OTHER TAXPAYER OF RECORD:
 CLAIMANT: Paslawski, Tanya
 CLAIMANT'S ADDRESS: P.O. Box 4543
 East Lansing, MI 48823

1587

TYPE OF ACTIONS CONTESTED: Trash Removal
 VIOLATION DATE: 05/01/2018
 NOTIFICATION DATE: 05/01/2018
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$700.00
 CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 18-T068 5/18/2018
 AMOUNT OF CLAIM: \$700.00

ADDITIONAL ACTIONS CONTESTED:
 VIOLATION DATE:
 NOTIFICATION DATE:
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT:
 CONTRACTOR NAME - INVOICE NO. - DATE:
 AMOUNT OF CLAIM:
 MEMO DATE - INVOICE NO.:

HISTORY:

Failure to Comply 1/18/2018	Trash Violation 5/01/2018
-----------------------------------	---------------------------------

CITATIONS IN PREVIOUS YEARS:

Trash Violation 4/02/2015	Trash Violation 5/08/2015	Grass Violation 5/13/2015	Grass Violation 6/24/2015
Trash Violation 6/24/2015	Trash Violation 4/14/2016 (trash removal done)	Grass Violation 5/24/2016	Grass Violation 6/20/2017

CLAIMANT'S CIRCUMSTANCES:

See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation on 5/01/2018 with a compliance due date of 5/08/2018. The officer rechecked the property on 5/09/2018 the violation were still present and the property was submitted to the trash contractor for removal. The contractor arrived on 5/18/2018 violations were still present on the front porch and they were removed. Proper notice was sent to the owner and to the occupant as required. This property has a long history of premise violations and this property had a trash removal done previously in 2016. This office recommends denial of the claim.

RECEIVED JUN 26 2018



City of Lansing

OFFICE OF THE CITY ATTORNEY

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

1587

NAME: Tanya Paslawski DATE: 6/21/18
MAILING ADDRESS: P.O. Box 4543 EMAIL: tpaslawski@gmail.com
CITY: East Lansing STATE: MI ZIP CODE: 48823
TELEPHONE: Home () Work (517) 819-9683 — Fast Busy!

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

ADDRESS: 1918 Ray Street PARCEL NO. 33-01-01-28-226-131
DATE OF INCIDENT: 5/22/18 AMOUNT YOU WERE BILLED: 700.00
TOTAL AMOUNT YOU ARE CONTESTING: 700.00
TYPE OF ASSESSMENT: Trash admin and container fee

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

I received notice of this fee without any advanced warnings. The tenant at the property also did not receive any notices. I understand the warning is required to be provided to at least have the opportunity to avoid such a large fee. For this reason, failure to provide proper notice, I dispute the fee.

A description of the claims review process is available on our website at: <https://lansingmi.gov/349/Claims-Review-Process>



CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

Bill To:

OTIS REALTY L L C

PO BOX 4543

EAST LANSING, MI 48823

DUE DATE:06/21/2018

INVOICE

05/29/2018

TOTAL AMOUNT DUE

\$ 700.00



Invoice Number	Record No.	Address	Amount Due
00113135	E18-02319	1918 RAY ST	\$700.00

05/22/2018

Trash - Admin Fee

Trash - Contractor Charge

TOTAL DUE: \$700.00

Questions regarding this invoice: Contact **CODE COMPLIANCE** at 517.483.4361

Payment Information:

- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
City of Lansing Treasurers Office
124 W Michigan Ave 1st Fl
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
- Payment in full is due within 30 days from the billing date
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill.

Appeals Process:

If you intend to appeal this nuisance fee, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claims forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing, MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only – invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made online or in person Monday thru Thursday 8:00 a.m. - 4:30 p.m., at the above address or by mail



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

OTIS REALTY L L C
PO BOX 4543
EAST LANSING, MI 48823

Violation Date: 05/01/2018
Violation Location: 1918 RAY ST
Parcel No: 33-01-01-28-226-131
Compliance Due Date: May 08, 2018

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: Trash found in bags/boxes

Violation: Indoor type furniture in the outdoors

INSPECTOR COMMENTS: *between the curb and side walk and also on the front porch.*

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice. The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess you an extra \$75.00 fee for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: Jacob Odom (517) 483 4378 Jacob.Odom@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

Occupant
1918 RAY ST
LANSING, MI 48910

Violation Date: 05/01/2018
Violation Location: 1918 RAY ST
Parcel No: 33-01-01-28-226-131
Compliance Due Date: May 08, 2018

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: Trash found in bags/boxes

Violation: Indoor type furniture in the outdoors

INSPECTOR COMMENTS: *between the curb and side walk and also on the front porch.*

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess you an extra \$75.00 fee for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: Jacob Odom (517) 483 4378 Jacob.Odom@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Trash Authorization Form

Submitted to: Eric Crutcher on 05/09/2018

TAXPAYER: OTIS REALTY L L C, PO BOX 4543 EAST LANSING, MI 48823

Location of Work:

Enf Num: E18-02319

Address: 1918 RAY ST

Lot No:

Description:

Parcel No: 33-01-01-28-226-131

Remove Trash and Debris

Work Authorized:

Violation: Trash found in bags/boxes

Violation: Indoor type furniture in the outdoors

INSPECTOR COMMENTS: *between the curb and side walk and also on the front porch.*

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 2

Authorized Cubic Yards: 8

Warning Comment:

<NONE>

Submitted By: Jacob Odom (517) 483 4378

This action is authorized by the Manager of Code Compliance



Nuisance Fees
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Floor
 Lansing, MI 48933
 Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 05/22/2018

Due Date: 06/21/2018

Pay Invoice In Full



OTIS REALTY L L C
 PO BOX 4543
 EAST LANSING MI 48823

Inv Number: 00113135

Parcel: 33-01-01-28-226-131

Address: 1918 RAY ST

Parcel: 33-01-01-28-226-131

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00113135		E18-02319	1918 RAY ST	\$700.00
Fee Details:				Balance
	Quantity	Description		
	1.000	Trash - Admin Fee		\$ 265.00
	435.000	Trash - Contractor Charge		\$ 435.00
Total Amount Due				\$ 700.00

Questions regarding this invoice: Contact **CODE ENFORCEMENT** at 517.483.4361

Payment Information:

- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Fl
 Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
- Payment in full is due within 30 days from the billing date
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill.

Appeals Process:

If you intend to appeal this nuisance fee and it is attached to your tax bill, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claims forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing, MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only – invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made online or in person Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail

Eric's Refuse LLC
P.O. Box 16035
Lansing, MI 48901 US
ericsrefuse@hotmail.com

INVOICE

BILL TO

Lansing Fire Department
316 N Capitol, Ste. C-1
Lansing, MI 48933-1238

INVOICE # 1842
DATE 05/20/2018

PROPERTY ADDRESS

1918 ray ST

PARCEL NUMBER

33-01-01-28-226-131

ACTIVITY	QTY	RATE	AMOUNT
city:1hour 3 yards	1	175.00	175.00
first hour and 3 cubic yards			
city:add hours	1	150.00	150.00
any hours after 1			
city:add cy	5	22.00	110.00
any after 3			
5/18/18			
8 yards			
Jacob Odom			
Had to remove loose trash from			
porch between car and brush			

BALANCE DUE

\$435.00

05/18/2018 18:30

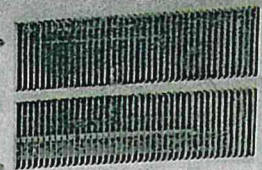
1-618



05/18/2018 18:30



05/18/2018 19:42





City of Lansing

OFFICE OF THE CITY ATTORNEY

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

1587

NAME: Tanya Paslawoski DATE: 6/21/18
 MAILING ADDRESS: P.O. Box 4543 EMAIL: tpaslawoski@gmail.com
 CITY: East Lansing STATE: MI ZIP CODE: 48823
 TELEPHONE: Home () Work: (517) 819-9683

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

ADDRESS: 1918 Ray Street PARCEL NO. 33-01-01-28-226-131
 DATE OF INCIDENT: 5/22/18 AMOUNT YOU WERE BILLED: 700.00
 TOTAL AMOUNT YOU ARE CONTESTING: 700.00
 TYPE OF ASSESMENT: Trash admin and contractor fee

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

I received notice of this fee without any advanced warnings. The tenant at the property also did not receive any notices. I understand the warning is required to be provided to at least have the opportunity to avoid such a large fee. For this reason, failure to provide proper notice, I dispute the fee.

A description of the claims review process is available on our website at: <https://lansingmi.gov/349/Claims-Review-Process>



CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

Bill To:

OTIS REALTY L L C

PO BOX 4543

EAST LANSING, MI 48823

DUE DATE:06/21/2018

INVOICE

05/29/2018

TOTAL AMOUNT DUE

\$ 700.00



	Invoice Number	Record No.	Address	Amount Due
	00113135	E18-02319	1918 RAY ST	\$700.00
	05/22/2018			
	Trash - Admin Fee			
	Trash - Contractor Charge			

TOTAL DUE:

\$700.00

Questions regarding this invoice: Contact **CODE COMPLIANCE** at 517.483.4361

Payment Information:

- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
City of Lansing Treasurers Office
124 W Michigan Ave 1st Fl
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
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Appeals Process:

If you intend to appeal this nuisance fee, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claims forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing, MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only – invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made online or in person Monday thru Thursday 8:00 a.m. - 4:30 p.m., at the above address or by mail



City of Lansing

OFFICE OF THE CITY ATTORNEY

#1419

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: JC Gemini III-C, LLC DATE: June 11, 2018
 MAILING ADDRESS: 2025 W. Balboa Blvd., Suite C EMAIL: nnewton@jcgemini.com
 CITY: Newport Beach STATE: CA ZIP CODE: 92663
 TELEPHONE: Home () _____ Work () 949-613-5865

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

ADDRESS: 1824 Davis Avenue PARCEL NO. 33-01-01-21-362-221
 DATE OF INCIDENT: 5/16/18 AMOUNT YOU WERE BILLED: \$2,529.00
 TOTAL AMOUNT YOU ARE CONTESTING: \$2,529.00
 TYPE OF ASSESMENT: Trash Code Violation

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.

~~At the time that this alleged violation took place, we the landlord were in the process of evicting the occupant. During this tenants occupancy, the tenant caused two other violations for trash. When we became aware of the one that occurred in February, and the fact that the tenant did not cure the violation in time, we paid the fine associated with it. The second violation which occurred in April, was cured by our staff prior to the deadline.~~

~~At no time were we made aware of the violation that we are being charged \$2,529 for. The cost associated with trashing out a fully furnished house with a roll off dumpster would have cost us significantly less. We feel the fine associated with this violation is egregious, especially given the fact that we were not given any notice of the violation or the opportunity to correct it. We ask that the board dismiss the charge and violation for these reasons. We thank you in advance for your attention to this matter.~~

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



CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

Bill To:

JC GEMINI III C L L C

2025 W BALBOA BLVD STE C

NEWPORT BEACH, CA 92663-4342

DUE DATE:06/15/2018

INVOICE

05/22/2018

TOTAL AMOUNT DUE

\$ 2,529.00



	Invoice Number	Record No.	Address	Amount Due
	00112883	E18-02035	1824 DAVIS AVE	\$2529.00
	05/16/2018			
	Trash - Admin Fee			
	Trash - Contractor Charge			

TOTAL DUE:

\$2529.00

Questions regarding this invoice: Contact **CODE COMPLIANCE** at 517.483.4361

Payment Information:

- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
City of Lansing Treasurers Office
124 W Michigan Ave 1st Fl
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
- Payment in full is due within 30 days from the billing date
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Appeals Process:

If you intend to appeal this nuisance fee, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claims forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing, MI 48933

Other Information:

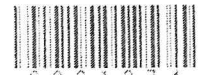
- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only – invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made online or in person Monday thru Thursday 8:00 a.m. - 4:30 p.m., at the above address or by mail

STATE OF
MICHIGAN
INGHAM COUNTY MI
10/05/2012
2012-041202


REAL ESTATE
TRANSFER TAX
\$11.55 CO
\$78.75 ST
TTX# 4037119



8061974
Tx: 4037119
10/4/2012 1:25:00 PM

2012-041202
CURTIS HERTEL JR
INGHAM COUNTY MICHIGAN
REGISTER OF DEEDS
RECORDED ON:
10/05/2012 12:11 PM
PAGES: 5

INGHAM COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or TITLES
held by the state or any individual against the within description, and
all TAXES on same are paid for five years previous to the date of this
instrument as appears by the records of this office except as stated.

4-12
Eric Schertzling, Ingham County Treasurer
Sec. 135, Act 206, 1893 as amended

Commitment Number: 3047720
Seller's Loan Number: C120LLJ

After Recording Return To:
ServiceLink Hopewell Campus *SEND*
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

16280048

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
33-01-01-21-362-221

COVENANT DEED

Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$10,150.00 (Ten Thousand One Hundred and Fifty Dollars and no Cents) in consideration paid, conveys to **JC Gemini III-C, LLC**, hereinafter grantee, whose tax mailing address is **2025 W. Balboa Blvd. Suite C Newport Beach, CA 92663**, with the covenant to defend title to the property described herein against all persons and demands claiming by, through or under the grantor and no other persons and claims/demands whatsoever, the following real property:

All that certain parcel of land situate in the City of Lansing, County of Ingham, State of Michigan, being known and designated as follows: The North 1/2 of Lot 16, Block 21, Park Place, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 59, Ingham County Records.

Property Address/Commonly Known As: 1824 DAVIS AVE, LANSING, MI 48910

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

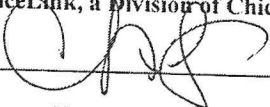
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **Doc. 2012-19864**

Executed by the undersigned on Sept. 21st, 2012:

Federal National Mortgage Association

By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact

By: 

Name: Cherri Springer

Title: AVP

Signed in my presence:


(Witness Signature)

Print Name:

Jeff Kirkwood

Signed in my presence:


(Witness Signature)

Print Name:

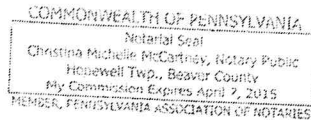
Christopher D. Mader

A Power of Attorney relating to the above described property was recorded at document instrument number: Inst# 2011039440 in the county records on this date: 11/1/2011.

STATE OF PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 21 day of Sept, 2012,
by Cheri Springer of ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for Federal National Mortgage Association, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

Christina Michelle McCartney
NOTARY PUBLIC
My Commission Expires 4/7/2015





City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

August 20, 2018

JC Gemini III-C, LLC
2025 W. Balboa Boulevard, Suite C
Newport Beach, CA 92663

Re: Claim – 1824 Davis Ave.

Dear JC Gemini III-C, LLC:

Please be advised that the Claims Review Committee reviewed your claim in the amount of \$2,529.00 regarding a trash violation at the above address and GRANTED a portion of your claim, in amount of \$2,067.00.

Enclosed please find a Release for your review and signature. If the decision of the committee meets with your approval, please sign the release in front of a witness and have the witness also sign the form, then return the signed Release to this office. Once our office receives the signed Release, we will request the amount be removed from the tax rolls, or a refund issued if the penalty has been paid.

You have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

Thank you for your cooperation in this matter. If you should have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Venus Kumar".

Venus Kumar
Paralegal

Enclosure

RELEASE

In consideration for the payment of \$2,067.00, by the City of Lansing, which will be remitted to me upon receipt by the City of this signed Release, or said amount reduced from the tax roll if the assessment has not been paid, I, **JC GEMINI III-C, LLC** (the "undersigned"), for myself, my heirs, executors, administrators, representatives and assigns hereby release and discharge the City of Lansing, its officers, officials, employees, agents, insurers and any other person, firm, or corporation charged or chargeable with any responsibility or liability, from all claims, demands, actions or causes of action regarding the special assessment for a trash violation on property located at 1824 Davis Ave., Lansing, Michigan.

The undersigned understands and agrees that this payment is the sole consideration for my release and is in full and complete settlement of all claims resulting from any damage. The undersigned warrants that no promise or inducement has been offered or made for my release, except as herein set forth; that this Release is executed without reliance upon any statement or representation by any of the parties released herein, or by their representatives concerning the nature and extent of any damage or injury or the legal liability therefore; and that the undersigned is of legal age and legally competent to execute this Release and accepts the full responsibility therefore.

The undersigned understands that none of the parties released admit liability of any kind and this payment and settlement in compromise is made to terminate further controversy respecting claims for damages that the undersigned has heretofore asserted or that the undersigned or his/her heirs, executors, administrators, representative or assigns might later assert.

In witness whereof, I have hereunto set my hand this ____ day of **AUGUST**, 2018.

WITNESS:

CLAIMANT:

JC GEMINI III-C, LLC

JC Gemini III-C, LLC

July 30, 2018

City of Lansing
City Attorney's Office
Attn: Venus Kumar
124 W. Michigan Avenue
5th Floor
Lansing, MI 48933

RE: Claim No: 1584
1824 Davis Avenue

Sir or Madame,

We are in receipt of the package you sent us regarding the above referenced claim and the claim review. We, the owner are based out of California and at this time we are unable to find someone to be in attendance at the hearing. As such, we would greatly appreciate it if there is some way you could have the enclosed photos and statement put into the package for the claims review.

On April 23, 2018, we received the violation notice for the trash between the curb and the sidewalk. As you will see from the enclosed photos, we cured the violation prior to May 1, 2018. We received no further notices of violation. The photos supplied by your office show debris removed from the rear of the home, which we had not received a violation notice to dispose of. Therefore we thought we had cleared the violation, only to get hit with a \$2,529.00 fine. We feel that because we were not notified of the violations at the rear of the unit and were not aware of such, that this violation should be removed.

The red tag has been removed from the home and we are now in full compliance with the city rental registration conditions. Should you have any questions, please feel free to contact me via phone at 949-613-5865 or via email at nnewton@jcgemini.com. We thank you in advance for your attention to this matter.

Sincerely,

JC Gemini III-C, LLC

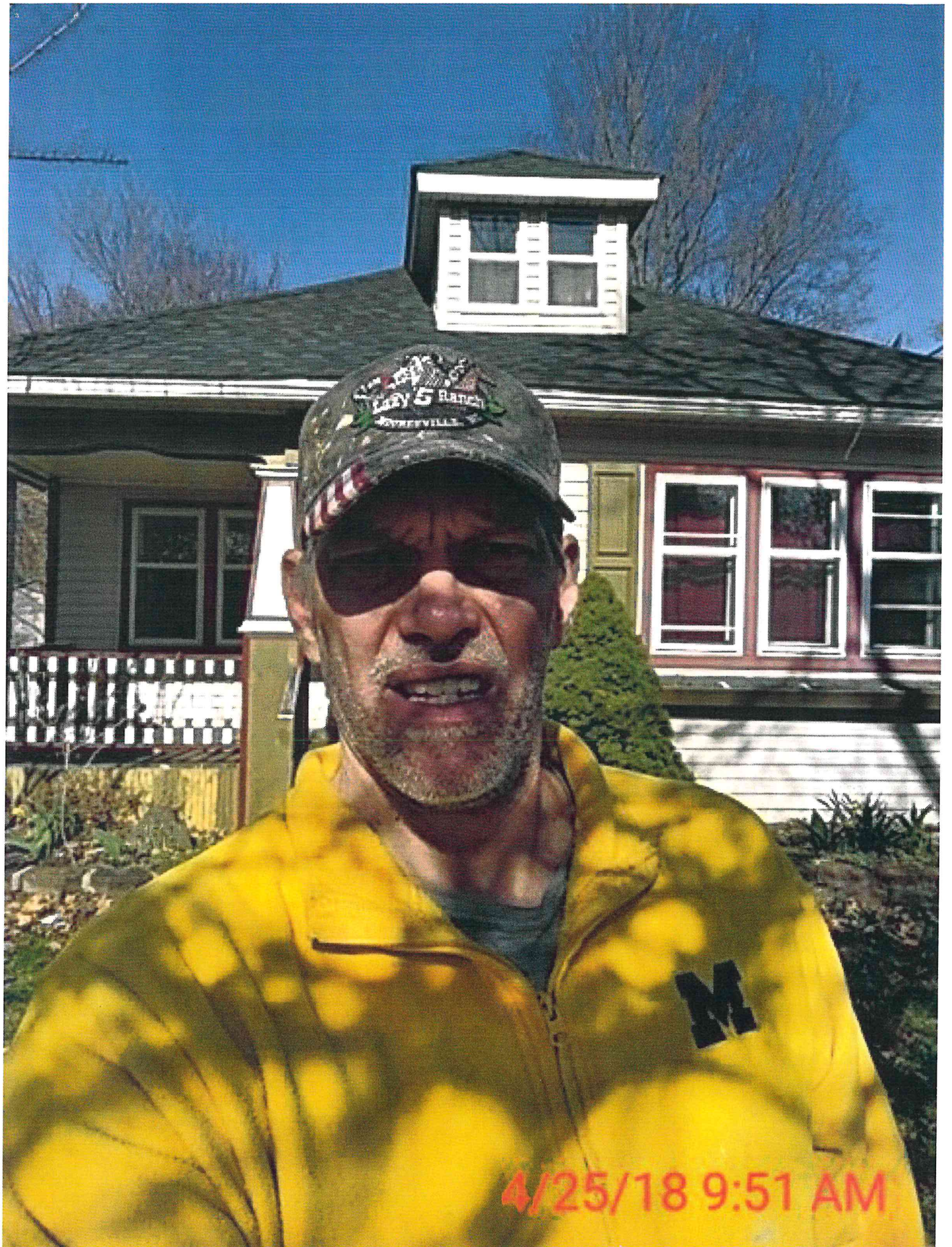


Nicole Newton
Asset Manager

Enclosure: Photos from April 25, 2018



4/25/18 9:51 AM



4/25/18 9:51 AM











4/25/18 9:59 AM