

**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 22, 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 22, 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 24 and October 8, 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 #74; 930 W. Holmes LLC, 930 W. Holmes Rd.

2. In consideration of 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)

XIII. COUNCIL CONSIDERATION OF LEGISLATIVE MATTERS

A. REFERRAL OF PUBLIC HEARINGS

B. CONSENT AGENDA

1. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
 - a. Listing All Unsold Tax Reverted Properties in the City of Lansing from the Ingham County Treasurer
 - b. Brownfield Plan #70; 735 Hazel LLC; 735 Hazel Street
2. BY THE COMMITTEE ON GENERAL SERVICES
 - a. Claim Disposition; Claim #1581, Lilas Smyth for \$2,494.00 in trash fees at 1009 Cady Court
3. BY THE COMMITTEE ON PUBLIC SAFETY
 - 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. 18-019; parking regulations along Shiawassee Street between Verlinden Avenue and Memphis Street
 - d. Traffic Control Order No. 18-029; parking regulations along the 200 block of South Walnut Street
 - e. Traffic Control Order No. 18-030; parking regulations along Pere Marquette Drive between Shiawassee Street and Michigan Avenue
 - f. Traffic Control Order No. 18-031; parking regulations along the 400 block of Townsend Street
 - g. Traffic Control Order No. 18-040; traffic control at the intersection of Barnes Avenue and Washington Avenue
 - h. Traffic Control Order No. 18-041; parking regulations along Allegan Street between Townsend Street and Capitol Avenue

- i. Investigation pursuant to City Charter 3-206.1 into the alleged public nuisance activities at the Pleasant Grove/Holmes Plaza and the immediate surrounding area

4. BY THE COMMITTEE OF THE WHOLE

- a Confirmation of Reappointments; John Shaski to the Capital Region Airport Authority and Andrea Ragan to the Economic Development Corporation

C. RESOLUTIONS FOR ACTION

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 Chapter 297, Sections 297.09, 297.10, 297.11 and 297.12 to clarify the investigation, hearing and appeal process to allow the Department of Human Relations & Community Services to investigate, City Council to designate a Hearing Officer, and City Council President to hear appeals

2. BY THE COMMITTEE ON PUBLIC SERVICES

- a. An Ordinance to Amend Chapter 404, Section 404.01 to provide for the impoundment of vehicles or other transportation devices that are improperly parked or abandoned
- b. An Ordinance to Amend Chapter 812, Section 812.04 to include within the prohibited transportation devices on sidewalks in the Principal Shopping District for electric scooters and other similar devices

F. ORDINANCES FOR PASSAGE

1. BY THE COMMITTEE ON PUBLIC SAFETY

- a. An Ordinance to Amend Chapter 1284.20 by providing further guidelines, requirements and exemptions for lighting in areas of off-street parking
- b. An Ordinance to Amend Chapter 1060 to broaden and clarify enforcement of trash and recycling bin requirements

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. 2019 City Council Meeting Calendar
2. Letter(s) from the Mayor re:
 - a. Sole Source Purchase; Lansing Police Department request for Shaheen Chevrolet of Lansing Inc. as the vendor for the purchase of a vehicle
 - b. Sole Source Purchase; Public Service Department request for Eng Inc. as the vendor for the purchase of engineering services for Frandora Hills Sanitary Sewer Rehabilitation
 - c. Claim Settlement; Worker Compensation Claim #2062876-00684
 - d. Sale Property; Miller Road Center, 6025 Curry Lane
 - e. Appointment; David Lenz to the Lansing Board of Water and Light for a term to expire June 30, 2021
 - f. Brownfield Plan #75, 600 E. Michigan-Lansing LLC, 600 E. Michigan Avenue
 - g. Brownfield Plan #54 Amendment 1, Y-Site LLC, 301 W. Lenawee Street
 - h. Traffic Control Order No. 18-002; parking regulations along the south side of Bridgeport Drive in front of 4035 Bridgeport Drive
 - i. Traffic Control Order No. 18-004 and 18-005; parking regulations along Maplehill Avenue and Fenton Street
 - j. Traffic Control Order No. 18-010; traffic control at the intersection of Wilson Avenue and Young Avenue
 - k. Traffic Control Order No. 18-011, 18-017, and 18-018; parking regulations along Dodge River Drive, James Street, and Black Court

- l. Traffic Control Order No. 18-012; parking regulations along Shiawassee Street from west of Cedar Street to east of Larch Street
 - m. Traffic Control Order No. 18-013 and 18-014; parking regulations along the 600 block of West Hillsdale Street and the 600 block of South Sycamore Street
 - n. Traffic Control Order No. 18-015; parking regulations along Eureka Street between Bingham Street and Jones Street
 - o. Traffic Control Order No. 18-032; parking regulations along Hosmer Street between Jerome Street and Vine Street
 - p. Traffic Control Order No. 18-033, 18-034, 18-035, 18-036, 18-037, and 18-038; traffic operations and parking regulations along Attwood Drive near Attwood School, along Gier Street, Polly Avenue and Winston Avenue near Gier Park School, and along Pleasant Grove Road near Pleasant View School
 - q. Traffic Control Order No. 18-039; parking regulations along the west side of Stafford Avenue in front of 4614 Stafford Avenue
- 3. Letter from the Lansing Medical Marihuana Commission; Recommendations to the Lansing City Council regarding Medical Marihuana Establishments Ordinance 1300
 - 4. Board of Ethics report on Complaint 2018-001

B. COMMUNICATIONS AND PETITIONS, AND OTHER CITY RELATED

- 1. Affidavit of Disclosure from Shannon Thielen, Lansing Police Department
- 2. Claim Appeal; Claim #1592, Odasi Hamenyimana for \$395.00 for grass mowing fee at 915 Vine Street

XVI. MOTION OF EXCUSED ABSENCE

XVII. REMARKS BY COUNCIL MEMBERS

XVIII. REMARKS BY THE MAYOR OR EXECUTIVE ASSISTANT

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

XX. ADJOURNMENT

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

CHRIS SWOPE, CITY CLERK

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

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on October 22, 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 Plan #74 – 930 W. Holmes Rd. 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 930 W. Holmes Rd. located in the City of Lansing, but more particularly described as:

930 W. Holmes Rd. Lansing, MI 48910, Parcel #: 33-01-01-29-477-082; A PORT OF LOT 17 SOUTHLAND PLAZA A SUBDIVISION SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 29, (T4N, R2W), STATE OF MICHIGAN, COUNTY OF INGHAM, CITY OF LANSING, AS RECORDED IN LIBER 23, PAGE 13 & 14, INGHAM COUNTY RECORDS. COMMENCING AT 1/2 " BAR IN CONCRETE AT THE NORTHEAST CORNER OF LOT 17 SOUTHLAND PLAZA A SUBDIVISION SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 29, (T4N, R2W), STATE OF MICHIGAN, COUNTY OF INGHAM, CITY OF LANSING; THENCE S31DEG05'54"W, 224.52 FEET ALONG THE NORTHWESTERLY LINE OF WASHINGTON AVENUE TO A 5/8 "X30" STEEL BAR & CAP #51489 AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING S31DEG 05'54"W, 441.89 FEET ALONG SAID RIGHT OF WAY LINE TO O FOUND CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 17; THENCE N89DEG 56 '21 "W, 251.16 FEET ALONG THE SOUTH LINE OF SAID LOT 17 TO. A FOUND BAR; THENCE S00DEG '23 ' 11 "E, 133.06 FEET (RECORDED AS 133,78 FEET) ALONG THE EAST LINE OF SAID LOT 17 TO A 5/8"X30" STEEL BAR & COP #51489 ON THE NORTH RIGHT OF WAY LINE OF HOLMES ROAD; THENCE N89DEG 56'21 "W, 313.25 FEET ALONG THE NORTH RIGHT OF WAY LINE OF HOLMES ROAD TO A 5/8 "X30 " STEEL BAR & CAP #51489; THENCE N01DEG 14 '22 "E, 290.00 FEET TO A 5/8 "X30 " STEEL BAR & CAP #51489; THENCE S89DEG 53'57 "W, 224.00 FEET TO A FOUND BAR & COP #16053 ON THE EASTERLY RIGHT OF WAY LINE MARTIN LUTHER KING JUNIOR BOULEVARD (STATE HIGHWAY. M-99); THENCE ALONG SAID RIGHT OF WAY LINE, NORTHWESTERLY 58.70 FEET ALONG A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 7129,89 FEET, WITH A CENTRAL ANGLE OF 00DEG 28'18 ' AND A LONG CHORD OF 58.70 FEET BEARING N00DEG 05 '51 "W TO O FOUND BAR & CAP #16053; THENCE N 89DEG 59 ' 13 "E, 199.80 FEET TO A FOUND BAR & CAP #16053; THENCE N 00DEG 00 '36"E, 194.93 FEET TO A FOUND BAR & COP #16053; THENCE N 89DEG 59 '39 "W, 203.63 FEET TO A FOUND BAR & CAP #16053 ON THE EASTERLY RIGHT OF WAY LINE MARTIN LUTHER KING JUNIOR BOULEVARD (STATE HIGHWAY M-99); THENCE ALONG

SAID RIGHT OF WAY LINE, NORTHWESTERLY 54.84 FEET ALONG A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 7129.89 FEET WITH A CENTRAL ANGLE OF 00'26 '27 "AND A LONG CHORD OF 54.84 FEET BEARING N 02 DEG 07'16"W TO A FOUND BAR & CAP #16053 AT THE SOUTHWEST CORNER OF LOT 16 OF SAID SOUTHLAND PLAZA; THENCE N 89DEG '58'10"E, 396.51 FEET ALONG THE NORTH LINE OF LOT 17 TO A FOUND BAR AT THE SOUTHEAST CORNER OF LOT 14; THENCE N 00DEG 10 '39 "W, 52.31 FEET TO A FOUND BAR AT AN INTERIOR CORNER OF LOT 14; THENCE S 89DEG 56 '56 "E, 493.12 FEET (RECORDED AS EAST, 493.39 FEET) ALONG THE NORTH LINE FOUND BAR AT THE SOUTHEAST CORNER OF LOT 10: THENCE S 00DEG 04'28 "W, 140.34 FEET TO A 5/8"X30 " STEEL BAR & CAP #51489; THENCE N89'55 ' 05 "E, 226.25 FEET TO THE POINT OF BEGINNING.

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
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING BROWNFIELD PLAN #74
930 W. HOLMES RD. 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 #74 – 930 W. Holmes Rd. Redevelopment Project (the 'Plan'); and

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

WHEREAS, the Lansing City Council, before and during its public hearing on **(INSERT DATE)** reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$4,185,550,
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 **September 7, 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 #74 – 930 W. Holmes Rd. Redevelopment Project'.

Lansing Brownfield Redevelopment Authority



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

Brownfield Plan #74

930 W. Holmes Road
Lansing, Michigan 48910

PREPARED BY:

Triterra
1375 S. Washington Avenue, Suite 300
Lansing, Michigan 48910
Contact Person: Dave Van Haaren
dave.vanhaaren@triterra.us
Phone: 517-702-0470

REVIEWED BY:

Lansing Brownfield Redevelopment Authority
1000 S. Washington Avenue, Suite 201
Lansing, Michigan 48910
Contact Person: Karl Dorshimer
karl@purelansing.com
Phone: 517-999-9039

August 24, 2018

Approved by the LBRA on _____

Adopted by the Lansing City Council on _____

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FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

ATTACHMENTS

Attachment A: Legal Description of the Property

Attachment B: Letter of Functional Obsolescence

1. Project Summary Sheet

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

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

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

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

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

Type of Eligible Property: “Functionally Obsolete”

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

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

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

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

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

Duration of Plan: 16 years (starting in 2019)

Total New Taxes Generated:

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

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

Uses	
To Reimburse Developer for Eligible Activity Costs	\$ 675,125
To Reimburse LBRA/Lansing Regional Brownfield Coalition (LRBC) for Eligible Activity Costs under EPA Brownfield Assessment Grant	\$ 0
To Reimburse LBRA for Eligible Activity Costs under Local Brownfield Revolving Fund (LBRF)	\$ 0
To Reimburse Developer for <u>Contingency</u> (15%) on Eligible Activity Costs*	\$ 0
To Reimburse Developer for <u>Interest</u> on Eligible Activity Costs	\$ 150,137

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

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

* Brownfield Plan preparation activities are excluded from contingency calculation

Use of New Taxes:

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

2. Purpose of Brownfield Plan and Past Use of the Property

The City of Lansing Brownfield Redevelopment Authority (Authority or “LBRA”), duly established by resolution of the City Council of the City of Lansing, pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (Act 381), is authorized to exercise its powers within the City of Lansing, Michigan. The purpose of this Plan, to be implemented by the LBRA, is to satisfy the requirements for a Brownfield Plan as specified in Act 381

The Plan will allow the LBRA to use tax increment financing to reimburse **930 W Holmes, LLC** (the “Developer”) for the costs of eligible activities required to redevelop the eligible property located at 930 W. Holmes Road in the City of Lansing, Michigan, (the “Property”). Any proposed redevelopment of the Property will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein. The location of the Property is depicted on Figure 1.

The Property is fully defined in the following table and in Attachment A.

Eligible Property		
Address	Tax ID	Basis of Eligibility
930 W. Holmes Road	33-01-01-29-477-082	Functionally Obsolete

The Property is located within the boundaries of the City of Lansing and is surrounded by industrial and commercial property. Property layout and boundaries are depicted on Figure 2. The legal description of the Property is included in Attachment A.

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

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) it is located within the City of Lansing, a qualified local governmental unit under MCL 125.2782(k); and (c) the Property has been determined to be “functionally obsolete” as defined in Section 2(s) of Act 381.

On April 27, 2018, the City of Lansing, Assessors Office formally determined the Property is “functionally obsolete” as the term is defined in Section 2(s), of Act 381. The Assessing Office conducted a site inspection and determined the building and land improvements suffer from at least 50% functional obsolescence. Refer to Attachment B, Letter of Functional Obsolescence.

3. Brownfield Project Description

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

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

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

4. Developer Eligible Activities

The Developer will be reimbursed with the new local taxes levied by the Project for the costs of eligible activities necessary to support redevelopment of the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381 and include asbestos abatement, demolition, infrastructure improvements and preparation of the Brownfield Plan.

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with the new local increment tax revenues generated by the Property redevelopment and captured by the LBRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”). The total cost of activities eligible for reimbursement from tax increment revenues is projected to be \$916,958.

ELIGIBLE ACTIVITIES

ENVIRONMENTAL

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

NON-ENVIRONMENTAL

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

* Brownfield Plan preparation activities are excluded from contingency calculation

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues captured by the LBRA shall be governed by the terms of a Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). The Reimbursement

Agreement and this Plan will dictate the total cost of eligible activities subject to payment. As long as the total cost limit described in this Plan is not exceeded, line item costs of eligible activities may be adjusted after the date this Plan is approved by the City of Lansing City Council.

5. Captured Taxable Value and Tax Increment Revenues

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

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

It is estimated that the LBRA will capture tax increment revenues from 2019 through 2034 to reimburse the Developer and the LBRA for the cost of eligible activities, pay for the LBRA's administration of the Plan and make deposits into the LBRA's Local Brownfield Revolving Fund (LBRF). Ten percent of the local taxes generated by the increase in taxable value will be returned to the taxing units.

The captured incremental taxable value and associated tax increment revenue will be determined by the City Assessor. The actual increased taxable value of the land and all future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue available under this Plan will be based on the actual millage levied annually by each local taxing jurisdiction on the increase in tax value resulting from the redevelopment project that is eligible and approved for capture.

6. Method of Brownfield Plan Financing

The Developer is ultimately responsible for providing financing for the costs of eligible activities included in this Plan.

The inclusion of eligible activities and estimates of cost to be reimbursed in this Plan are intended to authorize the LBRA to fund such reimbursements. Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan.

In addition to reimbursement to the LBRA for its costs associated with the Project under the LBRF, the LBRA will be reimbursed for its costs to administer the Plan by utilizing 5% of the new local taxes captured per year for the duration of the Plan. The LBRA will also deposit 5% of the new local taxes captured per year for the duration of the Plan for deposit into its LBRF. Total deposits into the LBRF will not exceed the sum total equivalent to 5 years of local tax increment revenue.

7. Amount of Note or Bonded Indebtedness Incurred

None.

8. Duration of the Brownfield Plan

Unless amended by the Lansing City Council, the Plan is anticipated to remain in effect until all approved activities in this plan are covered or until the end of the year 2034, whichever occurs first.

9. Estimated Impact on Taxing Jurisdictions

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

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

* Increased by investment, but not captured for TIF reimbursement

** State Brownfield Revolving Fund

Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented in Table 2.

10. Legal Description & Site Map

The Property location and boundaries are shown on Figures 1 and 2. The legal description of the Property is provided in Attachment A.

11. Personal Property

This Brownfield Plan will capture incremental tax revenues resulting from personal property to the extent they are available.

12. Displacement of Persons

No persons will be displaced as a result of this project.

13. LBRA Local Brownfield Revolving Fund

No Local Site Revolving Funds will be used on this Brownfield Plan. Additionally, the LBRA will capture 5% of the new local taxes per year until the Developer's costs have been fully reimbursed for deposit into the LBRF. The LBRA will then capture all available tax increment revenues for up to an additional 5 years for deposit into the LBRF as permitted by Act 381. Total deposits into the LBRF will not exceed the sum total equivalent to 5 years of local tax increment revenue.

14. Other Information

The LBRA and the Lansing City Council, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project described herein.

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map

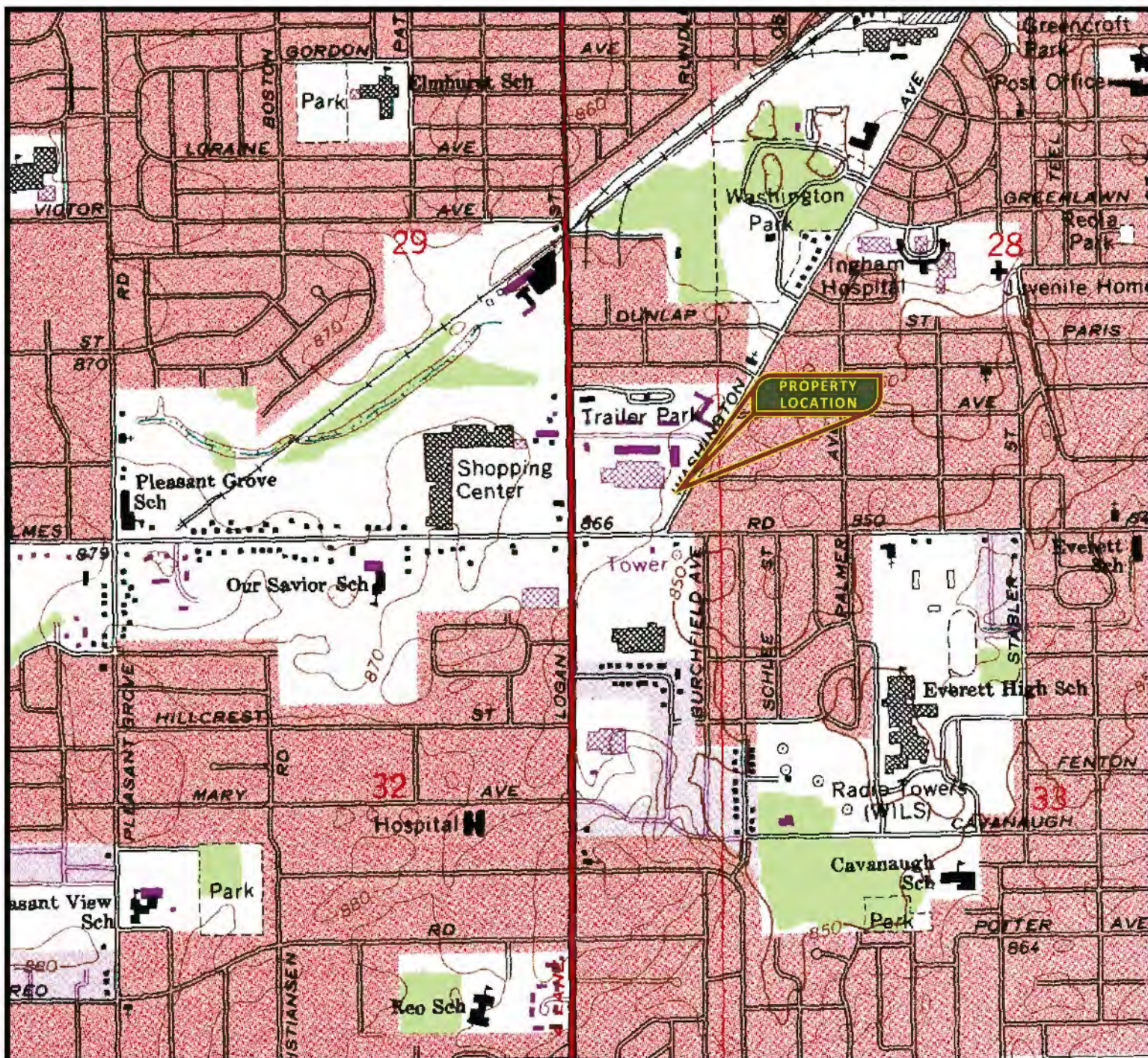


FIGURE 1 PROPERTY LOCATION

930 W. HOLMES ROAD
LANSING, MICHIGAN 48910

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

PROJECT NUMBER: 18-1917

ADAPTED FROM MI GEOGRAPHIC DATA LIBRARY DRG

TRI TERRA

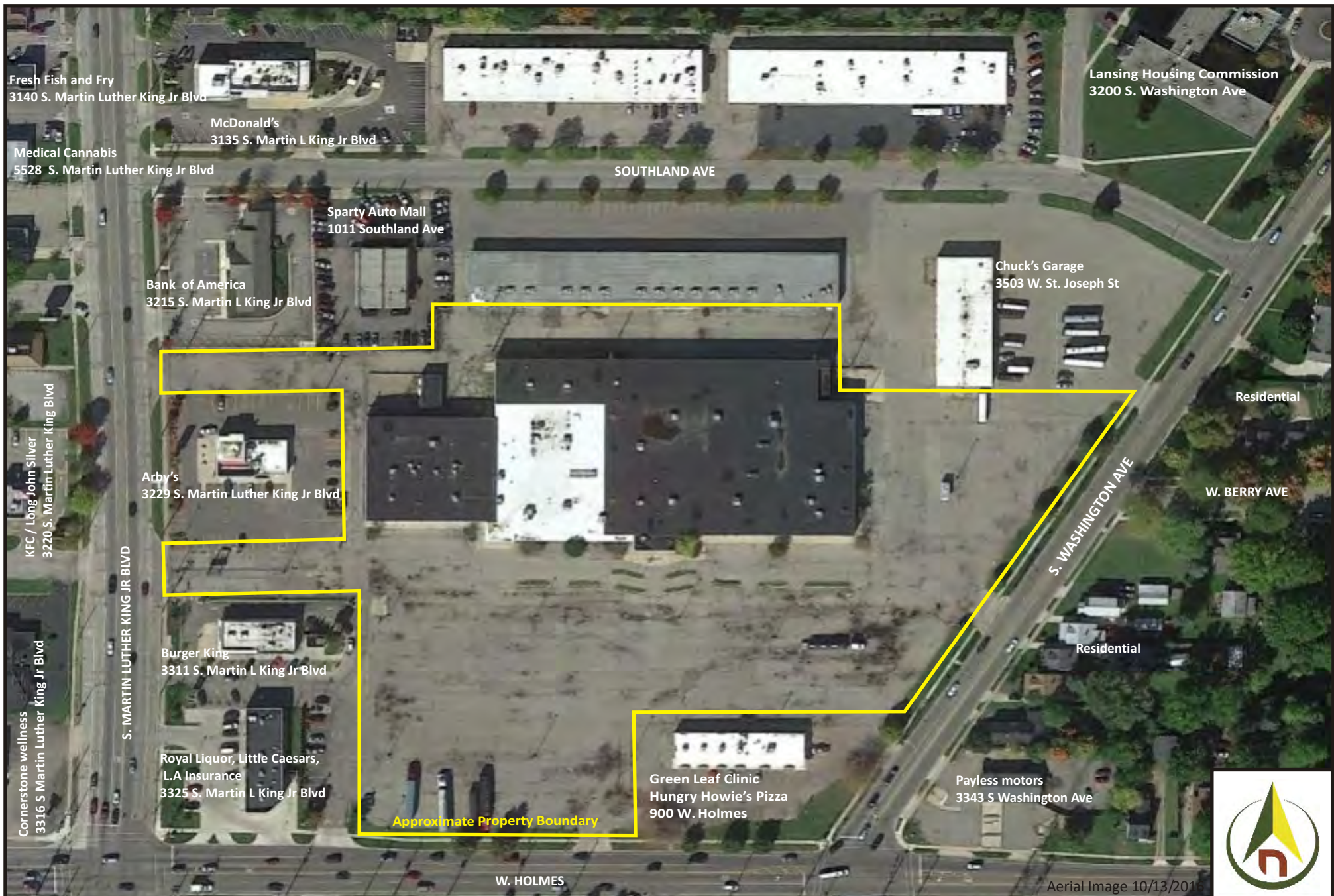


1000 0 1000 2000 ft



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Aerial Image 10/13/2018

TRI TERRA

FIGURE 2

PROPERTY ORIENTATION DIAGRAM

PROJECT NUMBER: 18-1917

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

DIAGRAM CREATED BY: GAR

DATE: 7/27/2018

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 1
Brownfield Eligible Activities
930 W. Holmes Road
Lansing, MI
August 28, 2018

					REIMBURSEMENT ALLOCATION		
ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	DEQ ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES
DEQ ELIGIBLE ACTIVITIES							
Department Specific Activities							
Phase I Environmental Site Assessment	1	LS	\$ 1,800	\$ 1,800			\$ 1,800
DEQ ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 1,800	\$ -	\$ -	\$ 1,800
MSF ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
Asbestos - Abatement	1	LS	\$ 53,700	\$ 53,700			\$ 53,700
Subtotal Asbestos and Lead Activities				\$ 53,700		\$ -	\$ 53,700
Demolition							
Demolition - Site/Asphalt Removal	1	LS	\$ 100,000	\$ 100,000			\$ 100,000
Demolition - Soft Costs including Permits / Disconnect Fees	1	LS	\$ 15,000	\$ 15,000			\$ 15,000
Subtotal Demolition Activities				\$ 115,000		\$ -	\$ 115,000
Infrastructure Improvements							
On-Site Improvements - Patching & Repairing Asphalt/Concrete, Lighting, Landscaping	1		\$ 100,000	\$ 100,000			\$ 100,000
Entrance Improvements - Curbs, Gutters, Pavement/Approaches in Right of Way	1	LS	\$ 109,700	\$ 109,700			\$ 109,700
Lighting in Right of Way	1		\$ 40,500	\$ 40,500			\$ 40,500
Landscaping in Right of Way & Greenspaces/Public Areas	1		\$ 184,725	\$ 184,725			\$ 184,725
Infrastructure Improvements - Soft Costs	1		\$ 59,700	\$ 59,700			\$ 59,700
Subtotal Infrastructure Improvement Activities				\$ 494,625		\$ -	\$ 494,625
MSF ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 663,325	\$ -	\$ -	\$ 663,325
MSF AND DEQ ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 665,125	\$ -	\$ -	\$ 665,125
Brownfield Plan Preparation				\$ 10,000	\$ -	\$ -	\$ 10,000
Interest (3%, simple)				\$ 150,137			\$ 150,137
TOTAL ELIGIBLE COST FOR REIMBURSEMENT:				\$ 825,262	\$ -	\$ -	\$ 825,262
State Brownfield Revolving Fund				\$ -			
BRA Administrative Fees				\$ 45,848			
Local Brownfield Revolving Fund (LBRF)				\$ 45,848			
GRAND TOTAL				\$ 916,958			
					0.00%	0.00%	100.00%

NOTES:

These costs and revenue projections should be considered approximate estimates based on expected conditions and available information. It cannot be guaranteed that the costs and revenue projections will not vary from these estimates. Costs for Phase I ESA, Phase II ESA, Baseline Environmental Assessment, Asbestos Survey, Brownfield Plan and Act 381 Work Plan are excluded from contingency calculation.

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

Estimated Taxable Value (TV) Increase Rate:				1% per year																									
Plan Year				2018		2019		2020		2021		2022		2023		2024		2025		2026		2027		2028		2029			
				1		2		3		4		5		6		7		8		9		10		11					
Base TV				\$	550,000	\$	550,000	\$	550,000	\$	550,000	\$	550,000	\$	550,000	\$	550,000	\$	550,000	\$	550,000	\$	550,000	\$	550,000	\$	550,000		
Estimated New TV				\$	550,000	\$	1,000,000	\$	2,000,000	\$	2,020,000	\$	2,040,200	\$	2,060,602	\$	2,081,208	\$	2,102,020	\$	2,123,040	\$	2,144,271	\$	2,165,713	\$	2,187,371		
Incremental Difference (New TV - Base TV)				\$	-	\$	450,000	\$	1,450,000	\$	1,470,000	\$	1,490,200	\$	1,510,602	\$	1,531,208	\$	1,552,020	\$	1,573,040	\$	1,594,271	\$	1,615,713	\$	1,637,371		
School Capture				Millage Rate																									
School Operating				0.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
State Education Tax (SET)				0.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
School Total:				0.0000	0.00%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
Local Capture				Millage Rate																									
Lansing Operating				19.4400	\$	-	\$	8,748	\$	28,188	\$	28,577	\$	28,969	\$	29,366	\$	29,767	\$	30,171	\$	30,580	\$	30,993	\$	31,409	\$	31,830	
Ingham County				3.2800	\$	-	\$	1,476	\$	4,756	\$	4,822	\$	4,888	\$	4,955	\$	5,022	\$	5,091	\$	5,160	\$	5,229	\$	5,300	\$	5,371	
Ingham County Sum				6.8000	\$	-	\$	3,060	\$	9,860	\$	9,996	\$	10,133	\$	10,272	\$	10,412	\$	10,554	\$	10,697	\$	10,841	\$	10,987	\$	11,134	
Airport Authority				0.6990	\$	-	\$	315	\$	1,014	\$	1,028	\$	1,042	\$	1,056	\$	1,070	\$	1,085	\$	1,100	\$	1,114	\$	1,129	\$	1,145	
CATA				3.0070	\$	-	\$	1,353	\$	4,360	\$	4,420	\$	4,481	\$	4,542	\$	4,604	\$	4,667	\$	4,730	\$	4,794	\$	4,858	\$	4,924	
Capital Area District Library				1.5600	\$	-	\$	702	\$	2,262	\$	2,293	\$	2,325	\$	2,357	\$	2,389	\$	2,421	\$	2,454	\$	2,487	\$	2,521	\$	2,554	
Potter Park Zoo				0.4100	\$	-	\$	185	\$	595	\$	603	\$	611	\$	619	\$	628	\$	636	\$	645	\$	654	\$	662	\$	671	
Lansing Community College				3.8072	\$	-	\$	1,713	\$	5,520	\$	5,597	\$	5,673	\$	5,751	\$	5,830	\$	5,909	\$	5,989	\$	6,070	\$	6,151	\$	6,234	
Ingham Intermediate School District				4.7062	\$	-	\$	2,118	\$	6,824	\$	6,918	\$	7,013	\$	7,109	\$	7,206	\$	7,304	\$	7,403	\$	7,503	\$	7,604	\$	7,706	
Local Total:				43.7094	100.00%	\$	-	\$	19,669	\$	63,379	\$	64,253	\$	65,136	\$	66,028	\$	66,928	\$	67,838	\$	68,757	\$	69,685	\$	70,622	\$	71,568
Total Capturable Taxes:				43.7094	100.00%	\$	-	\$	19,669	\$	63,379	\$	64,253	\$	65,136	\$	66,028	\$	66,928	\$	67,838	\$	68,757	\$	69,685	\$	70,622	\$	71,568
Non-Capturable Millages - New Tax Revenue				Millage Rate																									
Lansing Debt				0.2600	\$	-	\$	117	\$	377	\$	382	\$	387	\$	393	\$	398	\$	404	\$	409	\$	415	\$	420	\$	426	
Lansing School Debt				4.6000	\$	-	\$	2,070	\$	6,670	\$	6,762	\$	6,855	\$	6,949	\$	7,044	\$	7,139	\$	7,236	\$	7,334	\$	7,432	\$	7,532	
Total Non-Capturable Taxes:				4.8600																									

Notes:

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

Estimated Taxable Value (TV) Increase Rate:											
Plan Year		2030 12	2031 13	2032 14	2033 15	2034 16					
Base TV		\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000					
Estimated New TV		\$ 2,209,244	\$ 2,231,337	\$ 2,253,650	\$ 2,276,187	\$ 2,298,948					
Incremental Difference (New TV - Base TV)		\$ 1,659,244	\$ 1,681,337	\$ 1,703,650	\$ 1,726,187	\$ 664,615					
School Capture		Millage Rate									
School Operating	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
State Education Tax (SET)	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
School Total:	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
Local Capture		Millage Rate									
Lansing Operating	19.4400	\$ 32,256	\$ 32,685	\$ 33,119	\$ 33,557	\$ 12,920	\$ 453,136	\$ 45,314	\$ 407,822		
Ingham County	3.2800	\$ 5,442	\$ 5,515	\$ 5,588	\$ 5,662	\$ 2,180	\$ 76,455	\$ 7,646	\$ 68,810		
Ingham County Sum	6.8000	\$ 11,283	\$ 11,433	\$ 11,585	\$ 11,738	\$ 4,519	\$ 158,504	\$ 15,850	\$ 142,654		
Airport Authority	0.6990	\$ 1,160	\$ 1,175	\$ 1,191	\$ 1,207	\$ 465	\$ 16,293	\$ 1,629	\$ 14,664		
CATA	3.0070	\$ 4,989	\$ 5,056	\$ 5,123	\$ 5,191	\$ 1,998	\$ 70,092	\$ 7,009	\$ 63,082		
Capital Area District Library	1.5600	\$ 2,588	\$ 2,623	\$ 2,658	\$ 2,693	\$ 1,037	\$ 36,363	\$ 3,636	\$ 32,726		
Potter Park Zoo	0.4100	\$ 680	\$ 689	\$ 698	\$ 708	\$ 272	\$ 9,557	\$ 956	\$ 8,601		
Lansing Community College	3.8072	\$ 6,317	\$ 6,401	\$ 6,486	\$ 6,572	\$ 2,530	\$ 88,744	\$ 8,874	\$ 79,869		
Ingham Intermediate School District	4.7062	\$ 7,809	\$ 7,913	\$ 8,018	\$ 8,124	\$ 3,128	\$ 109,699	\$ 10,970	\$ 98,729		
Local Total:	43.7094	\$ 72,525	\$ 73,490	\$ 74,466	\$ 75,451	\$ 29,050	\$ 1,018,842	\$ 101,884	\$ 916,958		
Total Capturable Taxes:	43.7094	\$ 72,525	\$ 73,490	\$ 74,466	\$ 75,451	\$ 29,050					
Non-Capturable Millages - New Tax Revenue		Millage Rate									
Lansing Debt	0.2600	\$ 431	\$ 437	\$ 443	\$ 449	\$ 173	\$ 6,060	\$ 606	\$ 5,454		
Lansing School Debt	4.6000	\$ 7,633	\$ 7,734	\$ 7,837	\$ 7,940	\$ 3,057	\$ 107,224	\$ 10,722	\$ 96,501		
Total Non-Capturable Taxes:	4.8600						\$ 113,284	\$ 19,844	\$ 178,598		

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

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

Estimated Total
Years of Plan: 16

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

* During the life of the Plan

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
		1	2	3	4	5	6	7	8	9	10	11
Available Tax Increment Revenue (TIR)												
Total State Tax Capture Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TIR Available for Reimbursement to Developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Tax Capture Available	\$ -	\$ 19,669	\$ 63,379	\$ 64,253	\$ 65,136	\$ 66,028	\$ 66,928	\$ 67,838	\$ 68,757	\$ 69,685	\$ 70,622	\$ 71,568
Local Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ -	\$ 1,967	\$ 6,338	\$ 6,425	\$ 6,514	\$ 6,603	\$ 6,693	\$ 6,784	\$ 6,876	\$ 6,968	\$ 7,062	\$ 7,157
Capture for BRA Administrative Fees (5% of available Local TIR)	\$ -	\$ 885	\$ 2,852	\$ 2,891	\$ 2,931	\$ 2,971	\$ 3,012	\$ 3,053	\$ 3,094	\$ 3,136	\$ 3,178	\$ 3,221
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ -	\$ 885	\$ 2,852	\$ 2,891	\$ 2,931	\$ 2,971	\$ 3,012	\$ 3,053	\$ 3,094	\$ 3,136	\$ 3,178	\$ 3,221
Local TIR Available for Reimbursement to Developer	\$ -	\$ 15,932	\$ 51,337	\$ 52,045	\$ 52,760	\$ 53,482	\$ 54,212	\$ 54,949	\$ 55,693	\$ 56,445	\$ 57,204	\$ 57,970
Total State & Local TIR Available for Reimbursement to Developer	\$ -	\$ 15,932	\$ 51,337	\$ 52,045	\$ 52,760	\$ 53,482	\$ 54,212	\$ 54,949	\$ 55,693	\$ 56,445	\$ 57,204	\$ 57,970

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

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

	2030		2031		2032		2033		2034	TOTALS	
	12		13		14		15		16		
Available Tax Increment Revenue (TIR)											
Total State Tax Capture Available	\$	-	\$	-	\$	-	\$	-	\$	-	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$	-	\$	-	\$	-	\$	-	\$	-	
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$	-	\$	-	\$	-	\$	-	\$	-	
State TIR Available for Reimbursement to Developer	\$	-	\$	-	\$	-	\$	-	\$	-	
Total Local Tax Capture Available	\$	72,525	\$	73,490	\$	74,466	\$	75,451	\$	29,050	
Local Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$	7,252	\$	7,349	\$	7,447	\$	7,545	\$	2,905	
Capture for BRA Administrative Fees (5% of available Local TIR)	\$	3,264	\$	3,307	\$	3,351	\$	3,395	\$	1,307	
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$	3,264	\$	3,307	\$	3,351	\$	3,395	\$	1,307	
Local TIR Available for Reimbursement to Developer	\$	58,745	\$	59,527	\$	60,317	\$	61,115	\$	23,530	
Total State & Local TIR Available for Reimbursement to Developer	\$	58,745	\$	59,527	\$	60,317	\$	61,115	\$	23,530	
DEVELOPER and LBRA											
	\$	204,489	\$	144,962	\$	84,645	\$	23,530	\$	(0)	
MSF Eligible Activities	\$	-	\$	-	\$	-	\$	-	\$	-	
State Tax Reimbursement	\$	-	\$	-	\$	-	\$	-	\$	-	
Local Tax Reimbursement	\$	-	\$	-	\$	-	\$	-	\$	-	
DEQ Eligible Activities	\$	-	\$	-	\$	-	\$	-	\$	-	
State Tax Reimbursement	\$	-	\$	-	\$	-	\$	-	\$	-	
Local Tax Reimbursement	\$	-	\$	-	\$	-	\$	-	\$	-	
LOCAL-ONLY Activities	\$	204,489	\$	144,962	\$	84,645	\$	23,530	\$	(0)	
Local-Only Tax Reimbursement	\$	58,745	\$	59,527	\$	60,317	\$	61,115	\$	23,530	
TOTAL ANNUAL DEVELOPER/LBRA REIMBURSEMENT	\$	58,745	\$	59,527	\$	60,317	\$	61,115	\$	23,530	

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

Attachment A

Legal Description of the Property

LEGAL DESCRIPTION –

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

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

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

Attachment B

Letter of Functional Obsolescence



Andy Schor, Mayor

CITYASSESSORS OFFICE

Sharon Frischman, Assessor

3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-7624
FAX: (517) 483-4101
www.lansingmi.gov/City-Assessor

Functional Obsolescence Determination

Property Address: 930 W. Holmes
Lansing, MI 48910

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

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

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

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

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

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

Sharon L. Frischman, MMAO, MCGA

4-27-18

Date

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on 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 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).

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

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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE
LANSING CODIFIED ORDINANCES BY AMENDING CHAPTER 297, SECTIONS 297.09,
297.10, 297.11, AND 297.12 TO CLARIFY THE INVESTIGATION, HEARING AND
APPEAL PROCESS TO ALLOW THE DEPARTMENT OF HUMAN RELATIONS &
COMMUNITY SERVICES TO INVESTIGATE, CITY COUNCIL TO DESIGNATE A
HEARING OFFICER, AND CITY COUNCIL PRESIDENT TO HEAR APPEALS.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 297, Sections 297.09, 297.10, 297.11, and 297.12, of the
Codified Ordinances of the City of Lansing, Michigan, be and are hereby amended to read as
follows:

297.09. - Other exceptions as required by law.

This chapter shall not be construed to limit rights granted by State or Federal Constitution,
law, rule or regulation, including but not limited to, the following:

(a) It is permissible to discriminate in employment, public accommodation, public
services, housing, and health care based on a person's age, income level, or mental or
physical limitations when such discrimination is required or allowed by Federal, OR
State CONSTITUTION or local ~~constitution, law~~, INCLUDING BUT NOT LIMITED
TO THE CITY CHARTER ~~rule or regulation~~.

(b) It is permissible for a governmental institution to restrict access to any of its facilities
or to restrict employment opportunities based on duly adopted institutional policies that

conform to Federal, OR State CONSTITUTION or local ~~constitution, law,~~
INCLUDING BUT NOT LIMITED TO THE CITY CHARTER ~~rule or regulation.~~

(c) This chapter shall not be read to prohibit or interfere with the exercise of a person's
first amendment rights.

(d) It is permissible for a religious organization or institution to restrict employment
opportunities, housing facilities, or accommodations that are operated as a direct part of
religious activities to persons who are members of or who conform to the moral tenets
of that religious institution or organization.

(e) It is permissible to limit occupancy in a housing development or to provide public
accommodations or employment privileges or assistance to persons of low income, over
55 years of age, or who have a physical or mental limitation.

(f) It is permissible to discriminate based on a person's age when State, Federal, or local
law requires it.

(g) It is permissible to refuse to enter into a contract with an unemancipated minor.

(h) Nothing in this chapter shall affect, replace, or diminish the duties, obligations, rights,
or remedies as otherwise provided by any union contract, collective bargaining
agreement, or Federal, OR State CONSTITUTION or local ~~constitution, law,~~
INCLUDING BUT NOT LIMITED TO THE CITY CHARTER ~~rule or regulation,~~
which shall control over this chapter.

- 1 (i) This chapter shall not be read to require an employer, whether public or private, to
2 provide benefits to unmarried domestic partners in contravention of Article I, Section
3 25 of the Michigan Constitution.

4
5 297.10. - Complaints.

- 6 (a) Any person claiming to be discriminated against or harassed in violation of this ordinance
7 may file with the Human Relations and Community Services Department ("the
8 ~~d~~Department") a complaint, in writing, setting forth with reasonable specificity the person or
9 persons alleged to have violated this chapter, the specific nature of the violation and the
10 date(s) of the alleged violation. A person filing a complaint must do so within 180 days of
11 the incident forming the basis of the complaint.

- 12 (b) To the extent permitted by law, all written complaints of discrimination in employment,
13 public accommodation, public services, and housing received by the ~~d~~Department shall be
14 kept confidential.

- 15 (c) Upon receipt of the complaint the ~~d~~Department shall:

- 16 (1) Be responsible for INVESTIGATING AND determining whether there is sufficient
17 evidence of a violation of this chapter. If the ~~d~~Department determines that sufficient
18 evidence of a violation exists, ~~THE DEPARTMENT SHALL: it will refer the matter to~~
19 ~~the office of the city attorney.~~

- 20 (d) ~~Upon receipt of a referral from the department, the Office of the City Attorney shall:~~

- 1 i. Contact the Claimant to discuss its concerns and schedule an informal conference
2 (estimated time within 45 days);
- 3 ii. Ensure there are no undue burdens placed on a Claimant, which might discourage
4 filing of a discrimination complaint;
- 5 iii. Commence and complete the complaint investigation, ~~mediation/conciliation, and~~
6 ~~recommendation process~~ in a timely manner.
- 7 (e) The Office of the City Attorney shall be responsible for promulgating and publishing rules
8 and guidelines for processing, investigating, mediating/conciliating, and recommending
9 resolution of ~~the~~ complaints.

10

11 297.11. - Investigation and hearing.

- 12 (a) During an investigation, ~~the DEPARTMENT Office of the City Attorney~~ may request the
13 appearance of witnesses and the production of books, papers, records or other documents
14 that may be relevant to a violation or alleged violation of this chapter.
- 15 (b) If the ~~DEPARTMENT Office of the City Attorney~~ determines that the complaint and
16 preliminary evidence gathered indicates a ~~prima facie~~ violation of an ordinance in this
17 chapter, the ~~Office of the City COUNCIL Attorney~~ shall ~~DESIGNATE~~ assign a HEARING
18 OFFICER ~~person within the department~~ to conduct a hearing (~~hereinafter referred to as the~~
19 ~~"Hearing Officer"~~) within 90 days after completion of ~~THE~~ its preliminary investigation. The
20 person who is alleged to have committed a violation (the "Respondent") and the Claimant
21 shall be sent by regular mail at least 14 days in advance, notice of the COMPLAINT,

1 scheduled date and time of the hearing and a request for each to appear. At the hearing,
2 testimony MAY~~will~~ be taken. All testimony shall be on the record, under oath and either
3 recorded or transcribed. Both Claimant and Respondent shall be allowed to testify, present
4 evidence, bring witnesses to testify, and ~~to~~ cross examine all witnesses at the hearing.
5 FORMAL~~Technical~~ rules of evidence shall not apply.

6 ~~(e) — A failure of either the Claimant or the Respondent to cooperate with the Office of the City~~
7 ~~Attorney may result in an adverse determination for that person at the hearing.~~

8 (Ord. No. 1120, § 1, 12-18-06; Ord. No. 1203, § 1, 9-26-16)

9
10 297.12. - Findings and recommendations.

11 The Hearing Officer shall make findings of fact based on the testimony and evidence
12 introduced at the hearing and shall recommend such relief as the Hearing Officer deems
13 appropriate. The Claimant and Respondent shall have the right to appeal the Hearing Officer's
14 findings and recommendations in writing within 30 days to the PRESIDENT OF CITY
15 COUNCIL~~Hearing Officer~~. On appeal, the hearing record and Hearing Officer's findings and
16 recommendations shall be reviewed by the PRESIDENT OF City COUNCIL~~Attorney~~ who shall
17 approve, approve with modification, or disapprove of the findings and recommendations. After
18 the City COUNCIL PRESIDENT'S~~Attorney's~~ review, the ~~Hearing Officer's~~ FINAL findings and
19 recommendations shall be served by regular mail on the Claimant and Respondent. The parties
20 shall have 30 days to comply with such findings and recommendations, unless otherwise

provided by the Hearing Officer OR, IN THE EVENT OF AN APPEAL, CITY COUNCIL
PRESIDENT.

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

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

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
immediate effect by City Council and shall expire December 31, 2027.

Approved as to form:

City Attorney

Dated: _____

Approved by Ordinance Review Committee

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

RESOLUTION OBJECTING TO THE TRANSFER OF ALL UNSOLD TAX REVERTED
PROPERTIES FROM THE INGHAM COUNTY TREASURER
TO THE CITY OF LANSING

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 Treasure 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

DRAFT

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.

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

DRAFT

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

DRAFT

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
S 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 S P 48

Property Address: FULLER ST LANSING MI

33-01-01-15-451-241

LOT 17 BREITEN PARK SUB REC L S P 48

Property Address: 1416 ELIZABETH ST LANSING MI

33-01-01-16-107-001

DRAFT

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 S 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

DRAFT

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

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 #70 – 735 Hazel LLC; 735 Hazel Street Redevelopment Project'.

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

WHEREAS, Lilas Grace Smyth, sought to eliminate a special assessment of \$2,494.00 for trash and debris removal fees, and all associated penalties and interest, on the property tax bill for 1009 Cady Court (Tax ID #33-01-01-10-329-061); and

WHEREAS, upon filing a claim to the Committee on General Services, the claim in the amount of \$2,494.00 was denied on October 9, 2018.

THEREFORE, BE IT RESOLVED, that the City Council, hereby, denies the claim of in the amount of \$2,494.00 for trash and debris removal fees, and all associated penalties and interest on the property tax bill for 1009 Cady Court (Tax ID #33-01-01-10-329-061).

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

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

WHEREAS, the 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 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 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 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. 18-041 thereby authorizing the Transportation Engineer to change the parking regulations on Allegan Street.

BE IT FINALLY RESOLVED that Traffic Control Order No. 18-041 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, MICHIGAN

WHEREAS, pursuant to City Charter, Chapter 3, Section 3-206.1, "The City Council may make investigations into the affairs of the City . . ."; and

WHEREAS, the Public Safety Committee has devoted many hours of time receiving, discussing, and analyzing complaints of public nuisance issues at the Pleasant Grove/Holmes Plaza ("Plaza") and the immediate surrounding area; and

WHEREAS, the Public Safety Committee now recommends that the full City Council make an investigation into such alleged nuisance activities at the Plaza and the immediate surrounding area.

NOW, THEREFORE, BE IT RESOLVED, that the City Council make an investigation pursuant to City Charter 3-206.1 into the alleged public nuisance activities at the Pleasant Grove/Holmes Plaza and the immediate surrounding area.

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

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

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 of the Whole met on October 22, 2018 and 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.

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INTRODUCTION OF ORDINANCE

Council Member Wood introduced:

An ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances by amending Chapter 297, Sections 297.09, 297.10, 297.11 and 297.12 to clarify the investigation, hearing and appeal process to allow the Department of Human Relations & Community Services to investigate, City Council to designate a Hearing Officer, and City Council President to hear appeals.

The Ordinance is referred to the Committee on 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, November 5, 2018 at 7:00 p.m. in the City Council Chambers, 10th floor Lansing City hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering an ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances by amending Chapter 297, Sections 297.09, 297.10, 297.11 and 297.12 to clarify the investigation, hearing and appeal process to allow the Department of Human Relations & Community Services to investigate, City Council to designate a Hearing Officer, and City Council President to hear appeals.

Interested Persons are invited to attend this Public Hearing

DRAFT

**DRAFT #1
OCTOBER 16, 2018**

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE
LANSING CODIFIED ORDINANCES BY AMENDING CHAPTER 297, SECTIONS 297.09,
297.10, 297.11, AND 297.12 TO CLARIFY THE INVESTIGATION, HEARING AND
APPEAL PROCESS TO ALLOW THE DEPARTMENT OF HUMAN RELATIONS &
COMMUNITY SERVICES TO INVESTIGATE, CITY COUNCIL TO DESIGNATE A
HEARING OFFICER, AND CITY COUNCIL PRESIDENT TO HEAR APPEALS.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 297, Sections 297.09, 297.10, 297.11, and 297.12, of the
Codified Ordinances of the City of Lansing, Michigan, be and are hereby amended to read as
follows:

297.09. - Other exceptions as required by law.

This chapter shall not be construed to limit rights granted by State or Federal Constitution,
law, rule or regulation, including but not limited to, the following:

(a) It is permissible to discriminate in employment, public accommodation, public
services, housing, and health care based on a person's age, income level, or mental or
physical limitations when such discrimination is required or allowed by Federal, OR
State CONSTITUTION or local ~~constitution~~, law, INCLUDING BUT NOT LIMITED
TO THE CITY CHARTER ~~rule or regulation~~.

(b) It is permissible for a governmental institution to restrict access to any of its facilities
or to restrict employment opportunities based on duly adopted institutional policies that



conform to Federal, OR State CONSTITUTION or local ~~constitution, law,~~
INCLUDING BUT NOT LIMITED TO THE CITY CHARTER ~~rule or regulation.~~

(c) This chapter shall not be read to prohibit or interfere with the exercise of a person's
first amendment rights.

(d) It is permissible for a religious organization or institution to restrict employment
opportunities, housing facilities, or accommodations that are operated as a direct part of
religious activities to persons who are members of or who conform to the moral tenets
of that religious institution or organization.

(e) It is permissible to limit occupancy in a housing development or to provide public
accommodations or employment privileges or assistance to persons of low income, over
55 years of age, or who have a physical or mental limitation.

(f) It is permissible to discriminate based on a person's age when State, Federal, or local
law requires it.

(g) It is permissible to refuse to enter into a contract with an unemancipated minor.

(h) Nothing in this chapter shall affect, replace, or diminish the duties, obligations, rights,
or remedies as otherwise provided by any union contract, collective bargaining
agreement, or Federal, OR State CONSTITUTION or local ~~constitution, law,~~
INCLUDING BUT NOT LIMITED TO THE CITY CHARTER ~~rule or regulation,~~
which shall control over this chapter.

(i) This chapter shall not be read to require an employer, whether public or private, to provide benefits to unmarried domestic partners in contravention of Article I, Section 25 of the Michigan Constitution.

297.10. - Complaints.

(a) Any person claiming to be discriminated against or harassed in violation of this ordinance may file with the Human Relations and Community Services Department (~~the~~ Department) a complaint, in writing, setting forth with reasonable specificity the person or persons alleged to have violated this chapter, the specific nature of the violation and the date(s) of the alleged violation. A person filing a complaint must do so within 180 days of the incident forming the basis of the complaint.

(b) To the extent permitted by law, all written complaints of discrimination in employment, public accommodation, public services, and housing received by the ~~the~~ Department shall be kept confidential.

(c) Upon receipt of the complaint the ~~the~~ Department shall:

(1) Be responsible for INVESTIGATING AND determining whether there is sufficient evidence of a violation of this chapter. If the ~~the~~ Department determines that sufficient evidence of a violation exists, ~~THE DEPARTMENT SHALL: it will refer the matter to the office of the city attorney.~~

~~(d) Upon receipt of a referral from the department, the Office of the City Attorney shall:~~

- i. Contact the Claimant to discuss its concerns and schedule an informal conference (estimated time within 45 days);
 - ii. Ensure there are no undue burdens placed on a Claimant, which might discourage filing of a discrimination complaint;
 - iii. Commence and complete the complaint investigation, ~~mediation/conciliation, and recommendation process~~ in a timely manner.
- (e) The Office of the City Attorney shall be responsible for promulgating and publishing rules and guidelines for processing, investigating, mediating/conciliating, and recommending resolution of ~~the~~ complaints.
- 297.11. - Investigation and hearing.
- (a) During an investigation, ~~the DEPARTMENT Office of the City Attorney~~ may request the appearance of witnesses and the production of books, papers, records or other documents that may be relevant to a violation or alleged violation of this chapter.
- (b) If the ~~DEPARTMENT Office of the City Attorney~~ determines that the complaint and preliminary evidence gathered indicates a ~~prima facie~~ violation of an ordinance in this chapter, the ~~Office of the City COUNCIL Attorney~~ shall ~~DESIGNATE~~ assign a HEARING OFFICER ~~person within the department~~ to conduct a hearing (~~hereinafter referred to as the "Hearing Officer"~~) within 90 days after completion of ~~THE~~ its preliminary investigation. The person who is alleged to have committed a violation (the "Respondent") and the Claimant shall be sent by regular mail at least 14 days in advance, notice of the COMPLAINT,

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**DRAFT #1
OCTOBER 16, 2018**

1 scheduled date and time of the hearing and a request for each to appear. At the hearing,
2 testimony MAY~~will~~ be taken. All testimony shall be on the record, under oath and either
3 recorded or transcribed. Both Claimant and Respondent shall be allowed to testify, present
4 evidence, bring witnesses to testify, and ~~to~~ cross examine all witnesses at the hearing.
5 FORMAL~~Technical~~ rules of evidence shall not apply.

6 ~~(e) — A failure of either the Claimant or the Respondent to cooperate with the Office of the City~~
7 ~~Attorney may result in an adverse determination for that person at the hearing.~~

8 (Ord. No. 1120, § 1, 12-18-06; Ord. No. 1203, § 1, 9-26-16)

9
10 297.12. - Findings and recommendations.

11 The Hearing Officer shall make findings of fact based on the testimony and evidence
12 introduced at the hearing and shall recommend such relief as the Hearing Officer deems
13 appropriate. The Claimant and Respondent shall have the right to appeal the Hearing Officer's
14 findings and recommendations in writing within 30 days to the PRESIDENT OF CITY
15 COUNCIL~~Hearing Officer~~. On appeal, the hearing record and Hearing Officer's findings and
16 recommendations shall be reviewed by the PRESIDENT OF City COUNCIL~~Attorney~~ who shall
17 approve, approve with modification, or disapprove of the findings and recommendations. After
18 the City COUNCIL PRESIDENT'S~~Attorney's~~ review, the ~~Hearing Officer's~~ FINAL findings and
19 recommendations shall be served by regular mail on the Claimant and Respondent. The parties
20 shall have 30 days to comply with such findings and recommendations, unless otherwise

1 provided by the Hearing Officer OR, IN THE EVENT OF AN APPEAL, CITY COUNCIL
2 PRESIDENT.

3

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

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

9 Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
10 immediate effect by City Council and shall expire December 31, 2027.

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Approved as to form:

City Attorney

Dated: _____

Approved by Ordinance Review Committee

INTRODUCTION OF ORDINANCE

Council Member Spadafore introduced:

An ordinance of the City of Lansing, Michigan, to amend to Chapter 404, Section 404.01 of the Lansing Codified Ordinances to provide for the impoundment of vehicles or other transportation devices, including but not limited to bicycles, electric bicycles, scooters, electric scooters, skateboards, and electric skateboards that are improperly parked or abandoned.

The Ordinance is referred to the Committee on Public Service

RESOLUTION SETTING PUBLIC HEARING BY CITY COUNCIL

RESOLVED by the City Council, City of Lansing, that a public hearing be set for Monday, November 5, 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 amendment to Chapter 404, Section 404.012 of the Lansing Codified Ordinances to provide for the impoundment of vehicles or other transportation devices, including but not limited to bicycles, electric bicycles, scooters, electric scooters, skateboards, and electric skateboards that are improperly parked or abandoned.

Interested Persons are invited to attend this Public Hearing

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of the City. If a traffic engineer is not appointed, then the authority of the traffic engineer shall be vested in the Director of Public Service or his or her designee.

(d) The following language is added to the end of Rule 140: The fee for such a permit shall be established by council resolution.

(e) The following language is added to the end of Rule 141: The operating hours for all metered parking in the Lansing Municipal Parking System are 8:00 a.m. through 6:00 p.m., Monday through Friday.

(f) The following language is added after Rule 151:

(1) The Traffic Engineer or his or her designee may establish truck routes within the City and designate which of the truck routes are subject to springtime restrictions. The Traffic Engineer shall maintain and make available, for a fee established by council resolution, maps displaying the truck routes and indicating which of the truck routes are subject to springtime restrictions.

(2) No person shall operate a truck on a street not designated as part of a truck route, except for either of the following purposes:

(A) Travelling directly from a truck route to a destination where freight is being picked up or delivered, or

(B) Travelling directly to a truck route from a point of origin.

(g) The following language is added to the end of Rule 153:

All permanent traffic control orders in effect on the effective date of this ordinance and not inconsistent with the provisions of this ordinance shall remain in effect until rescinded or modified by traffic control order.

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1 (h) The following language is added to the end of Rules 155 and 156: The fees for these permits
2 shall be set by council resolution.

3 (i) The following language is added after Rule 618:

- 4 1. The Police Department may impound any ~~bicycle~~VEHICLE OR
5 TRANSPORTATION DEVICE, INCLUDING BUT NOT LIMITED TO
6 BICYCLES, ELECTRIC BICYCLES, SCOOTERS, ELECTRIC SCOOTERS,
7 SKATEBOARDS, AND ELECTRIC SKATEBOARDS from a public way or
8 public property when it is (A) improperly parked ~~and creating a~~
9 ~~hazard~~CONTRARY TO SECTION 674 OF THE MICHIGAN VEHICLE CODE,
10 MCL 257.674, UNLESS OTHERWISE LAWFULLY PERMITTED, or (B)
11 abandoned.
- 12 2. Upon impounding a ~~bicycle~~VEHICLE OR TRANSPORTATION DEVICE, the
13 Police Department shall give notice to the owner in any manner reasonably
14 calculated to inform the owner that the ~~bicycle~~VEHICLE OR
15 TRANSPORTATION DEVICE was impounded and how to retrieve the
16 ~~bicycle~~VEHICLE OR TRANSPORTATION DEVICE. Unless a manner more
17 likely to notify the owner is available, notice may be given in the form of a
18 newspaper announcement or posting on the Police Department's website describing
19 the provisions of this subsection.
- 20 3. Upon payment of any storage fees incurred by the City, the ~~bicycle~~VEHICLE OR
21 TRANSPORTATION DEVICE shall be returned to its owner.

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- 1 4. Any ~~bicycle~~VEHICLE OR TRANSPORTATION DEVICE not claimed within six
2 months of its impoundment may be donated, upon approval by council, to a State
3 licensed charitable organization.
- 4 5. State licensed charitable organizations may apply to participate in the City's
5 ~~bicycle~~VEHICLE OR TRANSPORTATION DEVICE donation program by
6 submitting the following to the City Clerk: (A) Proof of State licensure as a
7 charitable organization; (B) A mission statement or other description of the
8 organization's purpose; (C) A description of the intended use of the
9 ~~bicycles~~VEHICLES OR TRANSPORTATION DEVICES, including any method
10 and eligibility criteria for distribution; (D) An agreement to indemnify and hold
11 harmless the City for any damages resulting from donation of the
12 ~~bicycles~~VEHICLES OR TRANSPORTATION DEVICES; and (E) An agreement
13 to provide, upon request, a list of the names and addresses of any recipients of the
14 ~~bicycles~~VEHICLES OR TRANSPORTATION DEVICES. The City Clerk shall
15 submit any such applications to council for referral to the appropriate committee.
- 16 6. The City will attempt to donate ~~bicycles~~VEHICLES OR TRANSPORTATION
17 DEVICES on a rotating basis to all approved organizations in roughly equal
18 numbers. Donated ~~bicycles~~VEHICLES OR TRANSPORTATION DEVICES must
19 be picked up from the quartermaster unit by the recipient organization. Any donated
20 ~~bicycles~~VEHICLES OR TRANSPORTATION DEVICES that are not picked up
21 by the recipient organization may be donated to another approved organization in
22 the discretion of the quartermaster unit.
- 23 (j) The following language is added after Rule 822:

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1 No person shall park any vehicle on either side of any street between 2:00 a.m. and 5:00
2 a.m. of any day.

3 (k) The following language is added after Rule 822:

4 (1) No detached trailer shall be parked in any street or alley.

5 (2) No truck with three or more axles on the power unit shall be parked in any street for
6 more than one hour.

7 (3) No vehicle shall project more than 20 feet from the curb when parked.

8

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

12

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

16

17 Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
18 immediate effect by City Council, and shall expire on December 31, 2027.

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21 APPROVED BY ORDINANCE REVIEW COMMITTEE

22 OF THE OFFICE OF THE CITY ATTORNEY

INTRODUCTION OF ORDINANCE

Council Member Spadafore introduced:

An ordinance of the City of Lansing, Michigan, to amend to Chapter 812, Section 812.04 of the Lansing Codified Ordinances to include within the prohibited transportation devices on sidewalks in the principal shopping district electric bicycles, electric skateboards, scooters, electric scooters, and electrical personal assistive mobility devices and to require signs to this effect be erected in compliance with Section 660 of the Michigan Motor Vehicle Code MCL 257.660.

The Ordinance is referred to the Committee on Public Service

RESOLUTION SETTING PUBLIC HEARING BY CITY COUNCIL

RESOLVED by the City Council, City of Lansing, that a public hearing be set for Monday, November 5, 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 amendment to Chapter 812, Section 812.04 of the Lansing Codified Ordinances to include within the prohibited transportation devices on sidewalks in the principal shopping district electric bicycles, electric skateboards, scooters, electric scooters, and electrical personal assistive mobility devices and to require signs to this effect be erected in compliance with Section 660 of the Michigan Motor Vehicle Code MCL 257.660.

Interested Persons are invited to attend this Public Hearing

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND CHAPTER 812, SECTION 812.04 OF THE LANSING CODIFIED ORDINANCES TO INCLUDE WITHIN THE PROHIBITED TRANSPORTATION DEVICES ON SIDEWALKS IN THE PRINCIPAL SHOPPING DISTRICT ELECTRIC BICYCLES, ELECTRIC SKATEBOARDS, SCOOTERS, ELECTRIC SCOOTERS, AND ELECTRIC PERSONAL ASSISTIVE MOBILITY DEVICES. SIGNS TO THIS EFFECT SHALL BE ERECTED IN COMPLIANCE WITH SECTION 660 OF THE MICHIGAN MOTOR VEHICLE CODE, MCL 257.660.

THE CITY OF LANSING ORDAINS:

Section 1. That Section 812.04 of the Lansing Code of Ordinances of the City of Lansing is hereby amended as follows:

812.04. – Prohibited Activities.

(a) No person shall do any of the following in the Principal Shopping District without first obtaining a permit to do so, in addition to any permit issued by the City Clerk for the same activity throughout the City:

(1) Engage in the business of a peddler, solicitor, canvasser, transient merchant, itinerant merchant, or itinerant vendor, as those terms are defined in Article I of Chapter 844 of the Lansing Codified Ordinances;

(2) Engage in the business of selling ice cream, ice cream products or confections, as that term is defined in Article II of Chapter 844;

(3) Engage in the activities of a street performer;

(4) Engage in the activities of a charitable solicitor;

1 (5) Maintain a temporary encroachment.

2 (b) No person shall use a bicycle, ELECTRIC BICYCLE, skateboard, ELECTRIC
3 SKATEBOARD, SCOOTER, ELECTRIC SCOOTER, ELECTRIC PERSONAL
4 ASSISTIVE MOBILITY DEVICE, or in-line skates on the sidewalk in Zone A without
5 first obtaining a permit to do so. SIGNS TO THIS EFFECT SHALL BE ERECTED IN
6 COMPLIANCE WITH SECTION 660 OF THE MICHIGAN MOTOR VEHICLE CODE,
7 MCL 257.660.

8
9 Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules
10 inconsistent with the provisions hereof are hereby repealed in their entirety and shall be null and
11 void and of no effect.

12
13 Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid,
14 the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the
15 part so declared to be invalid.

16
17 Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
18 immediate effect by City Council, and shall expire on December 31, 2027.

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21 APPROVED BY THE ORDINANCE REVIEW COMMITTEE
22 OF THE OFFICE OF THE CITY ATTORNEY

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PASSAGE OF ORDINANCE

An Ordinance Of The City Of Lansing, Michigan, To Amend Chapter 1284, Section 1284.20, Of The Lansing Codified Ordinances By Providing Further Guidelines, Requirements, And Exemptions For Lighting In Areas Of Off-Street Parking.

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

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

☐ ADOPTED

☐ FAILED

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND CHAPTER 1284, SECTION 1284.20, OF THE LANSING CODIFIED ORDINANCES BY PROVIDING FURTHER GUIDELINES, REQUIREMENTS, AND EXEMPTIONS FOR LIGHTING IN AREAS OF OFF-STREET PARKING.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1284, SECTION 1284.20, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

1284.20. – Lighting.

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

(a) MINIMUM LIGHTING STANDARDS:

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

SENSOR BE INSTALLED, THE MINIMUM DURATION OF ILLUMINATION FOR EACH SUCH SENSOR SHALL BE TEN (10) CONTINUOUS MINUTES WITHOUT SENSING MOTION AND THE MAXIMUM DURATION OF ILLUMINATION SHALL NOT EXCEED THIRTY (30) CONTINUOUS MINUTES WITHOUT SENSING MOTION. A SENSOR MUST DETECT HUMAN FIGURE MOTION.

(b) MAXIMUM LIGHTING STANDARDS:

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

(c) EXEMPTIONS.

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

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

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

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

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, AND SHALL EXPIRE ON DECEMBER 31, 2027.

PASSAGE OF ORDINANCE

An Ordinance Of The City Of Lansing, Michigan, To Amend The
 Lansing Codified Ordinances By Amending Chapter 1060,
 Section 05, Section 07, Section 08, And Section 99, To Broaden
 And Clarify Enforcement Of Collection Bin Requirements.

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

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

☐ ADOPTED

☐ FAILED

ORDINANCE NO. _____

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

THE CITY OF LANSING ORDAINS:

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

- (a) Between each collection period, the owner, tenant, lessee or occupant of any property shall provide a suitable place on the premises to store solid waste and/or recyclable materials. ~~Solid waste and/or recycling and/or yard waste containers shall be placed and protected so that they cannot be easily disturbed by animals and in a place which, if possible, is not visible from the street and away from places occupied by other persons.~~
- (b) Solid waste and/or recycling containers and/or yard waste containers, ~~which will be picked up~~ **FROM THE SIDE OF THE STREET by Public Service Department employees** from residential sites of generation, shall be set out in the right-of-way (adjacent to the street) on designated collection days, as specified ~~in the rules and regulations prepared~~ by the Public Service Director and approved by Council. The schedule shall provide **FOR A MAXIMUM OF** one collection weekly. The solid waste and/or recycling containers shall not be placed between the sidewalk and the curb (adjacent to the street) prior to 4:00 p.m. of the day preceding the scheduled collection day. No later than 7:00 a.m. on the day following the collection day, the

solid waste and/or recycling containers shall be promptly removed from between the right-of-way (locations adjacent to the street) by the owner, resident, tenant, lessee or occupant.

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

- (a) The owner or occupant of a residential site of generation unit shall promptly clean up and remove any scattered solid waste, rejected items, recyclable material and/or yard waste resulting from the breakage or opening of any ~~City~~ collection bag, can or other container or refuse bag intended for collection from the residential site of generation unit within twenty-four hours after the same has been scattered.
- (b) Within twenty-four hours after written notification by the City, the owner or occupant of a residential site of generation unit shall, in accordance with this chapter, properly dispose of any such scattered refuse, rejected items, any ~~City~~ collection bag (and the contents thereof), intended for collection which is either broken or otherwise open, any ~~City~~ collection bag which weighs in excess of thirty pounds, any ~~City~~ collection bag which contains unacceptable materials for collection or any ~~City~~ collection bag which was placed on the curb in front of the residence prior to 4:00 p.m. of the day preceding the collection day, or later than 7:00 a.m. of the day of collection.
- (c) Notification shall be in writing and sent by first class mail to the owner or party in interest of the property on which or in front of which the violation of this chapter exists. The name and address of the owner or party in interest of the residential site of generation shall be determined from the last local tax assessment record for the property. Notice shall also be given to the occupant of the property on which or in front of which the violation exists, by either giving a

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

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

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

(b) *Expenses.*

(1) The complete expense, including the administration costs to the City, incurred in the removal, abatement or preparation of materials for recycling shall be the sole responsibility of

the owner or party in interest of the property on which or in front of which the condition existed, and shall be paid by the owner or party in interest in whose name the property appears on the City's latest real property tax assessment records. The expense shall be a penalty for income tax purposes.

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

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

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

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

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

First offense ~~\$20.00~~ **\$25.00**

~~First repeat~~ **SECOND** offense ~~40.00~~ **\$50.00**

~~Second~~ **THIRD** (or any subsequent) ~~repeat~~ offense ~~60.00~~ **\$250.00**

THESE TICKETED FEES COULD BE CHANGED FROM TIME TO TIME BY COUNCIL RESOLUTION.

(c)~~All~~ THE DIRECTOR OF Public Service Department ~~personnel~~ **OR THE DIRECTOR'S DESIGNEE** ~~are~~ is hereby named ~~designated as a~~ **Authorized City eOfficials** to issue municipal civil infraction citations or municipal civil infraction violation notices pursuant to Code Section 203.01.

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

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

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

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Chris Swope
Lansing City Clerk

October 19, 2018

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

Dear Councilmembers:

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

BOARD NAME

DATE OF MEETING

Board of Police Commissioners

September 16, 2018

Historic District Commission

September 10, 2018

Lansing Entertainment and Public Facilities Authority

August 28, 2018

Lansing Park Board

September 12, 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

THIS ITEM NOT AVAILABLE AT TIME OF PRINT

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor
FROM: Stephanie Robinson CPPB, Senior Buyer
DATE: October 11, 2018
SUBJECT: Sole Source Purchase – Shaheen Chevrolet – 2017 Ford Escape

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. Inc.
Item Purchased: 2017 Ford Escape
Dollar Amount: \$ 18,775.00 (FY19 account 267.3254.977000)

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: October 11, 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 a vehicle – 2017 Ford Escape

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

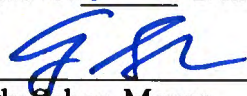
Based on the attached letter we recommend issuing a sole source purchase order to Shaheen Chevrolet, in the amount of \$ 18,775 from account number 267.3254.977000 per the request of the Lansing Police Department, Special Operations Section.

Attachment

Date:

10-16-18

Approved ☒ Denied ☐


Andy Schor, Mayor

**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	P085778
DATE	10/16/18
VENDOR I.D.	V047510
DELIVERY DATE	
FOB	
REQUISITION NO	PR014122
OUR PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES, PACKING LIST AND CORRESPONDENCE.	

PHONE# (517) 394-0330 FAX#

Page 1 of 1

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	2017 FORD ESCAPE 1FMCU9GD8HUE93022	1	EA	18,775.00	18,775.00
TAX					0.00

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.

TOTAL**18,775.00**



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: October 10, 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 vehicle:

-2017 Ford Escape SE, 24.6k miles-\$18,775

I am requesting a sole source purchase request for \$18,775.00 for the above listed vehicle. The cost of the vehicles, \$18,775, 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

UNISEL | The Reynolds and Reynolds Company | UNISEL



The Reynolds and Reynolds Company 801390 Q (03-03)

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor

FROM: Stephanie Robinson CPPB, Senior Buyer

DATE: September 28, 2018

SUBJECT: Sole Source Purchase – Eng. - Preliminary Engineering for Frandora Hills Sanitary Sewer Rehabilitation

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: Public Service Department, Engineering Division
Vendor: Eng. Inc.
Item Purchased: Preliminary Engineering for Frandora Hills Sanitary Sewer Rehabilitation
Dollar Amount: \$ 36,142.58 (FY19 account 590.933610.973000)

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: OCT. 10, 2018

SUBJECT: Sole Source Purchase - Eng - Preliminary Engineering for Frandora Hills Sanitary Sewer Rehabilitation

The Public Service Department, Engineering Division requests that Eng Inc, be designated as a sole source vendor for the Preliminary Engineering for Frandora Hills Sanitary Sewer Rehabilitation.

Please see the attached request from Dean Johnson, and Andrew Kilpatrick..

Based on the attached letter we recommend issuing a sole source purchase order to Eng. Inc. in the amount of \$36,142.58 from account 590-933610-973000 per the request of the Department.

Attachment

Date 10-10-18

Approved X Denied



Andy Schor, Mayor



Andy Schor, Mayor

PUBLIC SERVICE DEPARTMENT

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



MEMORANDUM

TO: Stephanie Robinson, Senior Buyer
FROM: *Dean Johnson*
Dean Johnson, P.E., City Engineer
DATE: October 9, 2018
SUBJECT: Sole Source Procurement Request – Preliminary Engineering for Frandora Hills Sanitary Sewer Rehabilitation – “Eng”, Inc.

For the project referenced above, the Department of Public Service is requesting issuance of a purchase order (PO) consistent with the sole source procurement provisions outlined in City Ordinance, Title 2, Chapter 206.05. The scope of work, as outlined in the attached proposal from “Eng”, includes evaluating the sewers and streets in the Frandora Hills Subdivision for purposes of defining the scope of work necessary to upgrade the infrastructure. Preliminary investigations indicate that the sewers and streets in this area are in very poor condition. The ultimate objective is to complete engineering drawings and bid documents necessary to include the construction with the proposed Ingham Count Drain Commission Montgomery Drain Project.

This request is appropriate for a sole source request for the following reason(s).

Combining this project with the Montgomery Drain project will improve coordination and allow the City to benefit from the economies of scale associated with the very large Montgomery Drain Project. Using “Eng” for this work has similar benefits since they are they are also performing engineering work on the Montgomery Drain Project.

The not-to-exceed cost proposal from “Eng” is \$36,142.58. I find these costs to be competitive and reasonable for the scope of work proposed. The account that will be used to fund this request is: #590-933610-973000-20100 (City Share of Sanitary Sewers).

If you have any questions, please contact me at ext. 4458. Thank you.

Approved:

Andrew Kilpatrick

Andrew Kilpatrick, P.E.
Director of Public Service

10/9/18

date

**CITY OF LANSING**

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

TO: ENG INC
4063 GRAND OAK DRIVE STE A109
LANSING, MI 48911

PURCHASE ORDER	
P.O. NUMBER	P085773
DATE	10/11/18
VENDOR I.D.	V017301
DELIVERY DATE	
FOB	
REQUISITION NO	PR014116
OUR PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES, PACKING LIST AND CORRESPONDENCE.	

Page 1 of 1

PHONE# (517) 887-6335 FAX# (517) 887-6335

DELIVER ITEMS TO:

PUBLIC SERVICE DEPARTMENT ENGINEERING
124 W MICHIGAN AVENUE 7TH FL
LANSING, MI 48933

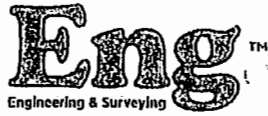
SEND INVOICE TO:

PUBLIC SERVICE DEPARTMENT ENGINEERING
124 W MICHIGAN AVENUE 7TH FL
LANSING, MI 48933

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSION
001	FRANDORA HILLS SANI SEWER	36,142.	LS	1.00	36,142.58
				TAX	0.00
				TOTAL	36,142.58

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.



4063 Grand Oak Drive
Suite A109
Lansing, MI 48911

T: 517.887.1100
F: 517.887.6335
engdor.com

Gregory L. Minshall, PE
Michael J. Dyer, PE
Brian J. Cenci, PE

July 17, 2018

Mr. Dean Johnson, PE, City Engineer
City of Lansing Public Service Department
City Hall Room 732
124 W. Michigan Avenue
Lansing, MI 48933

RE: Frandora Hills Sanitary Sewer Rehabilitation Scoping

Dear Mr. Johnson:

Thank you for the opportunity to submit this proposal to provide preliminary engineering services for the referenced project. Eng., Inc. is currently providing engineering services to the Ingham County Drain Commissioner on the Montgomery Drain Project, which includes the Frandora Hills neighborhood. We are, therefore, familiar with the area.

We understand that the City of Lansing wishes to evaluate the condition of the sanitary sewers in Frandora Hills with the intent of rehabilitating the sewers in conjunction with the Montgomery Drain Project. The Frandora Hills neighborhood is bounded by US 127 on the west, Holiday Drive on the south, Coolidge Road on the east and Stonewood Drive on the north. The sanitary sewer system consists of 6107 LF of 8-inch pipe, 2983 LF of 10-inch pipe, and 176 LF of 12-inch pipe. All sewers were installed in the early 1960s. The roadways in the neighborhood are also in need of rehabilitation. The storm sewers in the neighborhood have already been evaluated by the County Drain Commissioner's office. The initial scope of this project is to televise the sanitary sewers, evaluate their condition, make recommendations for both sewer rehabilitation and road restoration, and estimate project costs.

Our method of approach will consist of the following tasks:

- Televise sanitary sewers (Northern A-1).
- Review sewer videos and evaluate condition.
- Summarize segments in need of rehabilitation.
- Inspect condition of manholes.
- Evaluate curb and HMA pavement condition (visual only).
- Contact utilities for possible concurrent rehabilitation work.
- Review proposed storm drain rehabilitation locations.

It's who we are and what we do.

- Make recommendations for sewer and street rehabilitation.
- Estimate costs for recommended work.
- Review recommendations with City of Lansing and Ingham County Drain Office staff.
- Revise and finalize recommended plan.

We propose to use the following team:

Project Manager:	Michael J. Dyer, PE.
Project Engineer:	Erik J. Morris, PE.
CAD Technician:	Steven P. Mayes
Staff Engineer:	Christopher A. Harrington
Sewer Televising:	Northern A-1 Services (subconsultant)

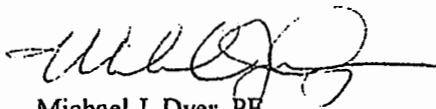
We propose to perform this work for the not-to-exceed price of \$36,142.58. Attached to this letter are the following items:

- Summary of Staff-Hour Distribution – Figure 1
- Cost per task breakdown – Figure 2
- Northern A-1 Services proposal
- Resumes of project team members

If you have any questions regarding this proposal, please contact our office. We look forward to working with you on this project.

Sincerely,

Eng., Inc.



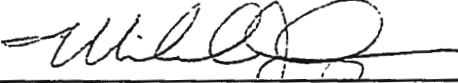
Michael J. Dyer, PE
Vice President

cc: Gregory L. Minshall, PE, Eng., Inc.
Meredith S. Baker, Eng., Inc.
Erik J. Morris, PE, Eng., Inc.

**SUMMARY OF STAFF-HOUR DISTRIBUTION
FIGURE 1**

TITLE: Frandora Hills Sanitary Sewer Rehabilitation

FIRM: Eng., Inc.
Name of Company


Authorized Signature

Date: July 17, 2018

Name of Principal Staff Members	Role	Total Hours
<u>SERVICES BY CONSULTANT:</u>		
Michael J. Dyer, P.E.	Principal & Project Manager	12
Erik J. Morris, P.E.	Inspector	68
Christopher A. Harrington	Inspector	8
Streven P. Mayes	CAD Technician	8
<u>SERVICES BY OTHERS:</u>		
TOTAL		96

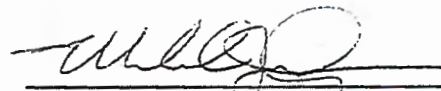
NOTE: ALL TIMES SHALL BE GIVEN IN PERSON-HOURS

BIOGRAPHIES OF EACH MEMBER SHALL BE INCLUDED IN THE STAFFING PROPOSAL

COST BREAKDOWN
Figure 2

TITLE: Frandora Hills Sanitary Sewer Rehabilitation

FIRM: Eng., Inc.
Name of Company


Authorized Signature

Date: July 17, 2018

NAME OF PRINCIPAL STAFF MEMBERS	ROLE IN PROJECT	TOTAL HOURS	DIRECT LABOR	OVERHEAD (163%)	TOTAL (Amount)
Michael J. Dyer, P.E.	Project Manager	12	\$ 828.00	\$ 1,349.64	\$ 2,177.64
Erik J. Morris, P.E.	Inspector	68	\$ 2,006.00	\$ 3,269.78	\$ 5,275.78
Christopher A. Harrington	Inspector	8	\$ 192.40	\$ 313.61	\$ 506.01
Steven P. Mayes	CAD Technician	8	\$ 302.40	\$ 492.91	\$ 795.31
SUB-TOTAL =		96	\$ 3,328.80	\$ 5,425.94	\$ 8,754.74
SUPPLIES & MATERIALS:					
TRANSPORTATION:					
OTHER DIRECT COSTS:					
Northern A-1	sewer televising				\$ 24,102.15
PROFIT: (10%)					\$ 3,285.69
TOTAL:		96			\$ 36,142.58



3947 US 131 North, P.O. Box 1030 / Kalkaska, Michigan 49646 / Tel. (231) 258-9961 / Fax (231) 258-9971
1680 Peach Street/ Whitehall, Michigan 49461 / Tel (231) 893-1173/ Fax (231) 893-1193
2510 Saidla Drive / Kalamazoo, Michigan 49001 / Tel (231) 893-1173/ Fax (231) 893-1193

Eng., Inc.
Mr. Brian Cenci
4063 Grand Oak Drive, A109
Lansing, Michigan 48911

June 18, 2018

RE: Cost to Televis and Clean Approximately 9,250 LF of Sewer, Frandora Hills Lansing

Dear Mr. Cenci:

Northern A-1 Services, Inc. (NA-1) is pleased to provide you with an outline of the costs involved for the above referenced project. NA-1 will provide equipment/personnel to televis and clean approximately 9,250 LF of sewer, Lansing.

Televis Sewer	\$ 0.95/Linear Foot
Clean 8" Sewer	\$ 1.60/Linear Foot
Clean 10" & 12" Sewer	\$ 1.75/Linear Foot

It is our understanding that a water source will available for use and disposal will be onsite. The actual cost is based on the actual amounts televised and cleaned.

If the material is shown to be other than described and/or if site conditions are found to be such that additional equipment or services are required for safe removal of these materials, a cost re-evaluation will be required.

NA-1 will make every attempt to ensure the project is completed successfully, however we cannot be responsible if complications arise due to unforeseen underground conditions such as foreign objects, misaligned joints, damaged pipe or other obstructions that may cause our equipment to become lodged in the line or prevent us from successfully completing this project. In the event a situation of this nature occurs, the Client would be responsible for cost of remedying this situation and associated costs.

This pricing is valid for 30 Days. Any pricing fluctuations in steel, energy or similar markets may result in a price adjustment.

If you accept the terms of this proposal, please sign below and return a copy to my attention via fax or mail. All work referenced above in this proposal will be invoiced directly to you, unless Northern A-1 is otherwise instructed. If you have any questions or comments, please feel free to give me a call. Thank you for the opportunity to provide you with this quote.

PROPOSAL SUBMITTED BY: Tom Wolfe, Email: tomw@northerna1.com, Cell: (231) 342-9826

TW/ra

ACCEPTANCE OF PROPOSAL

Purchaser: _____
Company Name

By: _____
Specify Title



Michael J. Dyer, PE
Vice President



Mr. Dyer has been involved in civil engineering projects since 1983. His primary area of expertise is the study, planning, design and construction of infrastructure improvements for public agencies. Typical projects involve road improvements, bike paths, water distribution systems, sanitary sewers, and drainage systems. In addition, he has conducted plan reviews and served as a soil erosion control agent for various governmental agencies. He has extensive experience with sewer separation projects and inflow and infiltration studies. Mr. Dyer also has significant experience in the planning and design of commercial, residential and mixed-use private development projects.

At Eng., Inc., Mr. Dyer manages a wide variety of projects for both governmental and private development clients.

Education

B.S., Civil Engineering, 1983
Michigan State University
East Lansing, MI

License

Michigan Licensed Professional
Engineer #34445

Certification & Training

MDEQ Certified Storm Water
Management - Construction Site:
A-1j #C-01890

MDEQ Certified Soil Erosion and
Sedimentation Control Agent:
SESC Comprehensive SE/C
#00895

Professional Experience

1996 – Present: Vice President
and Civil Engineering Department
Manager
Eng., Inc.
Lansing, MI

1989 – 1996: Project Manager,
Project Engineer for other
professional design firms

1987 – 1989: Chief Township
Engineer
Meridian Charter Township,
Okemos, MI

1983 – 1987: Project Engineer
Meridian Charter Township,
Okemos, MI

Representative Projects

- Green Street Reconstruction, City of Grand Ledge, MI
- FY18 Major Street Rehabilitation, City of Lansing, MI
- Stabler Street Rehabilitation, City of Lansing, MI
- FY17 Major Street Rehabilitation, City of Lansing, MI
- East River/Franklin Street Reconstruction, City of Grand Ledge, MI
- East River/Russell Street Reconstruction, City of Grand Ledge, MI
- 2016 City Street Reconstruction, City of Norton Shores, MI
- Holmes Road Reconstruction (2014), City of Lansing, MI
- FY15 Sidewalk Construction (Gap Closure) Project, City of Lansing, MI
- East Front Street Reconstruction, City of Grand Ledge, MI
- Mt. Garfield, Davis, Rood, Green & Torrent Street Reconstruction, City of Norton Shores, MI
- M-100 Non-motorized Pathway, City of Grand Ledge, MI
- Rosemary Avenue Pathway Project, Lansing Township, MI
- Howe Road Extension, Camp Grayling, MI
- Mill Street Bridge & Road Reconstruction, City of Leslie, MI
- Spring/W. Lincoln Street Reconstruction, City of Grand Ledge, MI
- Michigan Avenue Resurfacing, City of Lansing, MI
- Holmes Road Reconstruction (2010), City of Lansing, MI
- NIIP Street Rehabilitation, City of Lansing, MI
- Dunckel Road Reconstruction, City of Lansing, MI
- DeGroff Street Reconstruction, City of Grand Ledge, MI
- Collins Road Reconstruction, City of Lansing, MI
- Edwards Street Reconstruction, City of Grand Ledge, MI
- Lake Lansing Road Reconstruction, Lansing Township, MI
- West Road and Coleman Road Reconstruction, City of East Lansing, MI
- S. Washington Ave. Reconstruction (2 proj.), City of Lansing, MI



Erik J. Morris, PE
Staff Engineer, Project Inspector



Education

B.S., Civil Engineering, 2006
Michigan State University
East Lansing, MI

License

Michigan Licensed Professional
Engineer #6201066586

Certification & Training

MDEQ Certified Storm Water
Management - Construction Site:
A-1j #C-14943

MDEQ Certified Soil Erosion and
Sediment Control Agent: SESC
Comprehensive SE/C #01317

MDOT Certified Computerized
Office Technician

Professional Experience

2007 – present: Staff Engineer
Eng., Inc.
Lansing, MI

While employed with Eng., Inc. Erik Morris has performed a wide range of Construction Inspection duties dealing with the infrastructure of Eaton, Ingham and Lenawee counties, and the cities of Lansing, Grand Ledge and Leslie. These projects have allowed him to demonstrate considerable expertise in the areas of field management, surveying, construction staking, and inspection, including requiring and reporting on construction compliance with the Engineer's documents. Mr. Morris is an MDOT Certified Office Technician, proficient in the use of "Field Manager" software.

Representative Projects

- FY18 Major Street Rehabilitation, City of Lansing, MI
- Stabler Street Rehabilitation, City of Lansing, MI
- FY17 Major Street Rehabilitation, City of Lansing, MI
- East River/Franklin Street Reconstruction, City of Grand Ledge, MI
- East River/Russell Street Reconstruction, City of Grand Ledge, MI
- Holmes Road Reconstruction (2014), City of Lansing, MI
- FY15 Sidewalk Construction (Gap Closure) Project, City of Lansing, MI
- Inspection Services for 2015 Sidewalk Repairs, City of Lansing, MI
- East Front Street Reconstruction, City of Grand Ledge, MI
- Mt. Garfield, Davis, Rood, Green & Torrent Street Reconstruction, City of Norton Shores, MI
- Spring/W. Lincoln Street Reconstruction, City of Grand Ledge, MI
- Holmes Road Reconstruction (2010), City of Lansing, MI
- Main Street Resurfacing, City of Leslie, MI
- Williamsburg Drain Inspection, Eaton County, MI
- DeGroff Street Reconstruction, City of Grand Ledge, MI
- Gettysburg Drain, Eaton County, MI
- Forest Glen Drain, Eaton County, MI
- Sherwood Drain, Eaton County, MI
- Groesbeck Drain, Ingham County, MI
- Gilbert Drain, Lenawee County, MI
- Gier Sand Creek Drain, Lenawee County, MI



Steven P. Mayes
CAD Manager



Certification & Training
Intergraph Site Works Training

Autodesk Land Desktop Training

Micro Station Graphics

AutoCAD Application

AutoCAD Customizing

AutoCAD Map Training

Professional Experience
1998 – Present: Senior CAD
Technician, CAD Manager
Eng., Inc.
Lansing, MI

1978 – 1998: Senior Technician,
Civil Technician, Drafting
Technician, and Drafting
Director
Other professional design firms.

As Senior CAD Technician, Steve Mayes directs and coordinates the production of computer-assisted documents required to illustrate the design and detail created by professional personnel. His experience includes the drafting of road plans, water distribution systems, storm sewer systems, wastewater collection and treatment facilities, topographic and boundary surveys, site plans and similar drawings utilized for physical improvements.

Mr. Mayes also assists with computer network administration and assures compatibility of systems both internally and with our clients. In the constantly changing software environment, dependability of equipment is key to maintaining client satisfaction. His duties include maintaining CAD standards consistent with specific client requirements. Mr. Mayes is knowledgeable in MDOT, AASHTO and ADA standards.

Representative Projects

- Green Street Reconstruction, City of Grand Ledge, MI
- FY18 Major Street Rehabilitation, City of Lansing, MI
- Stabler Street Rehabilitation, City of Lansing, MI
- FY17 Major Street Rehabilitation, City of Lansing, MI
- Water Main Design-Multiple Locations, Lansing Board of Water and Light, MI
- East River/Franklin Street Reconstruction, City of Grand Ledge, MI
- East River/Russell Street Reconstruction, City of Grand Ledge, MI
- 2016 City Street Reconstruction, City of Norton Shores, MI
- M-100 Non-motorized Pathway, City of Grand Ledge, MI
- Rosemary Avenue Pathway Project, Lansing Township, MI
- Howe Road Extension, Camp Grayling, MI
- Camp Grayling Paving Upgrade, Camp Grayling, MI
- Mill Street Bridge & Road Reconstruction, City of Leslie, MI
- Spring/W. Lincoln Street Reconstruction, City of Grand Ledge, MI
- Michigan Avenue Resurfacing, City of Lansing, MI
- Holmes Road Reconstruction, City of Lansing, MI
- NIIP Street Rehabilitation, City of Lansing, MI
- Dunckel Road Reconstruction, City of Lansing, MI
- DeGroff Street Reconstruction, City of Grand Ledge, MI
- Edwards Street Reconstruction, City of Grand Ledge, MI
- Collins Road Reconstruction, City of Lansing, MI
- South Washington Avenue Reconstruction (2 projects), City of Lansing, MI
- Lake Lansing Road Reconstruction, Lansing Township, MI
- West Road and Coleman Road Reconstruction, City of East Lansing, MI
- West Jefferson Street Reconstruction, City of Grand Ledge, MI



Christopher A. Harrington

Staff Engineer



Education

B.S., Civil Engineering, 2018
Michigan State University
East Lansing, MI

Associate of Science:
Engineering/Physics 2014
Lansing Community College
Lansing, MI

Professional Experience

2017 – present: Engineering
Technician
Eng., Inc.
Lansing, MI

2016 – 2017: Engineering
Technician
Soil and Materials Engineers (SME)
Lansing, MI

In his short time with Eng. Chris Harrington has demonstrated the ability to grasp complex concepts and compile details into usable information for report writing. He came to us with construction experience and the ability to draw, read and interpret AutoCAD drawings and specifications, and previous experience with materials testing, including asphalt sampling. These are valuable skills for a field technician, qualifying him to conduct construction inspection on a variety of types of construction. Coupled with his strong work ethic and eagerness to learn, Mr. Harrington has quickly become the “go-to” technician for several of our project engineers.

Representative Projects at Eng.

- FY18 Major Street Rehabilitation, City of Lansing, MI
- Pennsylvania Avenue Sanitary Sewer Replacement, City of Lansing, MI
- Titus Tile Drain, Lenawee County, MI
- Black Creek Consolidated Drain, Muskegon County, MI
- Cory Bishop Drain, Ottawa County, MI
- Selkirk Lake Drain, Allegan County, MI
- Maintenance work, various drains, Barry County, MI
- Livingston No. 29 Drain, Livingston County, MI

Representative Projects at SME

Materials testing for asphalt, concrete, and soils

- East River/Franklin Street Reconstruction, City of Grand Ledge, MI
- East River/Russell Street Reconstruction, City of Grand Ledge, MI
- Consumers Energy gas lines, various locations, Lansing, MI
- Sparrow Parking Lot, Lansing, MI
- MSU Lot 89, East Lansing, MI

THIS ITEM NOT AVAILABLE AT TIME OF PRINT

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

WHEREAS, the City of Lansing is the owner of real property commonly known as the Miller Road Center (the "Property") located 6025 Curry Lane, Lansing, Michigan and legally described as: COM 198 FT N OF SE COR LOT 2, TH N 139 FT, W 165 FT, S 40 FT, E 16.5 FT, S 99 FT, E 148.5 FT TO BEG; SUPERVISORS PLAT NO 9 T3N R2W, 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 electors of the City of Lansing on the November 4, 2014 ballot voted and approved to sell the physical structure known as the Miller Road Center currently located on the parcel of property located at 6025 Curry Lane in Lansing; and

WHEREAS, the City published a Request for Proposal, RFP 19/032, to purchase the Miller Road Center on July 23, 2018 which generated three (3) proposals; and

WHEREAS, the proposal that was best able to comply with the terms of the Request for Proposal was received from Capital Area Soccer League whose address is 2875 Northwind Drive, Suite 123, East Lansing, Michigan, for purchase in the amount of One Hundred Twenty Five Thousand Dollars (\$125,000), subject to the terms of the Request for Proposal.

NOW, THEREFORE, BE IT RESOLVED that City Council approves of the sale of the Miller Road Center, legally described as:

COM 198 FT N OF SE COR LOT 2, TH N 139 FT, W 165 FT, S 40 FT, E 16.5 FT, S 99 FT, E 148.5 FT TO BEG;
SUPERVISORS PLAT NO 9 T3N R2W, CITY OF LANSING), INGHAM COUNTY, MICHIGAN.

Tax Parcel ID: 33-01-05-04-477-002

to Capital Area Soccer League, for One Hundred Twenty Five Thousand Dollars (\$125,000), subject to the restrictions on transfer as set forth in Request for Proposal RFP 19/032.

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.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on _____ 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:

A purchase offer from Capital Area Soccer League for the property known as Miller Road Center, located at 6025 Curry Lane, Lansing, Michigan 48911

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

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



**CITY OF LANSING
PURCHASING OFFICE**

1110 S Pennsylvania.
Lansing, Michigan 48912
(517) 702-6197

Andy Schor, Mayor

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

From: Stephanie Robinson CPPB – Senior Buyer

Date: October 4, 2018

Re: Recommendation Memo for **RFP/19/006 SALE OF MILLER ROAD CENTER**

The Purchasing Office requested a solicitation for proposals for sale of the Miller Road Center at the request of the Parks and Recreation Department.

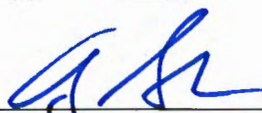
We received two proposals from Peppermint Creek Theatre Company, Eaton Rapids, MI, and Capital Area Soccer League of East Lansing, MI.

Following the review of the two proposals, we agree with the recommendation from the department that the RFP be awarded to the most responsive proposer, Capital Area Soccer League. See the recommendation letter from Brett Kaschinske.

This firm has not been identified as a Lansing based firm.

Date 10-8-18

Approved X Denied


Andy Schor, Mayor



Andy Schor, Mayor

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

July 23, 2018

**REQUEST FOR PROPOSAL
RFP/19/006
SALE OF MILLER RD CENTER**

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

Sealed Proposals marked "RFP/19/006, SALE OF MILLER RD CENTER" will be accepted at the **City of Lansing, Purchasing Office, 1110 S. Pennsylvania Ave, Lansing MI. 48912**, until 2:00 p.m., local time in effect on **September 27, 2018.**

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

Appointments can be made by contacting Kellie Brown (517) 483-4307.

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

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

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

Any contractual or Proposal package questions should be directed to Stephanie Robinson, Purchasing, at (517) 702-6197 or fax (517) 702-6042 or Brett Kaschinske, at (517) 483-4233 or Kellie Brown (517) 483-4307

Stephanie Robinson CPPB
Senior Buyer

Solicitation Number: RFP/19/006

Solicitation Name: SALE OF MILLER RD CENTER

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

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

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

☐ City of Lansing Purchasing Office

☒ Other, please list: mailed directly from Brett Kaschinske.

II. Demographic Information:

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

III. Company Information

Federal Tax ID Number

30-0203568

Firm Name

Peppermint Creek Theatre Company

Address (Street, City, State, ZIP)

6025 Curry Lane, Lansing MI 48911; office address: 11550 Barnes Hwy, Eaton Rapids, MI 48827

Phone Number

(517) 927-3016

Fax Number

Web Site Address

www.peppermintcreek.org

Contact Person

Chad Swan-Badgero

Thank you for your participation.

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

THIS IS NOT AN ORDER

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

REQUEST FOR PROPOSAL # RFP/19/006 FOR: SALE OF MILLER RD CENTER

DATE: July 23, 2018 PARKS AND RECREATION DEPARTMENT

PROPOSALS DUE 2:00 PM, LOCAL TIME IN EFFECT September 27, 2018

The City of Lansing Purchasing Office is requesting Proposals for the sale of the building and property known as 6025 Curry Lane, Lansing Mi 48911 per the attached specifications listed below:

ITEM	DESCRIPTION	TOTAL LUMP SUM
A	Building and property located at 6025 Curry Lane Parcel Number 33-01-05-04-477-002	\$ 5,000

Appointments for viewing can be made by contacting Kellie Brown at (517) 483-4307.

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

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

Any contractual or Proposal package questions should be directed to Stephanie Robinson, Purchasing, at (517) 702-6197, fax (517) 702-6042; Brett Kaschinske at (517) 483-4233 or Kellie Brown at (517) 483-4307

FEDERAL I.D.#: 30-0203568 COMPANY: Peppermint Creek Theatre Company SIGNATURE <u>Chad Swan-Badgero</u> PRINTED NAME: Chad Swan-Badgero TITLE: Artistic Director DATE: 9/25/18	ADDRESS: 11550 Barnes Hwy CITY & STATE: Eaton Rapids, MI 48827 TELEPHONE: (517) 927-3016	NOTE: PROPOSAL results will only be released via email request.
MICHIGAN CIVIL RIGHTS ACT Contractor shall not discriminate in hiring or its terms and conditions of employment on the basis of race, religion, creed, nation origin, color, sex, marital status, age, height, or weight, nor on the basis of handicap except where the same is based on a bona fide job requirement. Neither shall Contractor discriminate in the sales of products or the rendering of services pursuant to this contract on the basis of any of those categories.		

SUBMITTALS:

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

Each potential Owner must also give responses to the following questions and requests, for review by the City of Lansing Parks Department

1. What is your (or your organization's) intended purpose with the Property if awarded the right to purchase?
2. Provide a compelling reason why you (or your organization) should be selected to purchase the Property.
4. Provide a profile of yourself (or your organization).
5. The City of Lansing will remove the emergency Siren tower and relocate it.

EVALUATION CRITERIA

Terms of Negotiation and Transfer

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

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

The City of Lansing, And Its Parks Department, Rfp Review Committee Are Not Liable for Any Costs Incurred by Any Potential Purchaser Prior To Successful Completion of Negotiations and Execution of The Agreement Or Prior To Closing on The Sale and Purchase of The Property.

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

PROPOSAL

Proposal for center structure, only, located at: 6025 Curry Lane

PROPOSAL LUMP SUM PRICE: \$ 5,000
(Figures) Five Thousand Dollars

(Spell out in words)

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

Name: Peppermint Creek Theatre Company

Address: (Business) 6025 Curry Lane, Lansing MI 48911

(Office/Mailing) 11550 Barnes Hwy, Eaton Rapids MI 48827

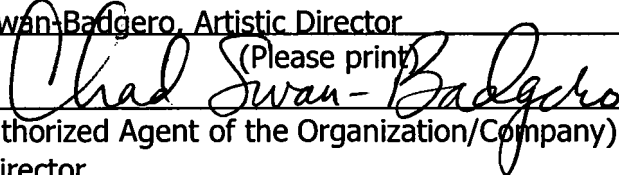
Attention: Chad Swan-Badgero Telephone: (517) 927-3016

Fax:

Email: chadbadgero@hotmail.com

Submitted by: The board of Peppermint Creek Theatre Company

Name: Chad Swan-Badgero, Artistic Director

Signature: 
(Please print)
(Authorized Agent of the Organization/Company)

Title: Artistic Director

Date: September 25, 2018

Witness: 

Date: 9/25/18

If submitted by an individual please complete the following:

Name: see above

(Please print)

Address:

Telephone:

Fax:

Email:

DATE

Please complete **Section I** and **Section II**.

Section I

PROPOSAL AND AWARD

Initial: CDB

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

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

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

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

Section II

SIGNATURE

SIGNED: Chad Swan-Badgero NAME: Chad Swan-Badgero

TITLE: Artistic Director

DATE: Sept 25, 2018

FIRM NAME: Peppermint Creek Theatre Company

FEDERAL TAX ID NUMBER: 30-0203568

ADDRESS: 11550 Barnes Hwy, Eaton Rapids, MI 48827

(Street)

(City)

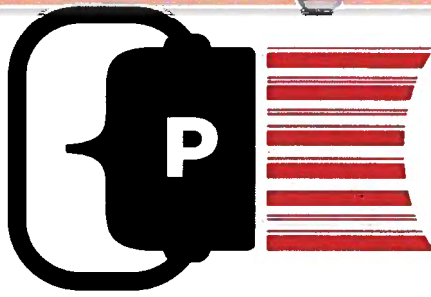
(State)

(Zip)

PHONE: (517) 927-3016

FAX: (_____) _____

EMAIL ADDRESS: chadbadgero@hotmail.com



PEPPERMINT CREEK THEATRE COMPANY

Required Questions for the purchase of Miller Rd Building (6025 Curry Lane, Lansing MI) Proposal from Peppermint Creek Theatre Company

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

Since being incorporated as a 501c3 organization in 2003, Peppermint Creek Theatre Company (PCTC) has as its mission: *to produce contemporary theatre that addresses vital issues in our society, raises awareness, and encourages dialogue while entertaining.* PCTC has been successfully producing theatre by and for the community at the Miller Road building for the past seven seasons. The purpose of the theatre company for the last 16 years is also our intended purpose for the building if awarded the right to purchase. Through the generosity and vision of the City of Lansing, 6025 Curry Lane has been our theatrical home for the past seven years, and we are eager to purchase the building and make it our permanent home.

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

When Peppermint Creek Theatre Company (PCTC) first started producing plays in 2003, spaces to perform were scarce. Through the years we have built a strong reputation in the Lansing region, around the state, and beyond as we have performed in every conceivable venue: churches, greenhouses, barns, basements, outdoor amphitheaters, and art galleries. When the space at Miller Road became available, it felt like a logical next venue in our growth. It had heat and air conditioning, it had adjacent parking, and it was close enough to a freeway that our patrons who were driving to find us could access the building relatively easily. And it was familiar territory for us to move in to a space that wasn't a theatre and try to make it conducive to live performances.

Now, seven years later, the Miller Road space has given us more than we could have ever expected, and aspects we longed for. It has allowed us 24 hour access for the many aspects that are required to run a small community theatre: board meetings, auditions, fundraisers, set building, dance and music rehearsals, and so much more. It has shown our donors and patrons that we are committed to Lansing and to our mission to bring theatre to the community that isn't being produced anywhere else in our region. And it has allowed Peppermint Creek to align our mission with the goals of the City of Lansing Parks and Recreation Department's in an effort to provide outstanding recreational resources for residents of Lansing and to make south Lansing a

destination for quality arts and culture programming, one of the only organizations to do so in this part of town.

During a time when some are claiming the south side of Lansing is unsafe, desolate, or “dying”, Peppermint Creek is excited to be doing what all great arts organizations are able to do, revitalize and energize a community through the performing arts. We agree with members of Mayor Andy Schor’s newly appointed Arts & Cultural Commission when they stated in last week’s Lansing City Pulse, “it is important to reach out to all of the Lansing neighborhoods” (*Debbie Mikula, Executive Director for the Arts Council of Greater Lansing*), and “there is untapped potential for arts in South Lansing” (*Suban Nur Cooley, Ph.D. student in the Department of Writing, Rhetoric and American Cultures at Michigan State University*). When you consider that just last season Peppermint Creek drew in audiences from 83 different cities within the state of Michigan (this doesn’t include our out of state patrons), one can understand the enormous positive economic and social impact PCTC is having on south Lansing.

As we know from the September Greater Lansing Business Monthly Magazine, this building purchase comes at a time when the City of Lansing is newly energized and focused on supporting organizations and initiatives that enhance the quality of life for Lansing residents,

“Residents want and expect these types of amenities for their families and neighbors because of the value they add to their living experience. That’s why they support our projects to make Lansing a prime and leading example for creating these kinds of residential amenities,” said Mayor Andy Schor.

Peppermint Creek has a proven track record for doing just that as they connect to the community in a variety of ways. From partnering with The Telling Project, a national organization putting the voices of area veterans on stage for our production of “*The Telling Project: Lansing*”, to being the host site for the Ghostlight Project, a nationwide theatre initiative to stand for and protect the values of inclusion, participation, and compassion for everyone--regardless of race, class, religion, country of origin, immigration status, (dis)ability, age, gender identity, or sexual orientation, Peppermint Creek is committed to the same values as our Mayor and Parks and Recreation Department.

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

Peppermint Creek Theatre Co (PCTC) Mission Statement: to produce theatre that addresses vital issues in our society, raises awareness, and encourages dialogue while entertaining

PCTC was founded in 1995 and is named after the body of water that runs near founder Chad Swan-Badgero's childhood home in Mason, MI. Since its inception in 1995, and becoming a non-profit organization in 2003, Peppermint Creek has established itself as a vital performing arts group that enhances the quality of life for mid-Michigan residents and believes in the power of theatre to create dialogue around community and national issues facing our world. Peppermint Creek performances have consistently been recognized by critics, and PCTC has boasted some of the finest actors that Lansing, Chicago, New York, and beyond have to offer.

Since its beginning, PCTC has produced 87 full length productions in the Lansing region, and 39 at the Miller Community Center (lovingly deemed the Miller Performing Arts Center since they began leasing the space from the City of Lansing). PCTC productions are consistently recognized for their high-quality of work, and exceptional season line-up, most recently being recognized by the Lansing State Journal Thespie awards (Lansing's award to celebrate the best in theatre in our community) with Best Overall Production for our production of the musical "Falsettos". Every season for the last 16 years, PCTC has had more than half of their season productions nominated and/or won an award for their high quality of work.

PCTC also strives hard to engage directly and meaningfully with the community in every way possible in the themes present in their productions. In just the last two seasons, the themes and topics addressed include: the institution of marriage (*I Now Pronounce*), how faith and spirituality deepen and complicate our lives (*The Christians*), the tricky and convoluted world of politics globally and locally (*Building the Wall*), same sex rights (*Falsettos*), good manners for young children (*Oh, Behave!*), bullying (*Heathers - the musical*), the stories of local veterans (*The Telling Project: Lansing*), and the overwhelming world of adoption and foster care (*Luna Gale*). These issues are ones that directly impact the Lansing community, and are also all being seen for the first time ever in Mid-Michigan, sometimes even in the Midwest or world. PCTC is producing Pulitzer prize winning, nationally recognized theatre that no one else is producing in our region. Peppermint Creek is also deeply engaged in community partnerships to build strong ties with other organizations who are serving Lansing residents.

Lastly, PCTC is committed to the south side of Lansing. The theatre has performed in venues all over the greater Lansing region since first starting in 1995 from greenhouses, barns, basement spaces, churches, and community centers. Since moving in to the Miller Community Center seven years ago, PCTC has slowly improved and maintained the space they lease, being strong neighbors to North Elementary School, and serving as one of the very few cultural organizations in the south Lansing area. We are now excited and eager to put a bid in on the building and truly become part of the south Lansing community in a more invested and permanent way and adding value to the living experience for Michigan residents.

Letter of Support Included from:

- Debbie Mikula, Executive Director for the Arts Council of Greater Lansing
- Kathie Dunbar, Executive Director for the South Lansing Community Development Association
- Barb Whitney, Executive Director for the Lansing Art Gallery; Member of the Mayor's Arts & Culture Commission
- Impact statement from a south side Lansing resident after attending a Peppermint Creek Theatre production



September 24, 2018

City of Lansing
Mayor Andy Schor
124 W. Michigan Ave.
Lansing, MI 48933

Dear Mayor Schor,

As the Executive Director of the Arts Council of Greater Lansing, I am writing in support of Peppermint Creek Theatre and their interest to purchase the Miller Performing Arts Center on Curry Lane in South Lansing. Peppermint Creek has been a member of the Arts Council for many years and are recognized as one of the most successful theatre arts programs in the City. Over the past number of years, they have taken on the task to renovate and revitalize this performance space in a neglected section of South Lansing and brought life and vibrancy to the surrounding neighborhood. The resulting physical improvements to the property as well as creative theatrical productions and programs for all ages of participants is a direct result of their efforts.

This phenomenal theatre organization is primed and ready to take on full ownership of this venue where they have been performing for many years. Their incredible, dedicated and passionate staff and volunteers work tirelessly, day in and day out, to create an environment that is rich in the performing arts, creates a safe and solid place for theatre artisans on the southside of Lansing to feel at home, and exemplifies access for all. Their outreach into the Lansing community, that is both racially diverse and economically disadvantaged, embodies their commitment to make this quadrant of the City of Lansing, whole in every sense.

It is with great enthusiasm that the Arts Council supports the work of Peppermint Creek Theatre and I encourage you to sell them the Miller Performing Arts Center which will create dynamic possibilities for the continued transformation of the south side of the City. This is an organization that is passionate, well run, financially solid and highly deserving of a home to call their own. If I can add any additional comments, please feel free to contact me at 517-372-4636.

Sincerely,

A handwritten signature in black ink, reading "Deborah E. Mikula". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Deborah E. Mikula
Executive Director



South Lansing Community Development Association
800 W. Barnes Ave., Lansing, MI 48910
(517) 374-5700
www.southlansing.org

September 24, 2018

To whom it may concern,

The South Lansing Community Development Association wholeheartedly supports the Peppermint Creek Theatre Company as it bids to purchase the former Miller Community Center, which has served as their home for the last seven years.

Since it was founded in 1995, Peppermint Creek has performed in all sorts of venues throughout the region, including greenhouses, barns, churches, basement spaces, and community centers. They have produced 126 full length plays, the last 39 of which were performed in their current location, now known as the Miller Performing Arts Center.

Peppermint Creek has been a good steward to this property, maintaining and improving the space they currently lease. They've been a strong neighbor to North Elementary School and a vital part of South Lansing's growing small but growing arts community.

Peppermint Creek produces Pulitzer Prize-winning, nationally recognized theatre that no one else is attempting in our region. The themes and topics addressed in their productions often mirror those affecting our community. We are proud to have them in South Lansing; and we are hopeful they can continue to engage our community with meaningful dialogue.

It's no secret that South Lansing suffers from negative (often unwarranted) perceptions about our residents and our community. We've seen how recreational, cultural, arts and entertainment spaces connect people, create positive energy and improve sense of community. Peppermint Creek is already serving as a catalyst to create positive change, and now they have the ability to invest as a permanent stakeholder.

Please look favorably on their bid to purchase the building they call home.

Sincerely,

Kathy Tobe

Kathy Tobe
Secretary, Board of Directors

Kathie Dunbar

Kathie Dunbar
Executive Director



LANSING ART GALLERY & EDUCATION CENTER

Board of Directors
2018-19

President
Rich Sneary

Vice President
Keith Rouse

Treasurer
Daniel Warmels

Secretary
Mickey Hadick

At Large
Jack Davis
Danielle Deneau
Judy Eyde
Dr. Brent Knight
Laurie Lonsdorf
David S. Porter, D.O.
Brian Whitfield
Shannon Stackhouse

*Lansing Art Gallery
is a nonprofit
organization, which
"provides awareness,
education and
enjoyment of the
visual arts by
promoting the works
of Michigan artists."*

For more information:
lansingartgallery.org

Join us online!
Facebook
Twitter
Instagram

September 20, 2018

City of Lansing Parks and Recreation Department

To Whom it May Concern:

I would like to express my wholehearted support for Peppermint Creek Theatre Company's purchase of the building in which it currently resides. As a key arts organization for over fifteen years in Lansing, Peppermint Creek has skillfully fulfilled its passion statement to "produce contemporary theatre that addresses vital issues in our society, raises awareness, and encourages dialogue while entertaining."

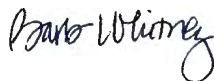
Arts and cultural organizations in our community are vital to attracting and retaining talent in our region. Peppermint Creek serves as an anchor for those who live, work, and play in Lansing and an economic driver on the South Side of our community.

As an arts administrator, I have served as a champion for the arts in Lansing for nearly fifteen years. My achievements include local, statewide, and national accolades, and I **choose** to make my career in Lansing proper. Make no mistake: that is an intentional choice by Peppermint Creek Theatre Company's executive director Chad Swan-Badgero. Chad's inspired local leadership is informed by his work statewide and his previous experience in New York City.

My experience with Peppermint Creek ranges from serving as a patron to a volunteer to an exhibiting artist. As a vested stakeholder in their success, I was thrilled to learn of their interest in purchasing their current facility. Their purchase of the Miller Road Building would enhance their capacity to produce excellent, thought-provoking theatre. It would offer them stability and legitimacy that would allow them to focus on their mission and programs, rather than on the location for their next season.

Thank you in advance for considering my opinion and for supporting Peppermint Creek Theatre Company. Please feel free to contact me directly with questions!

Sincerely,



Barb Whitney
Executive Director
Lansing Art Gallery & Education Center

June 7, 2014

Hello -

I am a resident of Lansing and live on the south side, just down the street from your performance venue. I am embarrassed to say I didn't know you were there, when I drive past your theater on a daily basis. But I saw a poster for your production of "Clybourne Park" and was interested in what the story would be. I have lived in Lansing for over 14 years and like to consider myself an open-minded person. But your poster implied that it would be a play about race relations. Our neighborhood is constantly battling with acceptance of differences like race, gender, sexuality. Because of this, my entire neighborhood tends to stay pretty closed off from each other.

My family is white, and last year an African American family moved in to the house next door to us. I'm embarrassed to say that I let more than a year pass without offering more than a hello to our new neighbors, or maybe a small wave as we left the house. There were days last summer that my family was in our front yard, and our neighbors were just 20 feet away, and we didn't converse. There is no other reason for this silence other than fear and perhaps an unexplained prejudice, on both sides.

In any case, the advertisement for your play struck a chord with me because I've considered ways to break down this barrier between my neighbors and I, as well as in our community, where I'm certain this same mentality is prevalent. We're not frequent play goers (it's like pulling teeth to get my husband to a play), but the idea that "Clybourne Park" might have some insight in to what I have experienced in our community nudged me. I called your box office and found that you offered a "Neighborhood Discount" and told my husband that "this is a sign - we've got to go"!

Well, we attended the play and I can't say enough about the impact the performance had on me (my husband liked the comedy in Act Two, which is a small triumph)! I was shocked at what some of the characters said to each other, but also felt like it was so true to what is going on in people's minds every day, on the street, in the market, in our work, and in our yards. I was challenged as I left your powerful production to do something about the silence between myself and my neighbors. I've noticed the wife next door has a meticulously cared-for garden, which is something I have an appreciation for. Last weekend, after seeing your performance, I saw her in her garden and got the courage to ask her about what she had planted. Her face lit up, she stood up and came right over in to my yard and we had a long conversation about gardening and plants - something I've found she has a strong love for as well. After talking for more than 45 minutes, we decided to work together to create a community garden in our neighborhood. Food access is a MAJOR issue in South Lansing, and we feel like this might be something residents could take advantage of. We're not sure what our next steps will be, but we're working together to figure it out.

All of this is because we came to see your play. I want to thank you for being brave enough (braver than me) to put that language and those ideas on stage. It opened my eyes and got me unstuck from a place I was. I hope to come back to Peppermint Creek again.

Sincerely,

South Lansing Resident



Andy Schor, Mayor

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

July 23, 2018

**REQUEST FOR PROPOSAL
RFP/19/006
SALE OF MILLER RD CENTER**

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

Sealed Proposals marked "RFP/19/006, SALE OF MILLER RD CENTER" will be accepted at the **City of Lansing, Purchasing Office, 1110 S. Pennsylvania Ave, Lansing MI. 48912**, until 2:00 p.m., local time in effect on **September 27, 2018.**

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

Appointments can be made by contacting Kellie Brown (517) 483-4307.

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

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

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

Any contractual or Proposal package questions should be directed to Stephanie Robinson, Purchasing, at (517) 702-6197 or fax (517) 702-6042 or Brett Kaschinske, at (517) 483-4233 or Kellie Brown (517) 483-4307

Stephanie Robinson CPPB
Senior Buyer

Solicitation Number: RFP/19/006

Solicitation Name: SALE OF MILLER RD CENTER

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

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

- ☒ City of Lansing Purchasing Web Page <http://www.mitn.info>
☐ City of Lansing Purchasing Office
☐ Other, please list: _____

II. Demographic Information:

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

III. Company Information

Federal Tax ID Number 38-2286738

Capital Area Soccer League

Firm Name

2875 Northwind Drive, Suite 123, East Lansing, MI 48823

Address (Street, City, State, ZIP)

517-580-4241

517-580-4921

Phone Number

Fax Number

www.caslsoccer.org

Scott M Dane

Web Site Address

Contact Person

Thank you for your participation.

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

THIS IS NOT AN ORDER

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

REQUEST FOR PROPOSAL # RFP/19/006 FOR: SALE OF MILLER RD CENTER

DATE: July 23, 2018 PARKS AND RECREATION DEPARTMENT

PROPOSALS DUE 2:00 PM, LOCAL TIME IN EFFECT September 27, 2018

The City of Lansing Purchasing Office is requesting Proposals for the sale of the building and property known as 6025 Curry Lane, Lansing Mi 48911 per the attached specifications listed below:

ITEM	DESCRIPTION	TOTAL LUMP SUM
A	Building and property located at 6025 Curry Lane Parcel Number 33-01-05-04-477-002	\$ 25,000 + \$10,000/yr for 10 years

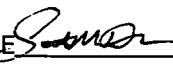
Total: \$125,000

Appointments for viewing can be made by contacting Kellie Brown at (517) 483-4307.

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

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

Any contractual or Proposal package questions should be directed to Stephanie Robinson, Purchasing, at (517) 702-6197, fax (517) 702-6042; Brett Kaschinske at (517) 483-4233 or Kellie Brown at (517) 483-4307

FEDERAL I.D. # <u>38-2286738</u> COMPANY <u>Capital Area Soccer League</u> SIGNATURE <u></u> PRINTED NAME <u>Scott M Dane</u> TITLE <u>Executive Director</u> DATE: <u>August 6, 2018</u>	ADDRESS <u>2875 Northwind Drive, Suite 123</u> CITY & STATE <u>East Lansing, MI 48823</u> TELEPHONE <u>517-580-4241</u>	NOTE: PROPOSAL results will only be released via email request.
MICHIGAN CIVIL RIGHTS ACT Contractor shall not discriminate in hiring or its terms and conditions of employment on the basis of race, religion, creed, nation origin, color, sex, marital status, age, height, or weight, nor on the basis of handicap except where the same is based on a bona fide job requirement. Neither shall Contractor discriminate in the sales of products or the rendering of services pursuant to this contract on the basis of any of those categories.		

PROPOSAL

Proposal for center structure, only, located at: 6025 Curry Lane

PROPOSAL LUMP SUM PRICE: \$ \$25,000 + \$10,000/yr for 10 years = \$125,000

(Figures)

TOTAL OF one hundred twenty-five thousand and 00 Dollars

(Spell out in words)

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

Name: Capital Area Soccer League

Address: 2875 Northwind Drive, Suite 123, East Lansing, MI 48823

Attention: Scott M Dane

Telephone: 517-580-4241

Fax: 517-580-4921

Email: smdane@gmail.com

Submitted by: Scott M Dane
Name:

Signature:  (Please print)
(Authorized Agent of the Organization/Company)

Title: EXECUTIVE DIRECTOR

Date: August 6, 2018

Witness: 

Date: August 6, 2018

If submitted by an individual please complete the following:

Name: _____

(Please print)

Address: _____

Telephone: _____

Fax: _____

Email: _____

DATE _____

SUBMITTALS:

- Completed application.
- The successful applicant will be required to provide full payment for the Property prior to sale.
- The successful candidate will be required to enter into a "Property Structure Purchase Agreement" with The City of Lansing, which it will provide, among other things, that:

1. The Property is being acquired "As is" and without warranty, (except warranty of title and that it will be free and clear of liens),
2. The purchase is for the structure and underlying real estate.
3. All risk of loss shifts to the purchaser at closing,
4. Purchaser shall agree to indemnify, defend and hold the City of Lansing harmless from and against any liability or damage arising directly or indirectly from the purchase or renovation of the Property.

Each potential Owner must also give responses to the following questions and requests, for review by the City of Lansing Parks Department

1. What is your (or your organization's) intended purpose with the Property if awarded the right to purchase?
2. Provide a compelling reason why you (or your organization) should be selected to purchase the Property.
4. Provide a profile of yourself (or your organization).
5. The City of Lansing will remove the emergency Siren tower and relocate it.

EVALUATION CRITERIA

Terms of Negotiation and Transfer

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

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

The City of Lansing, And Its Parks Department, Rfp Review Committee Are Not Liable for Any Costs Incurred by Any Potential Purchaser Prior To Successful Completion of Negotiations and Execution of The Agreement Or Prior To Closing on The Sale and Purchase of The Property.

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

Please complete Section I and Section II.

Section I

PROPOSAL AND AWARD

Initial: SMD

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

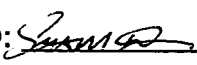
I hereby state that all of the information I have provided is true, accurate and complete. I hereby state that I have authority to submit this proposal which will become a binding contract if accepted by the City of Lansing. I hereby state that I have not communicated with, nor accepted anything of value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

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

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

Section II

SIGNATURE

SIGNED:  NAME: Scott M Dane
TITLE: Executive Director DATE: August 6, 2018
FIRM NAME: Capital Area Soccer League
FEDERAL TAX ID NUMBER: 38-2286738
ADDRESS: 2875 Northwind Drive, Suite 123, East Lansing, MI 48823
(Street) (City) (State) (Zip)
PHONE: (517) 580-4241 FAX: (517) 580-4921
EMAIL ADDRESS: smdane@gmail.com

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

The Capital Area Soccer League (CASL) would use the Miller Road Center as a permanent office and gathering space for the soccer community. The office space would include a conference room for Board Meetings and potential training space for referee development and coaching licenses. The conference room would be made available to CASL members for use (based on availability and staff).

Additionally, CASL will utilize the gym space as a community field – either futsal surface or artificial turf. The community field would be available to CASL members and community groups at low or no cost.

Currently, CASL plays a leading role in the development of Beacon Soccer Fields, is in charge of the High School Summer League, hosts the Capital Area Classic, created and maintains a gently used collection and redistribution shoe program, facilitates the creation of recreational soccer programs in communities that do not currently have them and operates youth leagues for over 4,000 players ages 8-19. All of these programs run out the CASL office.

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

The Capital Area Soccer League (CASL) is a 501(c)(3) non-profit organization that serves over 4,000 youth soccer players. In addition to hosting regular league play, CASL prides itself on being a catalyst in the community for providing soccer programming by removing or easing as many barriers as possible. Each year CASL distributes nearly \$15,000 in financial assistance to its member clubs to ensure that every player is able to participate regardless of socio-economic status.

CASL hosts the Capital Area Classic each year – a tournament that has an estimated \$1 million economic impact on the Capital Area. The Capital Area Classic has been a mainstay in the community and continues to provide developmental soccer opportunities in Lansing and throughout the state of Michigan.

CASL continues to be a leading organization for Beacon Soccer Field at Ferris Park and the soon-to-be-opened facility in South West Lansing.

In the winter of 2019, CASL plans on hosting a Police Athletic League for indoor soccer in partnership with the Lansing Police Department. This program will be free for all participants and will include a healthy lifestyles component.

CASL also created Second Tread, a program that collects and redistributes gently used athletic shoes.

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

The Capital Area Soccer League is a 501(c)(3) non profit organization that provides soccer opportunities to over 4,000 youth ages 8-19. The current communities that participate in CASL are:

Bath, Charlotte, Clinton, Columbia, Dansville, DeWitt, East Lansing, Eaton Rapids, Fowlerville, Grand Ledge, Hanover Horton, Haslett, Hillsdale, Holt, Ionia, Jackson County Western, Laingsburg, Lakewood, Lansing Catholic, Lansing, Lansing Home Schoolers, Leslie, Manchester, Maple Valley, Mason, Okemos, Olivet, Owosso, Perry, Portland, St. Johns, Stockbridge, Waverly and Williamston.

In 2017-2018, CASL was 54% Male, hosted 1,959 games, had 396 volunteer coaches and utilized 474 referees.



Andy Schor, Mayor

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

July 23, 2018

**REQUEST FOR PROPOSAL
RFP/19/006
SALE OF MILLER RD CENTER**

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Appointments can be made by contacting Kellie Brown (517) 483-4307.

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

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Stephanie Robinson CPPB
Senior Buyer

Solicitation Number: RFP/19/006

Solicitation Name: SALE OF MILLER RD CENTER

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- ☒ City of Lansing Purchasing Web Page <http://www.mitn.info>
☐ City of Lansing Purchasing Office
☐ Other, please list: _____

II. Demographic Information:

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

III. Company Information

Federal Tax ID Number 38-2286738

Capital Area Soccer League

Firm Name

2875 Northwind Drive, Suite 123, East Lansing, MI 48823

Address (Street, City, State, ZIP)

517-580-4241

517-580-4921

Phone Number

Fax Number

www.caslsoccer.org

Scott M Dane

Web Site Address

Contact Person

Thank you for your participation.

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

THIS IS NOT AN ORDER

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REQUEST FOR PROPOSAL # RFP/19/006 FOR: SALE OF MILLER RD CENTER

DATE: July 23, 2018 PARKS AND RECREATION DEPARTMENT

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

Any contractual or Proposal package questions should be directed to Stephanie Robinson, Purchasing, at (517) 702-6197, fax (517) 702-6042; Brett Kaschinske at (517) 483-4233 or Kellie Brown at (517) 483-4307

FEDERAL I.D.# <u>38-2286738</u> COMPANY <u>Capital Area Soccer League</u> SIGNATURE <u></u> PRINTED NAME <u>Scott M Dane</u> TITLE <u>Executive Director</u> DATE: <u>August 6, 2018</u>	ADDRESS <u>2875 Northwind Drive, Suite 123</u> CITY & STATE <u>East Lansing, MI 48823</u> TELEPHONE <u>517-580-4241</u>	NOTE: PROPOSAL results will only be released via email request.
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MICHIGAN CIVIL RIGHTS ACT

Contractor shall not discriminate in hiring or its terms and conditions of employment on the basis of race, religion, creed, nation origin, color, sex, marital status, age, height, or weight, nor on the basis of handicap except where the same is based on a bona fide job requirement. Neither shall Contractor discriminate in the sales of products or the rendering of services pursuant to this contract on the basis of any of those categories.

PROPOSAL

Proposal for center structure, only, located at: 6025 Curry Lane

PROPOSAL LUMP SUM PRICE: \$ 35,000

(Figures)

thirty-five thousand and no/100 Dollars
(Spell out in words)

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

Name: Capital Area Soccer League

Address: 2875 Northwind Drive, Suite 123, East Lansing, MI 48823

Attention: Scott M Dane

Telephone: 517-580-4241

Fax: 517-580-4921

Email: smdane@gmail.com

Submitted by: Scott M Dane
Name:

(Please print)

Signature: Scott M Dane
(Authorized Agent of the Organization/Company)

Title: EXECUTIVE DIRECTOR

Date: August 6, 2018

Witness: Jack Gorman

Date: August 6, 2018

If submitted by an individual please complete the following:

Name: _____

(Please print)

Address: _____

Telephone: _____

Fax: _____

Email: _____

DATE _____

SUBMITTALS:

- Completed application.
- The successful applicant will be required to provide full payment for the Property prior to sale.
- The successful candidate will be required to enter into a "Property Structure Purchase Agreement" with The City of Lansing, which it will provide, among other things, that:

1. The Property is being acquired "As is" and without warranty, (except warranty of title and that it will be free and clear of liens),
2. The purchase is for the structure and underlying real estate.
3. All risk of loss shifts to the purchaser at closing,
4. Purchaser shall agree to indemnify, defend and hold the City of Lansing harmless from and against any liability or damage arising directly or indirectly from the purchase or renovation of the Property.

Each potential Owner must also give responses to the following questions and requests, for review by the City of Lansing Parks Department

1. What is your (or your organization's) intended purpose with the Property if awarded the right to purchase?
2. Provide a compelling reason why you (or your organization) should be selected to purchase the Property.
4. Provide a profile of yourself (or your organization).
5. The City of Lansing will remove the emergency Siren tower and relocate it.

EVALUATION CRITERIA

Terms of Negotiation and Transfer

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

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

The City of Lansing, And Its Parks Department, Rfp Review Committee Are Not Liable for Any Costs Incurred by Any Potential Purchaser Prior To Successful Completion of Negotiations and Execution of The Agreement Or Prior To Closing on The Sale and Purchase of The Property.

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

Please complete Section I and Section II.

Section I

PROPOSAL AND AWARD

Initial: SMD

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

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

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

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

Section II

SIGNATURE

SIGNED:  NAME: Scott M Dane
TITLE: Executive Director DATE: August 6, 2018
FIRM NAME: Capital Area Soccer League
FEDERAL TAX ID NUMBER: 38-2286738
ADDRESS: 2875 Northwind Drive, Suite 123, East Lansing, MI 48823
(Street) (City) (State) (Zip)
PHONE: (517) 580-4241 FAX: (517) 580-4921
EMAIL ADDRESS: smdane@gmail.com

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

The Capital Area Soccer League (CASL) would use the Miller Road Center as a permanent office and gathering space for the soccer community. The office space would include a conference room for Board Meetings and potential training space for referee development and coaching licenses. The conference room would be made available to CASL members for use (based on availability and staff).

Additionally, CASL will utilize the gym space as a community field – either futsal surface or artificial turf. The community field would be available to CASL members and community groups at low or no cost.

Currently, CASL plays a leading role in the development of Beacon Soccer Fields, is in charge of the High School Summer League, hosts the Capital Area Classic, created and maintains a gently used collection and redistribution shoe program, facilitates the creation of recreational soccer programs in communities that do not currently have them and operates youth leagues for over 4,000 players ages 8-19. All of these programs run out the CASL office.

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

The Capital Area Soccer League (CASL) is a 501(c)(3) non-profit organization that serves over 4,000 youth soccer players. In addition to hosting regular league play, CASL prides itself on being a catalyst in the community for providing soccer programming by removing or easing as many barriers as possible. Each year CASL distributes nearly \$15,000 in financial assistance to its member clubs to ensure that every player is able to participate regardless of socio-economic status.

CASL hosts the Capital Area Classic each year – a tournament that has an estimated \$1 million economic impact on the Capital Area. The Capital Area Classic has been a mainstay in the community and continues to provide developmental soccer opportunities in Lansing and throughout the state of Michigan.

CASL continues to be a leading organization for Beacon Soccer Field at Ferris Park and the soon-to-be-opened facility in South West Lansing.

In the winter of 2019, CASL plans on hosting a Police Athletic League for indoor soccer in partnership with the Lansing Police Department. This program will be free for all participants and will include a healthy lifestyles component.

CASL also created Second Tread, a program that collects and redistributes gently used athletic shoes.

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

The Capital Area Soccer League is a 501(c)(3) non profit organization that provides soccer opportunities to over 4,000 youth ages 8-19. The current communities that participate in CASL are:

Bath, Charlotte, Clinton, Columbia, Dansville, DeWitt, East Lansing, Eaton Rapids, Fowlerville, Grand Ledge, Hanover Horton, Haslett, Hillsdale, Holt, Ionia, Jackson County Western, Laingsburg, Lakewood, Lansing Catholic, Lansing, Lansing Home Schoolers, Leslie, Manchester, Maple Valley, Mason, Okemos, Olivet, Owosso, Perry, Portland, St. Johns, Stockbridge, Waverly and Williamston.

In 2017-2018, CASL was 54% Male, hosted 1,959 games, had 396 volunteer coaches and utilized 474 referees.

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

WHEREAS, the Mayor made the appointment of David Lenz of 1825 Vassar Drive, Lansing, MI 48912 as a 1ST Ward Member of the Lansing Board of Water and Light for a term to expire June 30, 2021; and

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

WHEREAS, the Committee _____ took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of David Lenz of 1825 Vassar Drive, Lansing, MI 48912 as a 1ST Ward Member of the Lansing Board of Water and Light for a term to expire June 30, 2021.

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING BROWNFIELD PLAN #75
CAPITAL CITY MARKET 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 #75 – Capital City Market Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on November 19, 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 19, 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 \$41.5 million.
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 October 5, 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 Brownfield Redevelopment Authority (the 'Authority'), and 600 East Michigan-Lansing, LLC, (the 'Developer') have entered into a Secured Loan

Agreement (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 Authority 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 #75 – Capital City Market Redevelopment Project'.

Proposed Approval Schedule
Plan #75 - Capital City Market

Oct 5	Plan Approved by LBRA Board
Oct 18	Plan and supporting documents sent to Mayor's Office
Oct 22	Received and referred to Committee by the City Council
Nov 5 (4:00 pm)	Development and Planning Committee approves Public Hearing Request
Nov 5 (7:00 pm)	City Council sets Public Hearing for November 19
Nov 19 (7:00 pm)	Public Hearing held at Council meeting
Nov 26 (6:00 pm)	Development and Planning Committee approves Brownfield Plan (Special Meeting)
Nov 26 (7:00 pm)	Council Approves Brownfield Plan

CITY OF LANSING BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN #75

**CAPITAL CITY MARKET
LOCATED AT 600-636 E. MICHIGAN AVENUE, 117 S. LARCH
STREET, 145-147 S. LARCH STREET
AND 601-637 BARNARD STREET, LANSING, MICHIGAN**

September 27, 2018

Approved by BRA: October 5, 2018
Approved by City Council:

Prepared on Behalf of:

600 E. Michigan-Lansing, LLC
330 Marshall Street, Suite 100
Lansing, MI 48912
Contact Person: Mr. Joe Hooker
Telephone: (517) 489-2353

Prepared By:

PM Environmental, Inc.
3340 Ranger Road
Lansing, MI 48906
Contact Person: Jessica DeBone
Telephone: (616)328-5297



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Appendix A	Legal Description
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Appendix D	Documentation of Eligibility

TABLES

Table 1: Estimated Costs of Eligible Activities
Table 2: Tax Increment Financing Capture
Table 3: Tax Increment Financing Reimbursement

PROJECT SUMMARY

Project Name:	Capital City Market
Project Location:	The property is located at 600-636 East Michigan Avenue, 117 South Larch Street, 145-147 South Larch Street and 601-637 Barnard Street, in Township four north (T.4N), Range two west (R.2W), Section 16, Lansing, Ingham County Michigan 48912 (the "Property").
Type of Eligible Property:	The property is determined to be a "Facility"
Eligible Activities:	Pre-Approved Activities, Department Specific Activities, Demolition, Asbestos and Lead Activities, Infrastructure Improvements, Site Preparation, and Preparation and Implementation of a Brownfield Plan and Act 381 Work Plan.
Developer Reimbursable Costs:	\$3,778,854 Eligible Activities \$546,673 15% Contingency <u>\$6,106,645 Interest</u> \$10,432,172 Total
Years to Complete Reimbursement :	30 Years from start of capture
Estimated Capital Investment:	Total investment of \$41.5 million; approximately \$25 million in developer investment and an additional \$16.5 million by the hotel developer.
Project Overview:	The Property will be redeveloped into a four-story mixed used project consisting of an urban market, hotel and market rate residential apartments. The building will have an approximate 48,000 square foot footprint (i.e. first floor area) with just under 35,000 square feet on each of the additional floors. The anchor tenant will be an urban market operated by Meijer. Designed to create an open-air atmosphere, the market will feature garage doors that roll up to allow fresh produce to be placed on the sidewalks. In addition to fresh and frozen food options, the market will have a coffee shop, and healthy grab and go food items. It is estimated that the project will create 70 temporary construction jobs, 30 new full time and 10 part time jobs by the urban market and 9 full time and 21 part time jobs associated with the hotel. The project will act as a catalyst for future growth and investment along the Michigan Avenue corridor, having an immediate impact on surrounding property values, eliminating the neighborhood's status as a low access area (formerly referred to as food desert), and improving walkability in Lansing's downtown urban core.

Brownfield Plan for the proposed Capital City Market development
Located at 600-636 E. Michigan Avenue, 117 S. Larch Street, 145-147 S. Larch Street
and 601-637 Barnard Street, Lansing, Michigan
PM Environmental, Inc. Project No. 01-9216-0-0004; September 27, 2018

Total New Taxes Generated:

Uses	Taxes Captured
Maximum Portion Captured to Reimburse Developer	\$10,432,172
Portion Captured for Lansing Brownfield Redevelopment Authority (LBRA) (Administration and LBRF)	\$796,548
Portion Captured for State Brownfield Fund	\$442,900
Total Captured	\$11,671,620
10% Passed-Through to TIFA or Taxing Units*	\$1,233,917
Total New Taxes Generated	\$12,905,537

*TIFA is currently estimated to expire in 2039

Uses of Captured Taxes:

Uses	Taxes Captured
Reimbursement to Developer for Eligible Activity Costs	\$3,778,854
Reimbursement to Developer for Contingency (15%) on Eligible Activity Costs*	\$546,673
Reimbursement to Developer for Interest on Eligible Activity Costs**	\$6,106,645
Developer Eligible Reimbursement Total	\$10,432,172
LBRA Administration Fees	\$398,274
LBRA Local Brownfield Revolving Fund (LBRF)	\$398,274
State Brownfield Fund	\$442,900
Total Captured	\$11,671,620

*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities

**Interest is calculated at 5%, with the exception of activities that are anticipated to be funded by the MDEQ Loan at a 1.5% interest rate, with 5 years interest fee/payment free

I. INTRODUCTION AND PURPOSE

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

The purpose of this Brownfield Plan (the “Plan”) is to promote the redevelopment of and investment in the eligible “Brownfield Property” within the City and to facilitate financing of eligible activities at the Brownfield Property. Inclusion of Brownfield Property within any Plan in the City will facilitate financing of eligible activities at eligible properties, and will provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields.” By facilitating redevelopment of the Brownfield Property, 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 identification or designation of a developer or proposed use for the Brownfield Property that is subject to 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, to identify and authorize the eligible activities to be funded. Any change in the proposed developer or proposed use of the eligible property shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property, or impair the rights available to the Authority under this Plan.

This Plan is intended to be a living document, which may be modified and/or amended as submitted by the developer and as approved by the LBRA and Lansing City Council, in accordance with and 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(1) of Act 381, as amended

II. GENERAL PROVISIONS

A. Description of the Eligible Property (Section 13 (2)(h)) and Project

The Eligible Property currently consists of twenty (20) legal parcels, which have been approved to be combined into a single parcel for the 2019 tax year and total approximately 4 acres. The parcels and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the “Property.”

The Property is located on the Michigan Avenue corridor, bounded by Michigan Avenue to the north, railroad tracks to the east, Barnard Street to the south, and South Larch Street to the west.

Individual parcel information is outlined below and a legal description of the single combined parcel is included within Appendix A and Property location maps are included in Appendix B.

**Brownfield Plan for the proposed Capital City Market development
Located at 600-636 E. Michigan Avenue, 117 S. Larch Street, 145-147 S. Larch Street
and 601-637 Barnard Street, Lansing, Michigan
PM Environmental, Inc. Project No. 01-9216-0-0004; September 27, 2018**

Description of Current Parcels to be Combined			
Property Address	Former Parcel ID	Acreage	Most Recent Prior Use
600 East Michigan Avenue	33-01-01-16-428-081	.379	Vacant - Former Gas Station
612-614 East Michigan Avenue	33-01-01-16-428-061	.225	Former Auto Service
622 East Michigan Avenue	33-01-01-16-428-051	.056	Vacant Former commercial
624 East Michigan Avenue	33-01-01-16-428-041	.056	Vacant Former commercial
626 East Michigan Avenue	33-01-01-16-428-031	.056	Vacant Former commercial/office
628 East Michigan Avenue	33-01-01-16-428-021	.056	Vacant Former commercial/office
117 South Larch Street	33-01-01-16-428-100	.233	Vacant Former storage/warehouse
636 East Michigan Avenue	33-01-01-16-428-002	1.821	Surface Parking
Formerly 139 South Larch Street	33-01-01-16-428-141	.126	Vacant
145 South Larch Street	33-01-01-16-428-151	.084	Vacant Former Residential
147 South Larch Street	33-01-01-16-428-161	.084	Vacant Former Residential
611 Barnard Street	33-01-01-16-428-171	.084	Vacant Former Residential
Formerly 613 Barnard Street	33-01-01-16-428-181	.117	Vacant
619 Barnard Street	33-01-01-16-428-191	.117	Vacant Former Residential
Formerly 621 Barnard Street	33-01-01-16-428-201	.117	Vacant
625 Barnard Street	33-01-01-16-428-211	.117	Vacant Former Residential
629 Barnard Street	33-01-01-16-428-221	.117	Vacant Former Residential
633 Barnard Street	33-01-01-16-428-231	.117	Vacant Garage
No Address	33-01-01-16-428-901	.044	Vacant Alleyway
Portion of 119 South Larch Street	Portion of 33-01-01-16-428-092	.063	Vacant

600 E. Michigan-Lansing, LLC, a development entity of Gillespie Group, or any affiliate, or such other developer as approved by the Authority, are collectively the project developer (“Developer”).

Gillespie Group (“GG”) was founded by Patrick Gillespie and is led by a team of experienced professionals. GG specializes in creative urban development, revitalizing communities, and pursuing excellence in all that they do. With an eye to the future, the team takes creative risks, visualizing energetic spaces that breathe new life into city neighborhoods. The group’s diverse, statewide portfolio includes more than 1,850 residential units and over 650,000 square feet of commercial/retail space. Much of GG’s demonstrated success is in Lansing with urban renewal projects such as The Outfield, Marketplace, Lansing Brewing Company and Stadium District. Bold, innovative designs and a transformative vision for a better Michigan are at the heart of each effort GG takes on, which is exactly the vision for the Project, referred to as Capital City Market.

The Property is currently developed with a 3,616 square foot automotive service garage building (612-614 East Michigan Avenue) constructed in 1930, four retail buildings (622-628 East Michigan Avenue) totaling 8,654 square feet constructed in 1900, a warehouse building (117 South Larch Street) totaling 5,520 square feet constructed in 1946, six residential dwellings (145-147 South Larch Street and 611-629 Barnard Street) totaling 9,720 square feet

constructed between 1884 and 1916, and a garage building (633 Barnard Street) totaling 960 square feet constructed in 1983 and is in area characterized by commercial and residential uses. The property is currently zoned G1: General Commercial and permits the proposed future use.

The northeastern portion of the Property (identified as 636 East Michigan Avenue) was occupied by lumber storage for Hall Lumber Company from at least 1892 to 1898. By 1950, a larger office building, occupied by Lewis Fuel Oil Company was constructed. The Lewis Fuel Oil office building was demolished between 1994 and 1997, and this portion of the Property has been occupied by a surface parking lot since that time.

The first north-central portion of the Property is currently occupied by four storefront buildings (identified as 622-628 East Michigan Avenue). The two eastern buildings were constructed prior to 1892. The two western storefront buildings were constructed between 1906 and 1913. A majority of the former occupants have included various retail, medical, and professional office tenants, with the exception of 622 and 624 East Michigan Avenue. The storefront buildings, identified as 622 East Michigan Avenue and 624 East Michigan Avenue, were occupied by a radiator shop from at least 1935 to 1959 and a glassworks shop from at least 1945 to 1964, respectively.

The second north-central portion of the Property is occupied by an automotive service building (identified as 612-614 East Michigan Avenue), which was constructed by 1930 as a gasoline service station. Gasoline dispensing operations ceased in approximately the mid-1950s and the Property has been occupied by an automotive service business since the early 1960s. Three orphan gasoline underground storage tanks (USTs) with capacities between 1,000 and 1,500 gallons are present on the 612-614 East Michigan Avenue parcel of the Property.

The northwestern parcel of the Property (formerly identified as 600 East Michigan Avenue) is currently a vacant lot with four (4) USTs that are not currently in use. An auto sales and service building was constructed in the south-central portion by 1950 and was demolished by the early 1970s. A former convenience store building associated with a retail gasoline station was constructed in the early 1970s, with a car wash building constructed in 1995. All of the former buildings were demolished in 2012 and the property has been vacant since that time.

The central portion of the Property (identified as 636 East Michigan Avenue) was occupied by Hall Lumber Company, Michigan Implement & Transfer Company and Butler-Langevin Lumber Company, from at least 1892 to 1988 with lumber and coal storage and planning, sash and door manufacturing and occupied by agricultural implements and engines and/or threshers. The current building located at 117 South Larch Street was constructed in 1946 and was utilized as storage in at least 1951 and boat storage and repair in at least 1966. All of the former buildings (with the exception of the current building) were demolished by 1950 and the property was occupied by Lewis Fuel Oil Company from at least 1940 until the early 1990s with operations consisting of bulk petroleum and coal distribution. A garage building, with truck service operations was constructed by 1951 and demolished between 1997 and 1998. Six coal silos were present on the northeastern portion from 1950 until 1973 and various petroleum above ground storage tanks (ASTs) were present on the southern portion from 1950 to 1994. All of the former buildings (except the current building) were demolished between 1994 and 1997, and the Property has been vacant land and/or a surface parking lot since that time.

The southern portion of the Property (identified as 145-147 South Larch Street and 601-637 Barnard Street) is currently and has historically been occupied by various residential dwellings.

The Property will be redeveloped with a four-story, mixed-used project consisting of an urban market, hotel and market rate residential apartments. This will include consolidation of all of the parcels comprising the Property into a single parcel and demolition of all existing structures and improvements. The building will have an approximate 48,000 square foot footprint (i.e. first floor area) with just under 35,000 square feet on each of the additional floors. The anchor tenant will be an urban market that will have an open-air atmosphere featuring a coffee shop, fresh and frozen produce and healthy grab and go options. The building will be positioned along Michigan Avenue with open air garage doors along a portion of the market, which will assist in further activating the sidewalks.

The remainder of the ground floor, on the eastern portion of the property will include lobby and amenity space for a hotel who will fly a nationally-ranked flag. The hotel's amenities will include a conference room/meeting space, lounge and restaurant. The stories above will include approximately 120-125 guest rooms.

On the western portion of the property, occupying the second through fourth floors, will be approximately 36 market-rate residential apartment units. The units are anticipated to consist primarily of studios (12) and 1-bedroom units (21) with three (3) 2-bedroom units.

The remainder of the Property (i.e., south and east of the mixed-use building) will consist of ample parking for the proposed residents and businesses with landscape features and trees throughout.

Demolition and site preparation activities are expected to begin early 2019, with completion of the urban market tenant in the fall of 2020 and the remainder of the development complete by December 2020. GG will invest an estimated \$25 million in the development with an additional \$16.5 million invested by the hotel. It is estimated that the project will create approximately 70 temporary construction jobs, 30 new full time jobs and 10 part time jobs by the urban market tenant and 30 new jobs associated with the hotel.

Preliminary site plans and renderings are included in Appendix C.

B. Basis of Eligibility (Section 13 (2)(h) and Section 2(o))

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 a commercial use; (b) it is located within the City of Lansing, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a "facility," "property" and a "site."

The parcel formerly identified as 600 East Michigan Avenue is listed with the Michigan Department of Environmental Quality (MDEQ) as a closed Leaking Underground Storage Tank (LUST) site associated with three historical releases reported between 1990 and 1999. Regulatory closure was achieved for those releases between 1996 and 2000. However, residual gasoline contamination remains on the parcel.

The parcel formerly identified as 612-614 East Michigan Avenue is listed as an open LUST site due to a release of gasoline reported in December 2017 associated with three orphan USTs

identified at that parcel. The 636 East Michigan Avenue parcel of the Property is also listed as an open LUST site, with three open releases of gasoline, used oil, and/or heating oil, which were reported between January and March of 1995.

Subsurface investigation activities conducted between 1995 and 2017 documented the presence of soil and groundwater contamination exceeding Part 201 Generic Cleanup Criteria (GCC) and Part 213 Risk-Based Screening Levels (RBSLs) on the following parcels of the Property: 600 East Michigan Avenue, 612-614 East Michigan Avenue, 636 East Michigan Avenue, and 117 South Larch Street.

The identified contaminants included various volatile organic compounds (VOCs), polynuclear aromatic compounds (PNAs) and metals, which exceed the Part 201/213 Residential and Nonresidential Drinking Water/Drinking Water Protection (DW/DWP), Groundwater Surface Water Interface/Groundwater Surface Water Interface Protection (GSI/GSIP), and Direct Contact (DC) GCC/RBSLs, and the MDEQ Residential and Nonresidential Recommended Interim Action Screening Levels (RIASLs) for vapor intrusion.

Soil gas samples collected from the 600 East Michigan Avenue parcel of the Property in 2013 also identified gasoline VOC concentrations exceeding the MDEQ Residential and Nonresidential RIASLs.

Based upon documented exceedances of the Part 201 GCC, Part 213 RBSLs, and MDEQ RIASLs, and its status as an open LUST site, the Property is a facility as defined under Part 201, and a property and a site as defined under Part 213.

600 E. Michigan-Lansing, LLC conducted a Baseline Environmental Assessment for the Property, dated March 22, 2018, which was submitted to the Michigan Department of Environmental Quality (MDEQ) to obtain liability protections for existing contamination at the time of purchase from the State of Michigan. Therefore, 600 E. Michigan-Lansing, LLC is not liable for existing contamination at the time of purchase.

Additional documentation and description of the Property's eligibility is provided in Appendix D.

C. Summary of Eligible Activities and Description of Costs (Sec. 13 (2)(a-b))

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Section 2 of Act 381 and as permitted under the Brownfield Redevelopment Financing Act that include: Pre-Approved Activities, Department Specific Activities, Demolition, Asbestos Activities, Infrastructure Improvements, Site Preparation and preparation and implementation of a Brownfield Plan and Act 381 Work Plan. A complete itemization of these activities and associated expenses is included in Table 1. Letters inclusive of a greenfield analysis for urban storm water management costs and special foundations are included as Appendices E and F.

The following eligible activities and budgeted costs are intended as part of the development. All activities are intended to be "Eligible Activities" under the Brownfield Redevelopment Financing Act. The Authority is not obligated to reimburse any eligible activities conducted after July 1, 2021.

Brownfield Plan for the proposed Capital City Market development
Located at 600-636 E. Michigan Avenue, 117 S. Larch Street, 145-147 S. Larch Street
and 601-637 Barnard Street, Lansing, Michigan
PM Environmental, Inc. Project No. 01-9216-0-0004; September 27, 2018

Eligible Activities	Total Estimated Costs	MSF Act 381 Eligible Activities	MDEQ Act 381 Eligible Activities
Pre-Approved Activities	\$74,365		\$74,365
Department Specific Activities	\$686,750		\$686,750
Demolition Activities	\$60,500		\$60,500
Asbestos Activities	\$100,000		\$100,000
Infrastructure Improvements	\$1,027,739	\$1,027,739	
Site Preparation	\$1,769,500	\$1,769,500	
Brownfield/Work Plan Preparation	\$30,000	\$15,000	\$15,000
Brownfield/Work Plan Implementation	\$30,000	\$15,000	\$15,000
Subtotal	\$3,778,854	\$2,827,239	\$951,615
15% Contingency*	\$546,673	\$419,586	\$127,088
Subtotal with Contingency	\$4,325,527	\$3,246,825	\$1,078,703
Interest**	\$6,106,645	\$5,050,885	\$1,055,760
Subtotal with Contingency and Interest	\$10,432,172	\$8,297,710	\$2,134,462

* 15% contingency excludes the cost of Pre-Approved activities and preparation of the Brownfield Plan and Act 381 Work Plan

**Interest is calculated at 5% with the exception of activities that are anticipated to be funded by the MDEQ Loan at a 1.5% interest rate, with 5 years interest fee/payment free

Administrative Activities	
LBRA Admin Fee (5% Annually)	\$398,574
LBRF (5% Annually)	\$398,574
State Brownfield Fund	\$442,900
Sub-Total	\$1,239,448
10% Pass Through	\$1,233,917
Total	\$2,473,365

Eligible activities will be financed by 600 E. Michigan-Lansing, LLC using any or all of: (i) conventional financing, (ii) tax increment revenue bonds (the "Bonds") permitted under Section 17 of Act 381 and issued by the LBRA, (iii) an MDEQ Grant and/or Loan which will be funded to the LBRA to pay the cost of certain of the eligible activities and (iv) a direct loan from the LBRA to pay the cost of certain eligible activities. The Developer will be reimbursed for eligible costs as described in Section C and outlined in Table 1. Costs for Eligible Activities funded by 600 E. Michigan-Lansing, LLC or the Bonds and the MDEQ Loan will be repaid under the Michigan Brownfield Redevelopment Financing Program (Michigan Public Act 381, as amended) with incremental taxes generated by the Project. Tax increment revenues ("TIR") generated by the Project will be captured by the LBRA and used either to reimburse the cost of the eligible activities as approved under this Plan and associated Reimbursement Agreement, MDEQ Loan Agreement, and Development Agreement relating to the Project, or to pay debt service on the Bonds pursuant to a bond indenture. The Developer may also be reimbursed for eligible activities not financed by the MDEQ Loan, the conventional financing, or the Bonds with TIR subject to the terms of the MDEQ Loan Agreement, the Reimbursement Agreement, and/or a bond indenture.

Payments will be made to the full extent incremental property tax revenues are or become

available for such purposes under Act 381. The costs listed in the table referenced above are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other conditions encountered on the Property. In addition, the interest cost referenced above is an estimate and may increase or decrease depending on the actual incurred eligible activity costs and financing costs.

However, in no event shall the total reimbursed costs for eligible activities, contingency and interest exceed \$10,432,172 unless amended and approved by the LBRA and Lansing City Council.

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Sec. 13 (2)(c))

Incremental taxes on real property will be captured under this Plan to reimburse eligible activity expenses. The base taxable value of the Property shall be determined by the use of the 2018 tax year tax values, which is \$517,438. Tax increment revenue capture will begin when tax increment is generated by redevelopment of the Property, which is expected to begin in 2021 or when full redevelopment is completed whichever occurs first. The estimated taxable value of the completed development is \$5,685,236. An annual increase in taxable value of 1% has been used for calculation of future tax increments in this Plan. Tables 2 and 3 detail the estimate of captured tax increment revenues for each year of the Plan from the Property.

TIR will also be used to pay or reimburse administrative expenses and the Local Brownfield Revolving Fund (LBRF) first, as outlined in the attached tables. In the event that the use of school tax revenues is not approved by the MDEQ or MSF, as applicable, TIR will consist of local-only taxes (to the extent available).

E. Method of Brownfield Plan Financing and Description of Advances by the Municipality (Sec. 13 (2)(d)); Maximum Amount of Note or Bonded Indebtedness (Sec. 13 (2)(e))

It is anticipated that specific eligible activities will be financed by 600 E. Michigan-Lansing, LLC using conventional financing or any one or more of the issuance of Bonds permitted under Section 17 of Act 381 and issued by the LBRA, an MDEQ Grant and/or Loan, which will be funded to the LBRA to pay the cost of certain eligible activities, and an LBRA Loan to pay the cost of certain eligible activities. TIR generated by the Property will be captured by the LBRA and used to pay or reimburse the costs of the eligible activities as approved under this Plan and associated Reimbursement Agreement, LBRA Loan Agreement, MDEQ Loan Agreement, Development Agreement and Bond Indenture. The Developer may also be reimbursed for eligible activities not financed by the MDEQ Loan, the LBRA Loan, the conventional financing, or the Bonds with TIR, subject to the terms of the MDEQ Loan Agreement, the LBRA Loan Agreement, the Reimbursement Agreement, and/or the bond indenture.

F. Duration of Brownfield Plan (Sec. 13 (2)(f))

In no event shall the duration of the Plan, exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan. The Property will become part of this Plan on the date this Plan is approved by the Lansing City Council.

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

Tables 2 and 3 attached to this Plan provide the estimated TIR to be generated and captured under this Plan, for an estimated period of 30 years.

The total estimated cost of the eligible actives, contingency, interest, administrative fees, LBRF and State Brownfield Fund to be reimbursed or captured through use of TIR is projected to be up to 11,671,620. However, based on the projected available TIR, reimbursement of the entirety of interest is not anticipated at this time. Taxes will continue to be generated to the City's tax increment finance authority (TIFA) or taxing jurisdictions on local and school captured millages at the base taxable value of \$517,438 throughout the duration of this Plan totaling approximately \$1,126,505 or \$37,550 annually. The TIFA is currently estimated to expire in 2039.

Non-capturable millages, will see an immediate increase in new taxes generated following redevelopment and will provide new tax revenue of approximately \$885,673 throughout the duration of this Plan.

Ten percent of newly generated taxes will be captured for the TIFA or taxing jurisdictions on local and state school captured millages throughout the duration of this Plan totaling approximately \$1,233,917.

A summary of the estimated impact to taxing jurisdictions for the life of the Plan is summarized below.

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Brownfield Plan for the proposed Capital City Market development
Located at 600-636 E. Michigan Avenue, 117 S. Larch Street, 145-147 S. Larch Street
and 601-637 Barnard Street, Lansing, Michigan
PM Environmental, Inc. Project No. 01-9216-0-0004; September 27, 2018

Millage	Rate	Amount Captured (Eligible Activities, LBRA LBRF, LBRA Admin. Fee, State BF Fund)	Taxes Preserved for the TIFA	New Taxes Passed through to TIFA
State Education Tax (SET)	6.0000	\$984,081	\$93,139	\$109,342
School Operating Tax	18.0000	\$2,952,242	\$279,417	\$328,027
Subtotal	24.0000	\$3,936,323	\$372,555	\$437,369
Lansing Oper	19.4400	\$3,188,422	\$301,770	\$354,269
Lans Com College	3.8072	\$624,432	\$59,100	\$69,381
Ingham Intermed	4.7062	\$771,880	\$73,055	\$85,764
Ingham Cnty Sum	6.8000	\$1,115,292	\$105,557	\$123,921
Ingham County	3.2800	\$537,964	\$50,916	\$59,774
Airport Auth	0.6990	\$114,645	\$10,851	\$12,738
CATA	3.0070	\$493,188	\$46,678	\$54,799
CADL-Library	1.5600	\$255,861	\$24,216	\$28,429
Zoo Millage	0.4100	\$67,246	\$6,364	\$7,472
Subtotal	43.7094	\$7,168,930	\$678,507	\$796,548
Total Capturable Millages	67.7094	\$11,105,253	\$1,051,062	\$1,233,917
Non-Capturable Millages	Rate	New Taxes Generated	Taxes Preserved for Taxing Unit	New Taxes Generated
Lansing Debt	0.2600	\$47,382	\$4,036	NA
Lansing Sch Debt	4.6000	\$838,291	\$71,406	NA
Total Non-Capturable Millages	4.8600	\$885,673	\$75,442	

H. Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property (Sec. 13 (2)(h))

The legal description of the Property included in this Plan is attached in Appendix A.

Property location maps are included in Appendix B.

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

Personal property may be included as part of the eligible property to the extent that it is taxable personal property.

I. Displacement/Relocation of Individuals on Eligible Property (Sec. 13 (2)(i-l))

No displacement of businesses or residents is expected as part of this project. All parcels were vacant of businesses or residents prior to acquisition with the exception of one business, which relocated in July of 2018 and one residence whose lease expires prior to the anticipated approval timeline of the Plan. The existing residential lease ended and all properties were vacant by August 31, 2018, prior to approval of this Plan. An additional lease for surface parking exists on the property, however, the lease will end November 14, 2018. The property

will continue to be rented on a month to month basis through April 1, 2019 as a courtesy. Therefore no displacement or relocation will occur on the Property. Compliance with all relocation requirements of Act 381 and the standards and provisions of the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970, Public Law 91-646 will be kept.

J. Local Brownfield Revolving Fund (“LBRF”) (Sec. 13 (2)(m))

The LBRA has established a Local Brownfield Revolving Fund (LBRF). Capture for the LBRF is included in this plan on an annual basis totaling 5% of the annual available local TIR, and is currently estimated to total \$398,274. The funds deposited into the LBRF as part of this Plan will be used in accordance with the requirements of Act 381, as amended.

K. Other Material that the Authority or Governing Body Considers Pertinent (Sec. 13 (2)(n))

The Lansing Brownfield Redevelopment Authority and the City Council as the Governing Body, in accordance with Act 381, may amend this Plan in order to fund additional eligible activities associated with the Project described herein. The Property is located within a Lansing Tax Increment Finance Authority (TIFA) district and therefore an interlocal agreement will be required to be approved and executed as part of this project.

This project is a high priority for the City of Lansing, which will be transformational for the Michigan Avenue corridor and surrounding residents. Those living in and near the downtown will have access to affordable, healthy food within walking distance, while nearby properties will see an increase in property value. The development will increase both daytime and evening foot traffic, extending spending in nearby local businesses. Significant blight conditions will be eliminated and environmental conditions will be reduced and mitigated to prevent exposures. Overall the project will attract new residents and business into the downtown and catalyze future growth and investment.

Appendix A

PLOT PLAN

For:
Gillespie Group
600 E. Michigan—Lansing, LLC
330 Marshall Street
Lansing, MI 48912

Survey Address:
600 Michigan Avenue
Lansing, MI 48912

Legal Description: A parcel of land in Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 2 of Plats, Page 36, Ingham County Records, Connard's Subdivision on Lot 1, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 31, Ingham County Records, and in Barnard's Subdivision on Lots 2, 3 and 4, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 32, Ingham County Records, the surveyed boundary of said parcel described as: Beginning at the Northwest corner of said Connard's Subdivision; thence S89°25'55"E along the North line of said Connard's Subdivision 425.18 feet (recorded as 425.04 feet) to the Northeast corner of said Connard's Subdivision; thence S00°06'32"W along the East line of said Connard's Subdivision, the East line of said Block 242, and the East line of said Barnard's Subdivision 521.16 feet to the Southeast corner of Block 1, said Barnard's Subdivision; thence N89°29'27"W along the South line of said Block 1 a distance of 429.20 feet (recorded as 429.00 feet) to the Southwest corner of said Block 1; thence N00°33'03"E along the West line of said Barnard's Subdivision 121.50 feet to the Northwest corner of Block 1 of said Barnard's Subdivision; thence S89°28'38"E along the North line of said Block 1 of Barnard's Subdivision 135.00 feet to the East line of the West 135 feet of Lot 2, said Block 242; thence N00°33'02"E along said East line 78.23 feet to the South line of the North 8 feet of said Lot 2, Block 242; thence S89°18'57"E along said South line 30.00 feet to the Southerly extension of the East line of Lot 23, said Connard's Subdivision; thence N00°33'03"E along said Southerly extension of the East line of said Lot 23 and the East line of Lots 23, 22, 21, and 20, said Connard's Subdivision 179.36 feet to the South line of the North 16.50 feet of said Lot 20; thence N89°26'46"W along said South line 165.00 feet to the West line of said Connard's Subdivision; thence N00°33'03"E along said West line 142.49 feet to the point of beginning; said parcel containing 4.19 acres more or less; said parcel subject to all easements and restrictions if any.



KESB, INC.

KYES ENGINEERING
BRYAN LAND SURVEYS

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

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

DRAWN BY KDB

SECTION 16, T4N, R2W

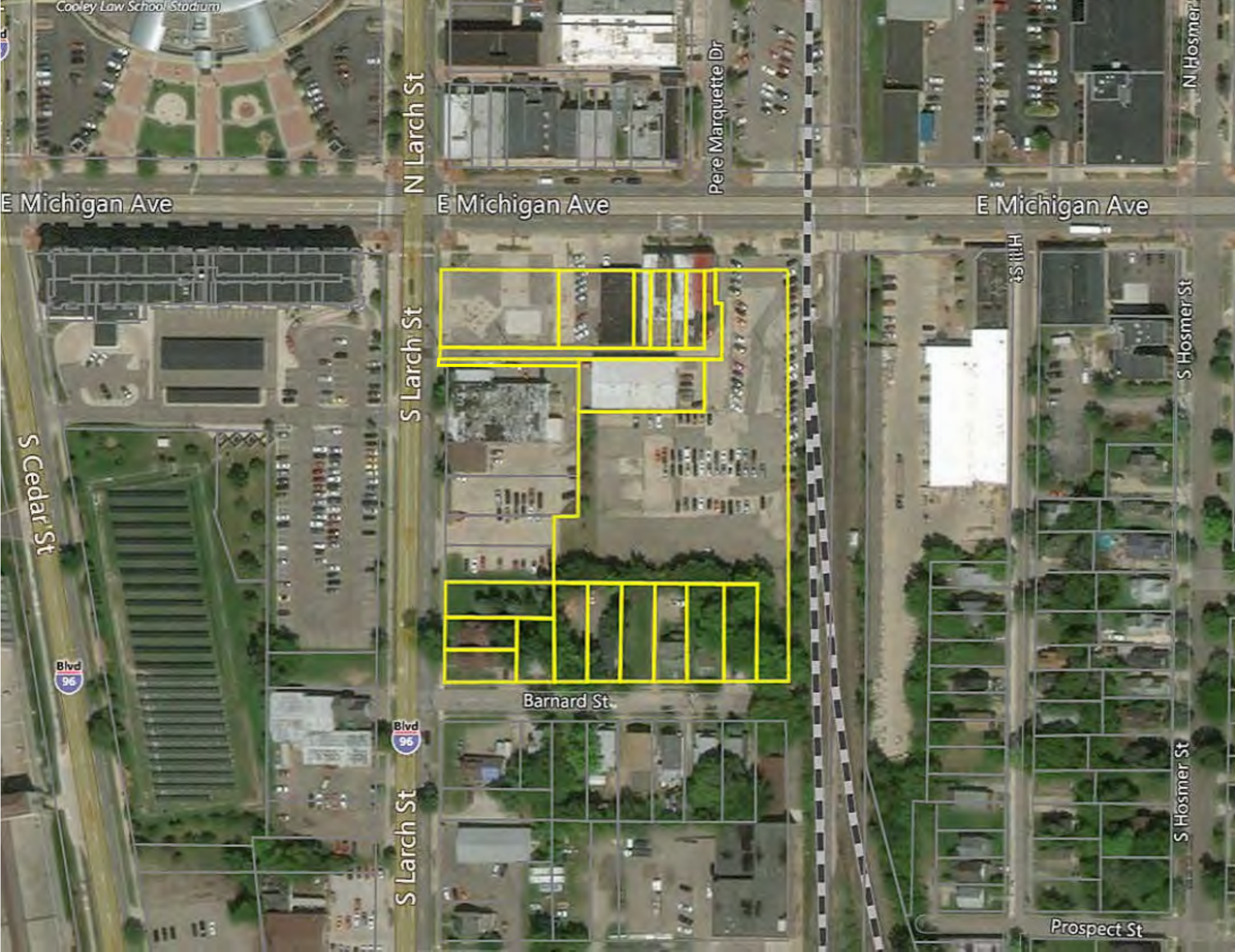
FIELD WORK BY ---

JOB NUMBER:

SHEET 2 OF 2

92950.BND-PLT

Appendix B



Cooley Law School Stadium

E Michigan Ave

N Larch St

E Michigan Ave

Pere Marquette Dr

E Michigan Ave

N Hosmer St

S Cedar St

Blvd
96

S Larch St

Blvd
96

S Larch St

Barnard St

Hill St

S Hosmer St

S Hosmer St

Prospect St

Appendix C













SPECIFICATIONS

SANITARY SEWERS

1. All sanitary sewer construction shall comply with the Construction Standards of City of Lansing and shall be subject to the inspection and approval of the City.
2. All sanitary sewermain piping shall be PVC SDR 26.
3. All pipe to be laid with the aid of laser equipment.
4. All sanitary sewer manholes shall be in accordance with Construction Standards of the City of Lansing with Neenah R-1763 or E.J.W. 1620 solid self sealing cover.
5. Trench width shall be maintained to a point at least 12" above the top of the pipe to ensure bedding conditions.
6. All sanitary leads shall be 6" PVC SDR 23.5 installed at minimum slope of 1%.
7. A sewer permit shall be obtained from the Public Service Department, 7th floor City Hall, by a drain layer licensed by the city
8. All sewer work shall be performed by a drain layer licensed by the City. Prior to working on sidewalk, curb and gutter, or drive approaches within the right of way the owner or contractor shall obtain a permit from the Public Service Department, 7th floor City Hall.
9. All sanitary sewer leads to be constructed with clean-outs.

STORM SEWER

1. All storm sewer construction shall comply with the requirements of the City of Lansing and shall be subject to their inspection and approval.
2. All storm sewer 10" and smaller shall be PVC SCH 40, PVC SDR 23, 5, or C-700 ES.
3. All storm sewer pipe 12" and larger shall be C-76, Class III reinforced concrete pipe.
4. All storm sewer joints shall be wrapped with Mirafix Geotextile 140N or equal. No joint mastic shall be used. Fabric shall be 18" wide, overlapped by not less than 6" and held in place by duct taping the overlap and/or equal holding material, until backfilled. "O" ring rubbers on PVC pipe shall be removed and wrapped as indicated above.
5. All pipe to be laid with the aid of laser equipment.
6. All storm sewer manholes and catch basins shall be in accordance with the City of Lansing and shall be subject with Neenah R-1784 or E.J.I.W. 1060-B covers for manholes. E.J.I.W. 7045 or Neenah R-3031-A for Standard curb inlets, E.J.I.W. 7065 or Neenah R-3034-B for rolled curb inlets, E.J.I.W. 6508 or Neenah R-4340-A for Beehive Grate or castings as indicated on the plans.
7. All catch basins and yard drains shall have a three foot deep sump.

WATER SYSTEM

1. All water system construction shall comply with the Construction Standards of the Lansing Board of Water and Light.

BENCHMARKS

BENCHMARK #1 ELEV. = 848.06 (NAV88)
CHISELED "X" IN SOUTHEAST FLANGE BOLT, UNDER "W" IN "E.J.W.", FIRE HYDRANT, SOUTHEAST QUADRANT OF LARCH STREET AND MICHIGAN AVENUE.

BENCHMARK #2 ELEV. = 844.33 (NAV88)
CHISELED "X" IN EAST BOLT OF LIGHT POLE, 110' SOUTH OF SOUTH LINE OF #119 S. LARCH STREET AND 27' EAST OF EAST BACK OF CURB OF S. LARCH STREET.

BENCHMARK #3 ELEV. = 848.13 (NAV88)
CHISELED "X" IN SOUTHEAST FLANGE BOLT, UNDER "E" IN "E.J.W.", FIRE HYDRANT, 27' EAST OF EAST BUILDING LINE OF #628 E. MICHIGAN AVENUE AND 3' SOUTH OF SOUTH CURB LINE OF E. MICHIGAN AVENUE.

BENCHMARK #4 ELEV. = 850.66 (NAV88)
NAIL IN WEST SIDE UTILITY POLE, ±85' SOUTH OF BUS SHELTER, ±350' SOUTH OF THE CENTERLINE OF MICHIGAN AVENUE, AND ±465' EAST OF CENTERLINE OF LARCH STREET.

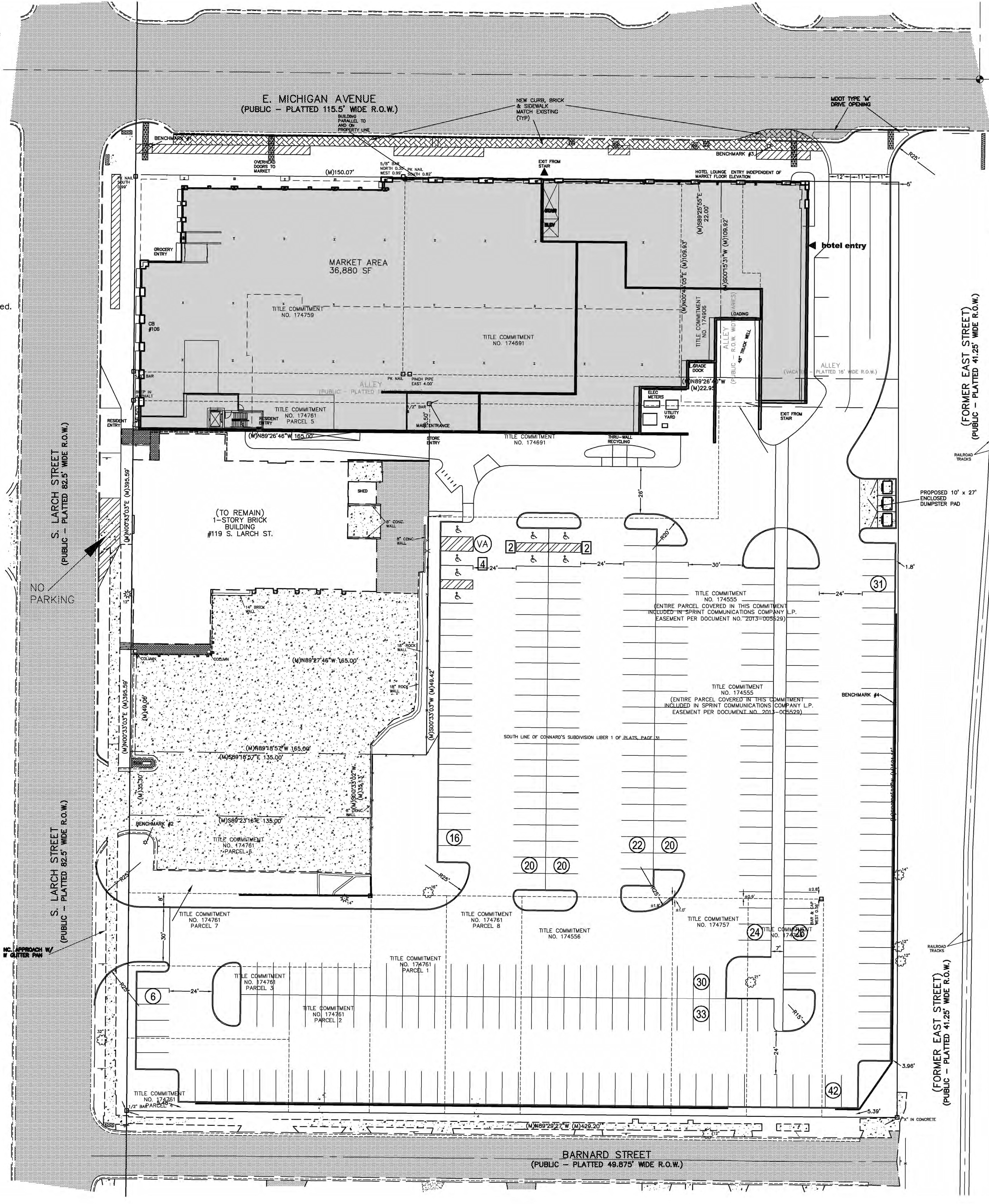


EX. LEGEND

- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = STEEL PLATE
- = ADA PLATE
- = PORCH/DECK/STAIRS
- = BRICK
- = BUILDING OVERHANG
- ⊙ = ELECTRIC MANHOLE
- ⊙ = TELEPHONE MANHOLE
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = AIR CONDITIONING UNIT
- = PARKING METER
- = SIGN
- = POST/BOLLARD

LWL NOTES:

1. MAINTAIN A MINIMUM OF 10 FT HORIZONTAL AND 18 INCHES OF VERTICAL SEPARATION BETWEEN WATER AND SEWERS, AND A MINIMUM OF 5 FT HORIZONTAL AND 12 INCHES OF VERTICAL SEPARATION BETWEEN WATER AND OTHER UTILITIES.
2. ALL WATER MAIN AND SERVICES TO BE INSTALLED IN ACCORDANCE TO BNL STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR TO CONTACT THE BNL AT LEAST 72 HOURS PRIOR TO SCHEDULED SHUT OFFS TO COORDINATE SHUT DOWN AND TURN ON ACTIVITIES.
4. LWL IS NOT RESPONSIBLE FOR REPLACEMENT, REPAIR, OR MAINTENANCE OF SIDEWALKS THAT HAVE BEEN DAMAGED OR REMOVED DURING REPAIR, MAINTENANCE, REPLACEMENT OR INSPECTION OF WATERMAINS AND RELATED UTILITIES.
5. ALL PUBLIC WATER OUTSIDE OF R.O.W. SHALL BE WITHIN A 20' PUBLIC EASEMENT.
6. ALL DUCTILE IRON WATER MAIN SHALL BE PRESSURE CLASS 350. ALL COPPER PIPE SHALL BE TYPE "K".
7. ALL WORK ON LWL WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED BY THE LWL OR BY A LWL-APPROVED CONTRACTOR WITH A LWL INSPECTOR ON-SITE.
8. A LWL WATER SERVICE AGREEMENT SHALL BE PUT IN PLACE PRIOR TO CONSTRUCTION OF ANY WATER RELATED ITEMS.

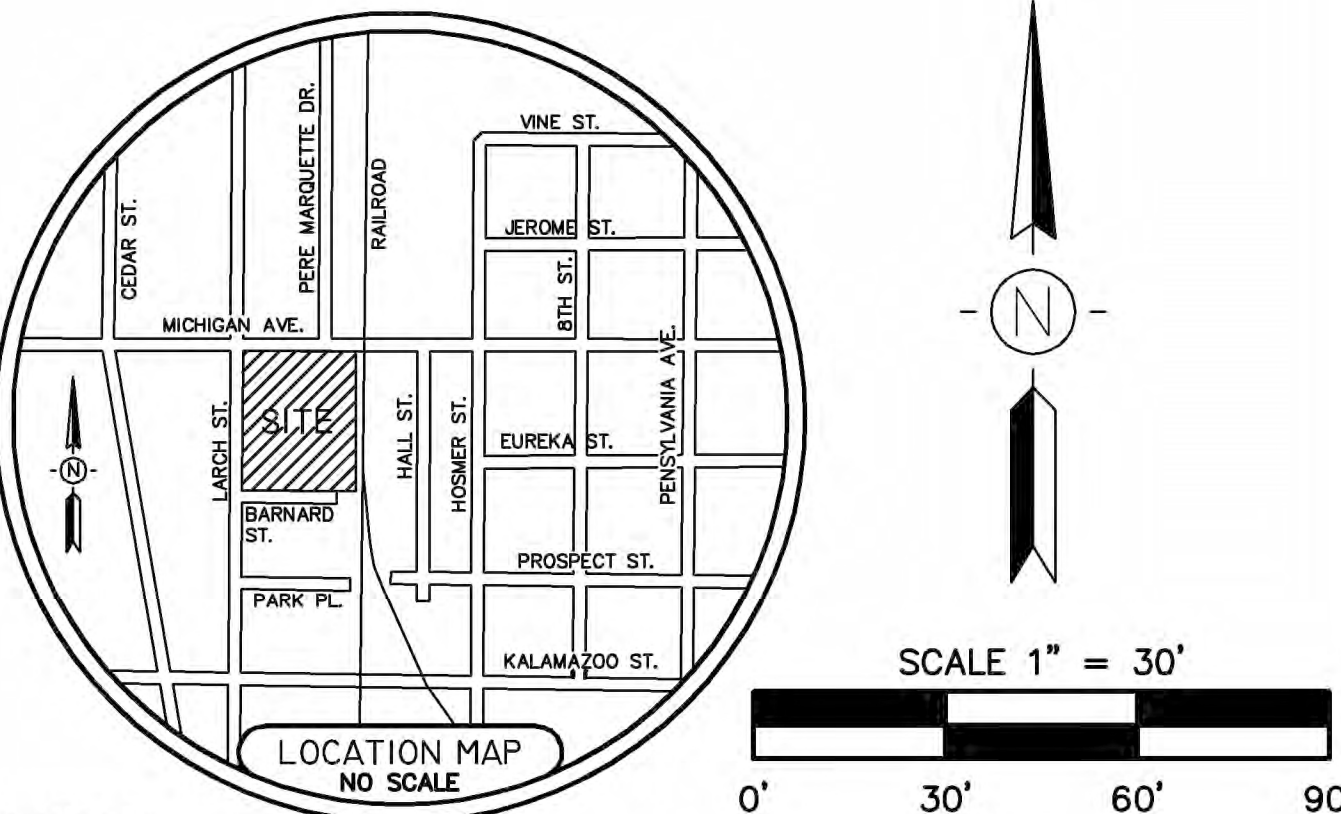


600 E. Michigan Project

CITY OF LANSING, INGHAM COUNTY, MICHIGAN

CLIENT:
GILLESPIE GROUP
330 MARSHALL ST.
LANSING, MI. 48912
PH: (517) 333-4123
FAX: (517) 333-6725

ENGINEER/SURVEYOR:
KEBS, Inc.
2116 HASLETT RD.
HASLETT, MI. 48840
PH: (517) 339-1014
FAX: (517) 339-8047



LEGAL DESCRIPTION:
(As provided by First American Title Insurance Company, Commitment No. 174555, dated October 27, 2017)
Lots 1, 2, 3, 24, and the East 10 feet of the North 51.55 feet of Lot 4, Connard's Subdivision of Lot 1, of Block 242, of the Original Plat of the City of Lansing, according to the recorded plat thereof; ALSO beginning at the Southeast corner of said Lot 1; thence South 16 feet; thence East 77 feet to the point of beginning; ALSO Lot 1 of Block 1 of Barnard's Subdivision, recorded in Liber 1 of Plats, Page 32, Ingham County Records; ALSO the North 1/2 of Lot 2, Block 242, except the West 135 feet thereof and except the East 30 feet of the West 165 feet of the North 5 feet thereof; Original Plat of the City of Lansing. The said property may also be described as: Beginning at the Northeast corner of Lot 1 of Connard's Subdivision of Lot 1 of Block 242 of the Original Plat of the City of Lansing, according to the recorded plat thereof; thence South along the Eastern boundaries of Lot 1, Lot 1 extended; and Lot 24 of Connard's Subdivision, the North 1/2 of Lot 2, Block 242 and Lot 1 of Block 1 of Barnard's Subdivision, a measured distance of 521.30 feet to an "X" cut on concrete marking the Southeast corner of Lot 1 of Block 1 of Barnard's Subdivision; thence West 42 feet to a point being the Southwest corner of said Lot 1, Block 1 of Barnard's Subdivision; thence North 121.5 feet to a point, which point is a measured distance of 41.87 feet West of the Eastern boundary line of lots 1 and 24 aforesaid, being the Northwest corner of said Lot 1, Block 1 of Barnard's Subdivision; thence West 251.21 feet to a point being the Northwest corner of Lot 7, Block 1 of Barnard's Subdivision; thence North 78.82 feet; a point 135 feet East of the East Boundary of Larch Street; thence East 30 feet to a point being 8 feet South of the North line of Lot 2, Block 242; thence North a measured distance of 185.9 feet along the West boundary line of Lot 24 of Connard's subdivision of Block 242 to a point being the Northwest corner of said Lot 24; thence East 183.04 feet along the Northern boundary line of said Lot 24 to a point 16 feet South of the Southwest corner of Lot 3 of Connard's Subdivision; thence Northerly 16 feet to a point being the Southwest corner of Lot 3 of Connard's Subdivision; thence continuing North along the West boundary line of said Lot 3, 55.5 feet to an "X" cut therein; thence West 10 feet to an "X" cut; thence North a measured distance of 51.55 feet to a point in the North Boundary Line of Lot 4 and the South boundary line of Michigan Avenue; thence East along the South boundary of Michigan Avenue and the North boundary lines of Lots 4, 3, 2, and 1 of Connard's Subdivision to the place of beginning.
EXCEPT:
Part of Lot 24, Connard's Subdivision of Lot 1, of Block 242, of the Original Plat of the City of Lansing, according to the recorded plat thereof, as recorded in Liber 1 of Plats, Page 32, Ingham County Records, being further described as commencing at the Northwest corner of Lot 24, of said Plat; thence South 89°49'00" East, 161.04 feet, along the Northerly line of Lot 24; thence South 00°24'20" East, 82.63 feet; thence South 89°49'00" West, 161.32 feet to the Westerly line of Lot 24; thence North 00°02'00" East, 63.12 feet, along said Westerly line to the point of beginning.

GENERAL

1. Any unstable soil (such as peat, muck, marl, soft blue clay, topsoil, etc.) which is encountered beneath proposed utilities, parking lots and structures, and buildings shall be removed down to sound subsoil and backfilled with sand and gravel as needed to reach finished grade. Such fill shall be compacted in 6" layers to 95% of max. density. The decision on material for bedding and backfill shall be made by the Engineer.
2. Information on depth, size, etc., of all other underground utilities shown herein is plan information only, obtained from the utility company involved. Prior to any final designing or construction. It is recommended that all utility companies, agencies, departments, etc., involved be contacted for verification of such locations.
3. The locations, size and elevation of sewers and related structures shown herein, were obtained through a survey completed by KEBS, Inc. KEBS, Inc. is not responsible for information on any other sewers, drains or related structures not found and not shown hereon, that may cross, parallel, lie contiguous to or service this site.
4. For protection of underground utilities, the contractor shall dial 800-482-7171 a minimum of 72 hours prior to excavating in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the contractor of the responsibility of notifying utility owners who may not be a part of the "MISS DIG" alert system.
5. All existing roads, driveways and yards disturbed during construction shall be restored by the contractor to its original condition.
6. All sewer pipe shall be bedded with CL III granular material. Class material shall be used in backfilling all sewer trenches to 1' above the sewer pipe.
7. All compaction of trenches within the roadways shall be to 95% density. Equipment such as a small dozer in the trenches and a hose-pack around the structures will be required, or equipment capable of reaching 95% density.
8. Contractor shall be responsible for obtaining all permits required for construction.
9. Contractor shall be responsible for maintaining As-Built drawings of all lot lead locations and drawings shall be available to the Engineer upon request.

STREETS

1. PER CITY OF LANSING SPECIFICATIONS.

- 1 DENOTES NUMBER OF B/F SPACES
- VA DENOTES VAN ACCESS B/F SPACES
- 0 DENOTES PROPOSED NUMBER OF 9' x 18' PARKING SPACES

SITE ADDRESS: 600 E. MICHIGAN AVE, LANSING, MI. 48912 SURVEY#92950.BND

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Appendix D



Corporate Headquarters
Lansing, Michigan
3340 Ranger Road, Lansing, MI 48906
f: 877.884.6775
t: 517.321.3331

Michigan Locations
Berkley Bay City
Grand Rapids Detroit
Chesterfield Lansing

February 28, 2018

District Supervisor
Michigan Department of Environmental Quality
Lansing Michigan District Office
525 West Allegan Street
Lansing, Michigan 48933

**RE: Baseline Environmental Assessment of the 600 Block Urban Redevelopment Property Located at 600-636 E. Michigan Avenue, 117 S. Larch Street, 145-147 S. Larch Street, and 601-637 Barnard Street, Lansing, Michigan
PM Environmental, Inc. Project No. 01-9216-0-0002**

Dear District Supervisor:

Enclosed is a copy of the Baseline Environmental Assessment prepared for the above referenced subject property in accordance with Section 20126(1)(c) of Part 201, Environmental Remediation, and Section 21323a(1)(b)(i) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended.

If you have any questions regarding this report, please contact us at 800.313.2966.

Sincerely,
PM ENVIRONMENTAL, INC.

J. Adam Patton, CHMM
Manager of Site Investigation Services

Enclosure



Corporate Headquarters
Lansing, Michigan
3340 Ranger Road, Lansing, MI 48906
f: 877.884.6775
t: 517.321.3331

Michigan Locations
Berkley Bay City
Grand Rapids Detroit
Chesterfield Lansing

February 28, 2018

Mr. Patrick Gillespie
600 E. Michigan-Lansing, LLC
330 Marshal Street, Suite 100
Lansing, Michigan 48912

**RE: Baseline Environmental Assessment of the 600 Block Urban Redevelopment Property Located at 600-636 E. Michigan Avenue, 117 S. Larch Street, 145-147 S. Larch Street, and 601-637 Barnard Street, Lansing, Michigan
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THIS BASELINE ENVIRONMENTAL ASSESSMENT WAS PREPARED FOR THE EXCLUSIVE USE OF 600 E. MICHIGAN-LANSING, LLC, THEIR ASSOCIATES AND LENDERS, EACH OF WHOM MAY RELY ON THE REPORT'S CONTENTS.

If you have any questions regarding this report, please contact us at 800.313.2966.

Sincerely,
PM ENVIRONMENTAL, INC.

J. Adam Patton, CHMM
Manager of Site Investigation Services

Enclosure

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1.0 INTRODUCTION AND DISCUSSION

PM completed this Baseline Environmental Assessment (BEA) of the 600 Block Urban Redevelopment Property located in Lansing, Ingham County, Michigan (hereafter referred to as the “subject property”) in accordance with Parts 201 and 213 of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994 (Parts 201 and 213), as amended.

The subject property consist of 18 parcels and an alleyway totaling approximately 4.0 acres and is located on the east side of South Larch Street and on the south side of East Michigan Avenue in Lansing, Michigan. The table below includes a listing of each parcel comprising the subject property:

Address	Parcel ID Number	Current Use
600 East Michigan Avenue	33-01-01-16-428-081	Vacant (Former Ballpark Mobil)
612-614 East Michigan Avenue	33-01-01-16-428-061	Brogan's Tire and Auto Service
622 East Michigan Avenue	33-01-01-16-428-051	Commercial
624 East Michigan Avenue	33-01-01-16-428-041	Commercial
626 East Michigan Avenue	33-01-01-16-428-031	Commercial/Office
628 East Michigan Avenue	33-01-01-16-428-021	Commercial/Office
117 South Larch Street	33-01-01-16-428-100	Storage/Warehouse
636 East Michigan Avenue	33-01-01-16-428-002	Parking
No Current Address	33-01-01-16-428-141	Vacant (formerly 139 South Larch Street)
145 South Larch Street	33-01-01-16-428-151	Residential
147 South Larch Street	33-01-01-16-428-161	Residential
611 Barnard Street	33-01-01-16-428-171	Residential
No Current Address	33-01-01-16-428-181	Vacant (formerly 613 Barnard Street)
619 Barnard Street	33-01-01-16-428-191	Residential
No Current Address	33-01-01-16-428-201	Vacant (formerly 621 Barnard Street)
625 Barnard Street	33-01-01-16-428-211	Residential
629 Barnard Street	33-01-01-16-428-221	Residential
633 Barnard Street	33-01-01-16-428-231	Residential
No Current Address	33-01-01-16-428-901	Vacant Alleyway

The property is developed with a 3,616 square foot automotive service garage building (612-614 East Michigan Avenue; Brogan's Tire and Auto Service) constructed in 1930, four retail buildings (622-628 East Michigan Avenue) containing 8,654 square feet constructed in 1900, a warehouse building (117 South Larch Street) containing 5,520 square feet constructed in 1946, six residential dwellings (145-147 South Larch Street and 611-629 Barnard Street) totaling 9,720 square feet constructed between 1884 and 1916, and a garage building (633 Barnard Street) containing 960 square feet constructed in 1983.

The service garage building is divided into a lobby area, service areas, and storage areas. The retail buildings are divided into various retail and storage areas. The easternmost retail building (628 East Michigan Avenue) contains two second floor apartments which are divided into bedroom areas, a kitchen, living area, and bathrooms. The warehouse building contains various

storage areas. The residential dwellings are generally divided into bedrooms, living areas, kitchens, bathrooms, and basements.

An asphalt paved parking lot is present in the eastern portion of the property. Various paved areas are present throughout the remainder of the property. In the area of the residential dwellings, groomed grass, driveways, and landscaped areas are present.

Standard and other historical sources documented that the northeastern portion of the property (identified as 636 East Michigan Avenue) was occupied lumber storage for Hall Lumber Company from at least 1892 to 1898. By 1906, two office buildings were present. An additional office building was constructed by 1913. These former office buildings were demolished by 1950, when a larger office building, occupied by Lewis Fuel Oil Company was constructed. The Lewis Fuel Oil office building was demolished between 1994 and 1997, and this portion of the property has been occupied by a surface parking lot since that time. Historic occupants of the former buildings consisted of various professional office operations.

The north-central portion of the property is currently occupied by four storefront buildings (identified as 622-628 East Michigan Avenue). The two eastern buildings were constructed prior to 1892. Additions were constructed to the rear of the eastern buildings between 1906 and 1913. The two western storefront buildings were constructed between 1906 and 1913. A majority of the historic occupants have included various retail, medical, and professional office tenants, with the exception of 622 and 624 East Michigan Avenue.

The storefront buildings, identified as 622 East Michigan Avenue and 624 East Michigan Avenue, were occupied by a radiator shop from at least 1935 to 1959 and a glassworks shop from at least 1945 to 1964, respectively.

The north-central portion of the property is occupied by an automotive service building (identified as 612-614 East Michigan Avenue), which was constructed by 1930 as a gasoline service station. Prior to 1930, this portion of the property was occupied by a lumber shed for a lumber company located further west. Gasoline dispensing operations ceased in approximately the mid-1950s and the property has been occupied by an automotive service business since the early 1960s.

The northwestern parcel of the property (formerly identified as 600 East Michigan Avenue) is currently a vacant lot with four underground storage tanks (USTs) that are not currently in use. In at least 1892, a lumber shed was present in the eastern portion of this parcel. The lumber shed was demolished and a small office building was constructed in the eastern portion, along East Michigan Avenue between 1892 and 1898 and was demolished by 1906. By 1906, several buildings associated with the Hall Lumber Company were constructed with lumber storage throughout the parcel. All of the former lumber buildings were demolished between 1938 and 1950. An auto sales and service building was constructed in the south-central portion by 1950 and was demolished by the early 1970. A former convenience store building associated with a retail gasoline station was constructed in the early 1970s, with a car wash building constructed in 1995. All of the former buildings were demolished in 2012 and the property has been vacant since that time. The property was occupied by lumber company with storage and/or milling operations from at least 1892 until 1921; automotive sales and service operations from the early 1920s until the 1950s; various commercial and retail businesses from at least the 1930s until the early 1950s; used auto sales from the 1950s until the 1960s, gasoline dispensing operations from least 1940 to 1943, and from the 1970s until 2006; and has been vacant of occupants since that time.

The central portion of the property (identified as 636 East Michigan Avenue) was occupied by Hall Lumber Company from at least 1892 to 1988 with lumber and coal storage and planning, sash and door manufacturing. By 1906, this portion was occupied by Michigan Implement & Transfer Company. Four buildings were constructed by 1906 which were occupied by agricultural implements and engines and/or threshers. In at least 1913, this portion of the subject property was occupied by Butler-Langevin Lumber Company and the previously identified buildings were identified as agricultural implements and lumber storage. The current building located at 117 South Larch Street was constructed in 1946 and was utilized as storage in at least 1951 and boat storage and repair in at least 1966. All of the former buildings (with the exception of the current building) were demolished by 1950 and the property was occupied by Lewis Fuel Oil Company from at least 1940 until the early 1990s with operations consisting of bulk petroleum and coal distribution. A garage building, with truck service operations was constructed by 1951 and demolished between 1997 and 1998 (identified as former auto service building on Figures). Six coal silos were present on the northeastern portion from 1950 until 1973 and various petroleum ASTs were present on the southern portion from 1950 to 1994. Coal pile storage was present on this portion of the property from at least 1906 until 1955. All of the former buildings were demolished (except the current building) were demolished between 1994 and 1997, and the property has been vacant land and/or a surface parking lot since that time.

The southern portion of the property (identified as 145-147 South Larch Street and 601-637 Barnard Street) is currently and has historically been occupied by various residential dwellings. Several dwellings were demolished between 1951 and the 1990s. A personal garage is present on the eastern portion, which was constructed in 1984.

Current operations at the subject property consist of typical automotive service operations, retail activities, professional office activities, storage activities, and residential activities.

1.1 Owner/Operator Information

600 E. Michigan-Lansing, LLC, 330 Marshall Street, Lansing, Michigan 48912 intends to purchase the subject property, which will be redeveloped for mixed commercial, retail, and residential uses.

1.2 Intended Use of the Subject Property

600 E. Michigan-Lansing, LLC, intends to redevelop the subject property for mixed commercial, retail, and residential uses. As part of the redevelopment, all parcels and the associated alleyway currently comprising the subject property will be consolidated into a single parcel, the identification number of which has not yet been assigned.

1.3 Summary of All Appropriate Inquiry Phase I Environmental Assessment

PM prepared a Phase I ESA dated February 2, 2018, in conformance with the scope and limitations of ASTM Practice E1527-13 (i.e., the 'ASTM Standard'). A copy of PM's February 2018 Phase I ESA, including photographs of the subject property, is included in Appendix A.

- The subject property parcel, identified as 600 East Michigan Avenue, is a closed Leaking Underground Storage Tank (LUST) site and a BEA site. Previous site assessment activities completed for 600 East Michigan Avenue in 2013 document that soil and groundwater contamination exists on-site above the current MDEQ Part 213 Risk Based Screening

Levels (RBSLs). Based on these analytical results and its closed LUST status, the subject property meets the definition of a “property,” in accordance with Part 213 of P.A. 451 of the Michigan Natural Resources Environmental Protection Act (NREPA), as amended.

- The subject property parcel, identified as 636 East Michigan Avenue, is an open LUST site and a BEA site. Previous site assessment activities completed in 1994, 1995, and 2015 document that soil contamination exists on-site above the current MDEQ Part 201 Generic Residential Cleanup Criteria (CRCC) and Part 213 RBSLs. Based on these analytical results and its open LUST status, the subject property meets the definition of a “facility” and a “site,” in accordance with Part 213 of P.A. 451 of the Michigan NREPA, as amended.
- The north-central portion of the property, identified as 612-614 East Michigan Avenue, is currently occupied by an automotive service building, which was constructed by 1930 as a gasoline service station. Gasoline dispensing operations ceased in approximately the mid-1950s and the property has been occupied by an automotive service business since the early 1960s. Current and historical interior waste streams associated with the service garage operations consist of general hazardous substances and/or petroleum products. A significant portion of this time period preceded major environmental regulations and current waste management and disposal procedures. The historical waste management practices associated with the service operations are unknown and may be a source of subsurface contamination.
- The southern portion of the property is currently and has historically been occupied by various residential dwellings. Several dwellings were demolished between 1951 and the 1990s. Several of the former residential dwellings were demolished prior to current disposal regulations. It is unknown how the building demolition debris was disposed of. It was not uncommon for building demolition debris to historically have been used as fill material onsite. The potential exists for construction debris and fill material to be present on these subject property parcels that were historically developed with basements, and to have negatively impacted the subsurface.
- Four current USTs are present at the subject property parcel identified as 600 East Michigan Avenue. The current UST system has been unused since 2012 without any subsurface investigation since 2013. Based on this information, the potential exists for a release to have occurred and impacted the subsurface.
- During the site reconnaissance, PM observed evidence of five in-ground hydraulic hoists within the warehouse building located at 117 South Larch Street and evidence of a former in-ground hoist within the building located at 612-614 East Michigan Avenue. The hydraulic reservoirs associated with the in-ground hoists were located underground. In-ground hoists have an underground reservoir for hydraulic fluids, which can contain polychlorinated biphenyls (PCBs). The potential exists that a release occurred from the current hydraulic hoist system and/or underground reservoir. Additionally, the potential exists for orphaned reservoirs to be present on the subject property.
- During the site reconnaissance, PM observed two vent pipes on the western exterior wall of the automotive service building (612-614 East Michigan Avenue). These vent pipes may be associated with the USTs identified in the 1951-1972 Sanborn maps. No known subsurface investigations have been completed in this area of the subject property and no

USTs are registered to this parcel. Based on this information, the potential exists for orphan USTs to be present and/or for a release to have occurred.

- Review of Fire Department records documented fuel oil as a heat source at various times for 612-614 East Michigan Avenue, 622 East Michigan Avenue, 626 East Michigan Avenue, and 636 East Michigan Avenue. Fuel oil was documented to be stored within 55-gallon drums at 622 East Michigan Avenue and within USTs at 636 East Michigan Avenue (bulk fuel oil storage and consumptive purposes on the parcel). PM was unable to verify if fuel oil was stored within above ground storage tanks (ASTs) or USTs at the remaining addresses. Based on this information, the potential exists for orphan USTs to be present and/or for a release to have occurred with the former use fuel oil.
- The storefront building, identified as 622 East Michigan Avenue, was occupied by a radiator shop from at least 1935 to 1959. Historical interior waste streams associated with the operations would have consisted of general hazardous substances and/or petroleum products. This time period preceded major environmental regulations and current waste management and disposal procedures. The historical waste management practices associated with the former service operations are unknown and may be a source of subsurface contamination.

The following adjoining and/or nearby RECs were identified:

- The west adjoining property, identified as 119 South Larch Street, is occupied by Liskey's Auto Truck Service. Review of historical the property was occupied by a pattern works and/or manufacturing company from at least 1906 until 1921, and sheet metal and machining company from 1924 until the 1950s, an automotive equipment company from 1936 until the 1950s, and has been occupied by automotive service operations since 1965. Based on the long-term operations on this property and the close proximity to the subject property (directly adjoining), the potential exists for a release to have occurred and migrated onto the subject property.
- A north adjoining property, identified as 605 East Michigan Avenue, was occupied by a dry cleaning operation from 1916 until 1959. Dry cleaning operations commonly involve the usage of general hazardous substances and/or petroleum products, which, if improperly managed and/or disposed of, can be a source of contamination. Based on the close proximity to the subject property (approximately 90 feet east) and long-term operations, the potential exists that a release has occurred on this property and migrated onto the subject property.

1.3.1 Phase I ESA Exceptions or Deletions

There were no identified exceptions or deletions from the Federal All Appropriate Inquiry Rule under 40 CFR 312, or the ASTM Standard within PM's February 2018 Phase I ESA.

1.3.2 Phase I ESA Data Gaps

No significant data gaps were identified within PM's February 2018 Phase I ESA.

1.4 Summary of Previous Site Investigations

Multiple site investigations were completed for the subject property between 1990 and 2015. Reports associated with those investigations are summarized in the table below:

Name of Report	Date of Report	Company that Prepared Report
Report of Site Assessment (600 East Michigan Avenue)	March 15, 1990	Environmental Science and Engineering, Inc. (ESE)
Phase II ESA (600 East Michigan Avenue)	February 21, 1991	ESE
Initial Abatement Measures Report (600 East Michigan Avenue)	August 20, 1991	ESE
UST Removal/Site Remediation Report (600 East Michigan Avenue)	November 7, 1991	ESE
60-Day LUST Initial Assessment Report (636 East Michigan Avenue)	3-10-1995	BLDI
Phase I Hydrogeologic Study and Preliminary RBCA Tier 1 Evaluation (636 East Michigan Avenue)	6-30-1995	BLDI
BEA (636 East Michigan Avenue)	7-10-1995	STS Consultants, Ltd.
LUST Closure Report (600 East Michigan Avenue)	January 11, 1996	Enecotech
Soil Characterization Report (636 East Michigan Avenue)	7-12-1996	MacKenzie Environmental Services
Risk-Based Corrective Action (RBCA) Assessment (636 East Michigan Avenue)	4-11-1997	BLDI
Summary of Soil Remediation Activities (636 East Michigan Avenue)	2-5-1999	Snell Environmental Group (SEG)
LUST Closure Report (600 East Michigan Avenue)	February 11, 2000	Timmermans
Phase I ESA (600 East Michigan Avenue)	July 18, 2011	Soil and Materials Engineers, Inc. (SME)
Phase I ESA (600 East Michigan Avenue)	7-31-2013	PM
BEA (600 East Michigan Avenue)	10-4-2013	PM
Documentation of Due Care Compliance (DDCC) (600 East Michigan Avenue)	10-4-2013	PM
Phase II ESA	11-11-2015	WSP Parsons Brinckerhoff (WSP)
BEA (636 East Michigan Avenue)	11-19-2015	WSP

PM reviewed available previous site investigations for 600 and 636 East Michigan Avenue, which are summarized below. Relevant portions of the previous reports, including sample location maps

and analytical summary tables, are also included in Section 10.4 of the February 2018 Phase I ESA (Appendix A).

600 East Michigan Avenue:

This parcel is a closed LUST site with three releases reported in 1990, 1991, and 1999. Various subsurface investigations were completed on this parcel from 1990 to 2000 to assess former gasoline dispensing operations on the property which occurred in at least 1940 and from the 1970s to 2000.

In 1991, three USTs (two 600-gallon and one 1,000-gallon of unknown contents) were removed from the northwestern portion of the parcel. Two releases were confirmed during UST removal activities and approximately 4,200 cubic yards of contaminated soils were removed from the parcel. Verification of soil remediation (VSR) and two additional soil sampling events were completed between 1991 and 1996, in which analytical results supported Type B Closure and were below Tier 1 Residential Soil Leaching to Groundwater Criteria and the releases was granted closure.

A waste oil UST was removed in 1996 with no assessment from the rear of the former service station building. In 1999, field observations noted photo-ionization detector (PID) readings (3.2 to 72 ppm) in the backfill in the area of the waste oil UST. A release was reported based on these observations in 1999. Subsequent sampling identified various volatile organic compound (VOC) and polynuclear aromatic compound (PNA) compounds in the fill above the current Part 213 Drinking Water Protection (DWP) and/or Groundwater Surface Water Interface Protection (GSIP) RBSLs. Delineation sampling did not identify any compounds above the laboratory method detection limits (MDLs) and the release received Type B Closure.

At the time of the 2011 Phase I ESA, the parcel was occupied by a gasoline dispensing station. SME documented similar historical information as included in this Phase I ESA, and identified the following RECs: former operations associated with the former automotive sales and service operations; former gasoline dispensing operations; potential fill materials associated with the former buildings; and adjoining properties to the east, south, and west based on former operations.

At the time of the 2013 Phase I ESA, the parcel was vacant of buildings and occupants. PM documented similar historical information was documented as in the Phase I ESA. The following RECs were identified: the historic use of the parcel for automotive service operations with the potential use of in-ground hoists and the lack of subsurface investigations from 2000 to 2011 when the property was occupied by gasoline dispensing station. Off-site RECs identified include: the historic use of the north adjoining property (605 East Michigan Avenue) as a dry cleaning business from at least 1916 to 1959, the historic use of the east adjoining property (614 East Michigan Avenue (current subject property parcel)) as an automotive service garage and/or gasoline service station since at least the 1960s, and the historic use of the south adjoining property (119 South Larch Street) as an automotive service garage since at least 1965.

During the 2013 subsurface investigation, a ground penetrating radar (GPR) survey was completed to investigate the potential for in-ground hoists. One anomaly consistent with an in-ground hoist was identified during the GPR survey and is located within the footprint of the former building. An exploratory boring was advanced within the center of the anomaly. A metal structure

was encountered directly beneath the concrete and appears to be consistent with the top of an in-ground hoist.

Additionally, 13 soil borings were advanced to between 15.0 and 20.0 feet below ground surface (bgs), four temporary monitoring wells were installed, and three temporary soil gas sampling points were installed. Soil and groundwater samples were analyzed for VOCs, PNAs, polychlorinated biphenyls (PCBs), and metals (cadmium, chromium, and lead). Soil gas samples were analyzed for VOCs. Soil analytical results documented PNAs above Part 213 RBSLs for DWP and Direct Contact (DC) and lead above Part 213 RBSLs in the southwestern portion of the parcel. Groundwater analytical results documented various VOCs and PNAs in the central and western portions of the parcel. Soil gas analytical results identified VOCs above Residential Soil Gas Screening Levels.

Based on the analytical results, a BEA and DDCC were completed for the current owner.

Previous site assessment activities completed in 2013 document that soil and groundwater contamination exists on-site above the current MDEQ Part 213 RBSLs. Based on these analytical results and its closed LUST status, the subject property meets the definition of a "property," in accordance with Michigan Part 213.

Four current USTs remain on the 600 East Main parcel of the subject property.

636 East Michigan Avenue:

This parcel is an open LUST site with three releases reported in 1995. Various subsurface investigations were completed on this parcel from 1995 to 1999 to assess former bulk petroleum distribution and/or coal storage operations on the parcel, which occurred from at least 1940 to the early 1990s.

Multiple subsurface investigations were completed for the parcel in at least 1994 and 1995; however, not all reports were available for PM's review. A majority of the reports were summarized in the 1997 RBCA report. The parcel formerly contained six USTs (i.e. containing fuel oil, used, oil, or gasoline), which were removed in 1995. The parcel also contained ten bulk petroleum ASTs formerly located in the southern portion of the parcel. During UST removal activities, three releases were reported associated with former USTs located in the northeastern, western, central, and eastern portions of the parcel. Analytical results documented various VOCs and PNAs in the locations of the former USTs above the Part 213 RBSLs. Groundwater sampling was not included based on groundwater not encountered until approximately 40.0 feet bgs.

In 1998, approximately 3,200 cubic yards of stock piled contaminated soils were removed from the southern portion of the parcel. The source of the soil piles was not identified; however, the piles were likely associated with the removal of multiple USTs on this portion of the subject property. After removal, VSR sampling (limited to the southern portion of the parcel) was completed. Samples were analyzed for VOCs, PNAs, and lead. Analytical results were below Part 201 Generic Residential Cleanup Criteria (GRCC). Lead was identified above statewide background levels, but below direct contact levels.

Review of the 2015 Phase II ESA, indicates that a Phase I ESA was completed in 2015, which documented RECs associated with the known contamination on the parcel, the former truck repair

operations with a former structure on the west-central portion of the parcel, the historic coal storage operations on the eastern and central portions of the parcel, and the former presence of railroad spurs located on the parcel. A copy of the Phase I ESA was not included for PM's review.

During the subsurface investigation, 21 soil borings were advanced to depths between 2.0 and 8.0 feet bgs. Soil samples were collected and analyzed for VOCs, PNAs, Michigan-10 (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc). Soil analytical results documented various VOC, PNAs, and metals above Part 201 GRCC, Part 213 RBSLs, and/or statewide background levels.

Based on the analytical results, a BEA was completed for the current tenant of the parcel.

Previous site assessment activities completed in 1994, 1995, and 2015 document that soil contamination exists on-site above the current MDEQ Part 201 Generic Residential Cleanup Criteria and Part 213 RBSLs. Based on these analytical results and its open LUST status, the subject property meets the definition of a "facility" and a "site," in accordance with Michigan Parts 201 and 213

1.5 Summary of Current Site Investigation

Prior to the commencement of field activities, MISSDIG, a utility locating service, was contacted to locate utilities on or adjacent to the subject property. Based on the large size of the subject property a joint meet was conducted with PM field staff and utility locators. Utilities were marked by the respective utility companies in the proposed soil boring location areas. The soil borings were also cleared of private subsurface utilities using GPR (Section 1.6).

In December 2017, PM completed a scope of work consisting of a geophysical survey to determine the potential presence of orphan USTs on the 612-614 East Michigan Avenue parcel using GPR; the advancement of 43 soil borings (SB-1 through SB-43); the installation of 18 temporary monitoring wells (TMW-4, TMW-6, TMW-7, TMW-10, TMW-11, TMW-13, TMW-14, TMW-15, TMW-16, TMW-18, TMW-26, TMW-27, TMW-29, TMW-33, TMW-35, TMW-36, TMW-40, and TMW-42); and the installation of 19 soil gas sample points (SSG-1, SG-2 through SG-6, SG-8, SG-10, SG-13, SG-19, SG-23, SG-25, SG-29, SG-31, and SG-33 through SG-37), and the collection of soil, groundwater, and soil gas samples for laboratory analysis of VOCs, PNAs, polychlorinated biphenyls (PCBs), Michigan ten metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc), and glycols, or some combination thereof. Select soil samples were also analyzed for Toxicity Characteristic Leaching Procedure (TCLP) lead. The soil boring/temporary monitoring well/soil gas locations and analytical results are included on Figures 3, 4, and 5 and in Tables 1 through 4. The soil boring/temporary monitoring well/soil gas logs are included as Appendix B.

The table below summarizes PM's December 2017 Phase II ESA activities including total boring depth, objective of the soil borings, and sample justification:

Description of Soil Boring and Temporary Monitoring Well Locations

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/SSG-1 (20.0)	Soil: (6.0-7.0)	Lead and TCLP Pb	Re-asses soil lead concentrations at former (2013) soil boring PSB- 9 location (6.0- 7.0'), and current soil gas concentrations	Soil: A replicate sample was collected at 6.0-7.0-feet bgs. Groundwater: Not Sampled Soil Gas: Sampled
	Soil Gas: (5.0)	VOCs		
PSB/SG-2 (10.0)	Soil Gas : (4.5)	VOCs	Assess current soil gas concentrations at former (2013) PSG-3 location	Soil: Not Collected Groundwater: Not Sampled Soil Gas: Sampled
PSB/SG-3 (10.0)	Soil Gas: (5.0)	VOCs	Assess current soil gas concentrations at former (2013) PSG-2 location	Soil: Not Collected Groundwater: Not Sampled Soil Gas: Sampled
PSB/TMW/SG-4 (20.0)	Soil: (6.5-7.5)	VOCs and PNAs	Assess potential contaminant migration from the south adjoining property	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected above the saturated zone. Groundwater: Not Sampled Soil Gas: Sampled
	GW: (6.0-11.0)	VOCs and PNAs		
	Soil Gas: (7.1)	VOCs		
PSB/SG-5 (20.0)	Soil: (4.0-5.0)	VOCs and PNAs	Assess potential contaminant migration from the south adjoining property	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected above the saturated zone. Groundwater: Not Sampled Soil Gas: Sampled
	Soil Gas: (4.5)	VOCs		

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Located at 600-636 E. Michigan Avenue, 117 S. Larch Street,
145-147 S. Larch Street, and 601-637 Barnard Street, Lansing, Michigan
PM Environmental, Inc. Project No. 01-9216-0-0002; February 28, 2018**

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/TMW/SG-6 (20.0)	Soil: (9.0-10.0)	VOCs, PNAs, and Pb	Assess former gasoline filling operations and potential contaminant migration from the north adjoining former drycleaners	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected above the saturated zone. Groundwater: Sampled Soil Gas: Sampled
	GW: (8.0-13.0)	VOCs, PNAs, and dissolved Pb		
	Soil Gas: (4.5)	VOCs		
PSB/TMW-7 (20.0)	Soil: (12.0-13.0)	VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess former gasoline filling operations	Soil: A soil sample was collected at the interval with the highest PID reading (218 ppm). Groundwater: Sampled Soil Gas: Not Sampled
	GW: (7.0-12.0)	VOCs, PNAs, and dissolved Pb		
PSB/SG-8 (20.0)	Soil: (11.0-12.0 and 19.0-20.0)	VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess current/former service operations and interior gasoline UST	Soil: A soil sample was collected t the approximate bottom depth of discovered interior orphan UST Groundwater: Not Encountered Soil Gas: Sampled
	Soil Gas: (3.5)	VOCs		
PSB-9 (7.0)	Soil: (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess current/former service operations	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected at a geologic interface. Groundwater: Not Encountered Soil Gas: Not Sampled

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Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/TMW/ SG-10 (20.0)	Soil: (11.0-12.0)	VOCs, PNAs, and Pb	Assess historical gasoline UST	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected at the approximate bottom depth of the historical gasoline UST Groundwater: Sampled Soil Gas: Sampled
	GW: (7.0-12.0)	VOCs, PNAs, and dissolved Pb		
	Soil Gas: (9.5)	VOCs		
PSB/TMW-11 (5.0)	Soil: 2.0-3.0	VOCs, PNAs, Glycols, and Pb	Assess the former radiator shop operations	Soil: A soil sample was collected at the interval with the highest PID reading (5.9 ppm). Groundwater: Sampled Soil Gas: Not Sampled
	GW: (0.0-5.0)	VOCs, PNAs, Glycols, and dissolved Pb		
PSB-12 (5.5)	Soil: (3.0-4.0)	VOCs, PNAs, and Pb	Assess former glassworks operations	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected above the saturated zone. Groundwater: Not Sampled Soil Gas: Not Sampled
PSB/TMW/ SG-13 (5.0)	Soil: (0.0-1.0)	VOCs, PNAs, and Pb	Assess former glassworks operations	Soil: A soil sample was collected at the interval with the highest PID reading (0.8 ppm). Groundwater: Sampled Soil Gas: Sampled
	GW: (0.0-5.0)	VOCs, PNAs, and dissolved Pb		
	Soil Gas: (Sub-slab)	VOCs		
PSB/TMW- 14/14R (20.0)	Soil: (0.5-1.5)	VOCs, PNAs, and PCBs	Assess former hydraulic scale house operations	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected beneath the pavement. Groundwater: Not Sampled Soil Gas: Not Sampled
	GW: (9.0-14.0)	NA (well did not produce)		

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Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/TMW-15 (15.0)	Soil: (1.0-2.0)	VOCs and PNAs	Assess former fuel oil UST basin	Soil: A soil sample was collected at the interval with the highest PID reading (0.8 ppm). Groundwater: Sampled Soil Gas: Not Sampled
	GW: (0.0-5.0)	VOCs and PNAs		
PSB/TMW-16 (15.0)	Soil: (0.5-1.5)	MI-10 Metals	Assess former coal yard and rail operations	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected beneath the pavement. Groundwater: Sampled Soil Gas: Not Sampled
	GW: (0.0-5.0)	Dissolved MI-10 Metals		
PSB-17 (15.0)	Soil: (0.5-1.5)	MI-10 Metals	Assess former coal yard and rail operations	Soil: A soil sample was collected in an interval of sand with coal debris Groundwater: Not Sampled Soil Gas: Not Sampled
PSB/TMW-18 (15.0)	Soil: (0.5-1.5)	MI-10 Metals	Assess former coal yard and rail operations	Soil: A soil sample was collected in an interval of clay with coal debris Groundwater: Sampled Soil Gas: Not Sampled
	GW: (0.0-5.0)	Dissolved MI-10 Metals		
PSB/SG-19 (20.0)	Soil: (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations and in ground hoists	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected at a geologic interface. Groundwater: Not Encountered Soil Gas: Not Sampled
	Soil Gas: (sub-slab)	NA		
PSB-20 (20.0)	Soil: (0.0-1.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations and in ground hoists	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected immediately beneath the floor slab. Groundwater: Not Sampled Soil Gas: Not Sampled

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Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB-21 (15.0)	Soil: (4.5-5.5)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical 1,000 gallon used oil UST basin	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected at a geologic interface above the water table. Groundwater: Not Sampled Soil Gas: Not Sampled
PSB-22 (20.0)	Soil: (1.0-2.0 and 16.0-17.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical used oil and fuel oil UST basin	Soil: A soil sample was collected in a shallow discolored interval (1.0-2.0') and at the interval with the highest PID reading (0.6 ppm; 16.0-17.0'). Groundwater: Not Encountered Soil Gas: Not Sampled
PSB/SG-23 (20.0)	Soil: (0.5-1.5)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations	Soil: A soil sample was collected from a discolored interval beneath the asphalt pavement (suspected coal debris) and at the interval with the highest PID reading (170.1 ppm). Groundwater: Not Encountered Soil Gas: Sampled
	Soil Gas: (11.0)	VOCs		
PSB-24 (15.0)	Soil: (1.0-2.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected immediately beneath the surface pavement Groundwater: Not Encountered Soil Gas: Not Sampled
PSB/SG-25 (20.0)	Soil: (11.0-12.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	Soil: A soil sample was collected at the interval with the highest PID reading (11.1 ppm). Groundwater: Not Encountered Soil Gas: Sampled
	Soil Gas: (8.5)	VOCs		

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Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/TMW-26 (20.0)	Soil: (3.5-4.5)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	Soil: A soil sample was collected at a geologic interface. Groundwater: Sampled Soil Gas: Not Sampled
	GW: (4.0-9.0)	VOCs, PNAs, and dissolved MI-10 Metals		
PSB/TMW-27 (1567.0)	Soil: (2.5-3.5)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	Soil: A soil sample was collected at the interval with the highest PID reading (58 ppm) Groundwater: Sampled Soil Gas: Not Sampled
	GW: (1.0-6.0)	VOCs, PNAs, and dissolved MI-10 Metals		
PSB-28 (20.0)	Soil: (3.0-4.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	Soil: A soil sample was collected at a geologic interface. Groundwater: Not Sampled Soil Gas: Not Sampled
PSB/TMW/SG- 29 (20.0)	Soil: (2.0-3.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: A soil sample was collected at the interval with the highest PID reading (77.0 ppm). Groundwater: Sampled Soil Gas: Sampled
	GW: (12.0-17.0)	VOCs and PNAs		
	Soil Gas: (2.5)	VOCs		
PSB-30 (20.0)	Soil: (0.5-1.5)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: A soil sample was collected at the interval with the highest PID reading (100.0 ppm). Groundwater: Not Encountered Soil Gas: Not Sampled

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Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/SG-31 (20.0)	Soil: (4.0-5.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: A soil sample was collected at the interval with the highest PID reading (87.5 ppm). Groundwater: Not Encountered Soil Gas: Not Sampled
	Soil Gas: (4.5)	VOCs		
PSB-32 (20.0)	Soil: (2.0-3.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs and loading rack	Soil: A soil sample was collected at the interval with the highest PID reading (104.0 ppm). Groundwater: Not Encountered Soil Gas: Not Sampled
PSB/TMW/ SG-33 (20.0)	Soil: (12.0-13.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: A soil sample was collected from an interval of coarse sand with gravel that contrasted with other soils in the boring. Groundwater: Sampled Soil Gas: Sampled
	GW: (14.0-19.0)	VOCs and PNAs		
	Soil Gas: (1.5)	VOCs		
PSB/SG-34 (20.0)	Soil: (1.0-2.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: A soil sample was collected at the interval with the highest PID reading (52.9 ppm). Groundwater: Not Sampled Soil Gas: Sampled
	Soil Gas: (1.5)	VOCs		
PSB/TMW/SG- 35 (20.0)	Soil: (2.0-3.0)	VOCs and PNAs	Assess potential migration from former bulk petroleum operations to the south	Soil: A soil sample was collected at the interval with the highest PID reading (110 ppm). Groundwater: Sampled Soil Gas: Sampled
	GW: (7.0-12.0)	VOCs and PNAs		
	Soil Gas: (1.5)	VOCs		
PSB/TMW/SG- 36 (15.0)	Soil: (3.0-4.0)	VOCs and PNAs	Assess potential migration from former bulk petroleum operations to the south	Soil: A soil sample was collected at the interval with the highest PID reading (68.1 ppm). Groundwater: Sampled Soil Gas: Sampled
	GW: (7.0-12.0)	VOCs and PNAs		
	Soil Gas: (0.5)	VOCs		

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Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB-37 (20.0)	Soil: (8.0-9.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess former residential fill and migration from the north adjoining property	Soil: Due to the lack of field screening evidence of contamination, a soil sample was collected above the water table. Groundwater: Not Sampled Soil Gas: Sampled
	Soil Gas: (8.5)	VOCs		
PSB-38 (30.0)	Soil: (2.0-3.0 and 29.0-30.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess former residential fill and migration from the north adjoining parcel	Soil: Due to the lack of field screening evidence of contamination or groundwater, both shallow and deep soil samples were collected. Groundwater: Not Encountered Soil Gas: Not Sampled
PSB-39 (15.0)	Soil: (2.5-3.5)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess former coal yard and rail operations	Soil: A soil sample was collected above a geologic interface. Groundwater: Not Sampled Soil Gas: Not Sampled
PSB/TMW-40 (15.0)	Soil: (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations and in ground hoists	Soil: sampled from an area of black discolored sand that contrasted with other soils in the boring Groundwater: Sampled Soil Gas: Not Sampled
	GW: (2.0-7.0)	VOCs, PNAs, and dissolved Cd, Cr and Pb		
PSB-41 (3.5)	Soil: (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess interior used oil AST area	Soil: A soil sample was collected at a geologic interface. Groundwater: Not Encountered Soil Gas: Not Sampled

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Sample Selection (justification)
PSB/TMW-42 (20.0)	Soil: (9.0-10.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess exterior orphan USTs	Soil: A soil sample was collected at the interval with the highest PID reading (318.7 ppm).
	GW: (11.0-16.0)	VOCs, PNAs, and dissolved Cd, Cr and Pb		Groundwater: Sampled Soil Gas: Not Sampled
PSB-43 (20.0)	Soil: (15.0-16.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess exterior orphan USTs	Soil: A soil sample was collected at a geologic interface. Groundwater: Not Encountered Soil Gas: Not Sampled

bgs = below ground surface
Pb = Lead

PID = photoionization detector
Cd = Cadmium

ppm = parts per million
Cr = Chromium

1.6 Summary of Geophysical Investigation Activities

On December 18, 2017, PM completed a GPR survey at the subject property (Figure 2) to investigate the potential for orphan USTs and to clear the soil borings of subsurface utilities. At the time of the survey, weather conditions were approximately 40° F and light rain.

The GPR survey was completed using a GSSI® SIR-3000 radar control unit equipped with a 400 megahertz (MHz) antenna. The survey was completed utilizing 2-dimensional scanning methods in a 2 foot surface grid pattern (i.e., in north-south and east-west directions), to a maximum depth of 4.5 feet bgs.

PM encountered the following project specific conditions that limited its ability to assess the subject property:

- Parked vehicles located near the western perimeter of the subject property;
- Interior storage located within the building;
- Operations located within the building;

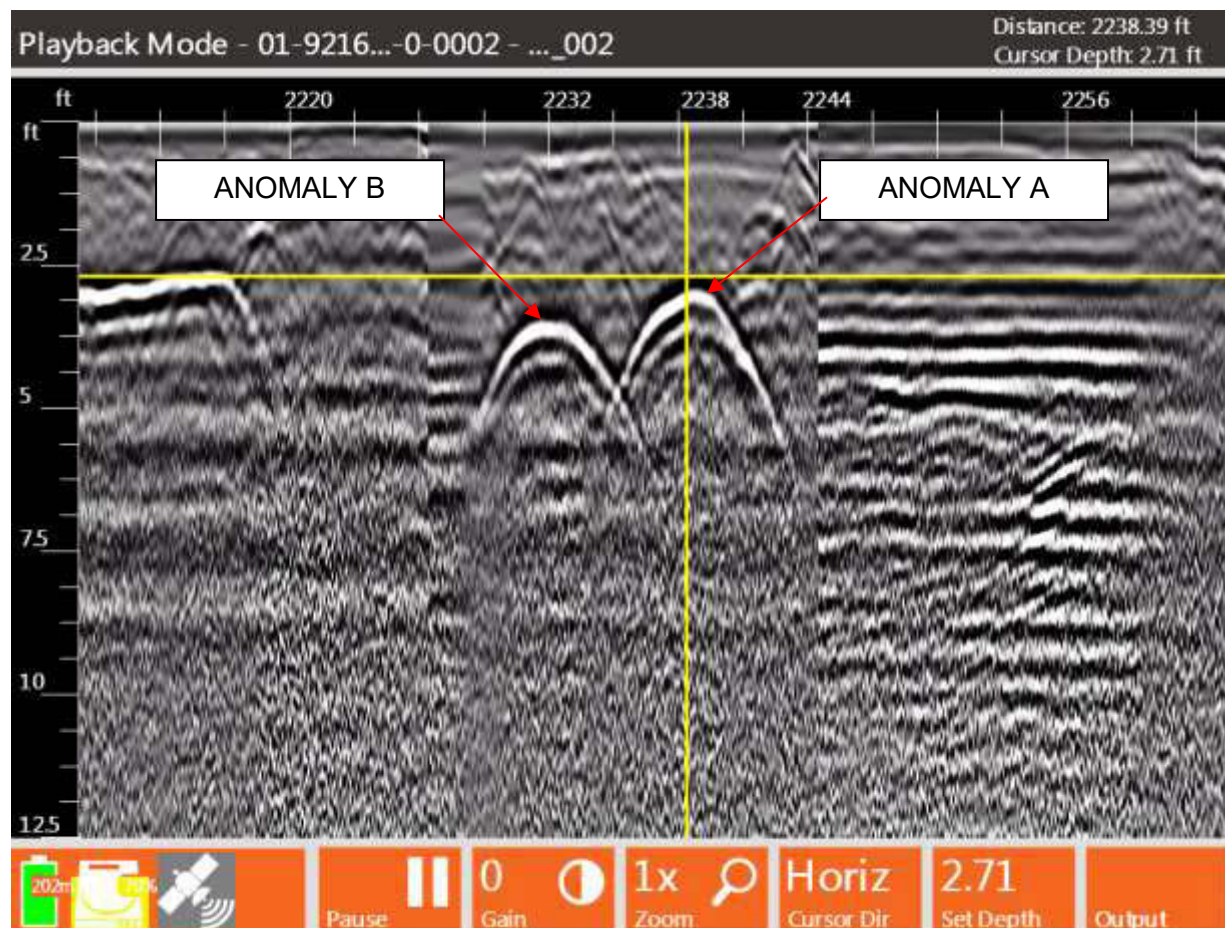
Three anomalies consistent with an orphan USTs were identified during the GPR survey.

Anomaly A is located west of the subject building. Anomaly A is approximately 15.0 feet in length, 7.0 feet in width, and located approximately 2.5 feet bgs. One shallow hand auger soil boring was advanced to 2.5 feet near the center of the anomaly. Refusal was encountered and a commercial metal detector (schoonstedt) was used to verify that the anomaly was metallic in nature.

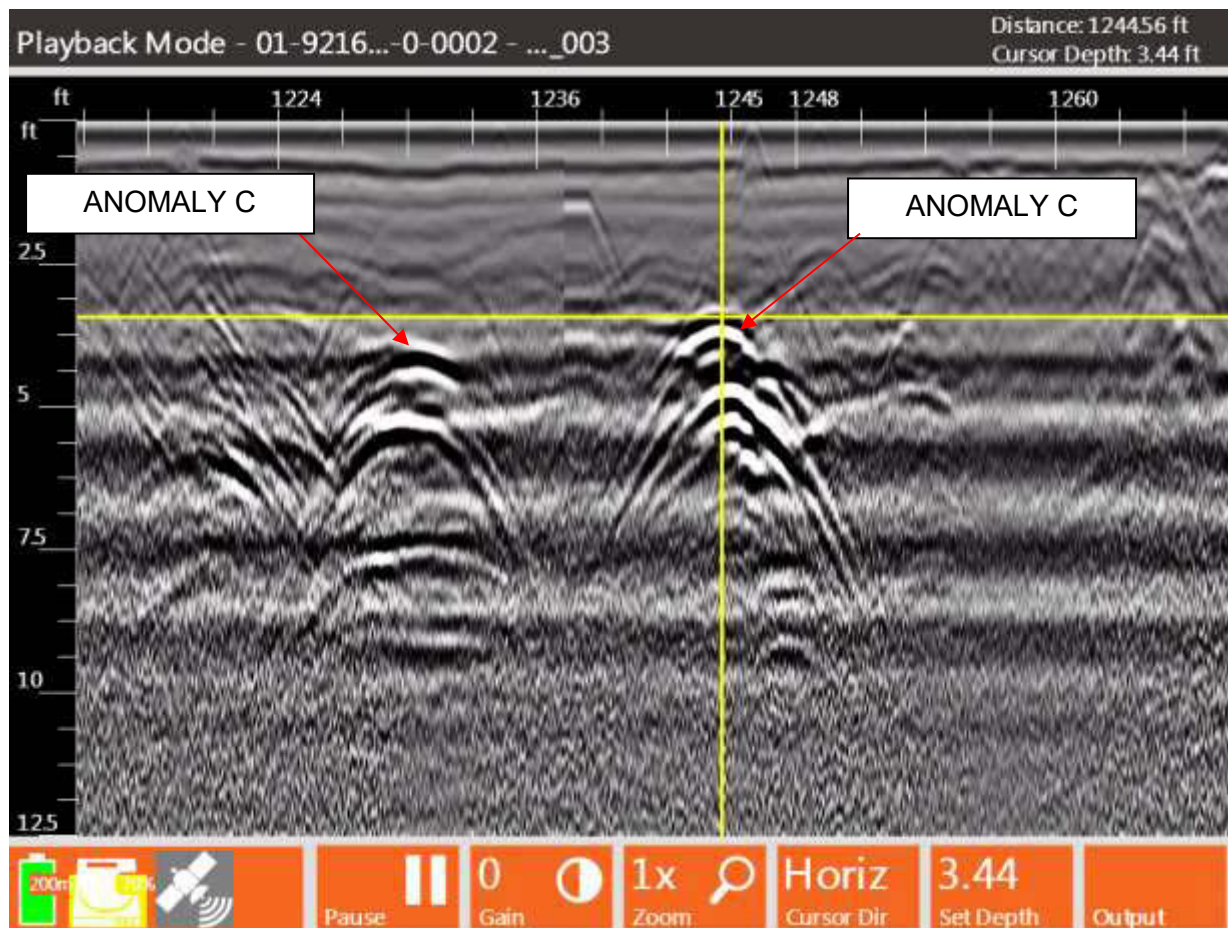
Anomaly B is located west of the subject building. Anomaly B is approximately 15.0 feet in length, 7.0 feet in width, and located approximately 2.75 feet bgs. One shallow hand auger soil boring was advanced to 2.75 feet near the center of the anomaly. Refusal was encountered and a schonstedt was used to verify that the anomaly was metallic in nature.

Anomaly C is located inside of the subject building. Anomaly C is at least 9.0 feet in length, 5.0 feet in width, and located approximately 3.0 feet bgs. One shallow hand auger soil boring was advanced to 2.5 feet near the center of the anomaly. Refusal was encountered and a schonstedt was used to verify that the anomaly was metallic in nature.

The following is an example data set collected from the subject property depicting the anomalies:



Anomaly A and Anomaly B.



Anomaly C at two different angles.

Other anomalies not consistent with USTs (i.e., those consistent with subsurface utilities, rebar, etc.) may have been observed; however, are not included within this report.

As indicated above, the metallic nature of the anomalies was confirmed using a stainless steel hand auger and a schonstedt metal detector. Anomalies A and B also correlate with two vent pipes identified along the western wall of the 612-614 East Michigan Avenue building, as summarized in the February 2018 Phase I ESA. Therefore, each anomaly (i.e., A through C) is believed to be a previously unknown, orphan UST with approximate capacities ranging from 1,000 gallons to 1,500 gallons.

Subsequent to identification of the orphan USTs, soil borings PSB-8, PSB-42, and PSB-43 were advanced adjacent to each on December 20, 2018 (Section 1.5 and Appendix B) and based on the identification of field screening evidence of a LUST release, the orphan USTs were registered with the Department of Licensing and Regulatory Affairs, Bureau of Fire Services, Storage Tank Division, and a confirmed release reported on December 21, 2018, which is within 24-hours of discovery. UST registration and release reporting was completed under Brogan's Tire and Auto Service, Inc., the current owner of the 612-614 East Michigan Avenue parcel.

The open LUST status of the 612-614 East Michigan Avenue parcel of the subject property indicates that it is a "site," in accordance with Part 213.

1.7 Subsurface Investigations Techniques and QA/QC Procedures

The soil borings were advanced to the desired depth using a direct push model 6712DT Geoprobe® drill rig and/or a stainless steel hand auger. Soil sampling was performed for soil classification, verification of subsurface geologic conditions, and for investigating the potential and/or extent of soil and groundwater contamination at the subject property. Soil samples were generally collected on a continuous basis using a 5-foot macro-core sampler.

Soils collected from discrete sample intervals were screened using a PID to determine if VOCs were present. Soil from specific depths was placed in plastic bags, sealed, and allowed to volatilize. The headspace within each bag was then monitored with the PID. The PID is able to detect trace levels of organic compounds in the air space within the plastic bag. The PID utilizes a 10.6 electron volts (eV) lamp. Soil samples were collected from the soil borings based upon the highest PID reading, visual/olfactory evidence of impact, a change in geology, former/current site feature depths, and/or surficial soil.

Soil samples for VOC analysis were preserved with methanol in accordance with United States Environmental Protection Agency (USEPA) Method 5035 modified.

Temporary monitoring wells were installed for groundwater sample collection in selected soil boring locations. Each consisted of a 5-foot one inch diameter, 0.010-inch slot, schedule 40, PVC screen and a one inch diameter PVC casing, which was lowered into the borehole to intersect the water table. After the screen for the well was set to the desired depth, an artificial sand pack or natural sands were allowed to collapse around the well screen. The groundwater samples for laboratory analyses were transferred directly from the low-flow pump discharge line into appropriately labeled sample containers with Teflon lined lids. Purge water was maintained separate and returned to the well.

The soil and groundwater samples were placed in appropriately labeled containers with Teflon® lined lids and/or sanitized glass jars, then placed in an ice-packed cooler and transported under chain of custody procedures for laboratory analysis within applicable holding times.

The soil vapor sampling was completed in general accordance with the guidelines established in the May 2013 MDEQ Guidance Document for the Vapor Intrusion Pathway, which included the quality assurance/quality control (QA/QC) procedures outlined below.

The soil gas sample were collected utilizing a polyethylene implant that is approximately two inches in length that is affixed to appropriate length tubing for sample collection and inserted into the annulus of the borehole. Upon completion of the borehole, a sampling interval is established by filling the hole with bentonite to the desired lower depth, as needed, inserting the sample implant and tubing, creating a sand pack of no more than one foot with the sampling implant in the center, and filling the remainder of the bore hole with bentonite.

Prior to the collection of each soil gas sample, the sampling apparatus was determined to be leak free utilizing an isolation chamber that encompassed tubing and associated connections as well as the sampling point. The chamber was charged with helium prior to purging the sampling point of a maximum of three volumes. A helium detector was then applied to the sampling line to ensure

no leaks had occurred. The soil gas samples were collected using 1-liter canisters regulated with a flow rate of 200 ml/minute and transported under chain of custody procedures for laboratory analysis within applicable holding times.

The soil, groundwater, and soil gas samples were submitted to Merit Laboratories, Inc. (Merit) in East Lansing, Michigan, for laboratory analysis.

Upon completion of the investigation, temporary monitoring well and soil gas sample materials were removed from the borehole. The soil boring/temporary monitoring well/soil gas sample locations were abandoned by placing the soil cuttings back into the borehole, filling the void with bentonite chips, hydrating the chips, resurfacing and returning the area to its pre-drilling condition.

1.8 Geology and Hydrogeology

Based on review of the current and previous boring logs from PM's December 2017 site investigation, the soil stratigraphy generally consists of up to 10.0 feet of sand underlain by clay with interbedded layers of sand and/or gravelly sand to a depth of at least 30.0 feet bgs, the maximum depth explored. Exceptions include soil boring PSB-2 where only pea gravel was encountered to 10.0 feet bgs; PSB-4 where sand soils were encountered to the maximum explored depth of 20.0 feet bgs; and soil boring PSB-10, PSB-35, and PSB-38, where sand soils were encountered at depths greater than 10.0, 20.0, and 14.0 feet bgs, respectively.

Perched and discontinuous groundwater was encountered at depths between 0.95 and 10.87 feet bgs during the December 2018 site investigation, with a thin lamina of water present immediately under pavement at soil borings PSB-15 and PSB-18, likely as a result of rainy conditions during the time period of the investigation.

2.0 LOCATION OF CONTAMINATED MEDIA ON THE SUBJECT PROPERTY

The analytical results from PM's 2017 investigation were compared with the MDEQ Generic Cleanup Criteria and Screening Levels as presented in Part 201 Rules 299.1 through 299.50, dated December 30, 2013 entitled "Cleanup Criteria Requirements for Response Activity", in accordance with Section 20120a(1) using the Residential and Nonresidential Cleanup Criteria. The analytical results for the groundwater and soil gas samples collected by PM were also compared with the MDEQ Media-Specific Volatilization to Indoor Air Interim Action Screening Levels, which are also known as Recommended Interim Action Screening Levels (RIASLs). A copy of the laboratory analytical reports for PM's December 2017 site investigation are included in Appendix C.

Relevant portions of the previous reports, including sample location maps and analytical summary tables, are also included in Section 10.4 of the February 2018 Phase I ESA (Appendix A).

2.1 Summary of Analytical Results (December 2017)

The sample analytical results and locations for PM's December 2017 site investigation are summarized on PM's Figures 3, 4, and 5 and in Tables 1 through 4.

Summary of Soil, Groundwater, and Soil Gas Analytical Results

Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/SSG-1 (20.0)	Soil: (6.0-7.0)	Lead and TCLP Pb	Re-asses soil lead concentrations at former (2013) soil boring PSB- 9 location (6.0- 7.0')	Soil: None
	Soil Gas: (5.0)	VOCs		Soil Gas: None
PSB/SG-2 (10.0)	Soil Gas : (4.5)	VOCs	Assess current soil gas concentrations at former (2013) PSG-3 location	Soil Gas: None
PSB/SG-3 (10.0)	Soil Gas: (5.0)	VOCs	Assess current soil gas concentrations at former (2013) PSG-2 location	Soil Gas: None
PSB/TMW/SG-4 (20.0)	Soil: (6.5-7.5)	VOCs and PNAs	Assess potential contaminant migration from the south adjoining property	Soil: None
	GW: (6.0-11.0)	VOCs and PNAs		Groundwater: None
	Soil Gas: (7.1)	VOCs		Soil Gas: None
PSB/SG-5 (20.0)	Soil: (4.0-5.0)	VOCs and PNAs	Assess potential contaminant migration from the south adjoining property	Soil: None
	Soil Gas: (4.5)	VOCs		Soil Gas: None
PSB/TMW/SG-6 (20.0)	Soil: (9.0-10.0)	VOCs, PNAs, and Pb	Assess former gasoline filling operations and potential contaminant migration from the north adjoining former drycleaners	Soil: None
	GW: (8.0-13.0)	VOCs, PNAs, and dissolved Pb		Groundwater: None
	Soil Gas: (4.5)	VOCs		Soil Gas: None

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Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/TMW-7 (20.0)	Soil: (12.0-13.0)	VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess former gasoline filling operations	Soil: VOCs – Residential and Nonresidential RIASLs
	GW: (7.0-12.0)	VOCs, PNAs, and dissolved Pb		Groundwater: None
PSB/SG-8 (20.0)	Soil: (11.0-12.0 and 19.0-20.0)	VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess current/former service operations and interior gasoline UST	Soil: VOCs – Residential and Nonresidential DWP, GSIP, and RIASLs
	Soil Gas: (3.5)	VOCs		Soil Gas: None
PSB-9 (7.0)	Soil: (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr, and Pb	Assess current/former service operations	Soil: PNAs - GSIP
PSB/TMW/ SG-10 (20.0)	Soil: (11.0-12.0)	VOCs, PNAs, and Pb	Assess historical gasoline UST	Soil: None
	GW: (7.0-12.0)	VOCs, PNAs, and dissolved Pb		Groundwater: None
	Soil Gas: (9.5)	VOCs		Soil Gas: None
PSB/TMW-11 (5.0)	Soil: 2.0-3.0	VOCs, PNAs, Glycols, and Pb	Assess the former radiator shop operations	Soil: None
	GW: (0.0-5.0)	VOCs, PNAs, Glycols, and dissolved Pb		Groundwater: None
PSB-12 (5.5)	Soil: (3.0-4.0)	VOCs, PNAs, and Pb	Assess former glassworks operations	Soil: None

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Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/TMW/ SG-13 (5.0)	Soil: (0.0-1.0)	VOCs, PNAs, and Pb	Assess former glassworks operations	Soil: None
	GW: (0.0-5.0)	VOCs, PNAs, and dissolved Pb		Groundwater: None
	Soil Gas: (Sub-slab)	VOCs		Soil Gas: None
PSB/TMW- 14/14R (20.0)	Soil: (0.5-1.5)	VOCs, PNAs, and PCBs	Assess former hydraulic scale house operations	Soil: PNAs – Residential and Nonresidential DC
	GW: (9.0-14.0)	NA (well did not produce)		Groundwater: None
PSB/TMW-15 (15.0)	Soil: (1.0-2.0)	VOCs and PNAs	Assess former fuel oil UST basin	Soil: None
	GW: (0.0-5.0)	VOCs and PNAs		Groundwater: None
PSB/TMW-16 (15.0)	Soil: (0.5-1.5)	MI-10 Metals	Assess former coal yard and rail operations	Soil: None
	GW: (0.0-5.0)	Dissolved MI-10 Metals		Groundwater: None
PSB-17 (15.0)	Soil: (0.5-1.5)	MI-10 Metals	Assess former coal yard and rail operations	Soil: Chromium - Residential and Nonresidential DWP and GSIP
PSB/TMW-18 (15.0)	Soil: (0.5-1.5)	MI-10 Metals	Assess former coal yard and rail operations	Soil: Mercury - GSIP
	GW: (0.0-5.0)	Dissolved MI-10 Metals		Groundwater: Arsenic – Residential and Nonresidential DW and GSI

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Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/SG-19 (20.0)	Soil: (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations and in ground hoists	Soil: VOCs and PNAs - Residential and Nonresidential DWP, GSIP and RIASLs; Residential DC
	Soil Gas: (sub-slab)	NA		Soil Gas: None
PSB-20 (20.0)	Soil: (0.0-1.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations and in ground hoists	Soil: VOCs and PNAs - Residential and Nonresidential DWP and GSIP; Residential DC
PSB-21 (15.0)	Soil: (4.5-5.5)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical 1,000 gallon used oil UST basin	Soil: None
PSB-22 (20.0)	Soil: (1.0-2.0 and 16.0-17.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical used oil and fuel oil UST basin	Soil: PNAs - Residential and Nonresidential GSIP and DC
PSB/SG-23 (20.0)	Soil: (0.5-1.5)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations	Soil: VOCs and PNAs – Residential and Nonresidential DWP, GSIP, and RIASLs
	Soil Gas: (11.0)	VOCs		Soil Gas: None
PSB-24 (15.0)	Soil: (1.0-2.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations	Soil: None
PSB/SG-25 (20.0)	Soil: (11.0-12.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	Soil: Mercury – GSIP
	Soil Gas: (8.5)	VOCs		Soil Gas: None

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Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/TMW-26 (20.0)	Soil: (3.5-4.5)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	Soil: None
	GW: (4.0-9.0)	VOCs, PNAs, and dissolved MI-10 Metals		Groundwater: VOCs, PNAs and Arsenic - Residential and Nonresidential DW and GSI
PSB/TMW-27 (1567.0)	Soil: (2.5-3.5)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	Soil: VOCs, PNAs, Mercury, and Selenium – Residential and Nonresidential DWP, GSIP, and RIASLs; Residential DC
	GW: (1.0-6.0)	VOCs, PNAs, and dissolved MI-10 Metals		Groundwater: VOCs, PNAs and Arsenic - Residential and Nonresidential DW and GSI, and Residential RIASLs
PSB-28 (20.0)	Soil: (3.0-4.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess historical coal yard, petroleum dispensing, and gasoline release area	Soil: VOCs - Residential and Nonresidential GSIP and RIASLs
PSB/TMW/SG- 29 (20.0)	Soil: (2.0-3.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: VOCs, PNAs – GSIP
	GW: (12.0-17.0)	VOCs and PNAs		Groundwater: None
	Soil Gas: (2.5)	VOCs		Soil Gas: None
PSB-30 (20.0)	Soil: (0.5-1.5)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: VOCs and PNAs – Residential and Nonresidential DWP and GSIP
PSB/SG-31 (20.0)	Soil: (4.0-5.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: VOCs and PNAs – GSIP
	Soil Gas: (4.5)	VOCs		Soil Gas: None
PSB-32 (20.0)	Soil: (2.0-3.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs and loading rack	Soil: VOCs and PNAs – GSIP

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Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/TMW/ SG-33 (20.0)	Soil: (12.0-13.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: None
	GW: (14.0-19.0)	VOCs and PNAs		Groundwater: None
	Soil Gas: (1.5)	VOCs		Soil Gas: None
PSB/SG-34 (20.0)	Soil: (1.0-2.0)	VOCs and PNAs	Assess former bulk petroleum storage ASTs	Soil: VOCs – Residential and Nonresidential RIASLs
	Soil Gas: (1.5)	VOCs		Soil Gas: None
PSB/TMW/SG- 35 (20.0)	Soil: (2.0-3.0)	VOCs and PNAs	Assess potential migration from former bulk petroleum operations to the south	Soil: VOCs – GSIP
	GW: (7.0-12.0)	VOCs and PNAs		Groundwater: VOCs - GSI and Residential RIASLs
	Soil Gas: (1.5)	VOCs		Soil Gas: None
PSB/TMW/SG- 36 (15.0)	Soil: (3.0-4.0)	VOCs and PNAs	Assess potential migration from former bulk petroleum operations to the south	Soil: VOCs – Residential and Nonresidential RIASLs; Residential DWP
	GW: (7.0-12.0)	VOCs and PNAs		Groundwater: None
	Soil Gas: (0.5)	VOCs		Soil Gas: None
PSB-37 (20.0)	Soil: (8.0-9.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess former residential fill and migration from the north adjoining property	Soil: None
	Soil Gas: (8.5)	VOCs		Soil Gas: None
PSB-38 (30.0)	Soil: (2.0-3.0 and 29.0-30.0)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess former residential fill and migration from the north adjoining parcel	Soil: None
PSB-39 (15.0)	Soil: (2.5-3.5)	VOCs, PNAs, PCBs, and MI-10 Metals	Assess former coal yard and rail operations	Soil: None

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Location (feet bgs)	Sample/ Screened Interval Depth (feet bgs)	Analysis	Objectives	Compounds Exceeding the Part 201/213 GCC/RBSLs, and MDEQ RIASLs
PSB/TMW-40 (15.0)	Soil: (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess historical vehicle service operations and in ground hoists	Soil: None
	GW: (2.0-7.0)	VOCs, PNAs, and dissolved Cd, Cr and Pb		Groundwater: None
PSB-41 (3.5)	Soil: (2.0-3.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess interior used oil AST area	Soil: None
PSB/TMW-42 (20.0)	Soil: (9.0-10.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess exterior orphan USTs	Soil: VOCs - Residential DWP
	GW: (11.0-16.0)	VOCs, PNAs, and dissolved Cd, Cr and Pb		Groundwater: VOCs and PNAs - Residential and Nonresidential DW and GSI, and RIASLs
PSB-43 (20.0)	Soil: (15.0-16.0)	VOCs, PNAs, PCBs, Cd, Cr and Pb	Assess exterior orphan USTs	Soil: None

DWP – Drinking Water Protection

GSIP – Groundwater Surface Water Interface Protection

DC: Soil Direct Contact

RIASL: Recommended Interim Action Screening Level for Vapor Intrusion

DW: Drinking Water

GSI: Groundwater Surface Water Interface

As summarized above, concentrations of various VOCs and PNAs, and the metals specie chromium, mercury, and selenium were identified in soil above the Part 201/213 Residential and Nonresidential DWP, GSIP, and/or DC criteria/RBSLs, and/or the MDEQ Residential and Nonresidential RIASLs.

Concentrations of various VOCs and PNAs, and the metals species arsenic were identified in groundwater above the Part 201/213 Residential; and Nonresidential DW and/or GSI criteria/RBSLs, and/or the MDEQ Residential and Nonresidential RIASLs.

No concentrations of PCBs were identified in any of the soil samples collected from the subject property above the laboratory MDLs. Similarly no concentrations of glycols were identified in soil or groundwater above laboratory MDLs.

No concentrations of VOCs were identified in any of the soil gas samples above MDEQ Residential and Nonresidential RIASLs and/or the USEPA Office of Solid Waste and Emergency

Response (OSWER) Residential screening levels for compounds where MDEQ RIASLs were not available.

2.2 Subject Property Facility/Site/Property Status

A location where a hazardous substance is present in excess of the concentrations, which satisfy the requirements of subsection 20120a(1)(a) or (17), is a facility pursuant to Part 201. Section 20120a(1)(a) requirements are the cleanup criteria for unrestricted residential usage.

As indicated in Sections 1.4 and 2.1, based upon documented exceedances of the Part 201 Residential and Nonresidential GCC and Part 213 Residential and Nonresidential RBSLs, and its status as an open LUST site, the subject property is a facility as defined under Part 201, and a property and a site as defined under Part 213.

3.0 PROPERTY INFORMATION

3.1 Legal Description of Subject Property

A copy of assessing information with the legal descriptions for the parcels comprising the subject property is included in Appendix D.

3.2 Survey Map of Subject Property

A map of the subject property that depicts the property boundaries is included as Figure 2.

3.3 Subject Location and Analytical Summary Maps

Figures 3, 4, and 5 provide scaled maps of the subject property with site structures and soil boring/temporary monitoring well/soil gas sample locations, along with a summary of the soil, groundwater, and soil gas analytical results from PM's December 2017 site investigation activities. The sample locations from previous site investigations are summarized in the contents of Section 10.4 of the February 2018 Phase I ESA (Appendix A).

3.4 Subject Property Location Map

Figure 1 provides a scaled area map depicting the subject property location in relation to the surrounding area. Figure 2 provides a scaled map of the subject property with site features.

3.5 Subject Property Address

As indicated in Section 1.0, The subject property consist of 18 parcels and alleyway totaling approximately 4.0 acres and is located on the east side of South Larch Street and on the south side of East Michigan Avenue in Lansing, Michigan (Figures 1 and 2). Please refer to the summary table included in Section 1.0 for a listing of the subject property's parcel address and identification numbers.

3.6 Subject Spatial Data

The subject property is located in the Township four North (T. 4N), Range two West (R. 2W), Section 16, Lansing, Ingham County, Michigan.

According to the MDEQ GeoWebFace Website, the center of the subject property is located at latitude 42.733198 north and a longitude of -84.544285 west.

4.0 FACILITY STATUS OF SUBJECT PROPERTY

As indicated in Section 2.2 based upon documented exceedances of the Part 201 Residential and Nonresidential GCC and Part 213 Residential and Nonresidential RBSLs, and its status as an open LUST site, the subject property is a facility as defined under Part 201, and a property and a site as defined under Part 213.

4.1 Summary Data Tables

The soil, groundwater, and soil gas analytical results for the soil, groundwater, and soil gas samples collected during PM's December 2017 site investigation are summarized on Tables 1 through 4. The soil and groundwater analytical results from previous site investigations are summarized in Section 1.4 of this BEA and included in Section 10.4 of PM's February 2018 Phase I ESA.

4.2 Laboratory Reports and Chain of Custody Documentation

The laboratory analytical reports and associated laboratory chain of custody documentation for the samples collected during PM's December 2017 site investigation are included in Appendix C. The soil, groundwater, and soil gas samples were submitted to Merit Laboratories, Inc. in East Lansing, Michigan. The laboratory analytical reports associated with previous site investigations are on file with the MDEQ.

5.0 IDENTIFICATION OF BEA AUTHOR

This BEA was conducted on February 28, 2017 by Mr. J. Adam Patton, Manager of Site Investigation Services, PM Environmental, Inc., which is prior to or within 45 days of initial operation. Qualification statements are provided as Appendix E.

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312.



J. Adam Patton, CHMM
Manager of Site Investigation Services

6.0 AAI REPORT OR ASTM PHASE I ESA

As indicated in Section 1.3, PM performed a Phase I ESA of the subject property dated February 2, 2018, in conformance with the scope and limitations of ASTM Practice E 1527-13 for the subject property. The scope of the Phase I ESA included consideration of hazardous substances as defined in Section 20101(1)(x) of P.A 451 of 1994, as amended, and constituted the performance of an All Appropriate Inquiry in conformance with the standards and practices set forth in 40 CFR Part 312.

A copy of PM's February 2018 Phase I ESA is included in Appendix A.

7.0 REFERENCES

- Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM, ASTM Designation E 1527-13, Published November 2013;
- "Part 201 Cleanup Criteria and Part 213 Risk-Based Screening Levels," Revised December 2013 and in accordance with Section 20120a(1);
- MDEQ Operational Memorandum No. 2 "Sampling and Analysis," October 22, 2004, Revised July 5, 2007;
- MDEQ Guidance Document For The Vapor Intrusion Pathway, Policy and Procedure Number: 09-017, Appendix D Vapor Intrusion Screening Values, May 2013 (with the exception of the rescinded portions (June 2017) Appendix B.3 and Appendix D;
- MDEQ Media-Specific Volatilization to Indoor Air Interim Action Screening Levels, dated August 2017;
- MDEQ Baseline Environmental Assessment Submittal Form (EQP 4025), dated July 2017;
- Phase I ESA, PM, February 2, 2018.

Tables

Table 1: Eligible Activities Cost Estimates

Item/Activity	Total Request	MSF Act 381 Eligible Activities	MDEQ Act 381 Eligible Activities
Pre-Approved Activities			
Phase I ESA	\$ 6,000		\$ 6,000
Phase II ESA/BEA/DDCC	\$ 46,685		\$ 46,685
Hazardous Materials Survey	\$ 21,680		\$ 21,680
Pre-Approved Activities Sub-Total	\$ 74,365	\$ -	\$ 74,365
Department Specific Activities			
Contaminated Soil Transport and Disposal	\$ 479,100		\$ 479,100
Utility Migration Barriers	\$ 22,500		\$ 22,500
Utility Gasketing	\$ 25,000		\$ 25,000
Hazardous Materials Removal and Disposal	\$ 25,000		\$ 25,000
Oversight, Sampling and Reporting by Environmental Professional	\$ 135,150		\$ 135,150
Department Specific Activities Sub-Total	\$ 686,750	\$ -	\$ 686,750
Demolition			
Removal of Underground Storage Tanks	\$ 50,000		\$ 50,000
Removal of Hoists	\$ 10,500		\$ 10,500
Demolition Sub-Total	\$ 60,500	\$ -	\$ 60,500
Asbestos and Lead Activities			
Asbestos Abatement, Oversight, Air Monitoring and Reporting	\$ 100,000		\$ 100,000
Asbestos and Lead Activities Sub-Total	\$ 100,000	\$ -	\$ 100,000
Infrastructure Improvements			
Urban Storm Water Management System	\$ 255,784	\$ 255,784	
Bioswales	\$ 136,838	\$ 136,838	
Green Roof	\$ 72,250	\$ 72,250	
Gas Main	\$ 109,470	\$ 109,470	
Curbs and Gutters	\$ 87,029	\$ 87,029	
Side Walk Improvements	\$ 114,944	\$ 114,944	
Public Lighting	\$ 68,966	\$ 68,966	
Landscaping in ROW	\$ 132,459	\$ 132,459	
Professional Fees Related to Geotechnical, Engineering & Design Work Directly Related to Infrastructure Activities	\$ 50,000	\$ 50,000	
Infrastructure Improvements Sub-Total	\$ 1,027,739	\$ 1,027,739	\$ -
Site Preparation			
Temporary Construction Access	\$ 3,831	\$ 3,831	
Temporary Traffic Control	\$ 8,210	\$ 8,210	
Temporary Erosion Control	\$ 8,210	\$ 8,210	
Temporary Site Control (fencing, gates, signage and/or lighting)	\$ 49,262	\$ 49,262	
Temporary Facility	\$ 17,242	\$ 17,242	
Grading/Land Balancing & Cut/Fill Operations	\$ 482,763	\$ 482,763	
Relocation of Active Utilities - Water & Sanitary	\$ 58,019	\$ 58,019	
Relocation of Active Utility - Electric	\$ 180,626	\$ 180,626	
Staking	\$ 49,262	\$ 49,262	
Geotechnical Survey	\$ 10,947	\$ 10,947	
Foundation Work to Address Special Soil Concerns	\$ 232,624	\$ 232,624	
Retaining Walls	\$ 618,506	\$ 618,506	
Professional Fees Related to Geotechnical, Engineering & Design Work Directly Related to Site Preparation Activities	\$ 50,000	\$ 50,000	
Site Preparation Sub-Total	\$ 1,769,500	\$ 1,769,500	\$ -
Brownfield Plan and Act 381 Workplan			
Brownfield Plan and Act 381 Work Plan Preparation	\$ 30,000	\$ 15,000	\$ 15,000
Brownfield Pan and Act 381 Work Plan Implementation	\$ 30,000	\$ 15,000	\$ 15,000
Brownfield Plan and Act 381 Workplan Sub-Total	\$ 60,000	\$ 30,000	\$ 30,000
Eligible Activities Sub-Total	\$ 3,778,854	\$ 2,827,239	\$ 951,615
15% Contingency*	\$ 546,673	\$ 419,586	\$ 127,088
Developer Eligible Reimbursement Sub-Total	\$ 4,325,527	\$ 3,246,825	\$ 1,078,703
Interest**	\$ 6,106,645	\$ 5,050,885	\$ 1,055,760
Developer Eligible Reimbursement Total	\$ 10,432,172	\$ 8,297,710	\$ 2,134,462
TIF Capture for Local Brownfield Revolving Fund	\$ 398,274		
LBRA Administrative Fee	\$ 398,274		
State Brownfield Fund	\$ 442,900		
Total	\$ 11,671,620	\$ 8,297,710	\$ 2,134,462

*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities

**Interest is calculated at 5%, with the exception of activities that are anticipated to be funded by the MDEQ Loan at a 1.5% interest rate, with 5 years interest fee/payment free

Table 2 Tax Increment Revenue Estimates																			
Capital City Market																			
September 27, 2018																			
Estimated Taxable Value (TV) Increase Rate:		1% per year																	
Plan Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Calendar Year		2018	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Base Taxable Value		\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438
Estimated New TV		\$	5,685,236	\$ 5,742,088	\$ 5,799,509	\$ 5,857,504	\$ 5,916,079	\$ 5,975,240	\$ 6,034,993	\$ 6,095,343	\$ 6,156,296	\$ 6,217,859	\$ 6,280,037	\$ 6,342,838	\$ 6,406,266	\$ 6,470,329	\$ 6,535,032	\$ 6,600,382	\$ 6,666,386
Incremental Difference (New TV - Base TV)		\$	5,167,798	\$ 5,224,650	\$ 5,282,071	\$ 5,340,066	\$ 5,398,641	\$ 5,457,802	\$ 5,517,555	\$ 5,577,905	\$ 5,638,858	\$ 5,700,421	\$ 5,762,599	\$ 5,825,400	\$ 5,888,828	\$ 5,952,891	\$ 6,017,594	\$ 6,082,944	\$ 6,148,948
School Capture		Millage Rate																	
State Education Tax (SET)		6.0000	\$ 3,105	\$ 31,007	\$ 31,348	\$ 31,692	\$ 32,040	\$ 32,392	\$ 32,747	\$ 33,105	\$ 33,467	\$ 33,833	\$ 34,203	\$ 34,576	\$ 34,952	\$ 35,333	\$ 35,717	\$ 36,106	\$ 36,498
School Operating Tax		18.0000	\$ 9,314	\$ 93,020	\$ 94,044	\$ 95,077	\$ 96,121	\$ 97,176	\$ 98,240	\$ 99,316	\$ 100,402	\$ 101,499	\$ 102,608	\$ 103,727	\$ 104,857	\$ 105,999	\$ 107,152	\$ 108,317	\$ 109,493
School Total		24.0000	\$ 12,419	\$ 124,027	\$ 125,392	\$ 126,770	\$ 128,162	\$ 129,567	\$ 130,987	\$ 132,421	\$ 133,870	\$ 135,333	\$ 136,810	\$ 138,302	\$ 139,810	\$ 141,332	\$ 142,869	\$ 144,422	\$ 145,991
Local Capture		Millage Rate																	
Lansing Oper		19.4400	\$ 10,059	\$ 100,462	\$ 101,567	\$ 102,683	\$ 103,811	\$ 104,950	\$ 106,100	\$ 107,261	\$ 108,434	\$ 109,619	\$ 110,816	\$ 112,025	\$ 113,246	\$ 114,479	\$ 115,724	\$ 116,982	\$ 118,252
Lans Com College		3.8072	\$ 1,970	\$ 19,675	\$ 19,891	\$ 20,110	\$ 20,331	\$ 20,554	\$ 20,779	\$ 21,006	\$ 21,236	\$ 21,468	\$ 21,703	\$ 21,939	\$ 22,178	\$ 22,420	\$ 22,664	\$ 22,910	\$ 23,159
Ingham Intermed		4.7062	\$ 2,435	\$ 24,321	\$ 24,588	\$ 24,858	\$ 25,131	\$ 25,407	\$ 25,686	\$ 25,967	\$ 26,251	\$ 26,538	\$ 26,827	\$ 27,120	\$ 27,415	\$ 27,714	\$ 28,015	\$ 28,320	\$ 28,628
Ingham Cnty Sum		6.8000	\$ 3,519	\$ 35,141	\$ 35,528	\$ 35,918	\$ 36,312	\$ 36,711	\$ 37,113	\$ 37,519	\$ 37,930	\$ 38,344	\$ 38,763	\$ 39,186	\$ 39,613	\$ 40,044	\$ 40,480	\$ 40,920	\$ 41,364
Ingham County		3.2800	\$ 1,697	\$ 16,950	\$ 17,137	\$ 17,325	\$ 17,515	\$ 17,708	\$ 17,902	\$ 18,098	\$ 18,296	\$ 18,495	\$ 18,697	\$ 18,901	\$ 19,107	\$ 19,315	\$ 19,525	\$ 19,738	\$ 19,952
Airport Auth		0.6990	\$ 362	\$ 3,612	\$ 3,652	\$ 3,692	\$ 3,733	\$ 3,774	\$ 3,815	\$ 3,857	\$ 3,899	\$ 3,942	\$ 3,985	\$ 4,028	\$ 4,072	\$ 4,116	\$ 4,161	\$ 4,206	\$ 4,252
CATA		3.0070	\$ 1,556	\$ 15,540	\$ 15,711	\$ 15,883	\$ 16,058	\$ 16,234	\$ 16,412	\$ 16,591	\$ 16,773	\$ 16,956	\$ 17,141	\$ 17,328	\$ 17,517	\$ 17,708	\$ 17,900	\$ 18,095	\$ 18,291
CADL-Library		1.5600	\$ 807	\$ 8,062	\$ 8,150	\$ 8,240	\$ 8,331	\$ 8,422	\$ 8,514	\$ 8,607	\$ 8,702	\$ 8,797	\$ 8,893	\$ 8,990	\$ 9,088	\$ 9,187	\$ 9,287	\$ 9,387	\$ 9,489
Zoo Millage		0.4100	\$ 212	\$ 2,119	\$ 2,142	\$ 2,166	\$ 2,189	\$ 2,213	\$ 2,238	\$ 2,262	\$ 2,287	\$ 2,312	\$ 2,337	\$ 2,363	\$ 2,388	\$ 2,414	\$ 2,441	\$ 2,467	\$ 2,494
Local Total		43.7094	\$ 22,617	\$ 225,881	\$ 228,366	\$ 230,876	\$ 233,411	\$ 235,971	\$ 238,557	\$ 241,169	\$ 243,807	\$ 246,471	\$ 249,162	\$ 251,880	\$ 254,625	\$ 257,397	\$ 260,197	\$ 263,025	\$ 265,882
Non-Capturable Millages		Millage Rate																	
Lansing Debt		0.2600	\$ 135	\$ 1,344	\$ 1,358	\$ 1,373	\$ 1,388	\$ 1,404	\$ 1,419	\$ 1,435	\$ 1,450	\$ 1,466	\$ 1,482	\$ 1,498	\$ 1,515	\$ 1,531	\$ 1,548	\$ 1,565	\$ 1,582
Lansing Sch Debt		4.6000	\$ 2,380	\$ 23,772	\$ 24,033	\$ 24,298	\$ 24,564	\$ 24,834	\$ 25,106	\$ 25,381	\$ 25,658	\$ 25,939	\$ 26,222	\$ 26,508	\$ 26,797	\$ 27,089	\$ 27,383	\$ 27,681	\$ 27,982
Total Non-Capturable Taxes		4.8600	\$ 2,515	\$ 25,115	\$ 25,392	\$ 25,671	\$ 25,953	\$ 26,237	\$ 26,525	\$ 26,815	\$ 27,109	\$ 27,405	\$ 27,704	\$ 28,006	\$ 28,311	\$ 28,620	\$ 28,931	\$ 29,246	\$ 29,563
Total Capturable Millages		67.7094																	
Total Tax Increment Revenue (TIR) Available for Capture			\$ 349,909	\$ 353,758	\$ 357,646	\$ 361,573	\$ 365,539	\$ 369,545	\$ 373,590	\$ 377,677	\$ 381,804	\$ 385,972	\$ 390,182	\$ 394,434	\$ 398,729	\$ 403,067	\$ 407,448	\$ 411,873	\$ 416,342

Table 2 Tax Increment Revenue Estimates
Capital City Market
September 27, 2018

Estimated Taxable Value (TV) Increase Rate:

Plan Year	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
Calendar Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
Base Taxable Value	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ 517,438	\$ -
Estimated New TV	\$ 6,733,050	\$ 6,800,381	\$ 6,868,384	\$ 6,937,068	\$ 7,006,439	\$ 7,076,503	\$ 7,147,268	\$ 7,218,741	\$ 7,290,929	\$ 7,363,838	\$ 7,437,476	\$ 7,511,851	\$ 7,586,969	\$ -
Incremental Difference (New TV - Base TV)	\$ 6,215,612	\$ 6,282,943	\$ 6,350,946	\$ 6,419,630	\$ 6,489,001	\$ 6,559,065	\$ 6,629,830	\$ 6,701,303	\$ 6,773,491	\$ 6,846,400	\$ 6,920,038	\$ 6,994,413	\$ 7,069,531	\$ -

School Capture	Millage Rate																
State Education Tax (SET)	6.0000	\$	37,294	\$	37,698	\$	38,106	\$	38,518	\$	38,934	\$	39,354	\$	39,779	\$	40,208
School Operating Tax	18.0000	\$	111,881	\$	113,093	\$	114,317	\$	115,553	\$	116,802	\$	118,063	\$	119,337	\$	120,623
School Total	24.0000	\$	149,175	\$	150,791	\$	152,423	\$	154,071	\$	155,736	\$	157,418	\$	159,116	\$	160,831

Local Capture	Millage Rate																
Lansing Oper	19.4400	\$	120,832	\$	122,140	\$	123,462	\$	124,798	\$	126,146	\$	127,508	\$	128,884	\$	130,273
Lans Com College	3.8072	\$	23,664	\$	23,920	\$	24,179	\$	24,441	\$	24,705	\$	24,972	\$	25,241	\$	25,513
Ingham Intermed	4.7062	\$	29,252	\$	29,569	\$	29,889	\$	30,212	\$	30,539	\$	30,868	\$	31,201	\$	31,538
Ingham Cnty Sum	6.8000	\$	42,266	\$	42,724	\$	43,186	\$	43,653	\$	44,125	\$	44,602	\$	45,083	\$	45,569
Ingham County	3.2800	\$	20,387	\$	20,608	\$	20,831	\$	21,056	\$	21,284	\$	21,514	\$	21,746	\$	21,980
Airport Auth	0.6990	\$	4,345	\$	4,392	\$	4,439	\$	4,487	\$	4,536	\$	4,585	\$	4,634	\$	4,684
CATA	3.0070	\$	18,690	\$	18,893	\$	19,097	\$	19,304	\$	19,512	\$	19,723	\$	19,936	\$	20,151
CADL-Library	1.5600	\$	9,696	\$	9,801	\$	9,907	\$	10,015	\$	10,123	\$	10,232	\$	10,343	\$	10,454
Zoo Millage	0.4100	\$	2,548	\$	2,576	\$	2,604	\$	2,632	\$	2,660	\$	2,689	\$	2,718	\$	2,748
Local Total	43.7094	\$	271,681	\$	274,624	\$	277,596	\$	280,598	\$	283,630	\$	286,693	\$	289,786	\$	292,910

Non-Capturable Millages	Millage Rate																
Lansing Debt	0.2600	\$	1,616	\$	1,634	\$	1,651	\$	1,669	\$	1,687	\$	1,705	\$	1,724	\$	1,742
Lansing Sch Debt	4.6000	\$	28,592	\$	28,902	\$	29,214	\$	29,530	\$	29,849	\$	30,172	\$	30,497	\$	30,826
Total Non-Capturable Taxes	4.8600	\$	30,208	\$	30,535	\$	30,866	\$	31,199	\$	31,537	\$	31,877	\$	32,221	\$	32,568

Total Capturable Millages		67.7094																										
Total Tax Increment Revenue (TIR) Available for Capture		\$	420,855	\$	425,414	\$	430,019	\$	434,669	\$	439,366	\$	444,110	\$	448,902	\$	453,741	\$	458,629	\$	463,566	\$	468,552	\$	473,588	\$	478,674	

Tax Increment Revenue Reimbursement Estimates - Table 3
Capital City Market

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	35.45%	\$ 3,493,423	\$ -	\$ 3,493,423
Local	64.55%	\$ 6,372,382	\$ -	\$ 6,372,382
TOTAL	100.00%	\$ 9,865,805		\$ 9,865,805
MDEQ	20.46%	\$ 2,134,462	\$ -	\$ 2,134,462
MSF	79.54%	\$ 8,297,710	\$ -	\$ 8,297,710
TOTAL	100.00%	\$ 10,432,172		\$ 10,432,172

Estimated Total
Years of Plan: 30

Estimated Capture	
Administrative Fees	\$ 398,274
State Revolving Fund	\$ 442,900
LBRF	\$ 398,274

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Total State Incremental Revenue	\$ 124,027	\$ 125,392	\$ 126,770	\$ 128,162	\$ 129,567	\$ 130,987	\$ 132,421	\$ 133,870	\$ 135,333	\$ 136,810	\$ 138,302	\$ 139,810	\$ 141,332	\$ 142,869	\$ 144,422	\$ 145,991
State Brownfield Revolving Fund (3 mills of SET)	\$ 15,503	\$ 15,674	\$ 15,846	\$ 16,020	\$ 16,196	\$ 16,373	\$ 16,553	\$ 16,734	\$ 16,917	\$ 17,101	\$ 17,288	\$ 17,476	\$ 17,666	\$ 17,859	\$ 18,053	\$ 18,249
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ 12,403	\$ 12,539	\$ 12,677	\$ 12,816	\$ 12,957	\$ 13,099	\$ 13,242	\$ 13,387	\$ 13,533	\$ 13,681	\$ 13,830	\$ 13,981	\$ 14,133	\$ 14,287	\$ 14,442	\$ 14,599
State TIR Available for Reimbursement	\$ 96,121	\$ 97,178	\$ 98,247	\$ 99,325	\$ 100,415	\$ 101,515	\$ 102,627	\$ 103,749	\$ 104,883	\$ 106,028	\$ 107,184	\$ 108,352	\$ 109,532	\$ 110,724	\$ 111,927	\$ 113,143
Total Local Incremental Revenue	\$ 225,881	\$ 228,366	\$ 230,876	\$ 233,411	\$ 235,971	\$ 238,557	\$ 241,169	\$ 243,807	\$ 246,471	\$ 249,162	\$ 251,880	\$ 254,625	\$ 257,397	\$ 260,197	\$ 263,025	\$ 265,882
BRA Administrative Fee (5% of available Local TIR)	\$ 11,294	\$ 11,418	\$ 11,544	\$ 11,671	\$ 11,799	\$ 11,928	\$ 12,058	\$ 12,190	\$ 12,324	\$ 12,458	\$ 12,594	\$ 12,731	\$ 12,870	\$ 13,010	\$ 13,151	\$ 13,294
Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ 11,294	\$ 11,418	\$ 11,544	\$ 11,671	\$ 11,799	\$ 11,928	\$ 12,058	\$ 12,190	\$ 12,324	\$ 12,458	\$ 12,594	\$ 12,731	\$ 12,870	\$ 13,010	\$ 13,151	\$ 13,294
Local Tax Increment to Taxing Unit (10%) ("Pass Through")	\$ 22,588	\$ 22,837	\$ 23,088	\$ 23,341	\$ 23,597	\$ 23,856	\$ 24,117	\$ 24,381	\$ 24,647	\$ 24,916	\$ 25,188	\$ 25,462	\$ 25,740	\$ 26,020	\$ 26,303	\$ 26,588
Local TIR Available for Reimbursement	\$ 180,705	\$ 182,693	\$ 184,701	\$ 186,729	\$ 188,777	\$ 190,846	\$ 192,935	\$ 195,045	\$ 197,177	\$ 199,330	\$ 201,504	\$ 203,700	\$ 205,918	\$ 208,158	\$ 210,420	\$ 212,705

Total State & Local TIR Available	\$ 276,826	\$ 279,872	\$ 282,947	\$ 286,054	\$ 289,192	\$ 292,361	\$ 295,562	\$ 298,795	\$ 302,060	\$ 305,357	\$ 308,688	\$ 312,052	\$ 315,450	\$ 318,882	\$ 322,348	\$ 325,848
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DEVELOPER	Beginning Balance																
DEVELOPER Reimbursement Balance	\$ 10,432,172	\$ 10,155,346	\$ 9,875,474	\$ 9,592,527	\$ 9,306,473	\$ 9,017,281	\$ 8,724,920	\$ 8,429,358	\$ 8,130,564	\$ 7,828,504	\$ 7,523,147	\$ 7,214,459	\$ 6,902,406	\$ 6,586,957	\$ 6,268,075	\$ 5,945,727	\$ 5,619,879

MSF Non-Environmental Costs	\$ 8,297,710																
Eligible Activities Reimbursement	\$ 3,246,825																
State Tax Reimbursement		\$ 76,454	\$ 77,295	\$ 78,145	\$ 79,003	\$ 79,869	\$ 80,745	\$ 81,629	\$ 82,522	\$ 83,423	\$ 84,334	\$ 85,254	\$ 86,183	\$ 87,121	\$ 88,069	\$ 809	
Local Tax Reimbursement		\$ 143,732	\$ 145,313	\$ 146,910	\$ 148,523	\$ 150,153	\$ 151,798	\$ 153,460	\$ 155,138	\$ 156,834	\$ 158,546	\$ 160,275	\$ 162,022	\$ 163,786	\$ 99,477	\$ -	
Eligible Activities Reimbursement Balance		\$ 3,026,638	\$ 2,804,030	\$ 2,578,974	\$ 2,351,448	\$ 2,121,426	\$ 1,888,883	\$ 1,653,794	\$ 1,416,134	\$ 1,175,877	\$ 932,997	\$ 687,468	\$ 439,263	\$ 188,355	\$ 809	\$ -	
Interest Reimbursement	\$ 5,050,885																
State Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,218	\$ 89,993
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,091	\$ 167,368	\$ 169,185
Interest Reimbursement Balance		\$ 5,050,885	\$ 5,050,885	\$ 5,050,885	\$ 5,050,885	\$ 5,050,885	\$ 5,050,885	\$ 5,050,885	\$ 5,050,885	\$ 5,050,885	\$ 5,050,885	\$ 5,050,885	\$ 5,050,885	\$ 5,050,885	\$ 4,984,794	\$ 4,729,209	\$ 4,470,030
Total MSF Reimbursement Balance		\$ 8,077,524	\$ 7,854,915	\$ 7,629,859	\$ 7,402,333	\$ 7,172,311	\$ 6,939,768	\$ 6,704,680	\$ 6,467,020	\$ 6,226,762	\$ 5,983,882	\$ 5,738,353	\$ 5,490,148	\$ 5,239,240	\$ 4,985,603	\$ 4,729,209	\$ 4,470,030

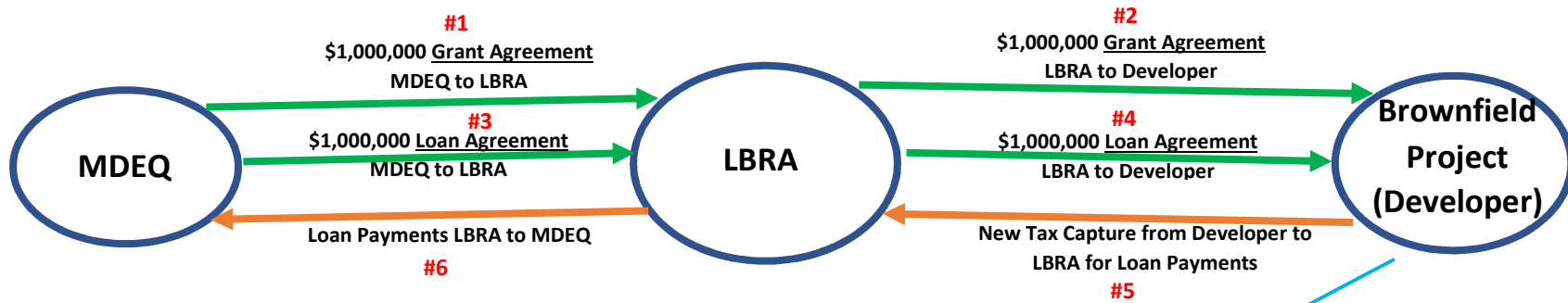
MDEQ Environmental Costs	\$ 2,134,462																
Eligible Activities Reimbursement	\$ 1,078,703																
State Tax Reimbursement		\$ 19,667	\$ 19,883	\$ 20,102	\$ 20,322	\$ 20,545	\$ 20,770	\$ 20,998	\$ 21,227	\$ 21,459	\$ 21,694	\$ 21,930	\$ 22,169	\$ 22,411	\$ 22,655	\$ 22,901	\$ 23,149
Local Tax Reimbursement		\$ 36,973	\$ 37,380	\$ 37,791	\$ 38,205	\$ 38,625	\$ 39,048	\$ 39,475	\$ 39,907	\$ 40,343	\$ 40,784	\$ 41,228	\$ 41,678	\$ 42,132	\$ 42,590	\$ 43,053	\$ 43,520
Eligible Activities Reimbursement Balance		\$ 1,022,063	\$ 964,800	\$ 906,908	\$ 848,380	\$ 789,210	\$ 729,392	\$ 668,919	\$ 607,785	\$ 545,982	\$ 483,505	\$ 420,346	\$ 356,499	\$ 291,957	\$ 226,712	\$ 160,759	\$ 94,089
Interest Reimbursement	\$ 1,055,760																
State Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Reimbursement Balance		\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760	\$ 1,055,760
Total MDEQ Reimbursement Balance		\$ 2,077,822	\$ 2,020,560	\$ 1,962,668	\$ 1,904,140	\$ 1,844,970	\$ 1,785,152	\$ 1,724,679	\$ 1,663,544	\$ 1,601,742	\$ 1,539,264	\$ 1,476,106	\$ 1,412,259	\$ 1,347,716	\$ 1,282,472	\$ 1,216,518	\$ 1,149,849

Total Annual Developer Reimbursement		\$ 276,826	\$ 279,872	\$ 282,947	\$ 286,054	\$ 289,192	\$ 292,361	\$ 295,562	\$ 298,795	\$ 302,060	\$ 305,357	\$ 308,688	\$ 312,052	\$ 315,450	\$ 318,882	\$ 322,348	\$ 325,848
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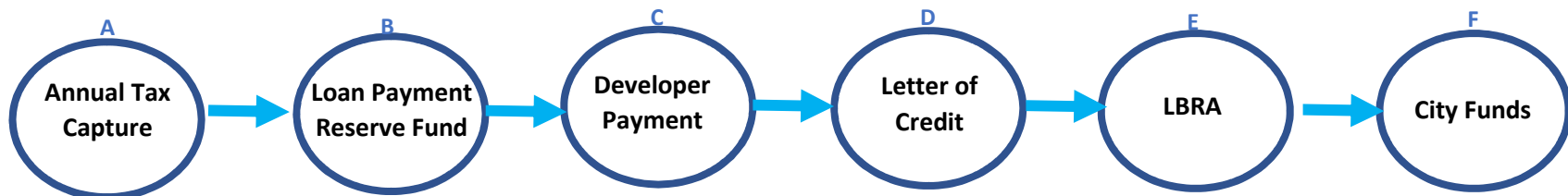
Tax Increment Revenue Reimbursement Estimates - Table 3
Capital City Market

[illegible]

Capital City Market - Flow of Grant and Loan Funds



Layers of Loan Security Provided by Developer in Loan Agreement to LBRA



Lansing Economic Development Corporation (LEDC)

Lansing City Treasurer Approval Form

Business & Property

ATTENTION: Tammy Good

Name: Patrick K. Gillespie
Business Name: 600 E. Michigan-Lansing, LLC
Property Address: 600 East Michigan
FEIN#: [REDACTED]
Parcel #: See Attachment

Type of Service: Brownfield Plan
LEAP Contact: Karl Dorshimer
Email: karl@purelansing.com
Phone: 517 243 3512
Due Date: 10-9-18

Delinquent Income Taxes:

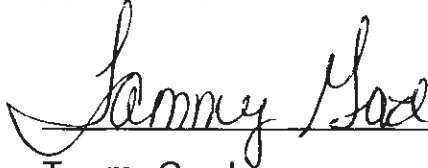
☐ Yes
☐ Yes
☐ Yes

Delinquent Real Property Taxes:

☒ No
☒ No
☒ No

Delinquent Personal Property Taxes:

APPROVAL:



Tammy Good
City of Lansing Treasurer's Office
124 W. Michigan Avenue
Lansing MI 48933
Fax: (517) 483-6084
Phone: (517) 483-4121

10/12/18

Date

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on November 19, 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 Plan #75 – Capital City Market 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 600 East Michigan Avenue located in the City of Lansing, but more particularly described as:

A parcel of land in Block 242, Original Plot, City of Lansing, Ingham County, Michigan, as recorded in Liber 2 of Plots, Page 36, Ingham County Records, Connard's Subdivision on Lot 1, Block 242, Original Plot, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plots, Page 31, Ingham County Records, and in Barnard's Subdivision on Lots 2, 3 and 4, Block 242, Original Plot, City of Lansing, Ingham County, Michigan as recorded in Liber 1 of Plots, Page 32, Ingham County Records, the surveyed boundary of said parcel described as: Beginning at the Northwest corner of said Connard's Subdivision; thence S89°25'55"E along the North line of said Connard's Subdivision 425.18 feet (recorded as 425.04 feet) to the Northeast corner of said Connard's Subdivision; thence S00°06'32"W along the East line of said Connard's Subdivision, the East line of said Block 242, and the East line of said Barnard's Subdivision 521.16 feet to the Southeast corner of Block 1, said Barnard's Subdivision; thence N89°29'27"W along the South line of said Block 1 a distance of 429.20 feet (recorded as 429.00 feet) to the Southwest corner of said Block 1; thence N00°33'03"E along the West line of said Barnard's Subdivision 121.50 feet to the Northwest corner of Block 1 of said Barnard Subdivision; S89°28'32"E along the north line of said Block 1 of Barnards Subdivision 135.00 feet to the East line of the West 135 feet of Lot 2, said Block 242; thence N00°33'02"E along said East line 78.23 feet to the South line of the North 8 feet of said Lot 2, Block 242; thence S89°18'57"E along said south line 30.00 feet to the Southerly Extension of the East line of Lot 23, said Connard's Subdivision; thence N00°33'03"E along said Southerly extension of the East line of said Lot 23 and the East line of Lots 23, 22, 21, and 20, said Connard's Subdivision 179.36 feet to the South line of the North 16.50 feet of said Lot 20; thence N89°26'46"W along said South line 165.00 feet to the West line of said Connard's Subdivision; thence N00°33'03"E along said West line 142.49 feet to the point of beginning; said parcel containing 4.19 acres more or less; said parcel subject to all easements and restrictions if any.

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

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 #75
CAPITAL CITY MARKET 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 600 East Michigan Avenue 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 November 19, 2018 at 7:00 p.m. on Brownfield Plan #75 – Capital City Market Redevelopment Project under the Brownfield Redevelopment Financing Act, for property more particularly described as:

A parcel of land in Block 242, Original Plot, City of Lansing, Ingham County, Michigan, as recorded in Liber 2 of Plots, Page 36, Ingham County Records, Connard's Subdivision on Lot 1, Block 242, Original Plot, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plots, Page 31, Ingham County Records, and in Barnard's Subdivision on Lots 2, 3 and 4, Block 242, Original Plot, City of Lansing, Ingham County, Michigan as recorded in Liber 1 of Plots, Page 32, Ingham County Records, the surveyed boundary of said parcel described as: Beginning at the Northwest corner of said Connard's Subdivision; thence S89°25'55"E along the North line of said Connard's Subdivision 425.18 feet (recorded as 425.04 feet) to the Northeast corner of said Connard's Subdivision; thence S00°06'32"W along the East line of said Connard's Subdivision, the East line of said Block 242, and the East line of said Barnard's Subdivision 521.16 feet to the Southeast corner of Block 1, said Barnard's Subdivision; thence N89°29'27"W along the South line of said Block 1 a distance of 429.20 feet (recorded as 429.00 feet) to the Southwest corner of said Block 1; thence N00°33'03"E along the West line of said Barnard's Subdivision 121.50 feet to the Northwest corner of Block 1 of said Barnard Subdivision; S89°28'32"E along the north line of said Block 1 of Barnards Subdivision 135.00 feet to the East line of the West 135 feet of Lot 2, said Block 242; thence N00°33'02"E along said East line 78.23 feet to the South line of the North 8 feet of said Lot 2, Block 242; thence S89°18'57"E along said south line 30.00 feet to the Southerly Extension of the East line of Lot 23, said

Connard's Subdivision; thence N00°33'03"E along said Southerly extension of the East line of said Lot 23 and the East line of Lots 23, 22, 21, and 20, said Connard's Subdivision 179.36 feet to the South line of the North 16.50 feet of said Lot 20; thence N89°26'46"W along said South line 165.00 feet to the West line of said Connard's Subdivision; thence N00°33'03"E along said West line 142.49 feet to the point of beginning; said parcel containing 4.19 acres more or less; said parcel subject to all easements and restrictions if any,

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 #75 – Capital City Market 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 AMENDED BROWNFIELD PLAN #54
METRO PLACE PARK BROWNFIELD 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 Amended Brownfield Plan #54 – Metro Place Park Brownfield Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on November 19, 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 November 19, 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 \$25,000,000,
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 October 5, 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 Amended Brownfield Plan #54 – Metro Place Park Brownfield Redevelopment Project’.

Proposed Approval Schedule
Amended Brownfield Plan #54 –
Metro Place Park Brownfield Redevelopment Project

Oct 5	Plan Approved by LBRA Board
Oct 18	Plan and supporting documents sent to Mayor's Office
Oct 22	Received and referred to Committee by the City Council
Nov 5 (4:00 pm)	Development and Planning Committee approves Public Hearing Request
Nov 5 (7:00 pm)	City Council sets Public Hearing for November 19
Nov 19 (7:00 pm)	Public Hearing held at Council meeting
Nov 26 (6:00 pm)	Development and Planning Committee approves Brownfield Plan (Special Meeting)
Nov 26 (7:00 pm)	Council Approves Brownfield Plan

*Lansing Brownfield
Redevelopment Authority*



**Metro Place Project
(Formerly Reutter Park Place)
Brownfield Redevelopment Plan**

301 W. Lenawee Street
Lansing, Michigan

***Brownfield Plan #54
Amendment No. 1***

Revised October 1, 2018

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

Approved by the LBRA – October 5, 2018
Approved by the Lansing City Council – _____, 2018

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Schedule 1 Detailed Financial Numbers. Revised per attached dated October 1, 2018.

EXHIBIT A: Legal Descriptions of the Properties. No changes.

EXHIBIT B: Original Brownfield Plan #54

INTRODUCTION

This Amendment No. 1 to the City of Lansing (the “City”) and Lansing Brownfield Redevelopment Authority (the “Authority”) Brownfield Redevelopment Plan No. 54 (the “Plan”) for property at 301 W. Lenawee Street, originally adopted on June 13, 2011 by the City of Lansing City Council (the “City Council”) after adoption by the Authority on May 6, 2011, has been adopted to promote the redevelopment of and investment in “Brownfield” properties within the City identified in the Plan. The Plan facilitated financing of eligible activities at eligible properties, and also provided tax incentives to eligible taxpayers willing to invest in revitalization of eligible property, 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 promoted economic growth for the benefit of the City and all taxing units located within and benefited by the Authority.

A. BACKGROUND AND OVERVIEW

The City Council adopted the original Plan No. 54 (also known as Reutter Park Place, now called Metro Place) on June 13, 2011 (Exhibit B). Since adoption of the original Plan, Y Site, LLC (the “Developer”) has invested over \$2.2 million at the Eligible Property in the Plan and has completed or begun the following: completed engineering design; completed full stamped construction drawings and specifications; completed full and complete financing which has closed and is funded; completed asbestos abatement; received all demolition and construction permits; commenced utility work, and; commenced demolition.

This Plan Amendment No. 1 is necessary to allow for Brownfield Plan No. 54 to fulfill its original intent, allow for the Project’s tax increment financing structure to be satisfied by maintaining the originally contemplated 12-year duration of tax increment revenue capture, extend time to complete the eligible activities, and to recognize the change in project scope/clarify the Project’s changes since the original Plan’s adoption. Additionally, this Plan Amendment No. 1 will not negatively impact or change the validity of Brownfield Redevelopment Plan No. 54 in any way as adopted by the City Council on June 13, 2011.

In furtherance of these purposes, the original Plan is hereby amended as set forth herein. All references in the original Plan are to remain unchanged (no changes), unless specified otherwise in this Amendment No.1.

B. AMENDMENT NO.1 OF ORIGINAL PLAN

- 1. Site Location & Floor Plan.** The below figures amend and replace the original content in the Plan as follows.



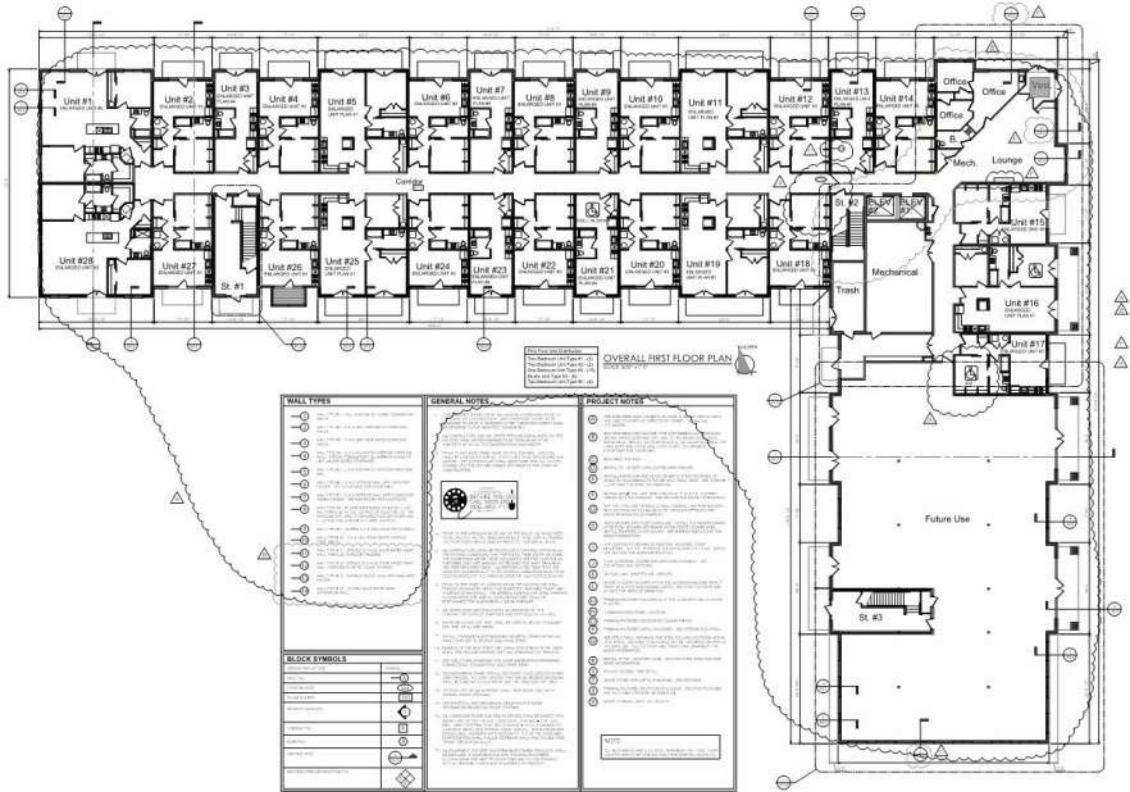
Existing YMCA Before Demolition



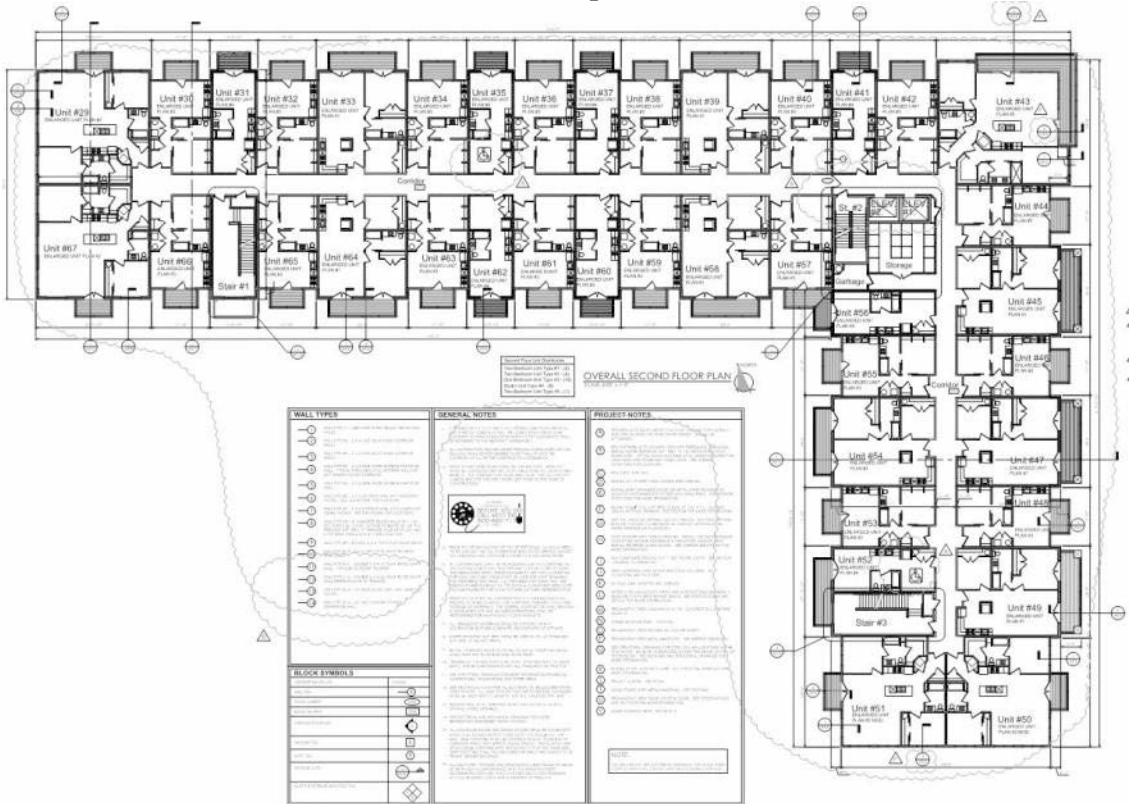
**Project After Redevelopment
“Metro Place Apartments”**



First Floor Plan “Metro Place Apartments”



Second Floor Plan (3rd and 4th Floors Similar) “Metro Place Apartments”



2. Project Summary Sheet. The below text shall replace the original content in the Plan as follows.

Project Name: Metro Park Place

Property Location: 301 W. Lenawee Street, Lansing, Michigan

Project Description: This Amendment No. 1 does not materially change the project from the originally planned project. With completed development plans and construction drawings, the Project now consists of a four-story mixed-use development totaling approximately 122,130 gross square-feet, including 145 loft apartment units and approximately 6,925 square feet of commercial and retail space on the ground level. For the sake of clarity, the below summary is an accurate description of the project.

Developer: Y Site, LLC

Developer Investment: Total capital investment has increased from \$20 million to an estimated \$25 million due to this project being completed under federal prevailing wage requirements and the dramatic rise in construction and labor costs. This is including \$2,770,500 of eligible brownfield activities.

Estimated Job Creation/Retention:

The project is expected to create 25 permanent, full-time jobs, with an average hourly wage of \$15.00. Numerous prevailing wage construction jobs will also be created.

Estimated Duration of Plan Capture:

12 years (2020 thru 2031).

Estimated Duration of Plan:

21 years (2011 thru 2031) estimated.

Property Taxes Generated by Project Over 12 Year Capture Period 2020 thru 2031:

(for the life of plan) **\$4,763,163 Property Taxes Paid**

Gain in Taxes	\$ 97,218	To Other Local Tax Units
	\$ 86,149	To City of Lansing
	\$ 1,011,620	To Lansing School Dist.
	<u>\$ 390,434</u>	To State Education Tax
	\$ 1,585,421	Total Revenue to Others

Taxes to LBRA	\$ 135,747	For LBRA Admin & Legal
	\$ 271,494	For LBRA Revolving Fund
	\$ 2,200,996	Local Taxes To Developer (Eligible Activities)
	\$ 7,365	Local Taxes To LBRA (Eligible Activities)
	\$ 557,505	Sch. Taxes To Developer (Eligible Activities)
	<u>\$ 4,635</u>	Sch. Taxes To LBRA (Eligible Activities)
	\$ 3,177,742	Total Capture - LBRA

Total Taxes **\$ 4,763,163**

3. Past Use of the Property – Site History. No changes.

4. Brownfield Project Description. The below text shall replace the original content in the Plan as follows.

Metro Place consists of a four-story mixed-use development totaling approximately 122,130 gross square-feet. Located three blocks south of the state capitol building, Metro Place is located in the heart of downtown Lansing. Currently, the site contains a vacant, obsolete ex-YMCA building and a small commercial structure which was originally used as a house. The vacant YMCA building, which was constructed in 1949, is in very poor condition. Renovation is not economically feasible. The building has been heavily vandalized resulting in destruction of the interior character. There is extensive water damage in the building on all floors, which has contributed to irreparable loss of previous amenities and finishes. Mold growth is prevalent throughout the building walls and ceilings. The lathe is exposed and rusted in many areas and the plaster surfaces are heavily damaged. The commercial structure (previously a house), which was constructed in 1876, has been renovated with alterations on the front exterior façade, windows, and additions to the north and west sides of the original structure. These renovations/alterations included adding exterior aluminum siding and changing the exterior facade. The interior has been renovated into a duplex with removal of the original plaster and lathe walls.

Construction activities are beginning in the third quarter of 2018, following closing on financing. The obsolete structures and other site improvements will be demolished upon full asbestos abatement, and the site will be prepared for construction. The new Metro Place development will have 145 loft apartment units (30 studio units, 69 1BR/1BA units, 29 2BR/1BA units, and 17 2BR/2BA units). Approximately 6,925 square feet of commercial and retail space will be located on the ground level, along with some of the apartments. 154 surface parking places will be available onsite. Supplemental parking will be available on adjacent streets. Metro Place is located just three blocks from the Capitol in Downtown Lansing, which is also a Traditional Commercial Center.



- 5. Developer Eligible Activities.** The below text and tables shall replace the original content in the Plan as follows. Other than a realignment of eligible activities and costs, there is no change in the total amount of activities and costs supported from the originally adopted Plan. Additionally, there is no change in any proportionality of tax increment revenues used toward eligible activity costs, thus no further impact to any taxing jurisdiction beyond what was contemplated in the original Plan.

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 Department-Specific Activities (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 (including amendments), and Brownfield Plan implementation.

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 certain eligible activities. Adjustments between an Environmental activity category and a Non-Environmental activity category may occur on eligible activities reimbursed with local tax capture only 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, certain 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. 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.

To summarize, if the Plan amendment is adopted as proposed, Developer reimbursement shall remain at the original Plan’s capped amount not to exceed \$2,758,501 on the actual costs of the eligible activities incurred by the Developer.

Table 1a - Itemized Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan Amendment No.1	Local Tax Capture	State School Tax Capture	Local Tax Capture Only
		61.38%	38.62%	100.00%
DEQ Eligible Activities				
Department-Specific Activities				
DEQ Environmental Eligible Activities Total	\$ 725,886	\$ 33,759	\$ 21,241	\$ 670,886
MSF Eligible Activities				
Demolition Activities	\$ 609,000	\$ 233,858	\$ 147,142	\$ 228,000
Lead and Asbestos Abatement Activities	\$ 369,000	\$ 226,492	\$ 142,508	\$ -
Infrastructure Improvements Activities (Private)	\$ 178,210	\$ -	\$ -	\$ 178,210
Infrastructure Improvements Activities (Public)	\$ 262,405	\$ 59,232	\$ 37,268	\$ 165,905
Site Preparation Activities	\$ 554,000	\$ 340,045	\$ 213,955	\$ -
MSF Non-Environmental Eligible Activities Total	\$ 1,972,615	\$ 859,627	\$ 540,873	\$ 572,115
Sub Total: EAs	\$ 2,698,501	\$ 893,386	\$ 562,114	\$ 1,243,001
Brownfield Plan & Work Plan Preparation	\$ 60,000	\$ -	\$ -	\$ 60,000
Total Developer Administration: Brownfield Plan & Work Plan Preparation	\$ 60,000	\$ -	\$ -	\$ 60,000
Sub Total: EAs + Developer Administration	\$ 2,758,501	\$ 893,386	\$ 562,114	\$ 1,303,001
Brownfield Redevelopment Authority (BRA) Administration	\$ 135,747	\$ -	\$ -	\$ 135,747
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ 12,000	\$ 7,366	\$ 4,634	\$ -
BRA Local Brownfield Revolving Fund (LBRF)	\$ 271,494	\$ -	\$ -	\$ 271,494
Total BRA : BRA Administration + BRA Brownfield Plan & Work Plan Implementation + LBRF	\$ 419,241	\$ 7,366	\$ 4,634	\$ 407,241
Sub Total: EAs + Developer Administration + Total BRA	\$ 3,177,742	\$ 900,752	\$ 566,749	\$ 1,710,242
GRAND TOTAL: EAs + Developer Administration + Total BRA	\$ 3,177,742	\$ 900,752	\$ 566,749	\$ 1,710,242

Table 1b - Summary of Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan Amendment No.1
Total Local Taxes to Developer for Eligible Activities	\$ 2,196,387
Total Local Tax Capture for Eligible Activities	\$ 2,196,387
Total Local Taxes to BRA Administration	\$ 135,747
Total Local Taxes to BRA Brownfield Plan & Work Plan Implementation	\$ 7,366
Total Local Taxes to BRA Local Brownfield Revolving Fund (LBRF)	\$ 271,494
Total Local Tax Capture to BRA	\$ 414,607
Total School Taxes to Developer for Eligible Activities	\$ 562,114
Total School Tax Capture for Eligible Activities	\$ 562,114
Total School Taxes to BRA Brownfield Plan & Work Plan Implementation	\$ 4,634
Total School Tax Capture to BRA	\$ 4,634
Total Capture by Brownfield Redevelopment Authority (BRA)	\$ 419,241
Total Capture for Developer	\$ 2,758,501
GRAND TOTAL	\$ 3,177,742

6. Captured Taxable Value and Tax Increment Revenues. The below text and table shall replace the original content in the Plan as follows.

The LBRA is expected to capture the tax increment revenues from 2020 through 2031 which will be generated by the increase in taxable to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Due to the Project's delay in the start of construction, the duration of the Plan amendment is longer than the originally adopted Plan. However, there are no additional capture years of tax increment revenue for eligible activity costs beyond the original Plan's 12-year commitment.

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 amendment 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. The New Developer is eligible to apply for State of Michigan for Brownfield Michigan Business Tax Credits.

The following table provides a summary of the anticipated taxable value and the tax increment revenue which it will provide:

Table 2:		
Tax Year	Incremental Tax Value	Tax Increment Revenue
2011 – Base Year	\$0	\$0
2012	\$0	\$0
2013	\$0	\$0
2014	\$0	\$0
2015	\$0	\$0
2016 – Tax Pass-Through Year (Beginning Date of Capture)	\$0	\$0
2017 – Tax Pass-Through Year	\$0	\$0
2018 – Tax Pass-Through Year	\$0	\$0
2019 – Tax Pass-Through Year	\$0	\$0
2020	\$2,000,000	\$123,900
2021	\$6,000,000	\$371,701
2022	\$6,060,000	\$375,418
2023	\$6,120,600	\$379,172
2024	\$6,181,806	\$314,350
2025	\$6,243,624	\$237,407
2026	\$6,306,060	\$239,781
2027	\$6,369,121	\$242,179
2028	\$6,432,812	\$244,601
2029	\$6,497,140	\$247,047
2030	\$6,562,112	\$249,517
2031	\$6,627,733	\$152,670
Total		\$3,177,742

7. Method of Brownfield Plan Financing. The below text shall replace the original content in the Plan as follows.

The Developer will be reimbursed for eligible costs as listed in Tables 1a and 1b. The current estimated amount of capture used to reimburse the Developer is \$2,758,501. Additionally, the LBRA is not obligated to reimburse the Developer for more than \$2,758,501 of total Eligible Activities during the life of this Plan. The LBRA is not obligated to reimburse any Eligible Activities performed after December 16, 2020. The specific date to complete eligible activities was selected to aligned with the approved February 27, 2018 Michigan Strategic Fund Act 381 Work Plan approval for eligible activities obtained under MSF Resolution 2018-034.

The LBRA will provide financing for its costs to implement and administer the Plan, as amended, by utilizing 5% of the new local taxes captured per year for the duration of the Plan. This expense is noted in Tables 1a and 1b above. No portion of captured school taxes will be used for LBRA administration costs. The LBRA will also deposit up to \$271,494 in local captured taxes into its Local Site Remediation Revolving Fund (LSRRF) now called a Local Brownfield Revolving Fund (LBRF).

8. Amount of Note or Bonded Indebtedness Incurred. No changes.

9. Duration of the Brownfield Plan. The below text shall replace the original content in the Plan as follows.

Unless amended by the Lansing City Council, the Plan is anticipated to remain in effect until all approved activities in this Plan amendment are covered or until the end of the year 2031, whichever occurs first.

10. Estimated Impact on Taxing Jurisdictions. No changes.

There is no change in any proportionality of tax increment revenues used toward eligible activity costs, thus no further impact to any taxing jurisdiction beyond what was contemplated in the original Plan. Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented in Schedule 1 attached to this Plan amendment.

11. Legal Description & Site Map. No changes.

12. Personal Property. No changes.

13. Displacement of Persons. No changes.

14. LBRA Revolving Fund. No changes.

15. Other Information. No changes.

ATTACHMENTS

Schedule 1

Detailed Financial Numbers

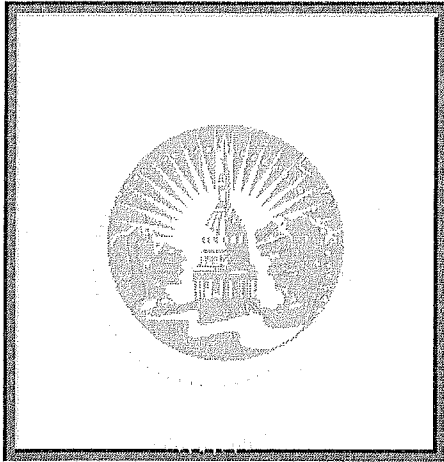
Revised per attached dated October 1, 2018.

EXHIBIT A: Legal Descriptions of the Properties

No changes.

EXHIBIT B: Original Brownfield Plan #54

I, CHRIS SWOPE, CITY CLERK of the City of Lansing, Michigan, do hereby certify that I have compared the annexed copy of Resolution #2011-190, Approval of Brownfield Redevelopment Plan #54; 301 W. Lenawee St., Reutter Park Place, demolition of the existing structure to construct an estimated 228 unit loft/residential building with 228 parking spaces, which was Adopted on June 13, 2011 with the original now on file in my office, and that it is a correct copy thereof, and of the whole of such original.



SEAL

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Lansing this 14th day of June, 2011

A handwritten signature in cursive script, reading "Chris Swope", is written over a horizontal line.

CHRIS SWOPE, City Clerk

RESOLUTION #2011-190
BY THE DEVELOPMENT AND PLANNING COMMITTEE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING
BROWNFIELD PLAN #54 – REUTTER PARK PLACE BROWNFIELD
REDEVELOPMENT PLAN

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 #54 – Reutter Park Place Brownfield Redevelopment Plan (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on June 13, 2011 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 the June 13, 2011, reviewed testimony and evidence regarding the Plan, and found that:

1. the Project Property was historically used for office and health facilities,
2. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
3. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
4. the Project may result in new private investment of approximately \$20,000,000,
5. 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 May 6, 2001, 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:

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

IT IS FINALLY RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #54 – Reutter Park Place Brownfield Redevelopment Plan'.

*Lansing Brownfield
Redevelopment Authority*



**Reutter Park Place
Brownfield Redevelopment Plan**

301 W. Lenawee Street
Lansing, Michigan

Brownfield Plan #54

Brownfield Redevelopment Authority
Lansing, Michigan

Approved by the LBRA – May 6, 2011
Approved by the Lansing City Council – June 13, 2011

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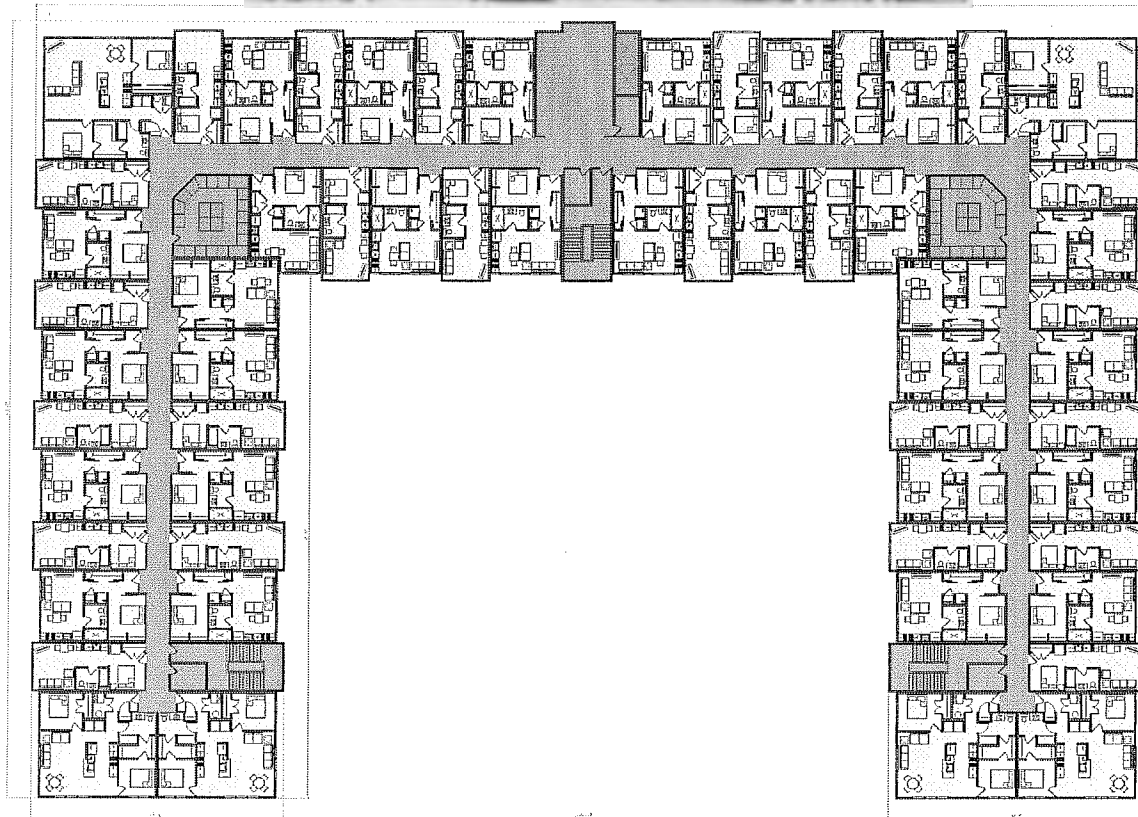
Schedule

Schedule 1 Detailed Financial Numbers

Exhibit

Exhibit A Legal Description of the Property

1. Site Location & Floor Plan



2. Project Summary Sheet

Project Name: Reutter Park Place

Property Location: 301 W. Lenawee Street, Lansing, Michigan

Project Description: The project will begin with the demolition of the existing structure, removal of debris and cleanup of the site. The second phase will be the construction of an estimated 228 unit loft/residential building with parking. Total square feet should be 151,400 for the building and 37,000 for the parking garage facilities.

Developer: Y Site, LLC

Developer Investment: Approximately \$15,579,078 including \$2,770,500 of eligible brownfield activities. Total project cost with value of property is approximately \$20 million.

Estimated Job Creation/Retention: It is estimated that there will be 30 construction jobs

Duration of Plan: Estimated to be 12 years.

Property Taxes Generated By Project Over 12 Years 2012 to 2023:

(for the life of plan)	\$4,763,163	Property Taxes Paid
Gain in Taxes	\$ 97,218	To Other Local Tax Units
	\$ 86,149	To City of Lansing
	\$ 1,011,620	To Lansing School Dist.
	\$ 390,434	To State Education Tax
	\$ 1,585,421	Total Revenue to Others
Taxes to LBRA	\$ 135,747	For LBRA Admin & Legal
	\$ 271,494	For LBRA Revolving Fund
	\$ 2,200,996	Local Taxes To Developer (Eligible Activities)
	\$ 7,365	Local Taxes To LBRA (Eligible Activities)
	\$ 557,505	Sch. Taxes To Developer (Eligible Activities)
	\$ 4,635	Sch. Taxes To LBRA (Eligible Activities)
	\$ 3,177,742	Total Capture – LBRA
Total Taxes	\$ 4,763,163	

3. Past Use of the Property - Site History

The 93,714 square foot brownfield building was built in 1951 and housed the Downtown YMCA until 2002. The building has been vacant for almost 10 years. Based upon prior environmental assessments of soil and groundwater performed by AKT Peerless Environmental Services on behalf of the LBRA, the Property is a “facility” in accordance with Part 201 of the Michigan Natural Resources and Environmental Protection Act, 1994 Mich. Pub. Act 451, as amended (“Part 201”). As a facility, the Property is eligible for redevelopment incentives from Lansing’s Brownfield Redevelopment Authority.



4. Brownfield Project Description

The project will begin with the demolition of the existing structure, removal of debris and cleanup of the site. The second phase will be the construction of an estimated 228 unit loft/residential building with 228 parking spaces. The developer also plans to include some office space, a coffee shop and small market or grocery store. Total square feet will be 151,400 for the building and 37,000 for the parking facilities.



5. Developer Eligible Activities

Table 1: Eligible Activities Reutter Park Place	Eligible Activity	Portion Reimbursed by Local Tax Capture	Portion Reimbursed by MEGA Sch. Tax Capture	Portion Reimbursed by MDNRE Sch. Tax Capture
1. LBRA Envir. Costs	\$12,000	\$7,365		\$4,635
2. Developer Envir. Costs	\$43,000	\$26,393		\$16,607
Totals Environmental	\$55,000	\$33,758		\$21,242
3. Infrastructure General	\$96,500	\$59,230	\$37,270	
4. Infrastructure Parking/Paving	\$1,315,000	\$1,315,000		
5. Demo., Lead and Asbestos	\$750,000	\$460,337	\$289,663	
6. Site Preparation	\$554,000	\$340,036	\$213,964	
Totals Non Environmental	\$2,715,500	\$2,174,603	\$540,897	
7. LBRA Admin & Legal	\$135,747	\$135,747		
8. LBRA Revolving Fund	\$271,494	\$271,494		
Totals LBRA Other	\$407,242	\$407,242		
Total Capture	\$3,177,742	\$2,615,602	\$540,897	\$21,242
Local Taxes to Developer E.A.	\$2,200,995			
Local Taxes to LBRA E.A.	\$7,365			
Total Eligible Activities	\$2,208,361			
Local Taxes to Adm & Legal	\$135,747			
Local Taxes to Revol Fund	\$271,494			
Total Local Taxes to LBRA	\$407,242			
Sch. Taxes to Developer E.A.	\$557,505			
Sch. Taxes to LBRA E.A.	\$4,635			
Total School Tax Capture	\$562,139			
Total Capture by LBRA	\$3,177,742			

6. Captured Taxable Value and Tax Increment Revenues

The LBRA is expected to capture the tax increment revenues from 2012 through 2023 which will be generated by the increase in taxable value. The following table provides a summary of the anticipated taxable value and the tax increment revenue which it will provide:

Table 2:		
Tax Year	Incremental Tax Value	Tax Increment Revenue
2011	\$0	\$0
2012	\$2,000,000	\$123,900
2013	\$6,000,000	\$371,701
2014	\$6,060,000	\$375,418
2015	\$6,120,600	\$379,172
2016	\$6,181,806	\$314,350
2017	\$6,243,624	\$237,407
2018	\$6,306,060	\$239,781
2019	\$6,369,121	\$242,179
2020	\$6,432,812	\$244,601
2021	\$6,497,140	\$247,047
2022	\$6,562,112	\$249,517
2023	\$6,627,733	\$152,670
Total		\$3,177,742

The captured incremental taxable value and associated tax increment revenue will be determined by the City Assessor. The actual increased taxable value of the land and all future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue available under this Plan will be based on the actual millage levied annually by each taxing jurisdiction on the increase in tax value resulting from the redevelopment project that is eligible and approved for capture. The New Developer may be eligible to apply for State of Michigan for Brownfield Michigan Business Tax credits.

7. Method of Brownfield Plan Financing

The Developer will be reimbursed for eligible costs as listed in Table 1. The current estimated amount of capture used to reimburse the Developer is \$2,758,501. Additionally, the LBRA is not obligated to reimburse the Developer for more than \$2,758,501 of total Eligible Activities during the life of this Plan. The LBRA is not obligated to reimburse any Eligible Activities performed or conducted on the project site after December 31, 2013.

The LBRA will provide financing for its costs to implement and administer the Plan by utilizing

5% of the new local taxes captured per year for the duration of the Plan. This expense is noted in Table 1 above. No portion of captured school taxes will be used for LBRA administration costs. The LBRA will also deposit up to \$271,494 in local captured taxes into its Revolving Fund.

8. Amount of Note or Bonded Indebtedness Incurred

The LBRA will not incur a note or bonded indebtedness for this brownfield project.

9. Duration of the Brownfield Plan

Unless amended by the Lansing City Council, the Plan is anticipated to remain in effect until all approved activities in this plan are covered or until the end of the year 2023, whichever occurs first.

10. Estimated Impact on Taxing Jurisdictions

The following table presents a summary of the new tax revenues generated by the taxing jurisdictions whose millage is subject to capture by the LBRA under this Plan.

Table 3:			
Taxing Unit	Taxes Captured	Total Taxes Paid	Taxes to Taxing Units from Project
City of Lansing	\$1,062,092.71	\$1,128,558.07	\$66,465.35
Lansing Comm. College	\$261,891.15	\$278,280.20	\$16,389.05
Ingham Inter. Sch. Dist.	\$323,002.75	\$343,216.14	\$20,213.39
Ingham County	\$580,663.42	\$617,001.11	\$36,337.69
Airport	\$48,083.08	\$51,092.10	\$3,009.02
CATA	\$204,356.54	\$217,145.10	\$12,788.55
Cap. Area Dist. Library	\$107,309.89	\$114,025.30	\$6,715.41
Potter Park Zoo	\$28,203.24	\$29,968.19	\$1,764.95
City of Lansing Debt	\$0.00	\$19,683.50	\$19,683.50
Lansing Sch. Dist Debt	\$0.00	\$152,842.36	\$152,842.36
Lansing Sch. Dist Opr.	\$421,170.92	\$1,357,116.58	\$935,945.65
State Education Tax	\$140,968.28	\$454,234.55	\$313,266.28
Totals	\$3,177,741.99	\$4,763,163.19	\$1,585,421.20

Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented in Schedule 1 attached to this Plan.

11. Legal Description & Site Map

The legal description of the Eligible Property is provided as Exhibit A. A Site Map is provided on page 1.

12. Personal Property

Incremental tax revenues resulting from new personal property will be captured if available. Any such funds will be used to reimburse the LBRA and Developer for eligible activities.

13. Displacement of Persons

No persons will be displaced as a result of this project.

14. LBRA Revolving Fund

The LBRA will deposit the equivalent of five years annual local tax capture in the LBRA's Revolving Fund as permitted by Act 381 of 1996, as amended ("the Act"). The funds will be used in a manner consistent with the requirements of the Act.

15. Other Information

The LBRA and the Lansing City Council, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project described herein.

Schedule 1 - Detailed Financial Numbers - Reutter Park Place -

Estimated Project Numbers		1	2	3	4	5	6	7		8	9	10
Current Base Tax Value	\$500,000		Existing Real Prop. Tax Value	Additional Real Prop. TV Capture	Taxes to Tax Units	Captured Local Taxes to LBRA Adm.	Captured Local Taxes to LBRA Fund	Captured School Taxes to LBRA & Developer	Extra Sch. Taxes to Schools and State	Captured Local Taxes to LBRA & Developer	Total Captured Taxes	Total Taxes
Total New Personal Property Investment	\$520,000	Year										
Total Real Property Investment	\$15,059,078											
Total Project Investment	\$15,579,078	2011	\$500,000	\$0	\$32,115	\$0	\$0	\$0	\$0	\$0	\$0	\$32,115
		2012	\$300,000	\$2,000,000	\$23,827	\$3,802	\$7,605	\$47,852	\$0	\$64,641	\$123,900	\$147,727
		2013	\$303,000	\$6,000,000	\$33,135	\$11,407	\$22,814	\$143,557	\$0	\$193,922	\$371,701	\$404,835
		2014	\$306,030	\$6,060,000	\$33,466	\$11,521	\$23,042	\$144,993	\$0	\$195,861	\$375,418	\$408,884
		2015	\$309,090	\$6,120,600	\$33,801	\$11,636	\$23,273	\$146,443	\$0	\$197,820	\$379,172	\$412,973
		2016	\$312,181	\$6,181,806	\$34,139	\$11,753	\$23,506	\$79,294	\$68,613	\$199,798	\$314,350	\$417,102
		2017	\$315,303	\$6,243,624	\$34,480	\$11,870	\$23,741	\$0	\$149,386	\$201,796	\$237,407	\$421,273
		2018	\$318,456	\$6,306,060	\$34,825	\$11,989	\$23,978	\$0	\$150,880	\$203,814	\$239,781	\$425,486
		2019	\$321,641	\$6,369,121	\$35,173	\$12,109	\$24,218	\$0	\$152,389	\$205,852	\$242,179	\$429,741
		2020	\$324,857	\$6,432,812	\$35,525	\$12,230	\$24,460	\$0	\$153,913	\$207,911	\$244,601	\$434,038
		2021	\$328,106	\$6,497,140	\$35,880	\$12,352	\$24,705	\$0	\$155,452	\$209,990	\$247,047	\$438,379
Yrly Real Prop. Appreciation Rate	1%	2022	\$331,387	\$6,562,112	\$36,239	\$12,476	\$24,952	\$0	\$157,006	\$212,090	\$249,517	\$442,763
		2023	\$334,701	\$6,627,733	\$36,601	\$12,601	\$25,201	\$0	\$158,576	\$114,868	\$152,670	\$347,848
					\$439,206	\$135,747	\$271,494	\$562,139	\$1,146,216	\$2,208,361	\$3,177,742	\$4,763,163
		11	12	13	14	15	16	17		18	19	20
% of New Local Taxes Captured	100.0%					Captured Local Taxes to LBRA	Captured Local Taxes to LBRA	Captured School Taxes to	Extra Sch. Taxes to Schools	Captured Local Taxes to	Total Captured	Total
% of New Sch. Taxes Captured	100.0%				Taxes to							
% of Local Cap to Developer	85.0%			Millage								
% of Sch Tax Cap to Developer	100.0%											
% of Local Cap to LBRA Adm.	5.0%	Taxing Unit		Rate	Tax Units	Adm.	Fund	Developer	and State	Developer	Taxes	Taxes
% of Sch Tax Cap to LBRA Adm.	0.0%											
% of Local Cap to LBRA Fund	10.0%		City	0.0154400	\$66,465	\$55,122	\$110,243	\$0	\$0	\$896,728	\$1,062,093	\$1,128,558
% of Sch Tax Cap to LBRA Fund	0.0%		LCC	0.0038072	\$16,389	\$13,592	\$27,184	\$0	\$0	\$221,115	\$261,891	\$278,280
			ISD	0.0046956	\$20,213	\$16,764	\$33,527	\$0	\$0	\$272,712	\$323,003	\$343,216
Total Taxes to Local Taxing Units	\$97,218		County	0.0084413	\$36,338	\$30,136	\$60,272	\$0	\$0	\$490,256	\$580,663	\$617,001
Total Taxes to City of Lansing	\$86,149		Airport	0.0006990	\$3,009	\$2,495	\$4,991	\$0	\$0	\$40,597	\$48,083	\$51,092
Total Taxes to Lansing Schools	\$1,011,620		CATA	0.0029708	\$12,789	\$10,606	\$21,212	\$0	\$0	\$172,539	\$204,357	\$217,145
Total School Taxes to State	\$390,434		CADL	0.0015600	\$6,715	\$5,569	\$11,139	\$0	\$0	\$90,602	\$107,310	\$114,025
Taxes to Others	\$1,585,421		PP Zoo	0.0004100	\$1,765	\$1,464	\$2,927	\$0	\$0	\$23,812	\$28,203	\$29,968
			Total Local	0.0380239	\$163,683	\$135,747	\$271,494	\$0	\$0	\$2,208,361	\$2,615,603	\$2,779,286
Local Taxes to LBRA Admin	\$135,747											
Local Taxes to LBRA Revolving Fund	\$271,494		City Debt	0.0002600	\$19,683	\$0	\$0	\$0	\$0	\$0	\$0	\$19,683
Local Taxes to Reimburse Eligible Activities (Developer)	\$2,200,996		Schl Debt	0.0020189	\$152,842	\$0	\$0	\$0	\$0	\$0	\$0	\$152,842
Local Taxes to Reimburse Eligible Activities (LBRA)	\$7,365		Total Debt	0.0022789	\$172,526	\$0	\$0	\$0	\$0	\$0	\$0	\$172,526
School Taxes to Reimburse Eligible Activities (Developer)	\$557,505											
School Taxes to Reimburse Eligible Activities (LBRA)	\$4,635		Schl Oper	0.0179262	\$77,168	\$0	\$0	\$421,171	\$858,778	\$0	\$421,171	\$1,357,117
Total Taxes Captured by LBRA	\$3,177,742		State Educ.	0.0060000	\$25,829	\$0	\$0	\$140,968	\$287,438	\$0	\$140,968	\$454,235
			Total Schl	0.0239262	\$102,996	\$0	\$0	\$562,139	\$1,146,216	\$0	\$562,139	\$1,811,351
Total Taxes Generated	\$4,763,163		Totals	0.064229	\$439,206	\$135,747	\$271,494	\$562,139	\$1,146,216	\$2,208,361	\$3,177,742	\$4,763,163

EXHIBIT A: Legal Description of the Properties

LEGAL DESCRIPTION

Parcel Number: 33-01-01-16-379-083

LOTS 1 THRU 4 & 9 THRU 12; BLOCK 147 ORIG PLAT

And,

Parcel Number: 33-01-01-16-379-061

E 7 R LOT 5 & W 3 R OF N 3 R LOT 5 BLOCK 147 ORIG PLAT



AGREEMENT IN CONSIDERATION OF DEVELOPMENT INCENTIVES

THIS AGREEMENT in Consideration of Development Incentives ("Agreement") is made and entered this 30 day of October, 2014 by and between the City of Lansing, Michigan, a Michigan municipal corporation ("City"), and Y-Site, LLC, a Michigan Corporation ("Applicant"), (collectively the "Parties");

I. STATEMENT OF PURPOSE:

The City of Lansing welcomes new investment and the creation of new jobs. To achieve these goals, the City offers a variety of economic incentives that are designed to facilitate the expansion of existing businesses and the location of new businesses within the City, as well as the rehabilitation of obsolete structures and the reuse of environmentally contaminated sites.

Economic incentives typically do not provide City funds to developers or businesses, but rather encourage new investment and job creation in the City that would not have occurred without the incentive. The purpose of this Agreement is to establish performance expectations, reporting requirements, and preferences for Lansing-based firms, resident employees and union employees in hiring, contracting, subcontracting and procurement related to the acceptance of economic incentives by the Applicant.

Economic incentives are beneficial to both the City and the Applicant. The approval of incentives must be a transparent and public process that produces a clear agreement between the Parties regarding the responsibilities of both the City and the Applicant. This public process does not end with the approval of the incentive, but continues until the commitments made by the Applicant under this Agreement are met.

II. DEFINITIONS

As used in this Agreement, the definitions herein shall be the mutually understood meaning of the following terms:

“*Incentive*” means a reduction in City taxes levied on real or personal property, or other financial benefit to Applicant, for a limited number of years as specified in this Agreement, and which may include, but is not limited to, those tax reductions or other financial benefits authorized by the Obsolete Property Rehabilitation Act (Public Act 146 of 2000, as amended), Neighborhood Enterprise Zone Act (Public Act 147 of 1992, as amended), Brownfield Redevelopment Financing Act (Public Act 381 of 1996, as amended), Plant Rehabilitation and Industrial Development Districts (Public Act 198 of 1974, as amended) and the New Personal Property Tax Exemption authorized by Public Act 328 of 1998.

“*Lansing-based firm*” means an incorporated business entity that owns or leases an office, warehouse, distribution center, or wholesale or retail store located within the corporate limits of the City of Lansing.

“*Full-time Equivalent Employees (FTE)*” means a combination of full-time and part-time employees that represents all employees as a comparable number of full-time employees.

III. RECITALS:

A. APPLICANT/PROJECT INFORMATION

Name of Project: Y-Site Brownfield Redevelopment Plan #54

Business Name of Applicant (*if applicable*): Y-Site, LLC

Name of Parent Company (*if applicable*): NA

List Managing Partner and all other Partners, including percentage ownership interest of each partner:

Julie Lawton-Essa	51.0%
Rich E. Feaster	31.5%
John Jimmerson	10.0 %
Joseph R. Grzegorzcyk	7.50%

List City incentive(s) and number of years requested for each:

Brownfield Plan	12 Years
-----------------	----------

List all Federal, State or other incentives and their estimated value that may be part of this project:

MEDC CRP Funding – Estimated at \$3,158,458
MEDC MBT Credit - \$1,125,000
LBRA EPA Loan - \$530,000

Name of Financial Institution(s) funding the Project *(if unavailable upon execution of this Agreement, Applicant agrees to furnish commitment letter(s) from lending institution(s) to the LEDC when available)*:

Prudential Huntoon Paige

Estimated number of new, permanent full-time equivalent employees (FTE) upon Project Completion *(if applicable)*:

0 FTE

Estimated total investment in real and personal property, including acquisition and construction costs, upon Project Completion:

\$ 21,000,000

Estimated average hourly wage or annual salary of new, permanent employees *(if applicable)*:

\$ NA

B. APPLICANT ACCEPTANCE OF NOTICE AND REPORTING REQUIREMENTS AND LOCAL PREFERENCES IN HIRING, PROCUREMENT OF GOODS AND SERVICES, CONTRACTING AND SUBCONTRACTING

(initial spaces below to indicate acceptance)

NJE Applicant agrees to notify the LEDC and City Assessor of any and all partnership changes during the term of any incentives approved for the Project.

NJE Applicant agrees, and may be required to provide written documentation at the request of the LEDC, to consider and hire as many Lansing residents and Lansing-based firms, including but not limited to consultants, suppliers, contractors and sub-contractors, as reasonably possible.

NJE Applicant agrees, and may be required to provide written documentation at the request of the LEDC, to make good faith efforts to hire contractors and sub-contractors that employ union labor when economically feasible.

NJE Applicant agrees that all employees, contractors and sub-contractors related to this Project will pay all City individual income tax.

NJE Applicant agrees to report annually to the City Treasurer all gross individual income taxes paid and current residential addresses of all employees.

NJE Applicant agrees that all contractors and sub-contractors will report annually to the City Treasurer all gross individual income taxes paid and current residential addresses of all employees.

C. LEDC STAFF/ADMINISTRATION RECOMMENDATION

Name of Lead Staff Person: Karl Dorshimer

Revenue currently paid to the City by the site or project: \$ 8891.78

Estimated total revenue to the City upon Project Completion: NA

Estimated total value of City Incentive(s): \$ 88,508

Estimated total new net revenue to the City: NA

Staff Comments (*indicate reasons for providing Incentive and describe any additional value to the City as a result of approval*):

This project will demolish a dilapidated and contaminated building and replace it with a great mixed use development in downtown Lansing.

Project Timeline: October 1, 2014 to December 31, 2016

Have all appropriate City Incentive fees been received? YES NO

Staff Recommendation: APPROVE DENY MODIFY

(*if DENY or MODIFY please explain in space provided below*)

Administration Recommendation: APPROVE DENY MODIFY

(*if DENY or MODIFY please explain in space provided below*)

D. ADDITIONS:

1. Applicant, in seeking local legislative approval, has made certain representations to the City as more fully set forth herein.

2. The Applicant has applied for Incentive for the purpose of [insert project description] ("Project"). The Project is expected to hire at least 0 or retain at least 0 new full-time equivalent employees (FTE) and requiring a total investment in real property of at least \$21,000,000 and/or personal property of at least \$0, when completed.

3. The Applicant has supplied to the LEDC all application and supporting documentation, including a list of all partners of the Applicant with an ownership interest in the Project, which in turn has been forwarded to the City prior to the approval of the Incentive.
4. The Applicant has provided to the LEDC detailed information including wage and benefit information for the Project and new, permanent full-time equivalent employees (FTE) expected to be hired or retained as a result of the Project, which in turn has been forwarded to the City prior to approval of the Incentive.
5. The Applicant and the City desire to enter into an agreement whereby the Applicant and City specify and agree on the Project performance measures under which the Incentive is granted, and some of the conditions under which such Incentive can be modified or revoked by the City and/or State of Michigan. Nothing in this Agreement supersedes or diminishes any rights of the City or the State established by Federal, State, or Local law or regulations.
6. The Lansing City Treasurer has verified in writing the Applicant is not delinquent and/or late on any property taxes owed to the City for all properties in which the applicant owns a twenty-five percent (25%) or more interest.
7. The Lansing City Treasurer has verified in writing the Applicant, if an employer in the City, is in compliance with all required City wage withholding and income reporting requirements for all of their employees.
8. The Lansing City Treasurer has verified in writing the Applicant is not delinquent and/or late on any corporate or other business income taxes owed the City, if any.
9. The LEDC has verified that all application fees due have been paid in full by the Applicant.

IV. AGREEMENT:

NOW, THEREFORE, in consideration of the recitals and mutual covenants and agreements herein contained and pursuant to Act 381 of 1996 (the "Act"), as amended, the Parties agree as follows:

A. Reliance on Recitals

The Parties acknowledge Applicant has made representations contained within its application, and the recitals and additions above, with the purpose and intent of City's reliance thereon, as well as for compliance with the Act, as amended, and the City relies upon these representations in its determination that the Incentive should be approved.

B. Project Area

The location of the Project is commonly known as 301 W. Lenawee ("Project Area") and legally described as follows:

Parcel Number: 33-01-01-16-379-083; LOTS 1 THRU 4 & 9 THRU 12; BLOCK 147 ORIG PLAT, and, Parcel Number: 33-01-01-16-379-061; E 7 R LOT 5 & W 3 R OF N 3 R LOT 5 BLOCK 147 ORIG PLAT

C. Project Timeframe.

The Applicant and City agree the City's approval of the Incentive is based upon completion of the Project within a specific time period ("Project Timeframe"). The Project Timeframe starts October 1, 2014 and ends December 31, 2016.

D. Project Completion

The Applicant and the City agree that for the Project to be considered complete, the Applicant must perform all of the following in the Project Area within the Project Timeframe ("Project Completion"):

1. Hire at least 0 new, permanent full-time equivalent employees (FTE) and/or retain at least 0 full-time equivalent employees (FTE).
2. Purchase and/or locate within the Project Area, personal property with a fair market value of at least \$ 0. This personal property may not be moved to the Project Area from another location within the City of Lansing.
3. Make at least \$ 16,000,000 of improvements to the real property. Improvements include only hard costs, and exclude architectural and engineering costs.
4. Obtain all necessary building permits and site plan approvals, including payment of all required fees, plus final inspections including a Certificate of Occupancy from the City of Lansing and all other appropriate authorities and agencies.
5. Upon Project Completion, the applicant will provide to the LEDC, upon request, any and all appropriate financial records that are referenced as part of this Agreement.
6. Project Completion must be performed by December 31, 2016.

E. Project Completion Progress Reports

The Applicant shall file an annual report with the LEDC on the Applicant's progress toward achieving Project Completion. Reports shall be submitted in compliance with all LEDC reporting requirements. Applicant understands and agrees that the information submitted to the LEDC will be available for public viewing, unless prior approval is requested and granted for specific confidential business information that is not subject to disclosure under the Freedom of Information Act (Public Act 442 of 1976, being MCL 15.231 et. seq., as amended). Non-

compliance with reporting requirements may result in the modification or revocation of the Incentive.

Lack of performance and compliance with this agreement, may be considered as relevant information in consideration of the approval of all future incentive applications to the LEDC or City by the Applicant or any person or entity with (25%) or more ownership in the Project.

F. Verification of Project Completion

No later than thirty (30) days after the end of the Project Timeframe, the Applicant shall provide in writing to the LEDC a Final Project Completion Report ("Final Report") with proof of Project Completion. Acceptable forms of proof may include, as directed by LEDC, proof of employment, proof of paid invoices, executed and filed tax documentation, final financing documents and similar material which confirm original financial data, engineering and architectural "as-built" drawings, photographs, and other like evidence of completion of the Project in the Project Area. If at any time during the Project Timeframe the Applicant completes the Project as agreed upon in Section (4), the Applicant may submit the Final Project Completion Report to the LEDC.

G. Consideration of Applicant's Compliance with the Agreement.

Within 60 days of receiving the Final Report, or 90 days after the end of the Project Timeframe, the LEDC shall make a preliminary determination if the Applicant has achieved Project Completion. In the event the preliminary determination concludes the Project was completed per this Agreement, written notification of such finding shall be sent from the LEDC to the Applicant and the City of Lansing Finance Director. In the event the LEDC makes the determination the Applicant did not complete the project per this Agreement, the LEDC will forward in writing its findings and a recommended course of action to the Applicant and the City of Lansing Finance Director. Prior to any action that might lead to the modification or revocation of all or part of the Incentive, the City shall offer the Applicant the reasonable opportunity to appear before the Council and be heard. In the event of the revocation of all or part of the Applicant's Incentive, the City may consider the breach of contract when contemplating the approval of all future Incentive applications to the City by the Applicant or any partners listed as required in the Recitals.

H. Failure of Applicant to Pay Tax Applicable to Personal Property

If any property tax applicable to the personal property that makes up the project is not paid within the time permitted by law for payment without penalty during the life of the Incentive being granted by this Agreement, the City may seize and sell the personal property to pay the tax, expenses of sale, and interest on the tax, or may commence civil litigation to recover the amount of tax an interest thereon, in accordance with Michigan law.

I. Failure of Applicant to Pay Tax Applicable to Real Property

If any property tax applicable to the real property that makes up the project is not paid within the time permitted by law for payment without penalty during the life of the Incentive being granted by this Agreement, the City may place a lien on the real property. The City may enforce the lien in the same manner as provided by law for the foreclosure in the circuit courts of mortgage liens upon real property, in accordance with Michigan law.

J. City's Rights under Act

Nothing in this Agreement shall supersede the City's ability to request the State Tax Commission to revoke the Incentive as otherwise provided, or as may hereafter be provided, under the Act, as amended. Nothing in this Agreement supersedes or diminishes any rights of the City or the State established by Federal, State, or Local law or regulations.

K. Ambiguity

If this Agreement or any of its terms and conditions are determined to be ambiguous, this Agreement and all its terms and conditions shall be considered as if drafted by both parties.

L. Rights and Remedies Cumulative

The Parties shall have all the rights and remedies available at law, in equity or in this Agreement to enforce the rights and obligations under this Agreement. All remedies shall be cumulative and none will be exclusive of any other. The exercise by either party of any one or more of such remedies shall not preclude the exercise by it, at the same or different times, of any other such remedies for the same default or breach or of any of its remedies for any other default or breach by the other party. No waiver made by either such party with respect to the performance, or manner or time thereof, or any obligation under the Agreement shall be considered a waiver of any rights of the party making the waiver with respect to the particular obligation of the other party or condition to its own obligation beyond those expressly waived in writing and to the extent thereof, or a waiver in any respect in regard to any other rights of the party making the waiver or any other obligations of the other party.

M. Right In Third Parties

This Agreement is not intended nor shall it create any rights, expectations or benefit to any third parties, including any creditor of the parties.

N. Severability

The invalidity of any portion of this Agreement shall not affect the validity of the remainder thereof.

O. Subsequent Waivers

One or more waivers of any provision, covenant, or condition of this Agreement shall not be construed as a waiver of a subsequent breach of the same provision, covenant, or condition, or as a waiver of a subsequent breach of other provisions, covenants, or conditions. The consent or approval to or for any act shall not be deemed to render unnecessary the consent or approval to or for any subsequent similar act.

P. Termination

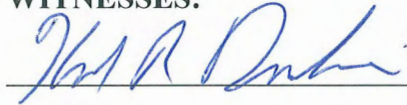
This Agreement terminates upon 2023, or upon the written agreement of the Parties.

Q. Authority.

The Applicant's execution, delivery and performance of this Agreement have been duly authorized. The Applicant's representative executing this Agreement does so with requisite authority to fully and completely bind the Applicant.

IN WITNESS WHEREOF, the undersigned Parties hereto execute this Agreement as of the day and year first above written.

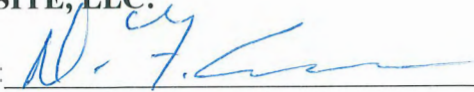
WITNESSES:





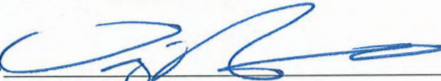


Y-SITE, LLC:

By: 
Daniel F. Essa

Its: _____
Agent

CITY OF LANSING:

By: 
Virg Bernero

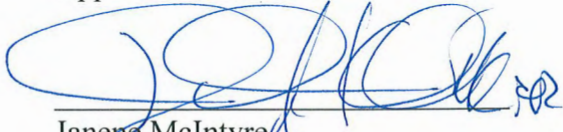
Its: Mayor

**LANSING ECONOMIC
DEVELOPMENT CORPORATION:**

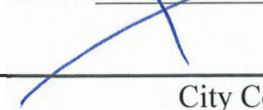
By: 
Robert L. Trezise, Jr.

Its: President and CEO

Approved as to form:


Janene McIntyre
City Attorney

I hereby certify that funds are available
in Account No.: _____


City Controller

[END OF AGREEMENT TEMPLATE]

First Amendment to the Agreement in Consideration of Development Incentives

This First Amendment ("First Amendment") to a certain Agreement in Consideration of Development Incentives dated October 30, 2014 ("Agreement") is made and entered into this 12th day of June between the City of Lansing, a Michigan Municipal Corporation (the "City"), and Y SITE, LLC, a Michigan Limited Liability Company ("Applicant").

WHEREAS, Section IV. C. of the Agreement states that the Project Timeframe ends December 31, 2016; and

WHEREAS, Section IV. D. 6. of the Agreement states that the Project Completion must be performed by December 31, 2016; and

WHEREAS the City and Applicant, in recognition of construction delays, wish to mutually extend the Project Timeline and Project Completion in the Agreement.

NOW THEREFORE the City and Applicant agree as follows:

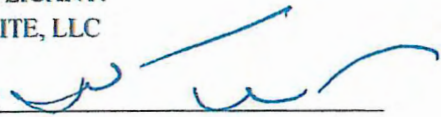
1. **Extension of Project Timeframe.** The Project Timeframe end date in Section IV. C., previously agreed to be December 31, 2016, shall now be March 31, 2020.
2. **Extension of Projection Completion Date.** The Project Completion date in Section IV. D. 6., previously agreed to be December 31, 2016, shall now be March 31, 2020.
3. **No Other Changes.** Except as otherwise expressly provided in this First Amendment, all of the other terms and Conditions of the Agreement remain unchanged and in full force and effect.
4. **Defined Terms.** Capitalized terms not otherwise defined in this First Amendment, have the meanings ascribed to them in the Agreement.
5. **Counter Part Signatures.** This First Amendment may be signed electronically or in counterparts and each electronic signature and/or counterpart shall be enforceable as though it is an originally signed signature page to this First Amendment.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties hereto have caused this First Amendment to the Agreement in Consideration of Development Incentives be duly executed as of the date first written above.

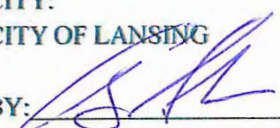
Dated: 06-12, 2018

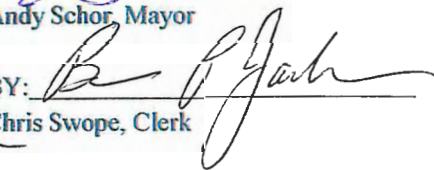
APPLICANT:
Y-SITE, LLC

BY: 
Julie Lawton-Essa, Member

Dated 6/12, 2018

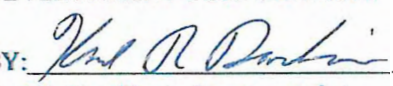
CITY:
CITY OF LANSING

BY: 
Andy Schor, Mayor

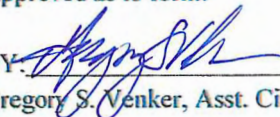
BY: 
Chris Swope, Clerk

Dated 6/12, 2018

LANSING ECONOMIC
DEVELOPMENT CORPORATION:

BY: 
Karl R. Dorshimer, Representative

Approved as to form:

BY:  PB1780
Gregory S. Venker, Asst. City Attorney

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 resident request to prohibit parking along the south side of Bridgeport Drive in front of 4035 Bridgeport Drive; and

WHEREAS, the Transportation and Non-Motorized Section installed no parking signs, on a trial basis, along the South side of Bridgeport Drive in front of 4035 Bridgeport Drive; and

WHEREAS, based on the results of the survey, the Transportation and Non-Motorized Section recommended that the prohibited parking at this location be made permanent but the Public Service Board recommended that this regulation expire one year from the date of implementation; 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. 18-002, thereby authorizing the Transportation Engineer to regulate parking along the south side of Bridgeport Drive in front of 4035 Bridgeport Drive;

BE IT FURTHER RESOLVED that Traffic Control Order No. 18-002 shall become effective when signed by the Transportation Engineer and filed with the City Clerk and the appropriate signs are installed;

BE IT FINALLY RESOLVED that Traffic Control Order No. 18-002 shall expire one year from the date of filing with the City Clerk.

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 18-002

FILE: Bridgeport Drive

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Bridgeport Drive has been made; and as a result of said investigation, it is hereby directed that:

Parking shall be prohibited on the south side of BRIDGEPORT DRIVE from 125 feet east of Grenville Lane to 160 feet east of Grenville Lane.

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: n/a

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY: _____

DATE: _____

Andrew K Kilpatrick, P.E.
Transportation Engineer

RECEIVED FOR FILING: _____

SIGNED BY: _____

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

REPORT FROM THE SECRETARY #17-004

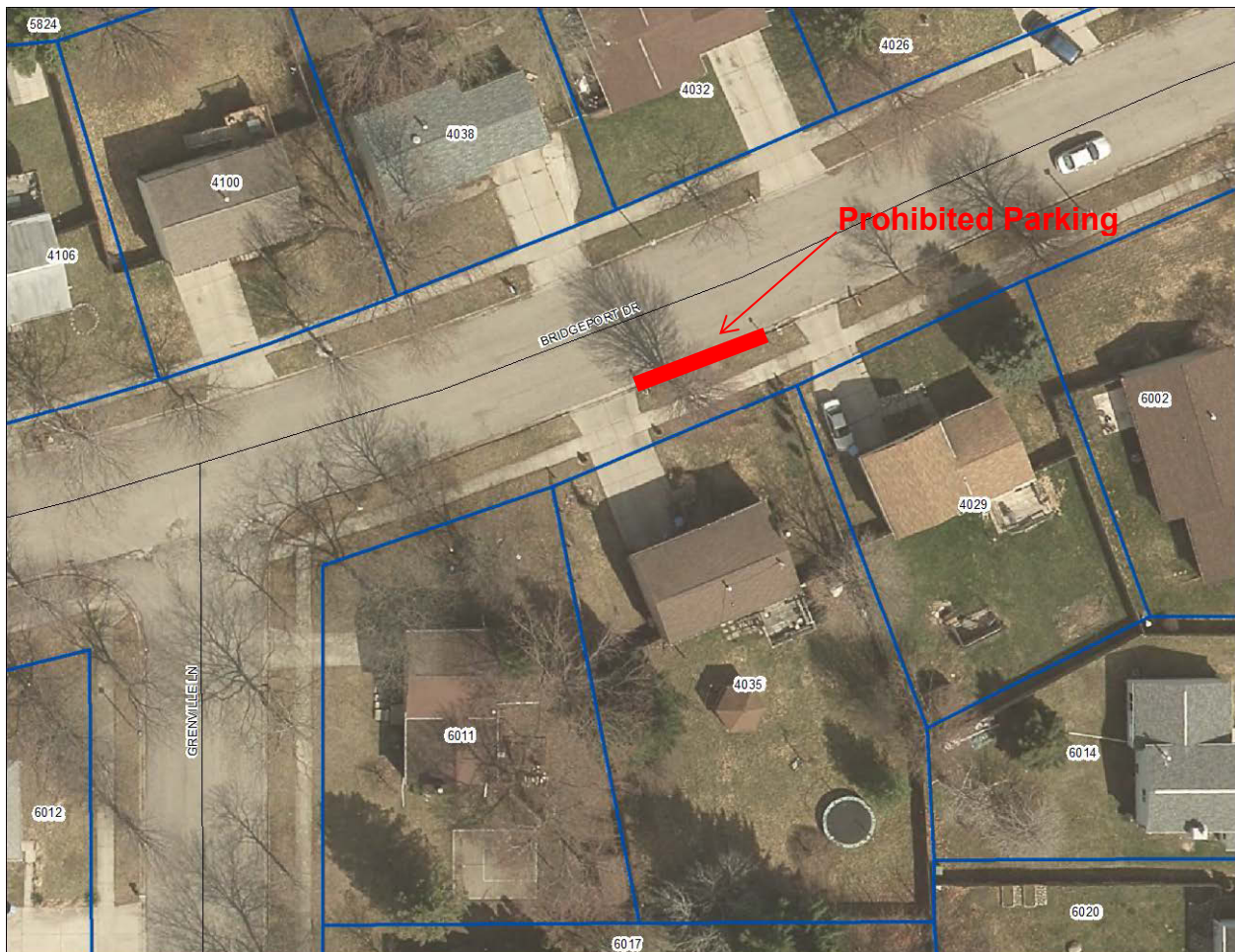
PARKING REGULATIONS: BRIDGEPORT DRIVE

The Transportation and Non-Motorized Section of the Public Service Department's Engineering Division received a request from Sandra Croom, a resident at 4035 Bridgeport Drive, to prohibit parking along the south side of Bridgeport Drive in front of her property. Ms. Croom made this request due to vehicles parking right up to her driveway and in front of her mailbox, creating issues with mail delivery.

Bridgeport Drive is 36 feet wide with curb and gutter in this area. Parking is unrestricted along both sides of Bridgeport Drive. The requested prohibited parking zone would be located along the south side of Bridgeport Drive from 125 feet east of Grenville Lane to 160 feet east of Grenville Lane. (see diagram below).

No parking signs have been installed on a trial basis at this location and it is recommended that the prohibited parking at this location be made permanent.

At its November 2017 meeting, the Public Service Board recommended that this regulation expire one year from the date of implementation.



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 to investigate existing parking signage along Maplehill Avenue and Fenton Street near the Maplehill CACS Head Start; and

WHEREAS, the Transportation and Non-Motorized Section conducted a field check of existing parking signs and traffic conditions and met with staff at the Maplehill CACS Head Start to assess parking needs of the school; and

WHEREAS, based on input gathered, the Transportation and Non-Motorized Section recommends on the north side of Maplehill Avenue adjusting the length of the No Parking 7 AM to 4 PM school days restriction and along the south side implementing one and adding an 11 AM to 1 PM bus loading area in front of the school for mid-day pick up and drop off; and

WHEREAS, the Transportation and Non-Motorized Section also recommends reducing the length of the No Parking 7 AM to 4 PM school days restriction along the north side of Fenton Street; 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. 18-004 & 18-005, thereby authorizing the Transportation Engineer to change the parking regulations on Maplehill Avenue and Fenton Street;

BE IT FINALLY RESOLVED that Traffic Control Order No. 18-004 & 18-005 shall become effective when signed by the Transportation Engineer and filed with the City Clerk and the appropriate signs are installed.

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 18-004

FILE: Maplehill Avenue

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Maplehill Avenue between Southgate Avenue and Wildwood Avenue has been made; and as a result of said investigation, it is hereby directed that:

On the north side of MAPLEHILL AVENUE the following regulations shall apply:

Parking shall be prohibited from Southgate Avenue to 45 feet west of Southgate Avenue;

Parking shall be prohibited from 45 feet west of Southgate Avenue to 335 feet west of Southgate Avenue between the hours of 7:00 a.m. & 4:00 p.m., on school days;

On the south side of MAPLEHILL AVENUE the following regulations shall apply:

Parking shall be prohibited from 325 feet west of Southgate Avenue to 255 feet west of Southgate Avenue between the hours of 7:00 a.m. & 4:00 p.m., on school days, except for school buses;

Parking shall be prohibited from 175 feet west of Southgate Avenue to 78 feet west of Southgate Avenue between the hours of 11:00 a.m. & 1:00 p.m., on school days, except for bus loading / unloading only;

Parking shall be prohibited from 78 feet west of Southgate Avenue to Southgate Avenue;

The following Traffic Control Order(s) is/are hereby rescinded: n/a

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY: _____

DATE: _____

Andrew K Kilpatrick, P.E.
Transportation Engineer

RECEIVED FOR FILING: _____

SIGNED BY: _____

Date _____

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 18-005

FILE: Fenton Street

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Fenton Street between Southgate Avenue and Wildwood Avenue has been made; and as a result of said investigation, it is hereby directed that:

On the north side of FENTON STREET the following regulations shall apply:

Parking shall be prohibited from Southgate Avenue to 48 feet west of Southgate Avenue;

Parking shall be prohibited from 48 feet west of Southgate Avenue to 335 feet west of Southgate Avenue between the hours of 7:00 a.m. & 4:00 p.m., on school days, except for school buses;

The following Traffic Control Order(s) is/are hereby rescinded: n/a

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY: _____

DATE: _____

Andrew K Kilpatrick, P.E.
Transportation Engineer

RECEIVED FOR FILING: _____

SIGNED BY: _____

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

REPORT FROM THE SECRETARY #15-002

PARKING REGULATIONS
MAPLEHILL CAPITAL AREA COMMUNITY SERVICES (CACS) HEAD START

The Transportation and Non-Motorized Section received a request from City parking enforcement staff to investigate existing faded parking signs along Maplehill Avenue and Fenton Street near the Maplehill CACS Head Start located at 640 Maplehill Avenue.

The Transportation and Non-Motorized Section conducted a field check of the existing parking signs and traffic conditions along Maplehill Avenue and Fenton Street near the Maplehill CACS Head Start and met with staff at the Maplehill CACS Head Start to assess parking needs of the school.

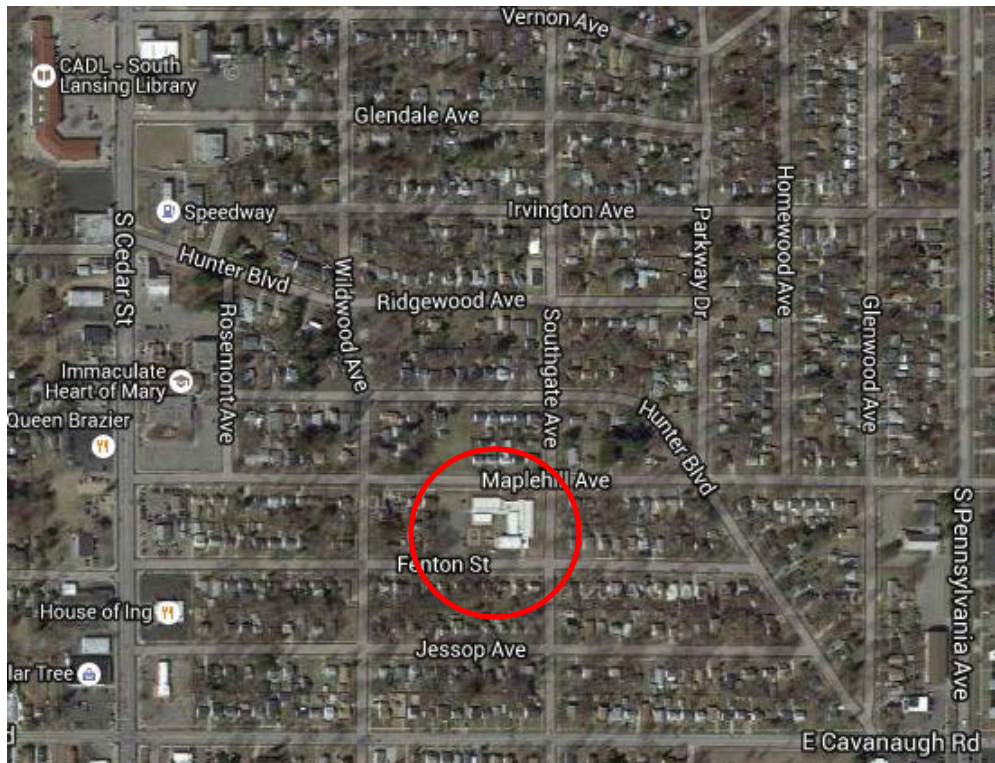
Based on input from Maplehill CACS Head Start staff and information gathered during the field investigation of this site, the Transportation and Non-Motorized Section is recommending the following changes to the parking regulations on Maplehill Avenue and Fenton Street:

Maplehill Avenue

- North side – Adjust the length of the No Parking 7 AM to 4 PM school days restriction to as shown on the following page
- South side – implement a 7 AM to 4 PM bus parking area just west of the building and a 11 AM to 1 PM bus loading area in front of the school for mid-day pick up and drop off

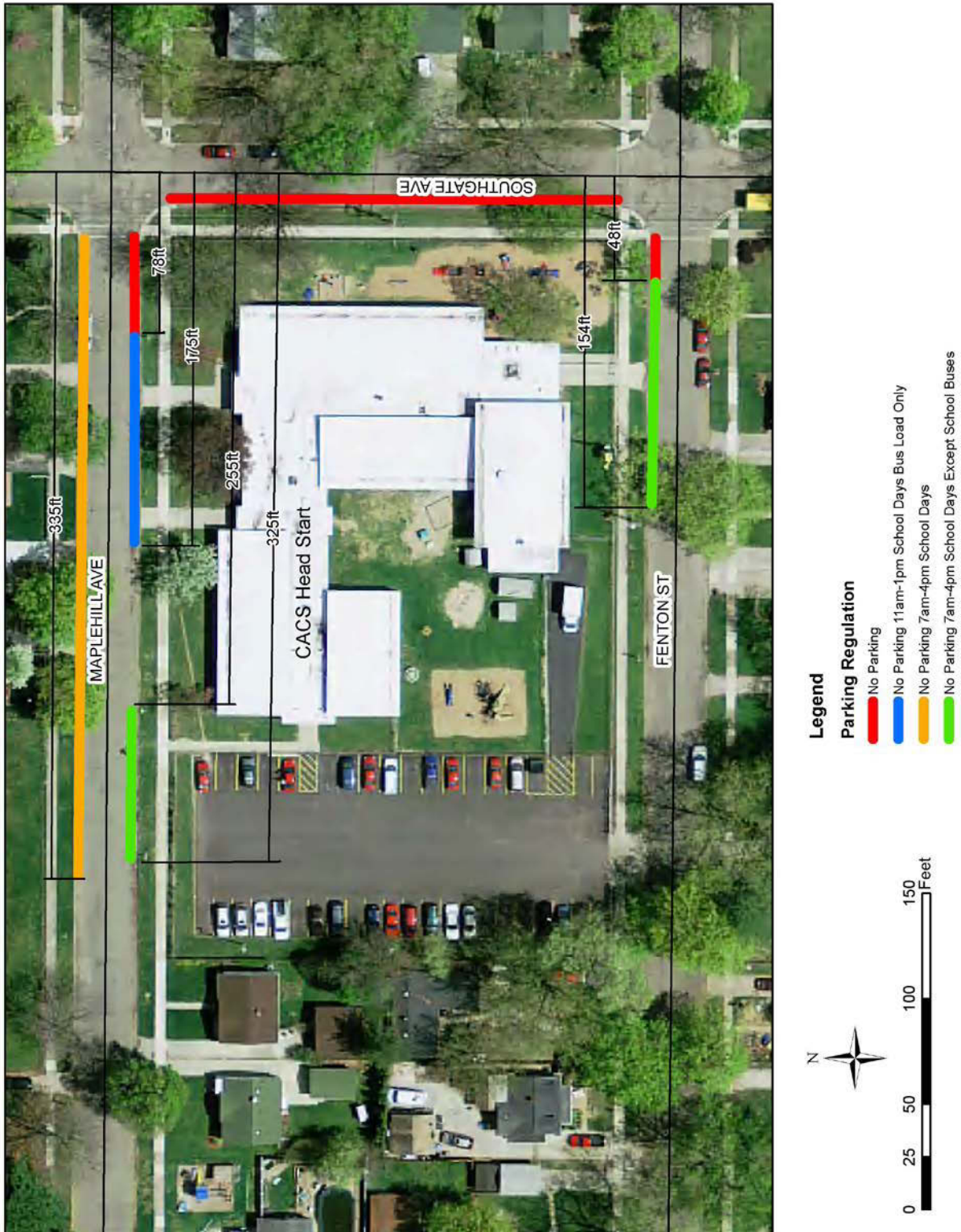
Fenton Street

- North side – Reduce the length of the No Parking 7 AM to 4 PM school days restriction to approximately 100' as shown on the following page



REPORT FROM THE SECRETARY #15-002

PARKING REGULATIONS
MAPLEHILL CAPITAL AREA COMMUNITY SERVICES (CACS) HEAD START



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 Wilson Avenue and Young Avenue; and

WHEREAS, the Transportation and Non-Motorized Section performed a safe approach speed study and recommends the installation of stop signs on Young Avenue at Wilson Avenue; 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. 18-010, thereby authorizing the Transportation Engineer to install stop signs on Young Avenue at Wilson Avenue;

BE IT FINALLY RESOLVED that Traffic Control Order No. 18-010 shall become effective when signed by the Transportation Engineer and filed with the City Clerk and the appropriate signs are installed.

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 18-010

FILE: Wilson Avenue and Young Avenue

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions on Wilson Avenue and Young Avenue has been made; and as a result of said investigation, it is hereby directed that:

All northbound and southbound traffic on YOUNG AVENUE shall be required to stop prior to entering the intersection at WILSON AVENUE.

The following Traffic Control Order(s) is/are hereby rescinded: n/a

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY:

DATE:

Andrew K Kilpatrick, P.E.
Transportation Engineer

RECEIVED FOR FILING:

SIGNED BY:

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK:

REPORT FROM THE SECRETARY #17-001

TRAFFIC CONTROL REQUEST: WILSON AVENUE AND YOUNG AVENUE

The Transportation and Non-Motorized Section conducted an investigation to determine sight distance and traffic control requirements at the intersection of Wilson Avenue and Young Avenue. This study was conducted in response to a request for stop signs by Gary Dubois, a resident.

The intersection of Wilson Avenue and Young Avenue is an uncontrolled residential four-way intersection. Wilson Avenue is fourteen blocks long beginning at Waverly Road and terminating at Benton Boulevard. Wilson Avenue is 20 feet wide with unrestricted parking on both sides in this area. Young Avenue is two blocks long beginning at North Grand River Avenue and terminates at Lafayette Avenue. Young Avenue is 22 feet wide with unrestricted parking on both sides in this area.

A safe approach speed study was performed and revealed a safe approach speed of four (4) miles per hour (MPH) due to trees in the southwest quadrant of the intersection.

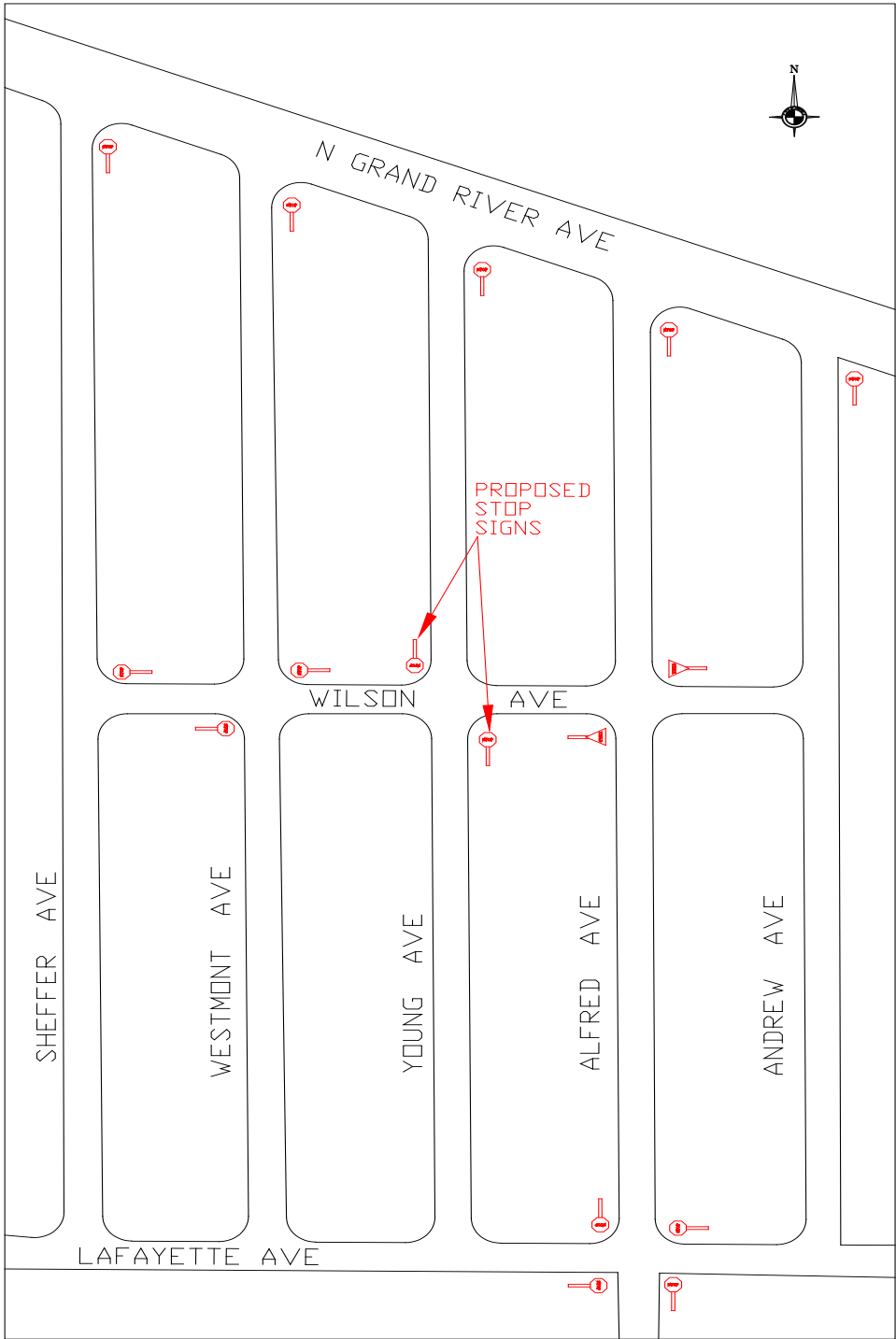
A review of the accident records for this intersection indicates there have been no reported crashes from January 1, 2012 to December 31, 2016.

The Transportation and Non-Motorized Section recommends the installation of stop signs on Young Avenue at Wilson Avenue due to the low safe approach speed and to eliminate right-of-way confusion.

REPORT FROM THE SECRETARY #17-001

TRAFFIC CONTROL REQUEST: WILSON AVENUE AND YOUNG AVENUE

LOCATION DIAGRAM



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 Fire Marshal to restrict parking along Dodge River Drive, James Street and Black Court to improve emergency vehicle access to these streets; and

WHEREAS, the Transportation and Non-Motorized Section sent a parking survey to property owners / residents along Black Court, Dodge River Drive and James Street; and

WHEREAS, based on the results of the survey, the Transportation and Non-Motorized Section recommends that parking be prohibited along the south side of Black Court, west / south side of Dodge River Drive and the west / south side of James Street. In addition, it is recommended that parking be restricted on both sides at the curves along the streets and near North Street and Turner Street; 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. 15-002, thereby authorizing the Transportation Engineer to regulate parking along Dodge River Drive, James Street and Black Court;

BE IT FINALLY RESOLVED that Traffic Control Order No. 18-011, 18-017, 18-018 shall become effective when signed by the Transportation Engineer and filed with the City Clerk and the appropriate signs are installed.

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 18-011

FILE: Black Court

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Black Court has been made; and as a result of said investigation, it is hereby directed that:

On the north side of BLACK COURT the following regulations shall apply:

Parking shall be prohibited from 50 feet northeast of Dodge River Drive to Dodge River Drive;

On the south side of BLACK COURT the following regulations shall apply:

Parking shall be prohibited from Dodge River Drive to the eastern dead end;

The following Traffic Control Order(s) is/are hereby rescinded: n/a

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY:

DATE:

Andrew K Kilpatrick, P.E.
Transportation Engineer

RECEIVED FOR FILING:

SIGNED BY:

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK:

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 18-017 (page 1 of 2)

FILE: Dodge River Drive

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Dodge River Drive between Turner Street and James Street has been made; and as a result of said investigation, it is hereby directed that:

On the east / north sides of DODGE RIVER DRIVE the following regulations shall apply:

Parking shall be prohibited from Turner Street to 110 feet west of Turner Street;

Parking shall be prohibited from 240 feet west of Turner Street to 165 feet south of James Street;

Parking shall be prohibited from 60 feet south of James Street to James Street;

On the west / south sides of DODGE RIVER DRIVE the following regulations shall apply:

Parking shall be prohibited from James Street to Turner Street;

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 18-017 (page 2 of 2)

FILE: Dodge River Drive

The following Traffic Control Order(s) is/are hereby rescinded: n/a

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY: _____

DATE: _____

Andrew K Kilpatrick, P.E.
Transportation Engineer

RECEIVED FOR FILING: _____

SIGNED BY: _____

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 18-018

FILE: James Street

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along James Street between East North Street and Dodge River Drive has been made; and as a result of said investigation, it is hereby directed that:

On the east side of JAMES STREET the following regulations shall apply:

Parking shall be prohibited from Dodge River Drive to 120 feet west / north of Dodge River Drive;

Parking shall be prohibited from 75 feet south of East North Street to of East North Street;

On the west side of JAMES STREET the following regulations shall apply:

Parking shall be prohibited from East North Street to Dodge River Drive;

The following Traffic Control Order(s) is/are hereby rescinded: n/a

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY: _____

DATE: _____

Andrew K Kilpatrick, P.E.
Transportation Engineer

RECEIVED FOR FILING: _____

SIGNED BY: _____

Date _____

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

REPORT FROM THE SECRETARY #17-005

PARKING REGULATION CHANGE: BLACK CT., DODGE RIVER DR. AND JAMES ST.

The Transportation Section of the Public Service Department's Engineering Division received a request from the Fire Marshal to restrict parking along Dodge River Drive, James Street and Black Court to improve emergency vehicle access to these streets.

Black Court from Dodge River Drive to the east end of the street is 20 feet wide with curb and gutter and unrestricted parking along both sides of the street.

Dodge River Drive from James Street to Turner Street is 22 feet wide with curb and gutter and unrestricted parking along both sides of the street.

James Street from North St to Dodge River Drive is 24 feet wide with curb and gutter and unrestricted parking along both sides of the street.

A parking survey was sent to property owners / residents along Black Court, Dodge River Drive and James Street with two options: 1) keep parking unrestricted on both sides of the streets or 2) restrict parking on one side of the street. Of the 26 surveys mailed, seven responses (27%) were returned. Of the surveys that were returned, two (29%) were in favor of the existing unrestricted parking along these streets and five (71%) were in favor restricting parking along one side of these streets.

It is recommended that parking be prohibited along the south side of Black Court, west / south side of Dodge River Drive and the west / south side of James Street. In addition, it is recommended that parking be restricted on both sides at the curves along the streets and near North Street and Turner Street.

(see **Proposed Parking Regulations**).

July 25, 2017

REPORT FROM THE SECRETARY #17-005

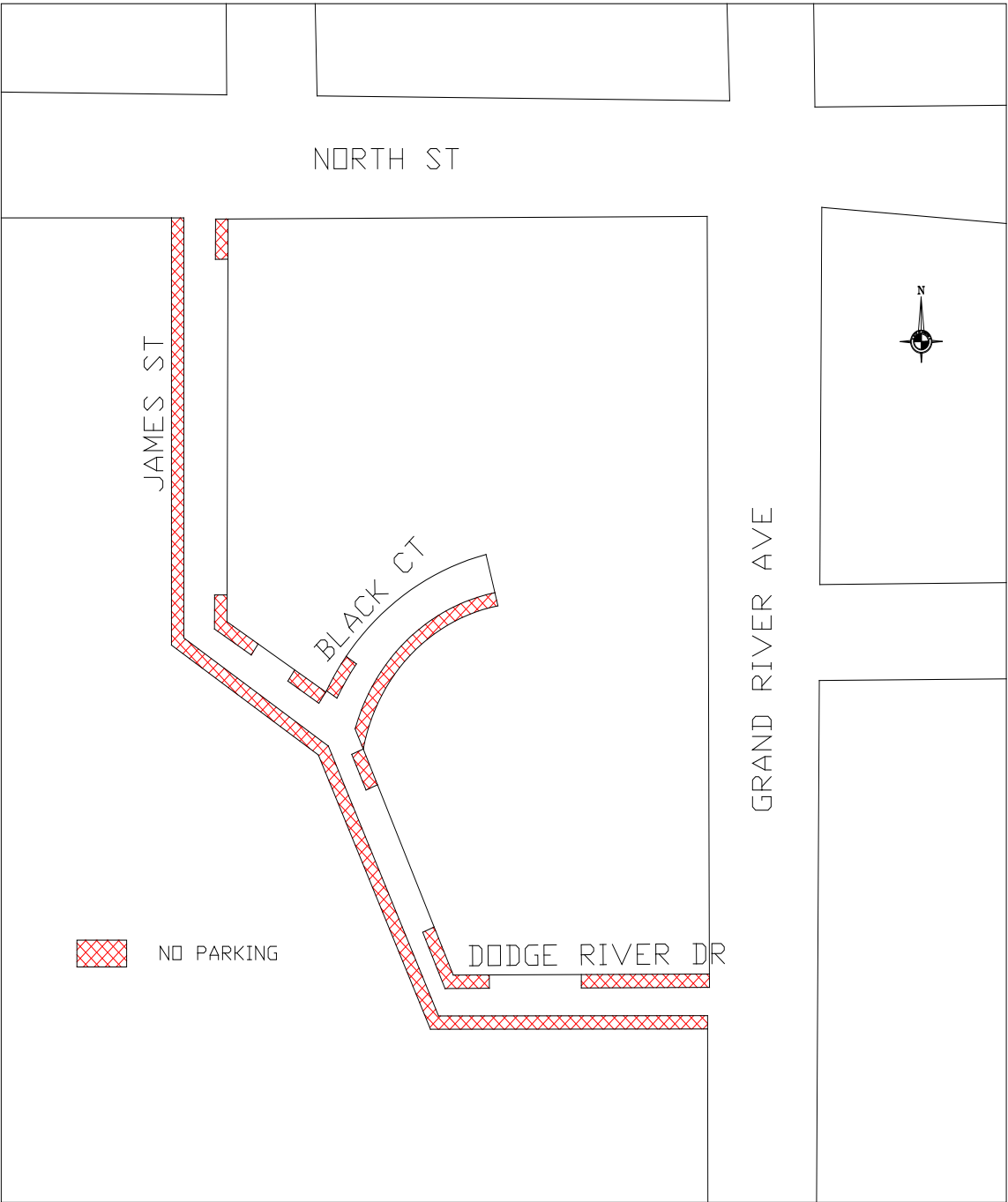
PARKING REGULATION CHANGE: BLACK CT., DODGE RIVER DR. AND JAMES ST.

LOCATION DIAGRAM

REPORT FROM THE SECRETARY #17-005

PARKING REGULATION CHANGE: BLACK CT., DODGE RIVER DR. AND JAMES ST.

PROPOSED PARKING REGULATIONS



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 proposed to reconfigure Shiawassee Street to provide a bike facility along this corner; and

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department performed an analysis on the MDOT controlled traffic signals at Cedar and Larch streets and concludes that traffic operations at these intersections would not be adversely affected by the reconfiguration of the roadway in this area; and

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department recommends that Shiawassee Street be reconfigured to provide a turn lane at the signalized Cedar Street and Larch Street intersections and striped bike lanes, which would improve operations and safety for both motorists and cyclists; and

WHEREAS, to accommodate this reconfiguration, parking would need to be removed on the north side of Shiawassee Street between Cedar and Larch Street; 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. 18-012 thereby authorizing the Transportation Engineer to regulate parking and travel lanes along Shiawassee Street from west of Cedar Street to east of Larch Street;

BE IT FINALLY RESOLVED that Traffic Control Order No. 18-012 shall become effective when signed by the Transportation Engineer and filed with the City Clerk and the appropriate signs are installed.

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 18-012

FILE: Shiawassee Street (500 East)

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Shiawassee Street between Cedar Street and Larch Street has been made; and as a result of said investigation, it is hereby directed that:

On the north side of SHIAWASSEE STREET the following regulations shall apply:

Parking shall be prohibited from Larch Street to Cedar Street;

On the south side of SHIAWASSEE STREET the following regulations shall apply:

Parking shall be prohibited from Cedar Street to Larch Street;

The following Traffic Control Order(s) is/are hereby rescinded: <n.a.>

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY: _____

DATE: _____

Andrew K Kilpatrick, P.E.
Transportation Engineer

RECEIVED FOR FILING: _____

SIGNED BY: _____

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

Shiawassee Street Reconfiguration

Background

The City of Lansing is proposing to reconfigure Shiawassee Street as part of an FY '18 federally funded Transportation Alternatives Program project. Due to the poor pavement conditions of Shiawassee Street between Cedar and Larch Streets, this block is being repaved this summer. To avoid having to grind and restripe this area with the TAP project, the City of Lansing would like to reconfigure Shiawassee Street from west of Cedar Street to east of Larch Street, this year, following the repaving of the roadway.

This report summarizes the analysis performed on the MDOT controlled traffic signal at Cedar and Larch to determine if traffic operations at these intersections would be adversely affected by the reconfiguration of the roadway in this area.

Existing Conditions:

Shiawassee Street from Grand Avenue to Cedar Street is a four-lane roadway with two eastbound lanes and two westbound lanes. Between Cedar and Larch Streets it is striped as two eastbound lanes and one westbound lane. East of Larch Street, eastbound Shiawassee Street has two lanes until Pere Marquette Street, where the right lane ends, while westbound Shiawassee Street has one travel lane.

Shiawassee Street at Cedar Street:

Eastbound Shiawassee has two eastbound through lanes and one right turn lane at Cedar Street

Westbound Shiawassee Street has one through lane and one through-left turn lane at Cedar Street.

Parking is permitted on the north side of Shiawassee Street between Cedar Street and Larch Street.

When vehicles are parked near the intersection of Cedar Street the through lane is reduced to approximately 100 feet. When no vehicles are parked on the north side the through lane can accommodate vehicles up to 200 feet as vehicles approach the intersection in the westbound direction.

Shiawassee Street at Larch Street:

Eastbound Shiawassee Street as it approaches Larch Street has one thru lane and one thru/left turn lane.

Westbound Shiawassee Street as it approaches Larch Street has one thru lane and one right turn lane.

The traffic signal operation and sequencing at both intersections, Cedar Street & Shiawassee and Larch Street & Shiawassee Street operate as a three phased traffic signal with an overlap permitted /protected lagging left turn for WB Shiawassee Street at Cedar Street, and EB Shiawassee Street at Larch Street.

Proposed Striping Reconfiguration:

The City of Lansing is proposing to change Shiawassee Street to a three lanes with bike lanes on each side, from Grand Avenue to east of Larch Street (see attached graphic).

Shiawassee Street at Cedar Street:

Eastbound Shiawassee Street as it approaches Cedar Street would have one thru lane, one bike lane, and one right turn lane. Westbound Shiawassee Street as it approaches Cedar Street would have one left turn lane, one thru lane, and one bike lane.

Westbound Shiawassee Street west of Cedar Street would have one acceptance lane and one westbound bike lane, transitioning back to two travel lanes.

Shiawassee Street at Larch Street:

The eastbound Shiawassee Street approach to Larch Street would have one left turn lane, one thru lane, and one eastbound bike lane. Westbound Shiawassee Street as it approaches Larch Street would have one right turn lane, one bike lane, and one thru lane.

Eastbound Shiawassee Street east of Larch Street would have one acceptance lane and one eastbound bike lane.

The City of Lansing compared turning movement counts (TMC) from 2006 to those collected in 2016 to determine if there were any changes in traffic volumes during the AM & PM peak hours. These TMC volumes are summarized in the table below.

Cedar & Shiawassee		EBT	EBR	WBL	WBT	SBL	SBT	SBR
AM Peak	2006	63	52	182	183	163	1171	241
AM Peak	2016	35	23	41	132	91	1037	304
Change		-28	-29	-141	-51	-72	-144	+63
PM Peak	2006	105	113	34	193	53	1002	221
PM Peak	2016	221	229	89	86	70	1135	63
Change		+117	+116	+55	-107	+27	+133	-158

Larch & Shiawassee		EBL	EBT	WBT	WBR	NBL	NBT	NBR
AM Peak	2006	36	179	90	83	262	767	30
AM Peak	2016	25	139	73	42	103	741	56
Change		-11	-40	-17	-41	-159	-26	+26
PM Peak	2006	72	99	93	118	98	1239	27
PM Peak	2016	175	89	63	104	79	1258	19
Change		+103	-10	-30	-12	-19	+19	-8

The existing traffic signals at both intersections operate as a three-phased traffic signal with a lagging permitted/protected left turn phase for WB at Cedar Street and EB at Larch Street respectively.

The Transportation Section of the Public Service Department evaluated traffic signal operations for the traffic signals on Shiawassee Street at Cedar Street and Larch Street.

Three different scenarios were evaluated: 1) existing conditions, 2) lane configuration changes only, and 3) proposed - lane configuration changes with two-phase signal operations.

The cycle length, splits, and offsets that were evaluated are summarized in the table below.

Cedar & Shiawassee		EB	WB	WBT/L (overlap)	SB	Cycle Length
	Offset	(sec)	(sec)	(sec)	(sec)	(sec)
AM Existing*	41	22	22	14	44	80
Lanes changes only*	41	22	22	14	44	80
AM Proposed**	41	36	36	-	44	80
PM Existing*	35	22	22	14	44	80
Lanes changes only*	35	22	22	14	44	80
PM Proposed**	35	36	36	-	44	80

Larch & Shiawassee		WB	EB	EBT/L (overlap)	NB	Cycle Length
	Offset	(sec)	(sec)	(sec)	(sec)	(sec)
AM Existing*	4	22	22	14	44	80
Lanes changes only*	4	22	22	14	44	80
AM Proposed**	4	36	36	-	44	80
PM Existing*	30	22	22	14	44	80
Lanes changes only*	30	22	22	14	44	80
PM Proposed**	30	36	36	-	44	80

* 3-phase Signal with lagging overlap left turn ** 2-phase Signal with lane reconfiguration

The table below summarizes the Level of Service (LOS) by movement of each of the three scenarios evaluated using Synchro:

Cedar & Shiawassee	EBT	EBR	WBL	WBT	SB	V / C %
AM Existing*	C	A	-	B	B	56
Lanes changes only*	C	A	B	B	B	56
AM Proposed**	B	B	B	B	B	57
PM Existing*	C	B	-	B	B	52
Lanes changes only*	C	C	B	B	B	78
PM Proposed**	B	B	C	B	B	57

Larch & Shiawassee	EBL	EBT	WBT	WBR	NB	NBR	V / C %
AM Peak							
Existing*	-	C	C	A	B	A	41
Lanes changes only*	A	A	C	A	B	A	41
Proposed**	B	B	B	A	B	A	41
PM Peak							
Existing*	-	A	C	A	B	A	54
Lanes changes only*	A	A	C	A	B	A	53
Proposed**	B	B	B	B	B	A	53

* 3-phase Signal with lagging overlap left turn ** 2-phase Signal with lane reconfiguration

Conclusion and Recommendation

The reconfiguration of Shiawassee Street would provide a turn lane at the signalized Cedar Street and Larch Street intersections and striped bike lanes, improving operations and safety for both motorists and cyclists. The roadway reconfiguration would eliminate approximately six (6) parking spaces that are used by Riverfront Cycle and the recently opened Lansing Brewing Company, both of which have off-street parking.

The Level of Service table above indicates that if Shiawassee Street were reconfigured as proposed, and the signal operation were changed to two phases, the main line at both intersections (Cedar Street and Larch Street) would not experience a change in LOS. The LOS table shows the side street, Shiawassee Street, would experience an overall improvement in level of service after both the lane reconfigurations and two phase signals operation were implemented.

The Public Service Department recommends that Shiawassee Street be reconfigured to three lanes with bike lanes, that parking be removed on the north side of the street between Cedar and Larch Streets and that the signal operations be changed to two phases, subject to approval from MDOT.

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 to restrict parking along the 600 block of West Hillsdale Street and the 600 block of South Sycamore Street to two (2) hours from 8 a.m. to 6 p.m., Monday through Friday; and

WHEREAS, the Transportation and Non-Motorized Section surveyed the occupants and owners of properties along 600 block of West Hillsdale Street and the 600 block of South Sycamore Street; and

WHEREAS, based on the results of the survey, the Transportation and Non-Motorized Section recommends that the two hour time limit along the south side of the 600 block of West Hillsdale Street and the east side of the 600 block of South Sycamore Street 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. 18-013 & 18-014, thereby authorizing the Transportation Engineer to regulate parking along the south side of the 600 block of West Hillsdale Street and the east side of the 600 block of South Sycamore Street;

BE IT FINALLY RESOLVED that Traffic Control Order No. 18-013 & 18-014 shall become effective when signed by the Transportation Engineer and filed with the City Clerk and the appropriate signs are installed.

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: TCO 18-013

FILE: Hillsdale Street (600 West)

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Hillsdale Street between Pine Street and Sycamore Street has been made; and as a result of said investigation, it is hereby directed that:

On the north side of HILLSDALE STREET the following regulations shall apply:

Parking shall be prohibited from Pine Street to Sycamore Street;

On the south side of HILLSDALE STREET the following regulations shall apply:

Parking shall be prohibited from Sycamore Street to 125 feet east of Sycamore Street;

No vehicle shall remain parked for a period exceeding two (2) hours between the hours of 8:00 AM to 6:00 PM, Monday through Friday, from 125 feet east of Sycamore Street to 80 feet west of Pine Street;

Parking shall be prohibited from 80 feet west of Pine Street to Pine Street;

The following Traffic Control Order(s) is/are hereby rescinded: <n.a.>

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY: _____

DATE: _____

Andrew K Kilpatrick, P.E.
Transportation Engineer

RECEIVED FOR FILING: _____

SIGNED BY: _____

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: TCO 18-014

FILE: Sycamore Street (600 South)

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Sycamore Street between St. Joseph Street and Hillsdale Street has been made; and as a result of said investigation, it is hereby directed that:

On the east side of SYCAMORE STREET the following regulations shall apply:

Parking shall be prohibited from St. Joseph Street to 55 feet north of St. Joseph Street;

No vehicle shall remain parked for a period exceeding two (2) hours between the hours of 8:00 AM to 6:00 PM, Monday through Friday, from 55 feet north of St. Joseph Street to 105 feet south of Hillsdale Street;

Parking shall be prohibited from 105 feet south of Hillsdale Street to Hillsdale Street;

On the west side of SYCAMORE STREET the following regulations shall apply:

Parking shall be prohibited from Hillsdale Street to St. Joseph Street;

The following Traffic Control Order(s) is/are hereby rescinded: <n.a.>

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY: _____

DATE: _____

Andrew K Kilpatrick, P.E.
Transportation Engineer

RECEIVED FOR FILING: _____

SIGNED BY: _____

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

REPORT FROM THE SECRETARY #17-009

PARKING REGULATION CHANGE: HILLSDALE STREET & SYCAMORE STREET

The Transportation Section of the Public Service Department's Engineering Division received a request from a property owner at the corner of Hillsdale Street and Sycamore Street to restrict parking along the 600 block of West Hillsdale Street and the 600 block of South Sycamore Street to two (2) hours from 8 am to 6 pm, Monday through Friday.

Hillsdale Street from Pine Street to Sycamore Street is 30 feet wide with curb and gutter. Parking is prohibited along the north side of the street and unrestricted along the south side of the street.

Sycamore Street from Saint Joseph Street to Hillsdale Street is 30 feet wide with curb and gutter. Parking is prohibited along the west side of the street and unrestricted along the east side of the street.

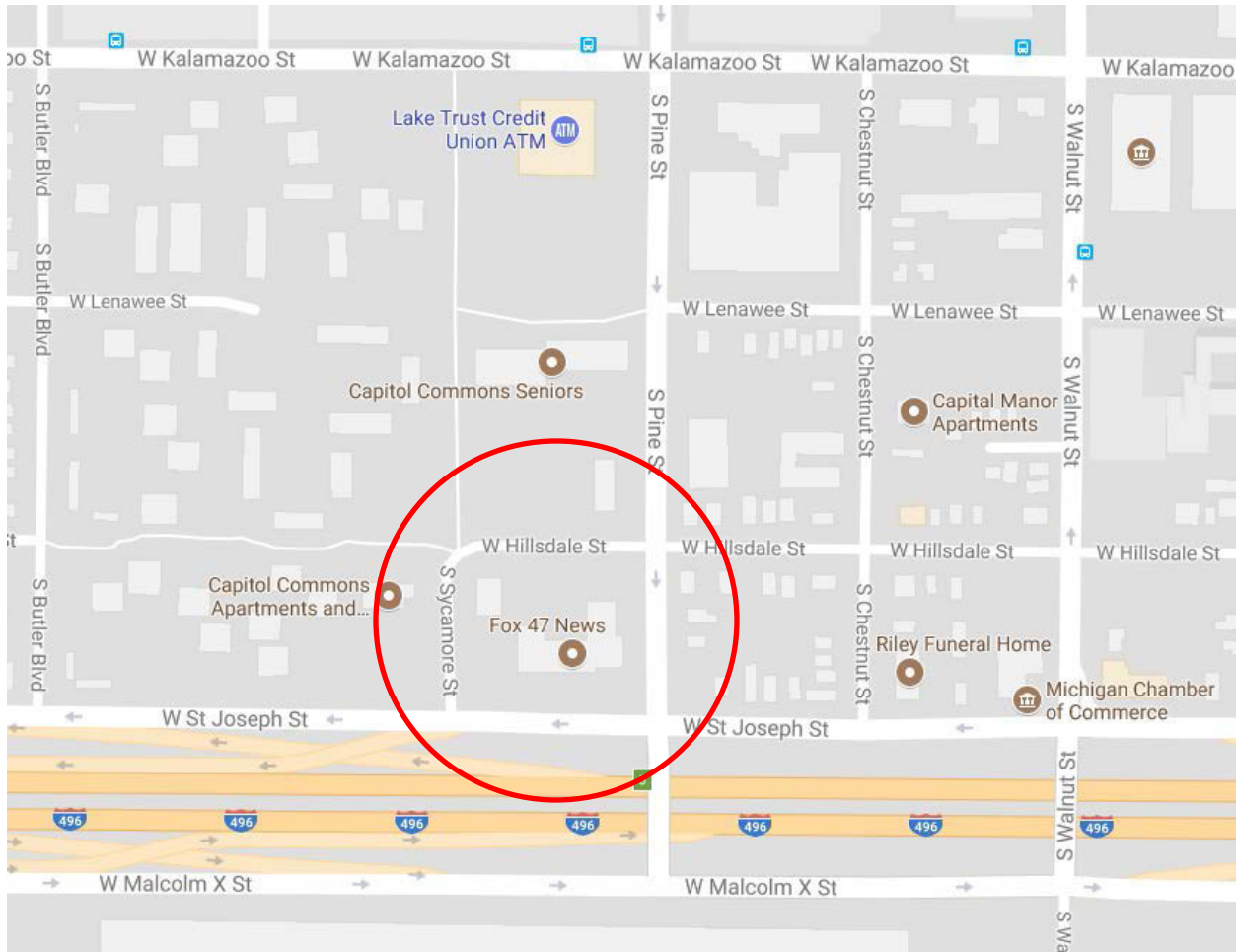
A parking survey was sent to property owners along the 600 block of West Hillsdale Street and the 600 block of South Sycamore Street with two options: 1) no change to parking regulations or 2) change the currently unrestricted parking to two hours maximum stay from 8am to 6pm, Monday - Friday. Of the 5 surveys mailed, two responses (40%) were returned. Of the surveys that were returned, two (100%) were in favor of option 2, changing the unrestricted parking to two hour time limited parking along both Hillsdale Street and Sycamore Street.

Two hour time limit signs were installed along the south side of the 600 block of West Hillsdale Street and the east side of the 600 block of South Sycamore Street on a trial basis. It is recommended that the two hour time limit along these streets be made permanent. (see **Proposed Parking Regulations**).

REPORT FROM THE SECRETARY #17-009

PARKING REGULATION CHANGE: HILLSDALE STREET & SYCAMORE STREET

LOCATION DIAGRAM



October 9, 2017

REPORT FROM THE SECRETARY #17-009

PARKING REGULATION CHANGE: HILLSDALE STREET & SYCAMORE STREET

STREET VIEW (600 WEST HILLSDALE STREET)



STREET VIEW (600 SOUTH SYCAMORE STREET)

REPORT FROM THE SECRETARY #17-009

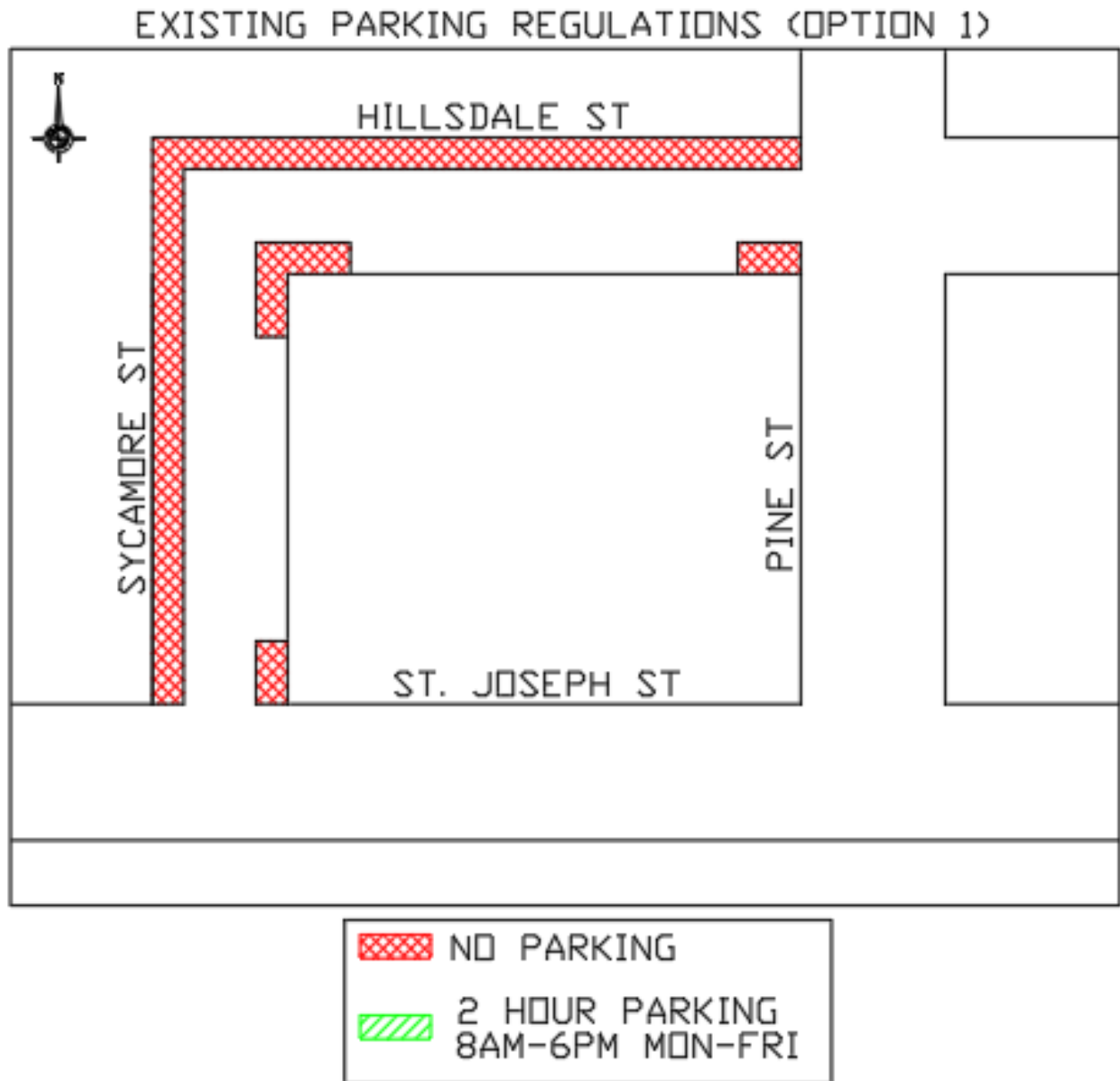
PARKING REGULATION CHANGE: HILLSDALE STREET & SYCAMORE STREET



EXISTING PARKING REGULATIONS

REPORT FROM THE SECRETARY #17-009

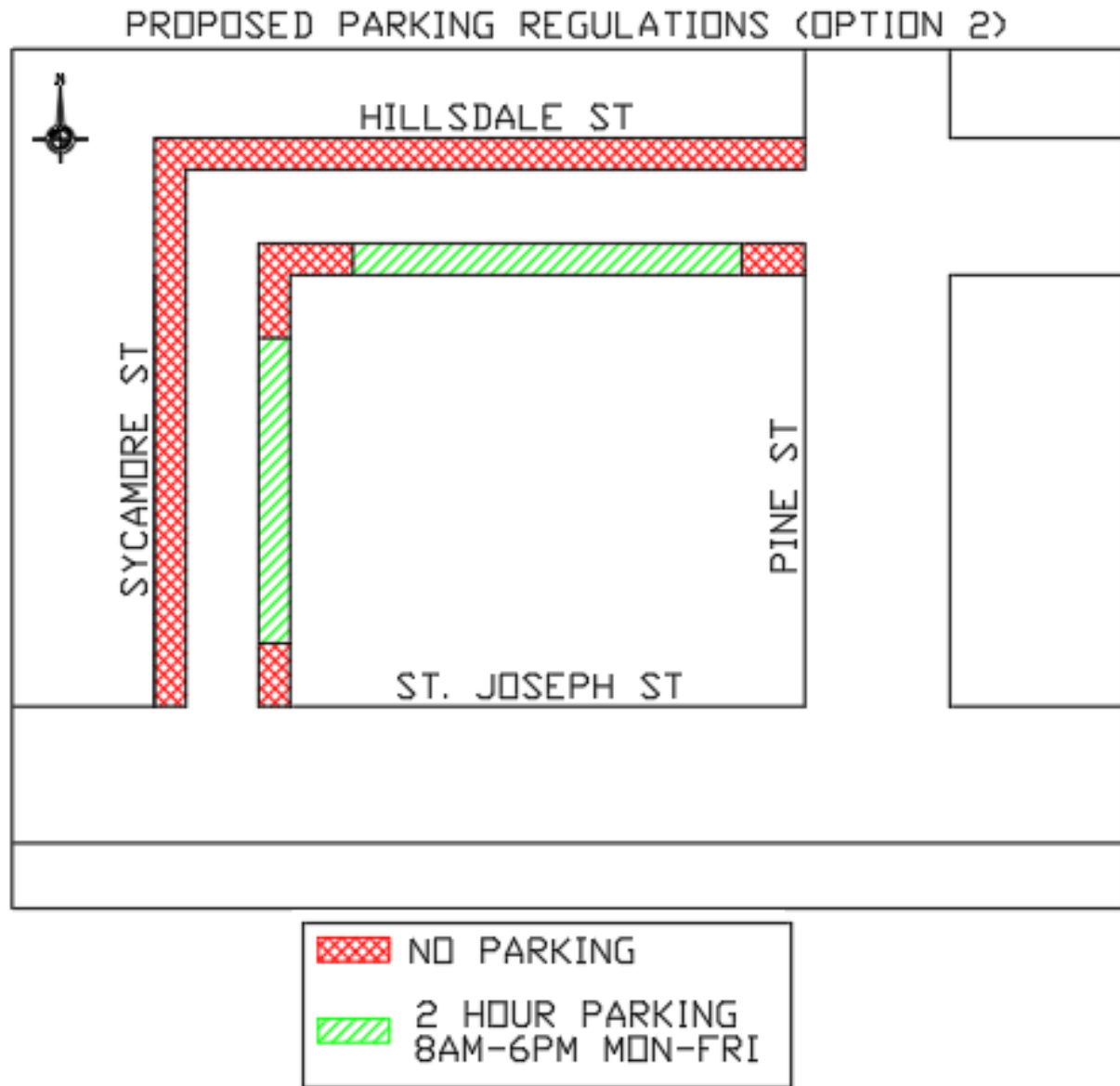
PARKING REGULATION CHANGE: HILLSDALE STREET & SYCAMORE STREET



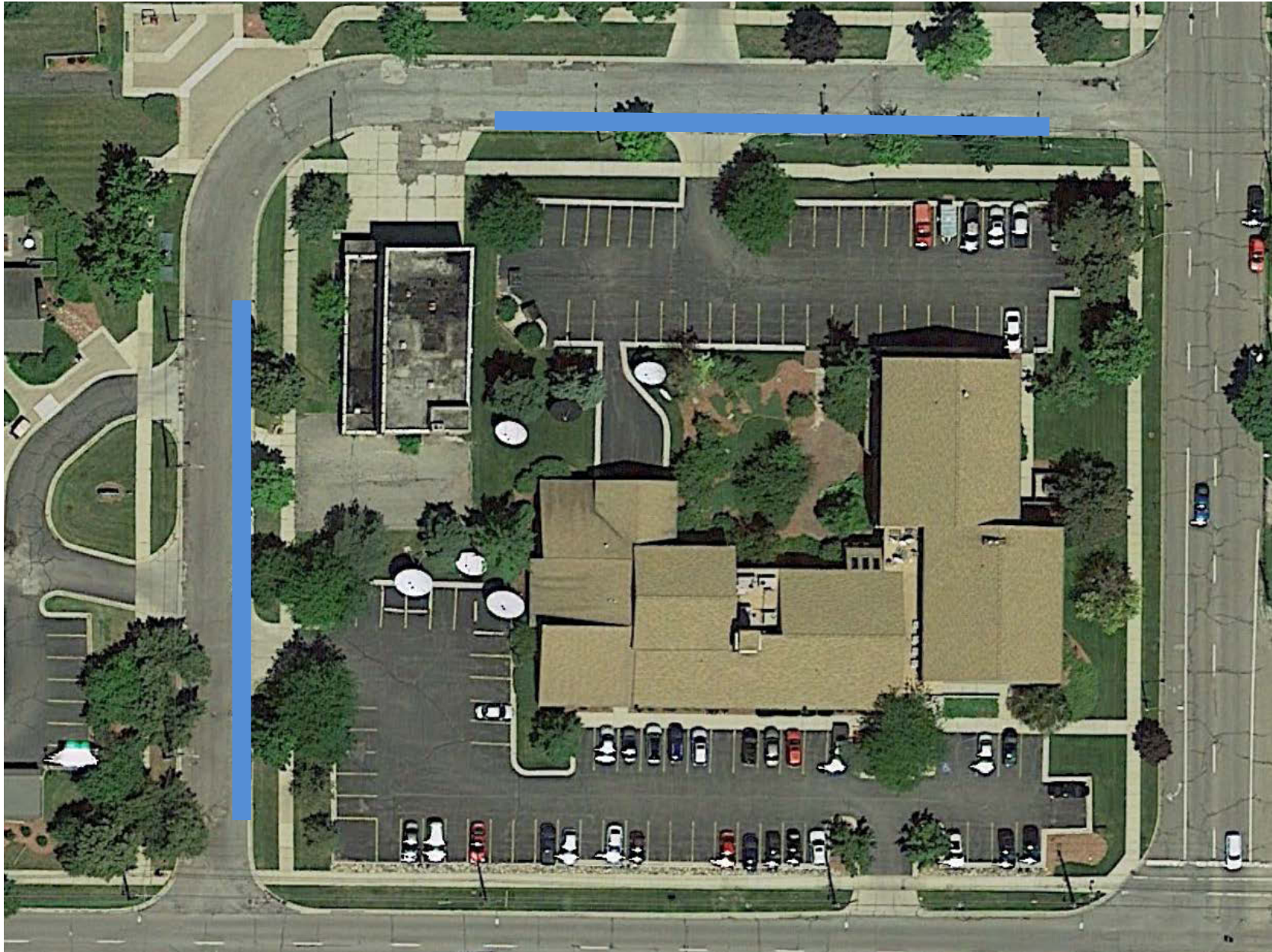
PROPOSED PARKING REGULATIONS

REPORT FROM THE SECRETARY #17-009

PARKING REGULATION CHANGE: HILLSDALE STREET & SYCAMORE STREET



Hillsdale/Sycamore Proposed 2 Hour Parking (17 spaces)



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 is updating the parking regulations along Eureka Street between Bingham Street and Jones Street due to the removal of Bingham Elementary School and construction of the new Sparrow Hospital Cancer Facility and parking structure; and

WHEREAS, the Transportation and Non-Motorized Section proposed that the original parking restriction along the north side of the street be replaced with prohibited parking to be more consistent with the rest of Eureka Street; and

WHEREAS, based on the results of a field investigation, the Transportation and Non-Motorized Section recommend the parking prohibitions be made permanent after installing no parking signs on Eureka Street between Bingham Street and Jones Street 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. 18-015, thereby authorizing the Transportation Engineer to regulate parking along Eureka Street between Bingham Street and Jones Street;

BE IT FINALLY RESOLVED that Traffic Control Order No. 18-015 shall become effective when signed by the Transportation Engineer and filed with the City Clerk and the appropriate signs are installed.

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: TCO 18-015

FILE: Eureka Street (1100 block)

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Eureka Street between Bingham Street and Jones Street has been made; and as a result of said investigation, it is hereby directed that:

On the north side of EUREKA STREET the following regulations shall apply:

Parking shall be prohibited from Jones Street to Bingham Street;

On the south side of EUREKA STREET the following regulations shall apply:

Parking shall be prohibited from Bingham Street to 185 feet east of Bingham Street;

No vehicle shall remain parked for a period exceeding two (2) hours between the hours of 8:00 AM to 6:00 PM, Monday through Friday, from 185 feet east of Bingham Street to 45 feet west of Jones Street;

Parking shall be prohibited from 45 feet west of Jones Street to Jones Street;

The following Traffic Control Order(s) is/are hereby rescinded: <n.a.>

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY: _____

DATE: _____

Andrew K Kilpatrick, P.E.
Transportation Engineer

RECEIVED FOR FILING: _____

SIGNED BY: _____

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

REPORT FROM THE SECRETARY #17-008

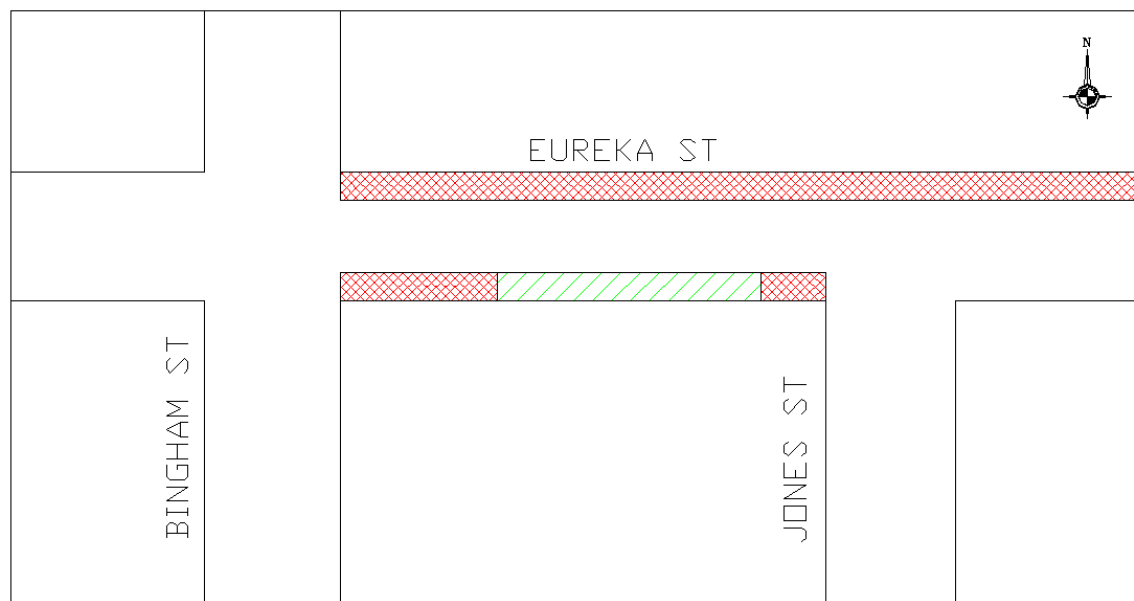
PARKING REGULATIONS: EUREKA STREET BETWEEN BINGHAM STREET AND JONES STREET

Due to the removal of Bingham Elementary School and construction of the new Sparrow Hospital Cancer Facility and parking structure, the Transportation Section of the Public Service Department's Engineering Division is updating the parking regulations along Eureka Street between Bingham Street and Jones Street.

Eureka Street is 36 feet wide with curb and gutter in this area. Parking along the north side of the street was prohibited between the hours of 7am and 4pm, School Days and parking along the south side was restricted to two hours between the hours of 8am and 6pm Monday through Friday except where prohibited near the intersections.

There is no longer a school near this location so it is proposed that the original parking restriction along the north side of the street be replaced with prohibited parking to be more consistent with the rest of Eureka Street. In addition, the parking prohibition on the south was extended east approximately 80' to accommodate trucks entering and exiting Sparrow's loading dock. This affects the parking in front of two residences. No parking signs have been installed in this area on a trial basis and it is recommended these parking prohibitions be made permanent (see diagram below)

PROPOSED PARKING REGULATIONS



 NO PARKING

 2 HR PARKING
8AM-6PM, MON-FRI

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 to change the existing parking regulations along Hosmer Street between Jerome Street and Vine Street; and

WHEREAS, the Transportation and Non-Motorized Section surveyed the occupants and owners of properties along Hosmer Street between Jerome Street and Vine Street; and

WHEREAS, based on the results of the survey, the Transportation and Non-Motorized Section recommends that parking along the east side of Hosmer Street between Jerome Street and Vine Street be restricted to two hours Monday – Friday from 8 am to 6 pm and parking along the west side remain unchanged; 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. 18-032, thereby authorizing the Transportation Engineer to regulate parking along Hosmer Street between Jerome Street and Vine Street;

BE IT FINALLY RESOLVED that Traffic Control Order No. 18-032 shall become effective when signed by the Transportation Engineer and filed with the City Clerk and the appropriate signs are installed.

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 18-032

FILE: Hosmer Street (200 north)

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Hosmer Street between Jerome Street and Vine Street has been made; and as a result of said investigation, it is hereby directed that:

On the east side of HOSMER STREET the following regulations shall apply:

Parking shall be prohibited from Jerome Street to 50 feet north of Jerome Street;

No vehicle shall remain parked for a period exceeding two (2) hours between the hours of 8:00 AM to 6:00 PM, Monday through Friday, from 50 feet north of Jerome Street to 55 feet south of Vine Street;

Parking shall be prohibited from 55 feet south of Vine Street to Vine Street;

On the west side of HOSMER STREET the following regulations shall apply:

Parking shall be prohibited from 100 feet south of Vine Street to 195 feet south of Vine Street;

The following Traffic Control Order(s) is/are hereby rescinded: n/a

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY: _____

DATE: _____

Andrew K Kilpatrick, P.E.
Transportation Engineer

RECEIVED FOR FILING: _____

SIGNED BY: _____

Date _____

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

REPORT FROM THE SECRETARY #17-006

PARKING REGULATIONS SURVEY: HOSMER STREET

The Transportation and Non-Motorized Section of the Public Service Department's Engineering Division received a request to change the existing parking regulations along Hosmer Street between Jerome Street and Vine Street. The request was made by a Hosmer Street resident based on the high amount of day time parking by non-residents and the difficulty it creates in exiting driveways and finding maneuvering along the street.

Hosmer Street between Jerome Street and Vine Street is 36 feet wide with curb and gutter and unrestricted parking along both sides of Hosmer Street except where prohibited along the west side of the street from 100 feet south of Vine Street to 192 feet south of Vine Street and along the east side of Hosmer Street from 45 feet south of Vine Street to Vine Street. (see **Existing Parking Regulations**)

A parking survey was sent to property owners / residents along Hosmer Street between Jerome Street and Vine Street with the following three options:

Option 1 – Keep the existing unrestricted parking on both sides of the street.

Option 2 – Prohibit parking on one side of the street.

Option 3 – Limit parking on one side of the street to two hour s.

Of the 15 surveys mailed, 3 responses were returned (20%). Of the surveys that were returned, one (33%) was in favor Option 2 and two (67%) were in favor of Option 3.

Based on the width of the street and the current parking use, It is recommended that parking along the east side of Hosmer Street between Jerome Street and Vine Street be restricted to two hour s Monday – Friday from 8 am to 6 pm and parking along the west side remain unchanged. (see **Proposed Parking Regulations**)

July 25, 2017

REPORT FROM THE SECRETARY #17-006

PARKING REGULATIONS SURVEY: HOSMER STREET

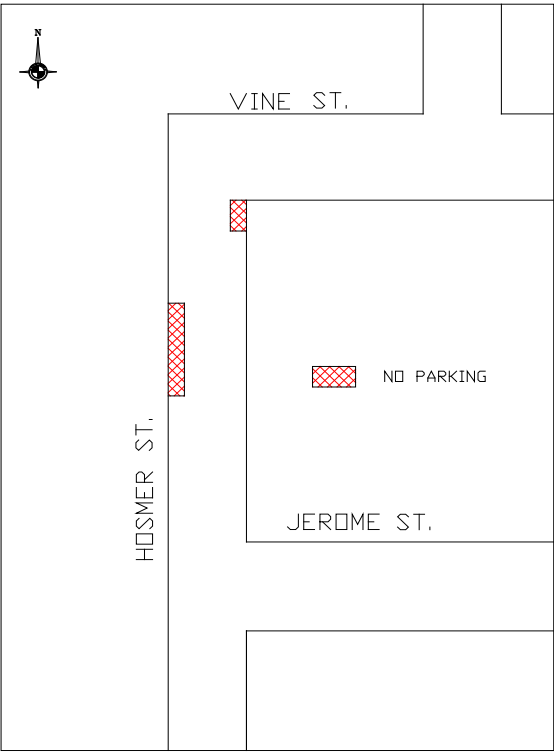
LOCATION DIAGRAM



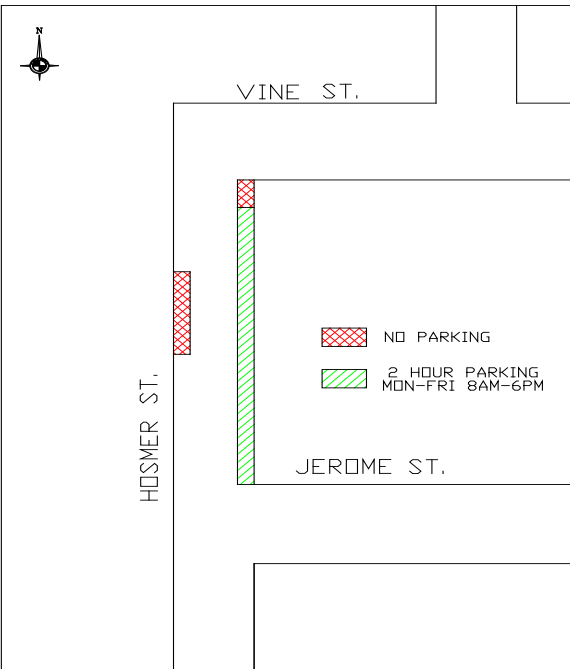
REPORT FROM THE SECRETARY #17-006

PARKING REGULATIONS SURVEY: HOSMER STREET

EXISTING PARKING REGULATIONS



PROPOSED PARKING REGULATIONS



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 Lansing School District to change traffic operations and parking at Gier Park School and modify the school bus loading zones at Pleasant View and Attwood schools;

WHEREAS, the changes would modify bus load zones at Pleasant View and Attwood School and implement a one way traffic flow from 7:45 – 8:15 a.m. and 3:00 – 3:45 p.m. Monday through Friday, school days, in a counter clockwise direction along Polly Avenue, Gier Street, and Winston Avenue in front of the school;

WHEREAS, the Transportation and Non-Motorized Section surveyed and investigated the properties at Gier Park School, Pleasant View School and Attwood School;

WHEREAS, based on the results of the survey, the Transportation and Non-Motorized Section concurs with the Lansing School District's requests and recommends that the changes be implemented as requested;

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. 18-033, 18-034, 18-035, 18-036, 18-037 & 18-038, thereby authorizing the Transportation Engineer to regulate traffic operations and parking along Attwood Drive near Attwood School, along Gier Street, Polly Avenue and Winston Avenue near Gier Park School, and along Pleasant Grove Road near Pleasant View School;

BE IT FINALLY RESOLVED that Traffic Control Order No. 18-033, 18-034, 18-035, 18-036, 18-037 & 18-038, shall become effective when signed by the Transportation Engineer and filed with the City Clerk and the appropriate signs are installed.

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 18-033

FILE: Attwood Drive

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Attwood Drive between Washington Avenue and Manor Drive has been made; and as a result of said investigation, it is hereby directed that:

On the north side of ATTWOOD DRIVE the following regulations shall apply:

Stopping, standing, and parking shall be prohibited between the hours of 7:00 AM and 4:00 PM, school days from Washington Avenue to Manor Drive;

On the south side of ATTWOOD DRIVE the following regulations shall apply:

Parking shall be prohibited from 785 feet west of Washington Avenue to 550 feet west of Washington Avenue except for buses in the process of boarding / deboarding;

Parking shall be prohibited from 550 feet west of Washington Avenue to Washington Avenue;

The following Traffic Control Order(s) is/are hereby rescinded: n/a

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY:

DATE:

Andrew K Kilpatrick, P.E.
Transportation Engineer

RECEIVED FOR FILING:

SIGNED BY:

Date _____

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 18-034

FILE: Pleasant Grove Road

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Pleasant Grove Road between Reo Road and Risdale Avenue has been made; and as a result of said investigation, it is hereby directed that:

On the east side of PLEASANT GROVE ROAD the following regulations shall apply:

Parking shall be prohibited from Reo Road to 50 feet north of Reo Road;

Parking shall be prohibited from 530 feet north of Reo Road to 612 feet north of Reo Road;

Stopping, standing, parking shall be prohibited from 225 feet south of Risdale Avenue to 25 feet north of Risdale Avenue except for buses in the process of boarding / debarking;

On the west side of PLEASANT GROVE ROAD the following regulations shall apply:

Parking shall be prohibited from Risdale Avenue to 50 feet south of Risdale Avenue;

Parking shall be prohibited from 56 feet north of Reo Road to Reo Road;

The following Traffic Control Order(s) is/are hereby rescinded: <n.a.>

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY: _____

DATE: _____

Andrew K Kilpatrick, P.E.
Transportation Engineer

RECEIVED FOR FILING: _____

SIGNED BY: _____

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 18-035

FILE: Gier Street

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Gier Street between Polly Avenue and Winston Avenue has been made; and as a result of said investigation, it is hereby directed that:

On the north side of GIER STREET the following regulations shall apply:

Stopping, standing, parking shall be prohibited between the hours of 7:00 AM and 4:00 PM, school days, except buses in the process of boarding / debarking;

On the south side of GIER STREET the following regulations shall apply:

Stopping, standing, parking shall be prohibited between the hours of 7:00 AM and 4:00 PM, school days;

The following Traffic Control Order(s) is/are hereby rescinded: n/a

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY: _____

DATE: _____

Andrew K Kilpatrick, P.E.
Transportation Engineer

RECEIVED FOR FILING: _____

SIGNED BY: _____

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 18-036

FILE: Polly Avenue

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Polly Avenue between Thomas Street and Gier Street has been made; and as a result of said investigation, it is hereby directed that:

Parking shall be prohibited on the west side of POLLY AVENUE from Gier Street to Thomas Street between the hours of 7:00 AM and 4:00 PM, school days;

The following Traffic Control Order(s) is/are hereby rescinded: n/a

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY: _____

DATE: _____

Andrew K Kilpatrick, P.E.
Transportation Engineer

RECEIVED FOR FILING: _____

SIGNED BY: _____

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 18-037

FILE: Gier Street / Polly Avenue / Winston Avenue

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Gier Street between Polly Avenue and Winston Avenue, Polly Avenue between Gier Street and Thomas Street, and Winston Avenue between Gier Street and Thomas Street has been made; and as a result of said investigation, it is hereby directed that:

All vehicular traffic on the following streets shall be required to travel one-way from 30 minutes prior to the start and end of a school day to 15 minutes after the start and end of a school day:

On GIER STREET, westbound, from Polly Avenue to Winston Avenue;

On POLLY AVENUE, northbound, from Thomas Street to Gier Street;

On WINSTON AVENUE, southbound, from Gier Street to Thomas Street;

The following Traffic Control Order(s) is/are hereby rescinded: n/a

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY: _____

DATE: _____

Andrew K Kilpatrick, P.E.
Transportation Engineer

RECEIVED FOR FILING: _____

SIGNED BY: _____

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 18-038

FILE: Gier Street / Polly Avenue / Winston Avenue

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Gier Street between Polly Avenue and Winston Avenue, Polly Avenue between Gier Street and Thomas Street, and Winston Avenue between Gier Street and Thomas Street has been made; and as a result of said investigation, it is hereby directed that:

All vehicular traffic on GIER STREET between Polly Avenue and Winston Avenue shall be required to travel one-way west between the hours of 7:45 AM and 8:15 AM, 3:00 PM and 3:45 PM, Monday through Friday, school days;

All vehicular traffic on POLLY AVENUE between Thomas Street and Gier Street shall be required to travel one-way north between the hours of 7:45 AM and 8:15 AM, 3:00 PM and 3:45 PM, Monday through Friday, school days;

All vehicular traffic on WINSTON AVENUE between Gier Street and Thomas Street shall be required to travel one-way south between the hours of 7:45 AM and 8:15 AM, 3:00 PM and 3:45 PM, Monday through Friday, school days;

The following Traffic Control Order(s) is/are hereby rescinded: n/a

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY:

DATE:

Andrew K Kilpatrick, P.E.
Transportation Engineer

RECEIVED FOR FILING:

SIGNED BY:

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

REPORT FROM THE SECRETARY #17-007

TRAFFIC OPERATION & PARKING CHANGES:
ATTWOOD, GIER PARK AND PLEASANT VIEW SCHOOLS

The Transportation and Non-Motorized Section of the Public Service Department's Engineering Division received a request from the Lansing School District to change traffic operations and parking at Gier Park School and modify the school bus loading zones at Pleasant View and Attwood schools.

Gier Park School

The Lansing School District requests that traffic around the school be restricted to one way operation from 7:45 - 8:15 am and 3:00 - 3:45 pm Monday through Friday, school days as follows: Polly Avenue from Thomas Street to Gier Street (northbound), Gier Street from Polly Avenue to Winston Avenue (westbound) and Winston Ave from Gier Street to Thomas Street (southbound). Polly Avenue and Gier Street are both 30' wide and Winston Avenue is 26' wide. The changes would create a one way flow pattern for traffic.

On the south side of Gier Street between Polly Avenue and Winston Avenue, there is no stopping, standing, or parking on Gier Street from 7 am to 4 pm, Monday through Friday, school days. On the north side of the Gier Street in the same section, the same restriction exists with an exemption for buses, to create a bus loading zone. Parking is unrestricted on Polly Avenue and Winston Avenue between Thomas Street and Gier Street. The request is to prohibit parking on the west side of Polly Avenue and the east side of Winston Avenue between Gier and Thomas Streets. This change would eliminate the current issues caused by parking on both sides of street near the school. (see sketch on page 3).

Pleasant View School

The Lansing School District requests that the existing school bus loading zone located along the east side of Pleasant Grove Road at Pleasant View School be moved to the north to eliminated issues resulting from parents dropping off and picking up in the current bus loading zone. This would also allow parent drop off and pick up of students nearer to the school building. The new school bus loading zone will be located along the east side of Pleasant Grove Road from 25 feet north of Risdale Avenue to 225 feet south of Risdale Avenue. (see sketch on page 4)

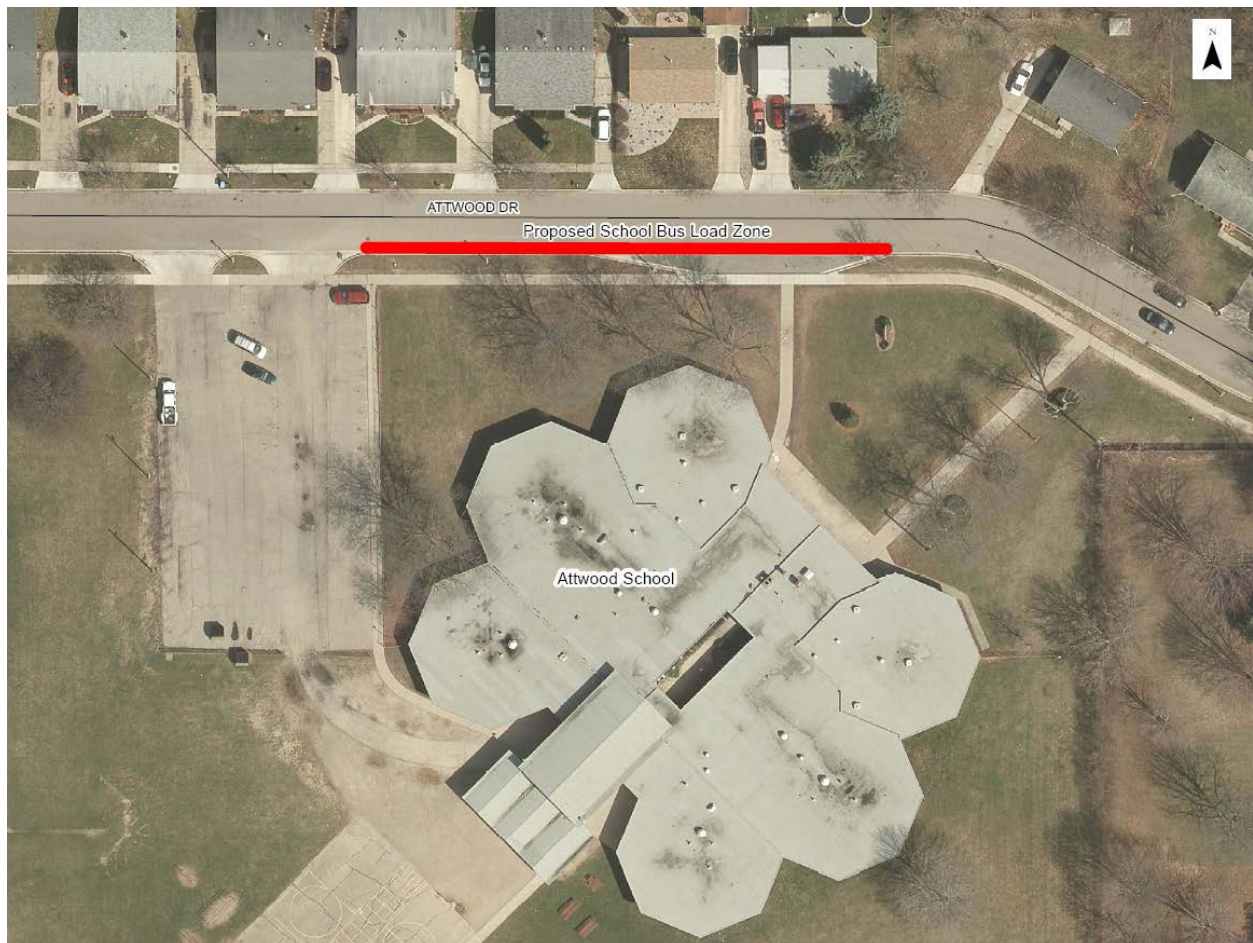
REPORT FROM THE SECRETARY #17-007

TRAFFIC OPERATION & PARKING CHANGES:
ATTWOOD, GIER PARK AND PLEASANT VIEW SCHOOLS

Attwood School

The existing school bus loading zone at Attwood School is located along the south side of Attwood Drive from 730 feet east of Manor Drive to 830 feet east of Manor Drive. The Lansing School District has requested that the existing school bus loading zone be extended to accommodate the number of buses that pick up and drop off students at the school. It is recommended that the existing school bus loading zone be extended 160 feet to the west. (see sketch below)

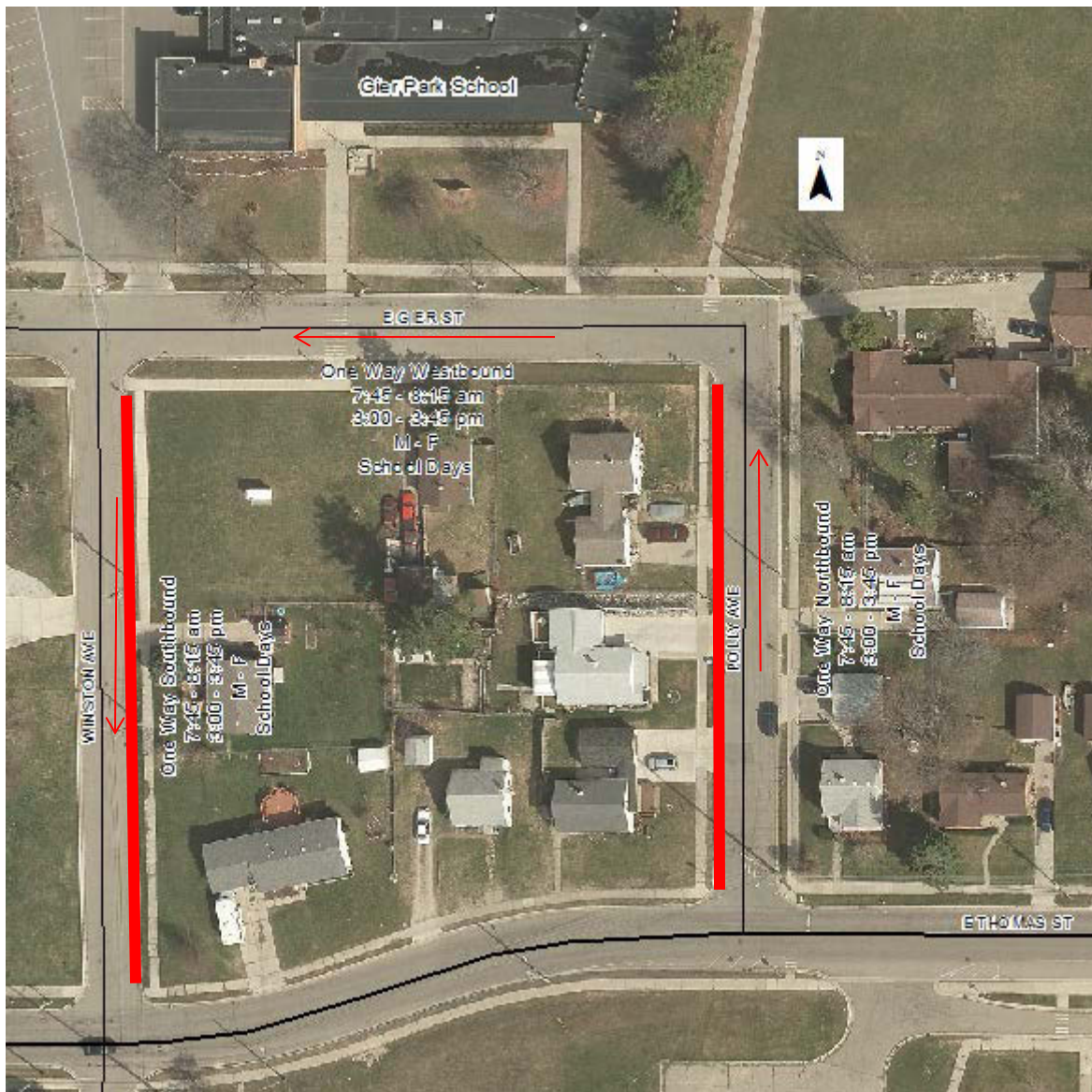
PROPOSED EXTENDED SCHOOL BUS LOADING ZONE:
ATTWOOD SCHOOL



REPORT FROM THE SECRETARY #17-007

TRAFFIC OPERATION & PARKING CHANGES:
ATTWOOD, GIER PARK AND PLEASANT VIEW SCHOOLS

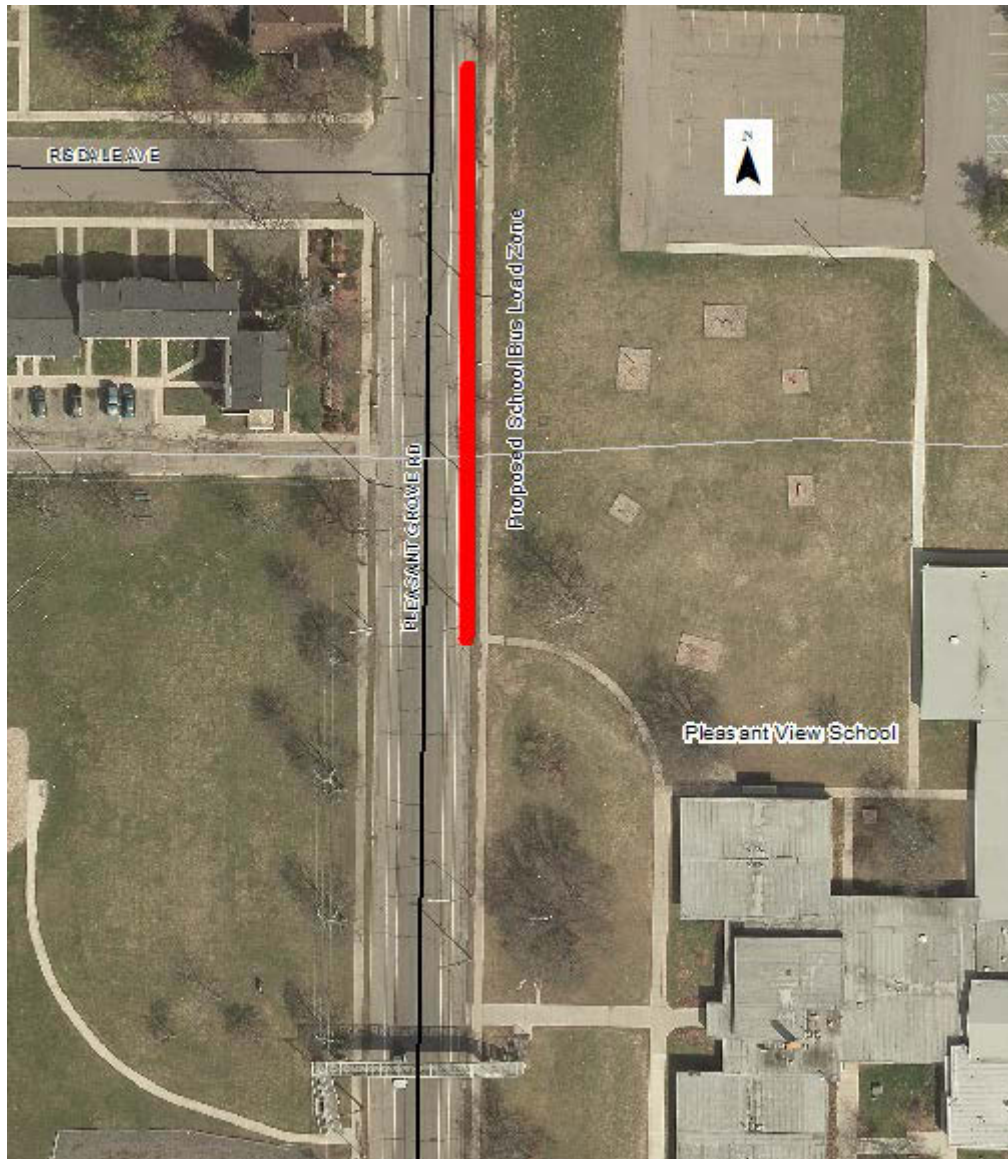
PROPOSED ONE WAY CIRCULATION PATTERN AND PARKING RESTRICTIONS:
GIER PARK SCHOOL



REPORT FROM THE SECRETARY #17-007

TRAFFIC OPERATION & PARKING CHANGES:
ATTWOOD, GIER PARK AND PLEASANT VIEW SCHOOLS

PROPOSED RELOCATED SCHOOL BUS LOADING ZONE:
PLEASANT VIEW SCHOOL



August 7, 2017

REPORT FROM THE SECRETARY #17-007

TRAFFIC OPERATION & PARKING CHANGES:
ATTWOOD, GIER PARK AND PLEASANT VIEW SCHOOLS

Recommendation

The Transportation and Non-Motorized Section concurs with the Lansing School District's requests and recommends that the changes be implemented as requested.

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 a resident to prohibit parking along the west side of Stafford Avenue in front of 4614 Stafford Avenue; and

WHEREAS, the Transportation and Non-Motorized Section installed no parking signs, on a trial basis, along the west side of Stafford Avenue in front of 4614 Stafford Avenue; and

WHEREAS, the Transportation and Non-Motorized Section recommends that the prohibited parking at this location remain in place for a maximum period of 15 years or until that time which it is no longer necessary; 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. 18-039, thereby authorizing the Transportation Engineer to regulate parking along the west side of Stafford Avenue in front of 4614 Stafford Avenue;

BE IT FINALLY RESOLVED that Traffic Control Order No. 18-039 shall become effective when signed by the Transportation Engineer and filed with the City Clerk and the appropriate signs are installed.

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: TCO 18-039

FILE: Stafford Avenue

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Stafford Avenue has been made; and as a result of said investigation, it is hereby directed that:

On the west side of STAFFORD AVENUE the following regulations shall apply:

Parking shall be prohibited from 155 feet south of Potter Avenue to 210 feet south of Potter Avenue;

The following Traffic Control Order(s) is/are hereby rescinded: <n.a.>

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY: _____

DATE: _____

Andrew K Kilpatrick, P.E.
Transportation Engineer

RECEIVED FOR FILING: _____

SIGNED BY: _____

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

REPORT FROM THE SECRETARY #17-010

PARKING REGULATIONS: 4614 STAFFORD AVENUE

The Transportation Section of the Public Service Department's Engineering Division received a request from Cindy Thomas, a resident at 4614 Stafford Avenue, to prohibit parking along the west side of Stafford Avenue in front of her property to allow for unrestricted school bus pick up and drop off of her special needs child. She indicated that on multiple occasions vehicles have been parked in front of her house, making it difficult for the bus to pick up or drop off her child.

Stafford Avenue is 30 feet wide with asphalt overlaid curb and gutter in this area. Parking is unrestricted along both sides of Stafford Avenue. The requested parking prohibition is the width of Ms. Thomas' property; the west side of Stafford Avenue from 155 feet south of Potter Avenue to 210 feet south of Potter Avenue. (see diagram below).

No parking signs have been installed on a trial basis at this location and it is recommended that the parking prohibition remain in place for a maximum period of 15 years or until that time which it is no longer necessary.





Lansing Medical Marihuana Commission

To: Council President Wood
Vice President Washington
Councilmembers Dunbar, Garza, Hussain, Jackson, Spadafore
and Spitzley

From: City of Lansing Medical Marihuana Commission

Re: Recommendations to the Lansing City Council

The Lansing Ordinance Chapter 1300.03(f) states “The Commission may propose changes to this chapter to the City Council and may recommend rules and regulations related to this chapter for Council approval.”

The Medical Marihuana Commission would like to propose the following changes to this chapter:

- Increase the number of Medical Marihuana provisioning center licenses based upon the City of Lansing population.
- Amend the ordinance to allow the top twenty applicants to receive a license while appeals are in progress. A successful appeal that results in a score within the top twenty-licensee range would receive a license even if the cap on licenses has already reached the maximum number.
- Review ordinance language for clarity and consistency with State of Michigan Medical Marihuana law.
- Amend the ordinance to make property improvement and City of Lansing community involvement required for licensure.

CC: Mayor Schor
Lansing City Clerk

THIS ITEM NOT AVAILABLE AT TIME OF PRINT

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XV B 1

RECEIVED

2018 OCT 12 PM 2:59
LANSING CITY CLERK**CITY OF LANSING AFFIDAVIT OF DISCLOSURE**

TO: CITY CLERK

DATE: 9/17/18

I Shannon Thielen make the following disclosure under oath:
(Name)

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

☐ Yes ☐ No

1 ☒ I am an ☐ elected or ☐ appointed ☒ officer or ☐ employee of the City of Lansing holding the position of Detective in the Police Department

☐ ☒ I am an immediate family member related to an elected or appointed officer or employee of the City of Lansing named _____, holding the position of _____ in the _____ Department

☐ ☒ I am a Business Associate of an elected or appointed officer or employee of the City of Lansing named _____ holding the position of _____ in the _____ Department.

2 ☐ ☒ I may derive income or benefit directly or indirectly from the bidding of, negotiation of, solicitation of or entry into a contract with the City or from and City action detailed below. (Charter 5-505.1)

☐ ☒ I may have a conflict between a personal interest and the public interest, the nature of which is disclosed below. (Charter 5-505.2) [Chapter 290.04(I) of the Code of Ordinances]

☐ ☒ I may have a financial interest in a matter proposed to be acted upon by the City of Lansing as described below. [Chapter 290.04(I) of the Code of Ordinances]

☐ ☒ I make this disclosure because of a possible appearance that I may be in violation of or in conflict with the City of Lansing Ethics Ordinance as provided for in the Code of Ordinances and in the City Charter.

3 My City of Lansing position is:

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

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

Some, but not all of the crafts I make are police related. The items will only be made and sold off duty. I will not be utilizing any law enforcement powers while making and/or selling the crafts. Making and/or selling the crafts will not interfere with my primary law enforcement duties, call backs or court because I can make my own schedule. The crafts that contain police related content are created in a respectful manner that promote police in a positive light. The crafts are well made and can help facilitate pride and a sense of unity among officers, retired officers, friends and family. Positive police representation within the home can help to strengthen the relationship within the community. I have not sold any crafts yet and have only created mock-ups. If approved, I will then apply for the proper license(s).

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

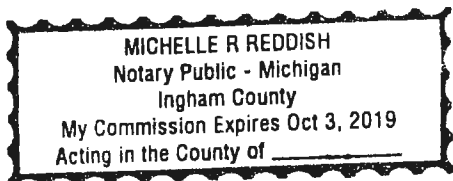
The foregoing Affidavit of Disclosure was executed on this 17th day of September, 2018.

[Signature]

State of Michigan, County of [Signature]

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

[Signature]
Notary Public or Deputy Clerk
County, Michigan
My Commission Expires: 10-3-19



ATTACHMENT TO AFFIDAVIT OF DISCLOSURE

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

- What is the form of your business entity and what percentage do you own
Crafts
100%
- Are you self-employed? Yes
- Who is your employer, if applicable? _____

- What are the things you actually do in the business? _____
Make crafts and eventually sell them

- Who are your clients and who receives your goods or services? _____
People who like my crafts

- How and where are your services performed? My crafts will mostly
be sold through word of mouth or on-line sales.
Selling at a craft show is a possibility as well
- How often do you do outside work? Randomly, just when I
have extra time, outside of work + family life. Not
usually more than 10 hrs/week.

Does your business or employer contract with the City? No

- In performing your business or outside employment, do you use any City facilities or equipment?

No If so, describe: _____

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

Possibly - If anyone living/working in the City wants to buy something

- Does your business advertisement or circulars, if any, contain any reference to the City or your City employment? Some of the crafts say "Lansing Police" or

"LPD" but NOT the advertisement or circulars

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

examples of mock-ups of the crafts

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

LANSING CITY CHARTER

(excerpt)

5-505 CONFLICT OF INTEREST

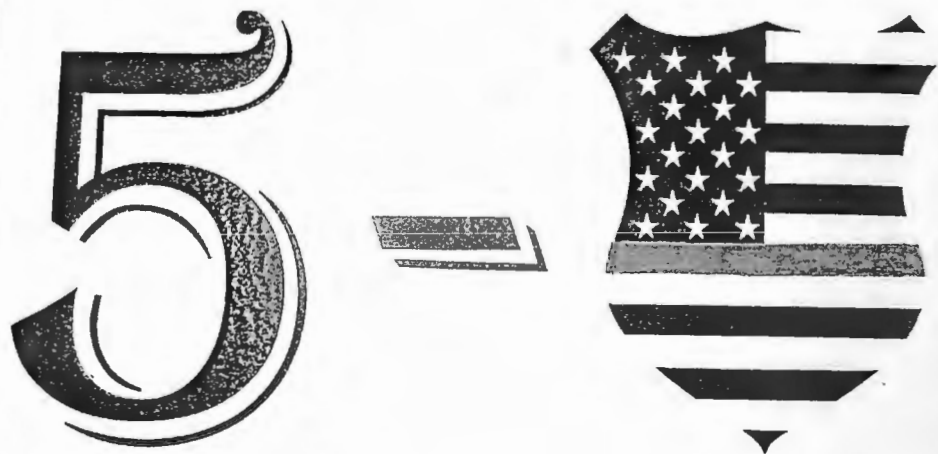
.1 At least ten (10) days prior to the first of any of the events set forth in (A), (B), (C), (D), and (E) below, a City officer or employee who may derive any income or benefit, directly or indirectly, from a contract with the City or from any City action, shall file an affidavit with the City Clerk detailing such income and benefit to be derived:

- (A) The bidding of the contract;
- (B) The negotiation of the contract;
- (C) The solicitation of the contract;
- (D) The entry into the contract;
- (E) Any City action by which the City officer or employee may derive any income or benefit, directly or indirectly.

The above provisions shall not apply to individual or collective bargaining agreements pursuant to which a City officer or employee directly or indirectly receives income or benefits in the form of official remuneration as an officer or employee, or any City action pursuant to which a City officer or employee directly or indirectly receives income or benefit as a member of the public at large or any class thereof. At the first regularly scheduled City Council meeting following the filing of an affidavit pursuant to this section, the City Clerk shall notify the City Council of such filing. In particular cases and for good cause shown, the Board may waive the ten (10) day prior notice requirement contained herein.

.2 An officer or employee who has any other conflict between a personal interest and the public interest as defined by State law, this Charter, or ordinance shall fully disclose to the City Attorney the nature of the conflict.

.3 Except as provided by law, no elective officer, appointee or employee of the City may participate in, vote upon or act upon any matter if a conflict exists.



Shannon Thielen -
Supplemental Employment
Request
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Shannon Thielen -

Supplemental Employment
Request

RECEIVED OCT 09 2018

DAASI HAMENJIMANA

915 VINE, ST

LANSING, MI 48912

HOME NUMBER: 517-505-4583; 517 303-2561; 517 802-0345

ISARC, JUMMY NURU ABELI ISAIE SHUKRANI

I am denying the Claim for \$395.00.

A handwritten signature in blue ink, appearing to be "Isarc", written over several horizontal lines.



RECEIVED JUL 06 2018

OCA
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City of Lansing

OFFICE OF THE CITY ATTORNEY

1592

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: Odasi Hamenyimana DATE: 07/06/2018MAILING ADDRESS: 915 Vine St EMAIL: _____CITY: Lansing STATE: MI ZIP CODE: 48912TELEPHONE: Home (517-303-2561) 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: 915 Vine St PARCEL NO. ~~not~~ not sureDATE OF INCIDENT: 6/28/2018 AMOUNT YOU WERE BILLED: \$345.00TOTAL AMOUNT YOU ARE CONTESTING: \$345.00TYPE OF ASSESMENT: Grass and 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.

The grass on my property was
cut on the 28 of June 2018.

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>

RECEIVED JUL 06 2018

UCA
TR



CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

DUE DATE: 07/28/2018

INVOICE

07/02/2018

TOTAL AMOUNT DUE

\$ 395.00



Bill To:

ODASI HAMENYIMANA & EVA HARIMENSHI

915 VINE ST

LANSING, MI 48912-1527

Invoice Number	Record No.	Address	Amount Due
00115419	E18-04866	915 VINE ST	\$395.00
06/28/2018			
Grass and Weeds - Admin Fee			
Grass and Weeds - Contractor C			

TOTAL DUE:

\$395.00

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



OFFICE OF THE CITY ATTORNEY
124 West Michigan Avenue
Fifth Floor, City Hall
Lansing, Michigan 48933

ANK

Odasi Hamenyimana
915 Vine Street
Lansing, MI 48912

GRAND RAPIDS MI 495

19 SEP 2018 PM 6 L



SCANNED

NIXIE 482 7E 1 2210/04/18

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

BC: 48933168999 *2107-02463-19-44

48933-16899915





City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

September 19, 2018

Odasi Hamenyimana
915 Vine Street
Lansing, MI 48912

Re: Claim – 915 Vine St.

Dear Mr. Hamenyimana:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$330.00 for property located at 915 Vine 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

RECEIVED AUG 22 2018

DATE: 8/20/2018

10:15am

1592

PPN: 33-01-01-15-152-141
DATE SUBMITTED: 06/12/2018
ADDRESS OF VIOLATION: 915 Vine Street
LISTED TAXPAYER OF RECORD: Odasi Hamenyimana & Eva Harimenshi
OTHER TAXPAYER OF RECORD:
CLAIMANT: Hamenyimana, Odasi
CLAIMANT'S ADDRESS: 915 Vine Street
Lansing, MI 48912
TYPE OF ACTIONS CONTESTED: Grass Mowing
VIOLATION DATE: 6/12/2018
NOTIFICATION DATE: 6/12/2018
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$330.00
CONTRACTOR NAME - INVOICE NO. - DATE: Tomlinson 18-G0009
6/22/2018
AMOUNT OF CLAIM:

ADDITIONAL ACTIONS CONTESTED:

VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT:
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE - INVOICE NO.:

HISTORY:

Grass
Violation
6/12/2018

CITATIONS IN PREVIOUS YEARS:

Grass Violation 5/27/2016	Trash Violation 7/19/2016	Grass Violation 7/19/2016	Trash Violation 11/17/2016
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CLAIMANT'S CIRCUMSTANCES:

See Attached

CODE OFFICER'S NOTES: This property was cited for a grass violation on 6/12/2018 with a compliance due date of 6/19/2018. The officer rechecked the property on 6/20/2018 it was still in violation and was submitted to the grass contractor. The grass contractor arrived on 6/22/2018 the property was still in violation as the pictures indicate and the property was mowed. Claimant is claiming they mowed the grass on the 28th of June but the contractor mowed the previous week. This office recommends denial of the claim.



RECEIVED JUL 06 2018

CCSA
FL

City of Lansing

OFFICE OF THE CITY ATTORNEY

1592

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: Odasi Hamenyimana DATE: 07/06/2018
MAILING ADDRESS: 915 Vine st EMAIL: _____
CITY: Lansing STATE: MI ZIP CODE: 48912
TELEPHONE: Home (517-303-2561) 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: 915 Vine st PARCEL NO. ~~not~~ not sure
DATE OF INCIDENT: 6/28/2018 AMOUNT YOU WERE BILLED: \$345.00
TOTAL AMOUNT YOU ARE CONTESTING: \$345.00
TYPE OF ASSESMENT: Grass and 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.

The grass on my property was
cut on the 28 of June 2018.

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>

RECEIVED JUL 06 2018

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CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

Bill To:

ODASI HAMENYIMANA & EVA HARIMENSHI

915 VINE ST

LANSING, MI 48912-1527

DUE DATE: 07/28/2018

INVOICE

07/02/2018

TOTAL AMOUNT DUE

\$ 395.00



Invoice Number	Record No.	Address	Amount Due
00115419	E18-04866	915 VINE ST	\$395.00

06/28/2018

Grass and Weeds - Admin Fee

Grass and Weeds - Contractor C

TOTAL DUE:

\$395.00

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

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By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made online or in person Monday thru Thursday 8:00 a.m. - 4:30 p.m., at the above address or by mail



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: 06/28/2018
 Due Date: 07/28/2018
 Pay Invoice In Full



ODASI HAMENYIMANA & EVA HARIMENSHI
 915 VINE ST
 LANSING MI 48912-1527

Inv Number: 00115419
 Parcel: 33-01-01-15-152-141
 Address: 915 VINE ST

Parcel: 33-01-01-15-152-141

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00115419		E18-04866	915 VINE ST	\$395.00
Fee Details:				Balance
Quantity	Description			
1.000	Grass and Weeds - Admin Fee			\$ 265.00
2.000	Grass and Weeds - Contractor Cha			\$ 130.00
Total Amount Due				\$ 395.00

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

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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



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

Weeds Authorization Form

Submitted to: David B Tomlinson on 06/20/2018

TAXPAYER: ODASI HAMENYIMANA & EVA HARIMENSHI, 915 VINE ST LANSING, MI 48912-1527

Location of Work:

Enf Num: E18-04866

Address: 915 VINE ST

Lot No:

Description:

Parcel No: 33-01-01-15-152-141

Violation:

Grass & Weeds: Entire Yard *Grass and weeds must be below the 8" maximum allowed length.*

Estimated Time required to complete work: 2 hours

Warning Comment:

<NONE>

Submitted By: Jacob Odom (517) 483 4378

This action is authorized by the Manager of Code Compliance

Date work completed: 06-22-18

From:
David Tomlinson
2500 Pinch Hwy.
Charlotte, MI 48813

Bill To:
City Of Lansing
Office of Code Compliance
316 North Capitol Avenue
Lansing, MI 48933-1238

Vendor Number: V001476

Purchase Order No: 85084

Violation Type:	Grass and Weeds
Invoice Number:	18-G0009
Work Authorized:	Entire Lot
Location:	915 VINE ST
Location Description:	
Parcel Number:	33-01-01-15-152-141

Mowing Done by Tomlinson

TOTAL INVOICE \$130.00 (WORK ORDER STATES 2 HOURS)



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

GRASS AND WEEDS CORRECTION NOTICE

ODASI HAMENYIMANA & EVA HARIMENSHI or Current Occupant
915 VINE ST
LANSING, MI 48912-1527

Violation date: 06/12/2018

Violation Location: 915 VINE ST

Parcel No: 33-01-01-15-152-141

Compliance Due Date: 06/19/2018

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

Description

Grass & Weeds: Entire Yard *Grass and weeds must be below the 8" maximum allowed length.*

Any Premises or portion thereof on which there exists growth of grass and/or weeds exceeding eight inches in height located anywhere on the premises - which includes but not limited to front, side, rear, back yard, driveway, next to fences, between curb and sidewalk or next to vehicles - shall be deemed, and hereby declared to be a substandard premises and is subject to abatement pursuant to Section 302.4 of the Lansing Housing Code.

Failure to comply by the compliance due date will leave no alternative but to have the work completed by our contractor. All costs incurred, which consist of the contractors fees plus \$265.00 City service charge, shall be charged to you as an assessment 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.

Officer: Jacob Odom (517) 483 4378 Jacob.Odom@lansingmi.gov

Taxpayer's Copy





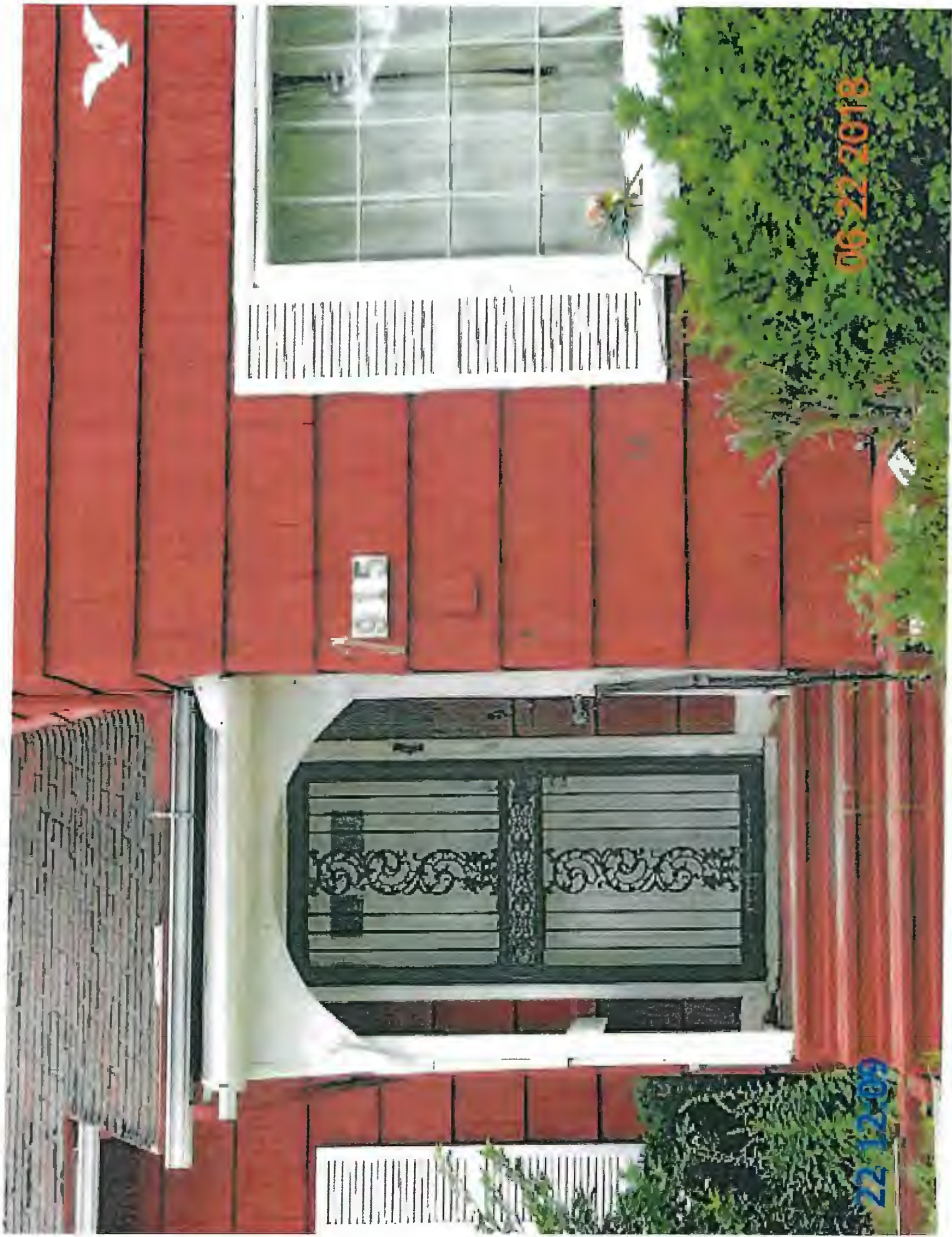
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06-22-2018

22-12-09

