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

***CORRECTED AGENDA FOR NOVEMBER 19, 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, November 19, 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 October 22 and November 5, 2018

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

V. TABLED ITEMS

VI. SPECIAL CEREMONIES

1. Recognition of the Graduates of the City of Lansing 2018 Citizens Academy

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 #75; 600 E. Michigan-Lansing LLC; Capital City Market at 600-636 E. Michigan Avenue, 117 S. Larch Street, 146-147 S. Larch Street, and 601-637 Barnard Street

2. In consideration of Brownfield Plan #54 Amendment 1; Y-Site LLC; Metro Place Project at 301 W. Lenawee Street

XIII. COUNCIL CONSIDERATION OF LEGISLATIVE MATTERS

A. REFERRAL OF PUBLIC HEARINGS

B. CONSENT AGENDA

1. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING

   a. Act-6-2018; Vacate LaBelle Street west of Edgewood Blvd.

2. BY THE COMMITTEE ON GENERAL SERVICES

   a. Claim Disposition; Claim #1603, Thomas Price for $2,711.50 in trash fees at 5818 Hughes Road

   b. Claim Disposition; Claim #1579, Nicholas Pena for $1,028 in trash fees at 1220 Shepard

3. BY THE COMMITTEE ON PUBLIC SAFETY

   a. Traffic Control Order No. 18-004 and 18-005; parking regulations along Maplehill Avenue and Fenton Street

   b. Traffic Control Order No. 18-010; traffic control at the intersection of Wilson Avenue and Young Avenue

   c. Traffic Control Order No. 18-011, 18-017, and 18-018; parking regulations along Dodge River Drive, James Street, and Black Court

   d. Traffic Control Order No. 18-012; parking regulations along Shiawassee Street from west of Cedar Street to east of Larch Street

   e. 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

   f. Traffic Control Order No. 18-015; parking regulations along Eureka Street between Bingham Street and Jones Street

   g. Traffic Control Order No. 18-032; parking regulations along Hosmer Street between Jerome Street and Vine Street

h. Traffic Control Order No. 18-033, 18-034, 18-035, 18-036, 18-037, and 18-038; traffic operations and parking regulations along Gier Street near Attwood School; Polly Avenue and Winston Avenue near Gier Park School; and along Pleasant Grove Road near Pleasant View School

i. Traffic Control Order No. 18-039; parking regulations along the west side of Stafford Avenue in front of 4614 Stafford Avenue

j. Traffic Control Order No. 18-042; parking regulations along Townsend Street between Allegan Street and Washtenaw Street

4. BY THE COMMITTEE OF THE WHOLE

a. Setting a Public Hearing in consideration of Sale of City Property; Miller Road Center, 6025 Curry Lane to Capital Area Soccer League

C. RESOLUTIONS FOR ACTION

1. BY THE COMMITTEE ON WAYS AND MEANS

a. Grant Acceptance; FY 2019 Bulletproof Vest Partnership Grant

D. REPORTS FROM COUNCIL COMMITTEES

E. ORDINANCES FOR INTRODUCTION and Setting of Public Hearings

F. ORDINANCES FOR PASSAGE

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

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. City Clerk Chris Swope joins National Election Security Pilot Project

2. Letter(s) from the Mayor re:

    a. Appointment; Sean N. Hammond as a Member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2020

    b. Appointment; Diane Sanborn as a Member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2022

    c. Appointment; Jason McCammon as a Member of the Michigan Avenue Corridor Improvement Authority for a term to expire June 30, 2022

    d. Appointment; James Tischler as a Business Owner Member of the Downtown Lansing, Inc. Board for a term to expire June 30, 2019

    e. Reappointment; Anita Turner as the 3rd Ward Member of the Medical Marihuana Commission for a term to expire November 27, 2022

    f. Act-9-2015; Aurelius and Cavanaugh Roads, Acquisition of Easements and Property

    g. Orders to Make Safe or Demolish; 2500 W. Jolly Rd.

    h. Orders to Make Safe or Demolish; 1414 Ballard St.

    i. Memorandum of Understanding; Amend the 2016-2019 Collective Bargaining Agreement Between the City of Lansing and Local No. 421 of the International Association of Fire Fighters (AFL-CIO)

    j. Ordinance to adopt the 2015 International Property Maintenance Code

B. COMMUNICATIONS AND PETITIONS, AND OTHER CITY RELATED MATTERS

1. Affidavit of Disclosure; Julie Thomas, Lansing Police Department

2. Affidavit of Disclosure; Robert Lance Lieter, Lansing Police Department

XVI. MOTION OF EXCUSED ABSENCE

XVII. REMARKS BY COUNCIL MEMBERS

XVIII. REMARKS BY THE MAYOR OR EXECUTIVE ASSISTANT

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

XX. ADJOURNMENT

Chris Swope

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 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 Suvdivision; 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*18'57E 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
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

DRAFT

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 actives 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).

DRAFT

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'.

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

PM ENVIRONMENTAL
Risk Well Managed

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Appendix D Documentation of Eligibility

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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 $6,106,645 Interest $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.

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.

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 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.

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.

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.

[Remainder of page intentionally left blank]

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

PM ENVIRONMENTAL Environmental & Engineering Services

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.

KEBS, 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: 92950.BND–PLT
SHEET 2 OF 2	

Appendix B

PM ENVIRONMENTAL Environmental & Engineering Services

PLOT PLAN

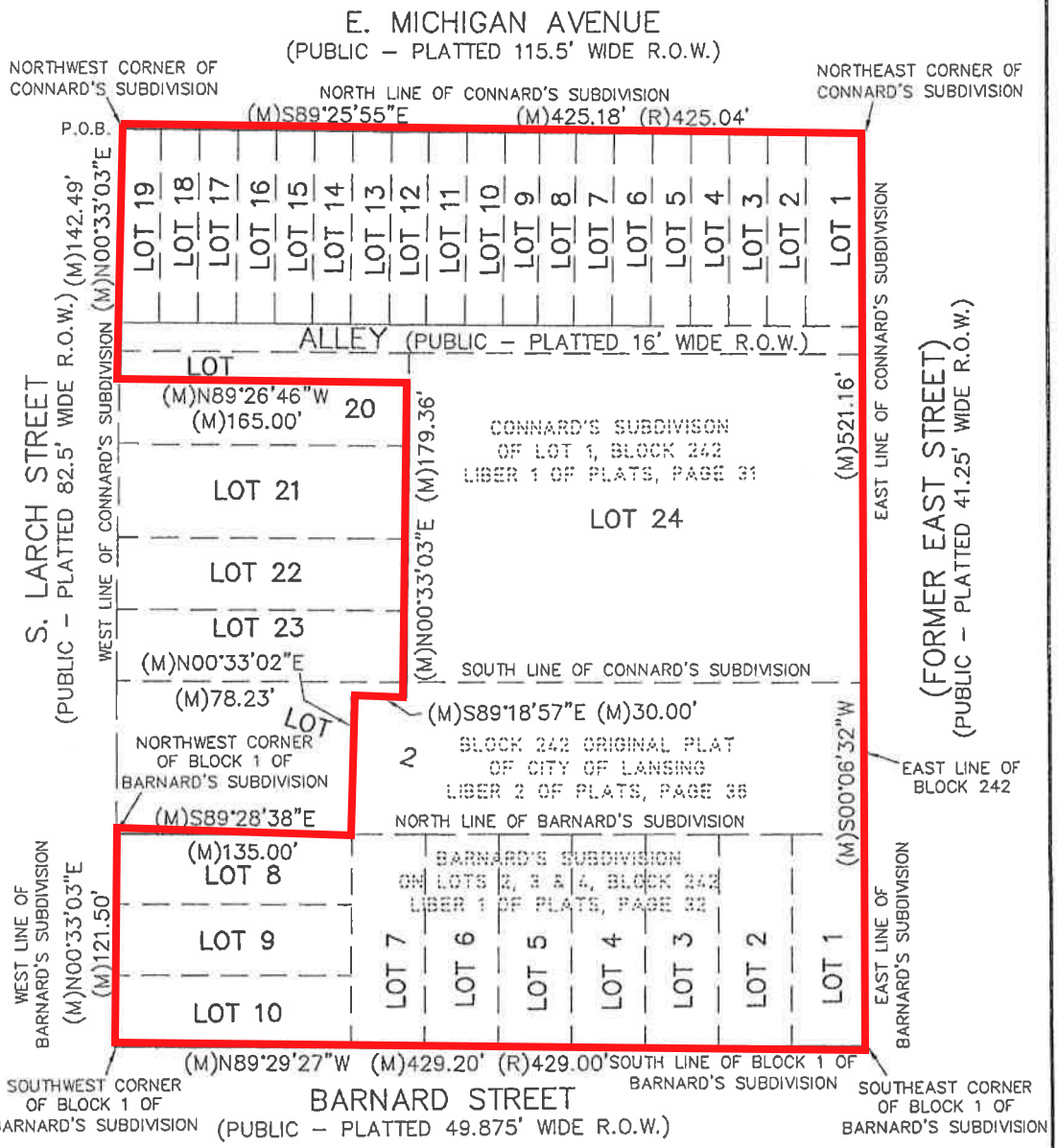
For:
Gillespie Group
600 E. Michigan–Lansing, LLC
330 Marshall Street
Lansing, MI 48912

Survey Address:
600 Michigan Avenue
Lansing, MI 48912

NOTES:
1. A LOT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
2. ALL EASEMENTS MAY NOT BE SHOWN.
3. ALL IMPROVEMENTS NOT SHOWN.

N

1" = 80'



This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

R = Recorded Distance
——— = Deed Line
—~—~— = Distance Not to Scale
▭ = Deck, Porch, Sidewalk, & Patio Areas

KEBS, INC.
KYES ENGINEERING
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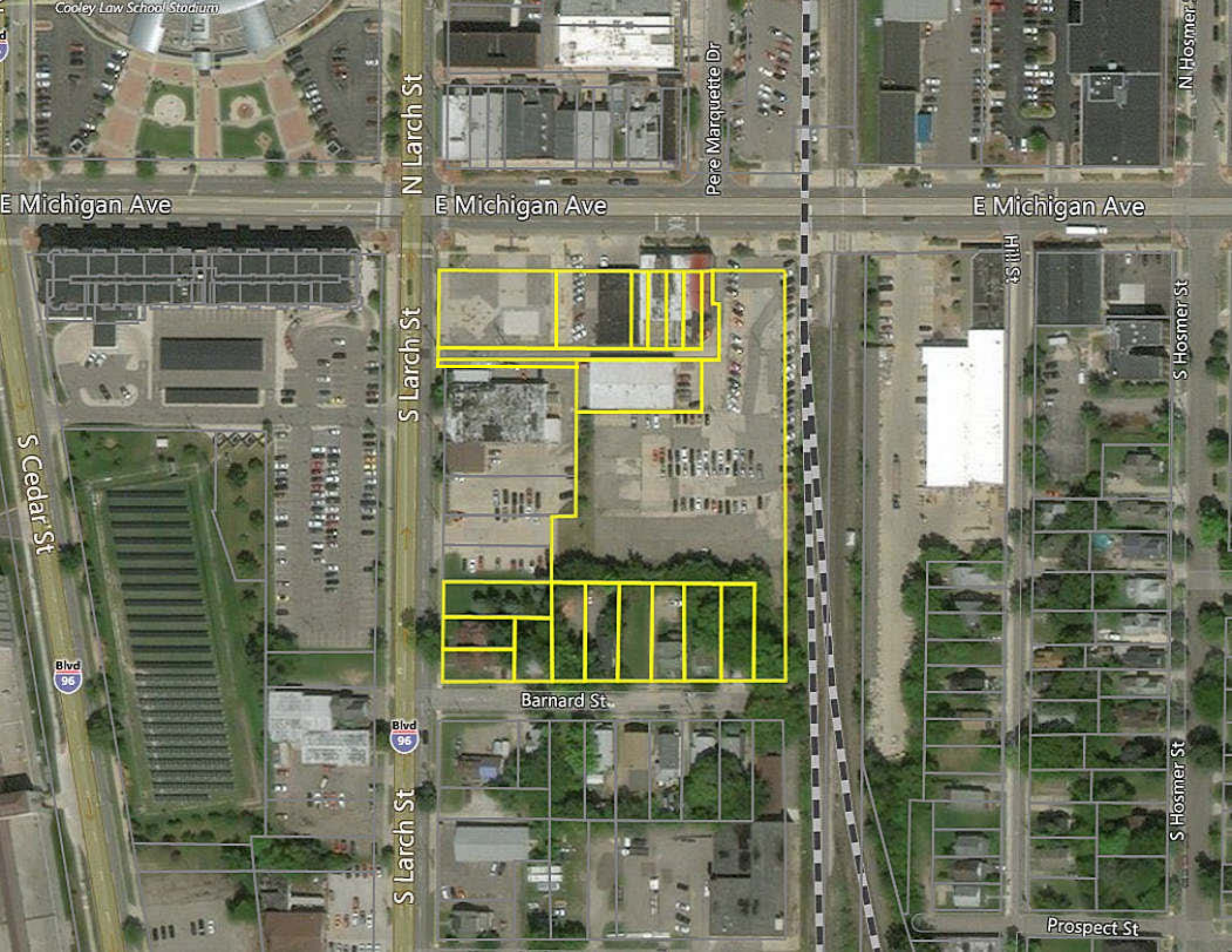
8-7-18

JEFFREY W. KYES
PROFESSIONAL ENGINEER
DATE
No. 46796

DRAWN BY KDB	SECTION 16, T4N, R2W
FIELD WORK BY ———	JOB NUMBER: 92950.BND–PLT
SHEET 1 OF 2	


Cooley Law School Stadium
N Larch St
Pere Marquette Dr
E Michigan Ave
E Michigan Ave
E Michigan Ave
Hill St
S Hosmer St
S Cedar St
S Larch St
Blvd
96
Barnard St
Blvd
96
S Larch St
S Hosmer St
Prospect St

Appendix C

PM ENVIRONMENTAL Environmental & Engineering Services

HOTEL
HOTEL
HOTEL
GILLESPIE GROUP
Integrated
Architecture

GILLESPIE GROUP Integrated Architecture

LARCH
MICHIGAN
CAPITAL CITY MARKET
COFFEE
CAPITAL CITY MARKET
CAPITAL
GILLESPIE GROUP
Integrated Architecture

Integrated Architecture

GILLESPIE GROUP

CONCEPT | site plan

scale 0' 30' 60' 120'

N

20171202 2 August 2018

600 E MICHIGAN AVE 1

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GILLESPIE GROUP

CONCEPT | aerial view from SE

20171202 2 August 2018

600 E MICHIGAN AVE

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GILLESPIE GROUP

CONCEPT | aerial view from SW

20171202 2 August 2018

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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 EJIW 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 contructed 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 Mirafi 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 (NAVD88)
CHISELED "X" IN SOUTHEAST FLANGE BOLT, UNDER "W" IN "EJIW", FIRE HYDRANT, SOUTHEAST QUADRANT OF LARCH STREET AND MICHIGAN AVENUE.

BENCHMARK #2 ELEV. = 844.33 (NAVD88)
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 (NAVD88)
CHISELED "X" IN SOUTHEAST FLANGE BOLT, UNDER "E" IN "EJIW", FIRE HYDRANT, 27' EAST OF EAST BUILDING LINE OF #628 E. MICHIGAN AVENUE AND 3' SOUTH OF SOUTH CURB LINE OF E. MICHIGAN AVENUE.

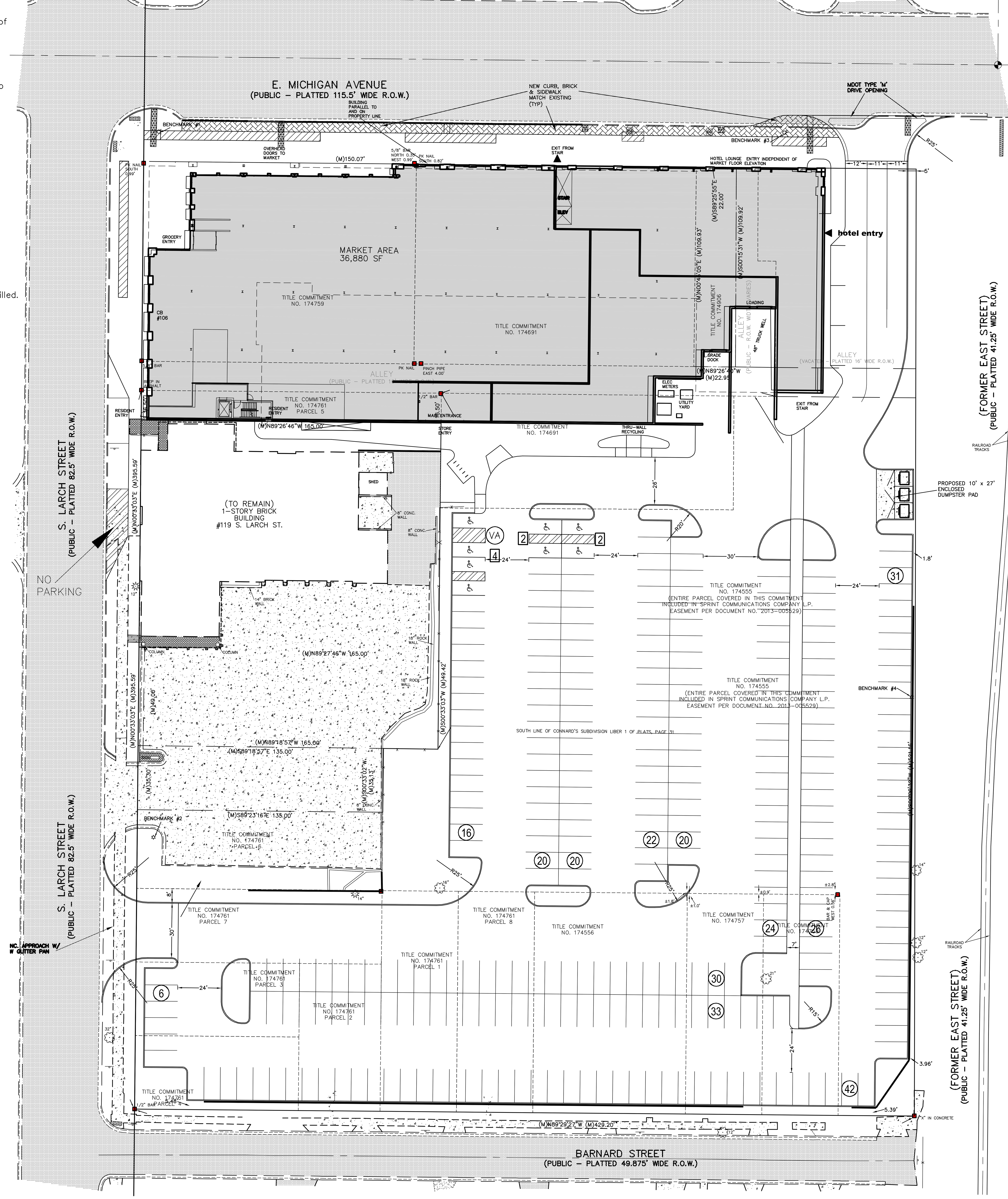
BENCHMARK #4 ELEV. = 850.66 (NAVD88)
NAIL IN WEST SIDE UTILITY POLE, ±85' SOUTH OF BUS SHELTER, ±350' SOUTH OF THE CENTERLINE OF MICHIGAN AVENUE, AND ±465' EAST OF CENTERLINE OF LARCH STREET.

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

LBWL 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 BWL STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR TO CONTACT THE BWL AT LEAST 72 HOURS PRIOR TO SCHEDULED SHUT OFFS TO COORDINATE SHUT DOWN AND TURN ON ACTIVITIES.
4. LBWL 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 FIXTURES.
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 LBWL WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED BY THE LBWL OR BY A LBWL APPROVED CONTRACTOR WITH A LBWL INSPECTOR ON-SITE.
8. A LBWL WATER SERVICE AGREEMENT SHALL BE PUT IN PLACE PRIOR TO CONSTRUCTION OF ANY WATER RELATED ITEMS.

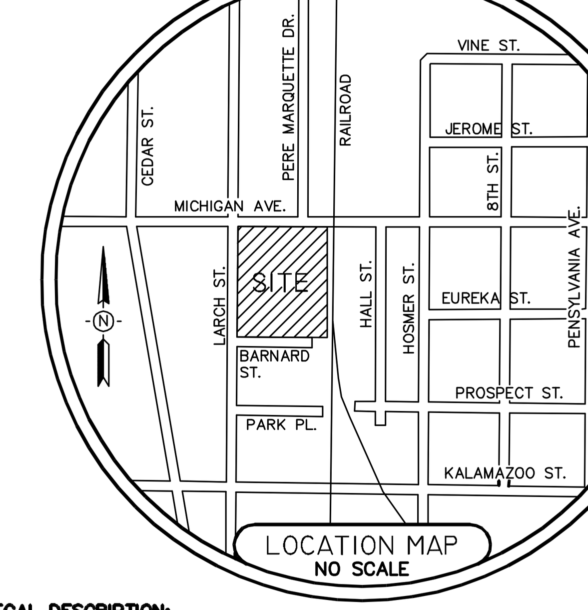


600 E. Michigan Project

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



SCALE 1" = 30'

0' 30' 60' 90'

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 West 77 feet; thence North 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 8 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 Barnards 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 Barnards Subdivision; thence West 42 feet to a point being the Southwest corner of said Lot 1, Block 1 of Barnards 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 Barnards Subdivision; thence West 251.21 feet to a point being the Northwest corner of Lot 7, Block 1 of Barnards Subdivision; thence North 78.62 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 195.9 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, 59.5 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 90°00'00" East, 161.04 feet, along the Northerly line of Lot 24; thence South 00°24'20" East, 62.63 feet; thence South 89°49'30" 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, drives 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 hoe–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

REVISIONS	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517–339–1014 FAX. 517–339–8047 Marshall Office Ph. 269–781–9800		
	600 E. Michigan Project COVER SHEET		
	SCALE: 1"= 30'	DESIGNER: JWK	APPROVED BY: JWK
	DATE: 4–2–18	PROJECT MGR. JWK	SHEET 1 OF 5
	AUTHORIZED BY: GILLESPIE GROUP		JOB #: 92950

I:\92\92950\dwg\E-92950.dwg, 9/4/2018 10:23:03 AM, kkalmbach

Appendix D

PM ENVIRONMENTAL Environmental & Engineering Services

PM ENVIRONMENTAL
Risk Well Managed

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

PM ENVIRONMENTAL
Risk Well Managed

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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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.

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		

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

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)		

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

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		

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

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		

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). **Groundwater:** Sampled **Soil Gas:** Not Sampled
	GW: (11.0-16.0)	VOCs, PNAs, and dissolved Cd, Cr and Pb		
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 PID = photoionization detector ppm = parts per million
Pb = Lead Cd = Cadmium 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;

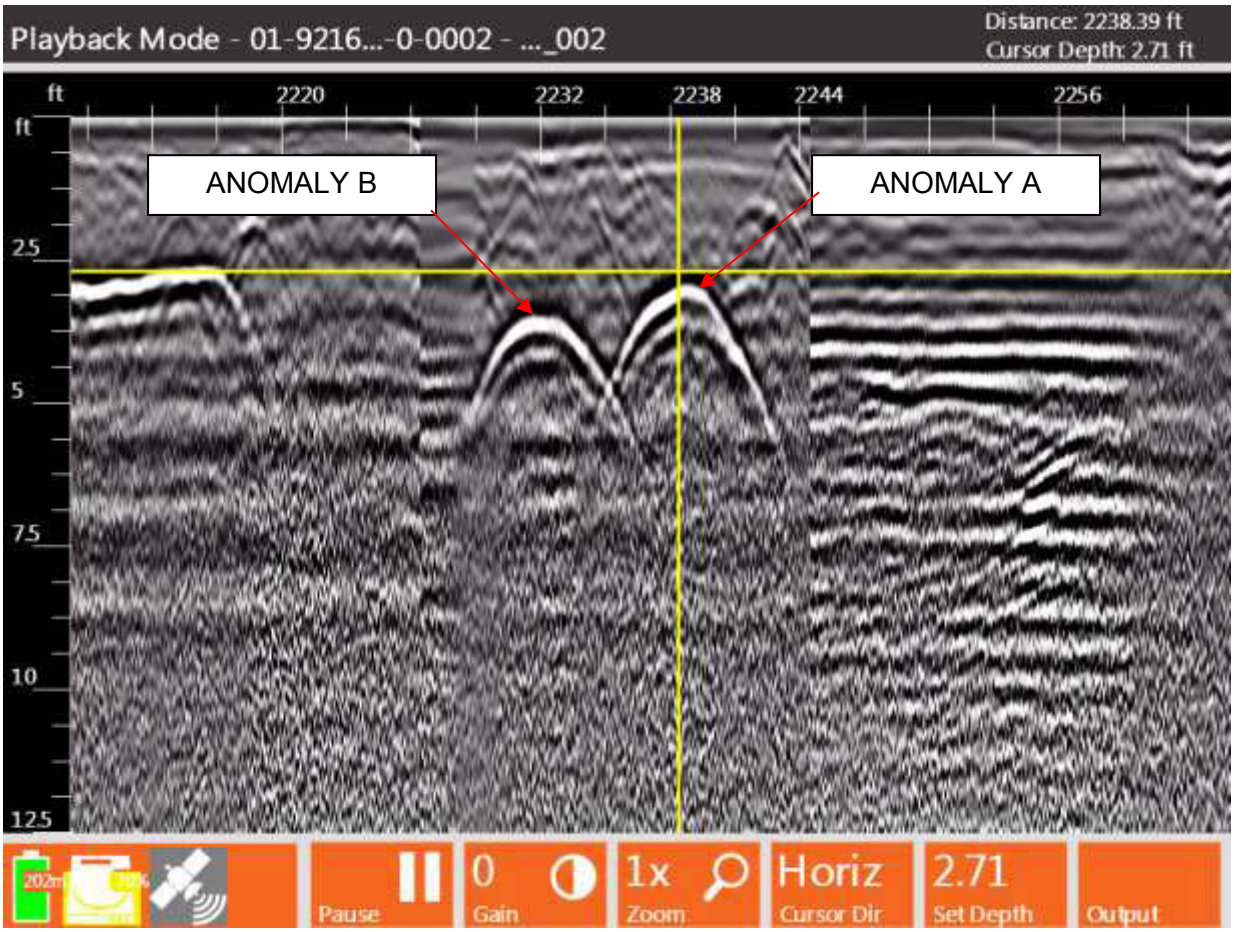
Three anomalies consistent with an orphan USTs were identified during the GPR survey.

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 (schonstedt) was used to verify that the anomaly was metallic in nature.

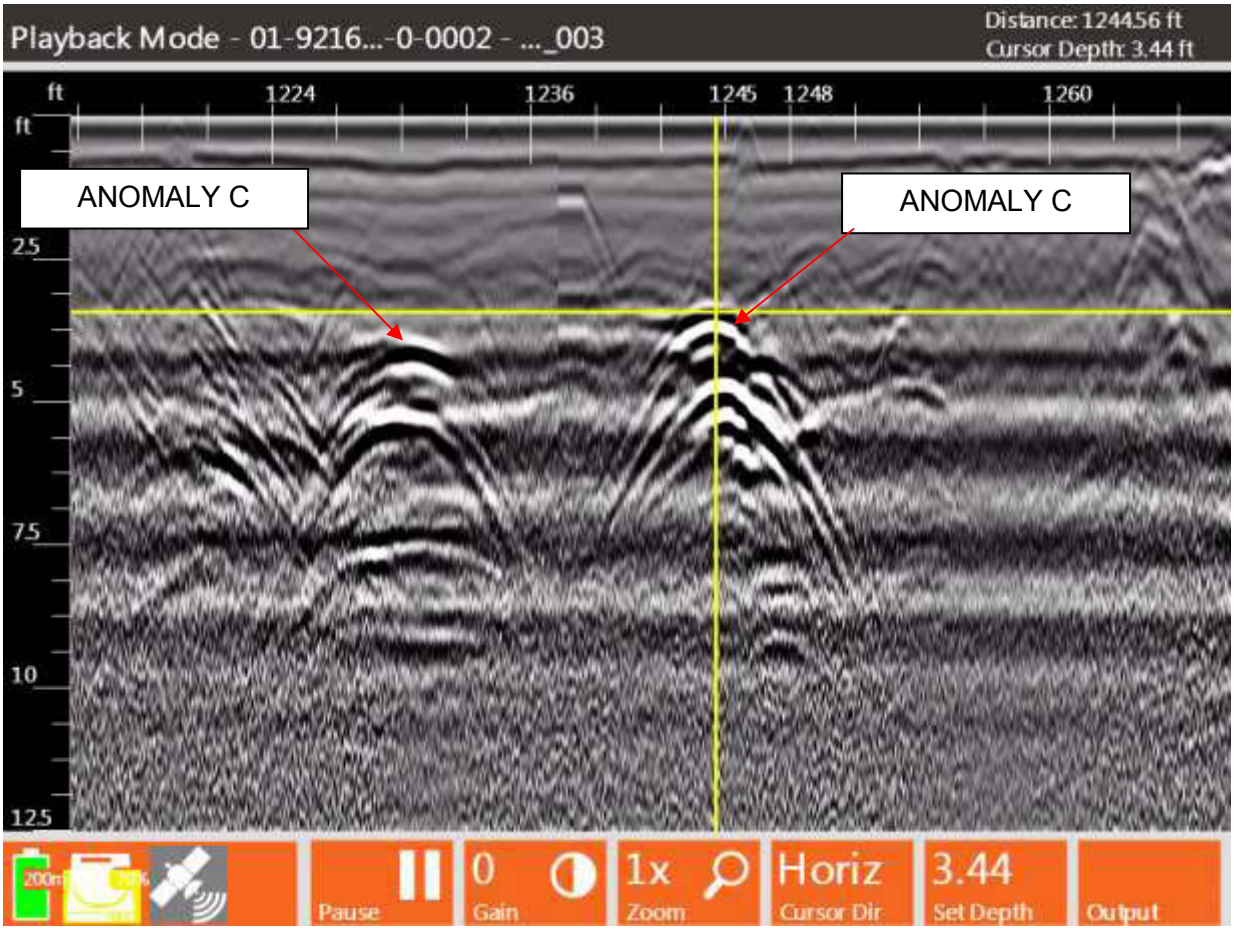
Anomaly B is located west of the subject building. Anomaly B is approximately 15.0 feet in length, 7.0 feet in width, and located approximately 2.75 feet bgs. One shallow hand auger soil boring was advanced to 2.75 feet near the center of the anomaly. Refusal was encountered and a schonstedt was used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

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

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**

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

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**

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

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
DW: Drinking Water
GSIP – Groundwater Surface Water Interface Protection
GSI: Groundwater Surface Water Interface
DC: Soil Direct Contact
RIASL: Recommended Interim Action Screening Level for Vapor Intrusion

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

PM ENVIRONMENTAL Environmental & Engineering Services

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	$ 36,894
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	$ 110,681
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**	**$ 147,575**
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	$ 119,536
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	$ 23,410
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	$ 28,938
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	$ 41,813
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	$ 20,169
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	$ 4,298
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	$ 18,490
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	$ 9,592
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	$ 2,521
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**	**$ 268,767**
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	$ 1,599
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	$ 28,285
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	$ 29,884
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	$ 40,641	$ 41,078	$ 41,520	$ 41,966	$ 42,417	$ 1,093,423
School Operating Tax 18.0000	$ 111,881	$ 113,093	$ 114,317	$ 115,553	$ 116,802	$ 118,063	$ 119,337	$ 120,623	$ 121,923	$ 123,235	$ 124,561	$ 125,899	$ 127,252	$ 3,280,269
School Total 24.0000	**$ 149,175**	**$ 150,791**	**$ 152,423**	**$ 154,071**	**$ 155,736**	**$ 157,418**	**$ 159,116**	**$ 160,831**	**$ 162,564**	**$ 164,314**	**$ 166,081**	**$ 167,866**	**$ 169,669**	**$ 4,373,692**
														$ -
Local Capture Millage Rate														$ -
Lansing Oper 19.4400	$ 120,832	$ 122,140	$ 123,462	$ 124,798	$ 126,146	$ 127,508	$ 128,884	$ 130,273	$ 131,677	$ 133,094	$ 134,526	$ 135,971	$ 137,432	$ 3,542,691
Lans Com College 3.8072	$ 23,664	$ 23,920	$ 24,179	$ 24,441	$ 24,705	$ 24,972	$ 25,241	$ 25,513	$ 25,788	$ 26,066	$ 26,346	$ 26,629	$ 26,915	$ 693,813
Ingham Intermed 4.7062	$ 29,252	$ 29,569	$ 29,889	$ 30,212	$ 30,539	$ 30,868	$ 31,201	$ 31,538	$ 31,877	$ 32,221	$ 32,567	$ 32,917	$ 33,271	$ 857,645
Ingham Cnty Sum 6.8000	$ 42,266	$ 42,724	$ 43,186	$ 43,653	$ 44,125	$ 44,602	$ 45,083	$ 45,569	$ 46,060	$ 46,556	$ 47,056	$ 47,562	$ 48,073	$ 1,239,213
Ingham County 3.2800	$ 20,387	$ 20,608	$ 20,831	$ 21,056	$ 21,284	$ 21,514	$ 21,746	$ 21,980	$ 22,217	$ 22,456	$ 22,698	$ 22,942	$ 23,188	$ 597,738
Airport Auth 0.6990	$ 4,345	$ 4,392	$ 4,439	$ 4,487	$ 4,536	$ 4,585	$ 4,634	$ 4,684	$ 4,735	$ 4,786	$ 4,837	$ 4,889	$ 4,942	$ 127,384
CATA 3.0070	$ 18,690	$ 18,893	$ 19,097	$ 19,304	$ 19,512	$ 19,723	$ 19,936	$ 20,151	$ 20,368	$ 20,587	$ 20,809	$ 21,032	$ 21,258	$ 547,987
CADL-Library 1.5600	$ 9,696	$ 9,801	$ 9,907	$ 10,015	$ 10,123	$ 10,232	$ 10,343	$ 10,454	$ 10,567	$ 10,680	$ 10,795	$ 10,911	$ 11,028	$ 284,290
Zoo Millage 0.4100	$ 2,548	$ 2,576	$ 2,604	$ 2,632	$ 2,660	$ 2,689	$ 2,718	$ 2,748	$ 2,777	$ 2,807	$ 2,837	$ 2,868	$ 2,899	$ 74,717
Local Total 43.7094	**$ 271,681**	**$ 274,624**	**$ 277,596**	**$ 280,598**	**$ 283,630**	**$ 286,693**	**$ 289,786**	**$ 292,910**	**$ 296,065**	**$ 299,252**	**$ 302,471**	**$ 305,722**	**$ 309,005**	**$ 7,965,478**
														$ -
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	$ 1,761	$ 1,780	$ 1,799	$ 1,819	$ 1,838	$ 47,382
Lansing Sch Debt 4.6000	$ 28,592	$ 28,902	$ 29,214	$ 29,530	$ 29,849	$ 30,172	$ 30,497	$ 30,826	$ 31,158	$ 31,493	$ 31,832	$ 32,174	$ 32,520	$ 838,291
Total Non-Capturable Taxes 4.8600	**$ 30,208**	**$ 30,535**	**$ 30,866**	**$ 31,199**	**$ 31,537**	**$ 31,877**	**$ 32,221**	**$ 32,568**	**$ 32,919**	**$ 33,274**	**$ 33,631**	**$ 33,993**	**$ 34,358**	**$ 885,673**
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**
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***

Tax Increment Revenue Reimbursement Estimates - Table 3
Capital City Market

	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	TOTAL
Total State Incremental Revenue	$ 147,575	$ 149,175	$ 150,791	$ 152,423	$ 154,071	$ 155,736	$ 157,418	$ 159,116	$ 160,831	$ 162,564	$ 164,314	$ 166,081	$ 167,866	$ 169,669	$ 4,373,692
State Brownfield Revolving Fund (3 mills of SET	$ 18,447	$ 18,647	$ 18,849	$ 19,053	$ 19,259	$ 19,467	$ 19,677	$ 19,889	$ 20,104						$ 442,900
State Tax Increment to Taxing Unit (10%) ("Pass	$ 14,757	$ 14,917	$ 15,079	$ 15,242	$ 15,407	$ 15,574	$ 15,742	$ 15,912	$ 16,083	$ 16,256	$ 16,431	$ 16,608	$ 16,787	$ 16,967	$ 437,369
State TIR Available for Reimbursement	**$ 114,370**	**$ 115,610**	**$ 116,863**	**$ 118,128**	**$ 119,405**	**$ 120,695**	**$ 121,999**	**$ 123,315**	**$ 124,644**	**$ 146,307**	**$ 147,882**	**$ 149,473**	**$ 151,079**	**$ 152,702**	$ 3,493,423
Total Local Incremental Revenue	$ 268,767	$ 271,681	$ 274,624	$ 277,596	$ 280,598	$ 283,630	$ 286,693	$ 289,786	$ 292,910	$ 296,065	$ 299,252	$ 302,471	$ 305,722	$ 309,005	$ 7,965,478
BRA Administrative Fee (5% of available Local T	$ 13,438	$ 13,584	$ 13,731	$ 13,880	$ 14,030	$ 14,182	$ 14,335	$ 14,489	$ 14,645	$ 14,803	$ 14,963	$ 15,124	$ 15,286	$ 15,450	$ 398,274
Local Brownfield Revolving Fund (LBRF) (5% of	$ 13,438	$ 13,584	$ 13,731	$ 13,880	$ 14,030	$ 14,182	$ 14,335	$ 14,489	$ 14,645	$ 14,803	$ 14,963	$ 15,124	$ 15,286	$ 15,450	$ 398,274
Local Tax Increment to Taxing Unit (10%) ("Pass	$ 26,877	$ 27,168	$ 27,462	$ 27,760	$ 28,060	$ 28,363	$ 28,669	$ 28,979	$ 29,291	$ 29,607	$ 29,925	$ 30,247	$ 30,572	$ 30,900	$ 796,548
Local TIR Available for Reimbursement	**$ 215,013**	**$ 217,345**	**$ 219,699**	**$ 222,077**	**$ 224,479**	**$ 226,904**	**$ 229,354**	**$ 231,829**	**$ 234,328**	**$ 236,852**	**$ 239,402**	**$ 241,977**	**$ 244,577**	**$ 247,204**	$ 6,372,382
Total State & Local TIR Available	**$ 329,384**	**$ 332,955**	**$ 336,562**	**$ 340,204**	**$ 343,884**	**$ 347,600**	**$ 351,353**	**$ 355,144**	**$ 358,972**	**$ 383,160**	**$ 387,284**	**$ 391,449**	**$ 395,657**	**$ 399,906**	**$ 9,865,805**
DEVELOPER															
DEVELOPER Reimbursement Balance	***$ 5,290,495***	***$ 4,957,540***	***$ 4,620,979***	***$ 4,280,774***	***$ 3,936,890***	***$ 3,589,291***	***$ 3,237,938***	***$ 2,882,794***	***$ 2,523,822***	***$ 2,140,663***	***$ 1,753,379***	***$ 1,361,929***	***$ 966,273***	***$ 566,367***	***$ -***

MSF Non-Environmental Costs															
Eligible Activities Reimbursement															
State Tax Reimbursement															$ 1,150,856
Local Tax Reimbursement															$ 2,095,968
Eligible Activities Reimbursement Balance															
Interest Reimbursement															
State Tax Reimbursement	$ 90,970	$ 91,956	$ 92,952	$ 93,958	$ 94,974	$ 96,001	$ 97,037	$ 98,084	$ 99,142	$ 116,372	$ 117,625	$ 118,890	$ 120,168	$ 121,458	$ 1,627,799
Local Tax Reimbursement	$ 171,021	$ 172,875	$ 174,748	$ 176,639	$ 178,549	$ 180,479	$ 182,427	$ 184,396	$ 186,384	$ 188,391	$ 190,419	$ 192,467	$ 194,536	$ 196,625	$ 2,972,600
Interest Reimbursement Balance	***$ 4,208,040***	***$ 3,943,209***	***$ 3,675,509***	***$ 3,404,911***	***$ 3,131,388***	***$ 2,854,908***	***$ 2,575,443***	***$ 2,292,964***	***$ 2,007,439***	***$ 1,702,675***	***$ 1,394,631***	***$ 1,083,273***	***$ 768,570***	***$ 450,486***	
Total MSF Reimbursement Balance	***$ 4,208,040***	***$ 3,943,209***	***$ 3,675,509***	***$ 3,404,911***	***$ 3,131,388***	***$ 2,854,908***	***$ 2,575,443***	***$ 2,292,964***	***$ 2,007,439***	***$ 1,702,675***	***$ 1,394,631***	***$ 1,083,273***	***$ 768,570***	***$ 450,486***	

MDEQ Environmental Costs															
Eligible Activities Reimbursement															
State Tax Reimbursement	$ 23,401	$ 17,069													$ 382,352
Local Tax Reimbursement	$ 43,993	$ 9,627													$ 696,350
Eligible Activities Reimbursement Balance	**$ 26,696**	**$ -**													
Interest Reimbursement															
State Tax Reimbursement	$ -	$ 6,585	$ 23,911	$ 24,169	$ 24,431	$ 24,695	$ 24,961	$ 25,231	$ 25,503	$ 29,935	$ 30,257	$ 30,583	$ 30,911	$ 31,243	$ 332,415
Local Tax Reimbursement	$ -	$ 34,842	$ 44,951	$ 45,438	$ 45,929	$ 46,425	$ 46,927	$ 47,433	$ 47,944	$ 48,461	$ 48,982	$ 49,509	$ 50,041	$ 50,579	$ 607,463
Interest Reimbursement Balance	**$ 1,055,760**	**$ 1,014,332**	**$ 945,470**	**$ 875,863**	**$ 805,503**	**$ 734,383**	**$ 662,495**	**$ 589,831**	**$ 516,384**	**$ 437,988**	**$ 358,748**	**$ 278,656**	**$ 197,703**	**$ 115,881**	
Total MDEQ Reimbursement Balance	***$ 1,082,455***	***$ 1,014,332***	***$ 945,470***	***$ 875,863***	***$ 805,503***	***$ 734,383***	***$ 662,494***	***$ 589,831***	***$ 516,384***	***$ 437,988***	***$ 358,748***	***$ 278,656***	***$ 197,703***	***$ 115,881***	

Total Annual Developer Reimbursement	***$ 329,384***	***$ 332,955***	***$ 336,562***	***$ 340,204***	***$ 343,884***	***$ 347,600***	***$ 351,353***	***$ 355,144***	***$ 358,972***	***$ 383,160***	***$ 387,284***	***$ 391,449***	***$ 395,657***	***$ 399,906***	***$ 9,865,805***

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 #54 – Metro Place Park Brownfield 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 301 West Lenawee located in the City of Lansing, but more particularly described as:

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.

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

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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 actives 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

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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'.

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

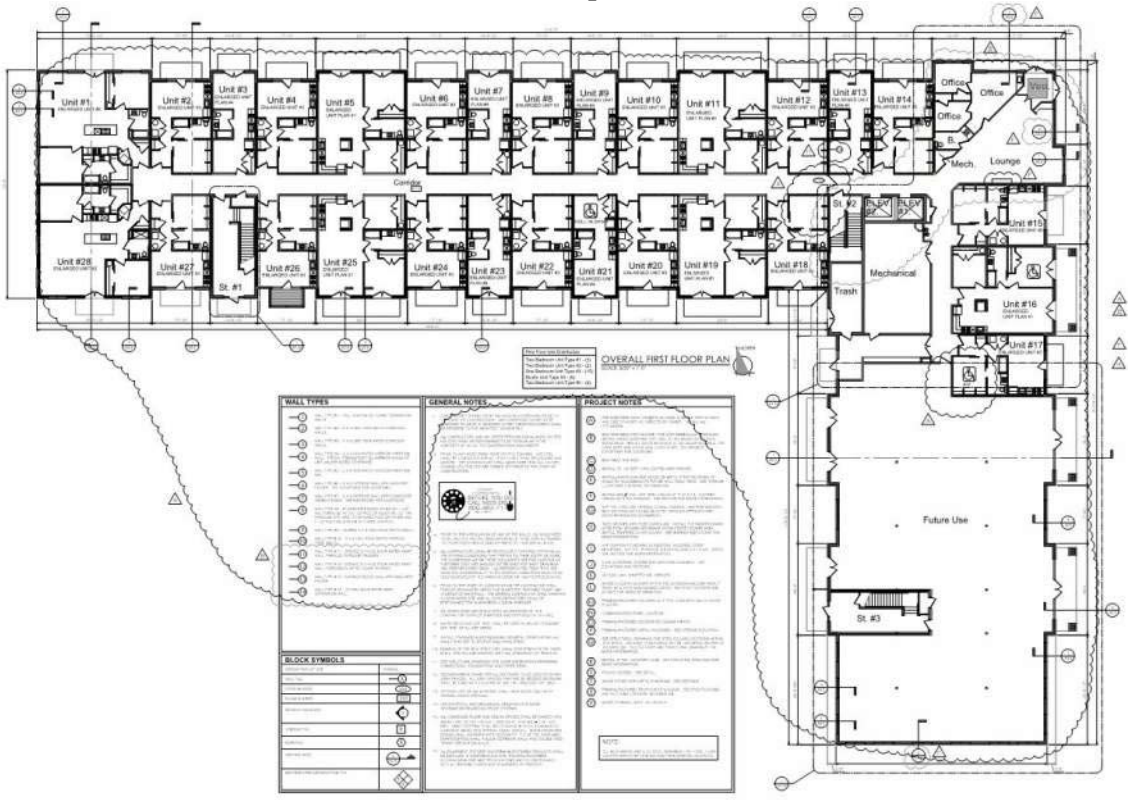
1. **Site Location & Floor Plan.** The below figures amend and replace the original content in the Plan as follows.

Now called: "Metro Place"

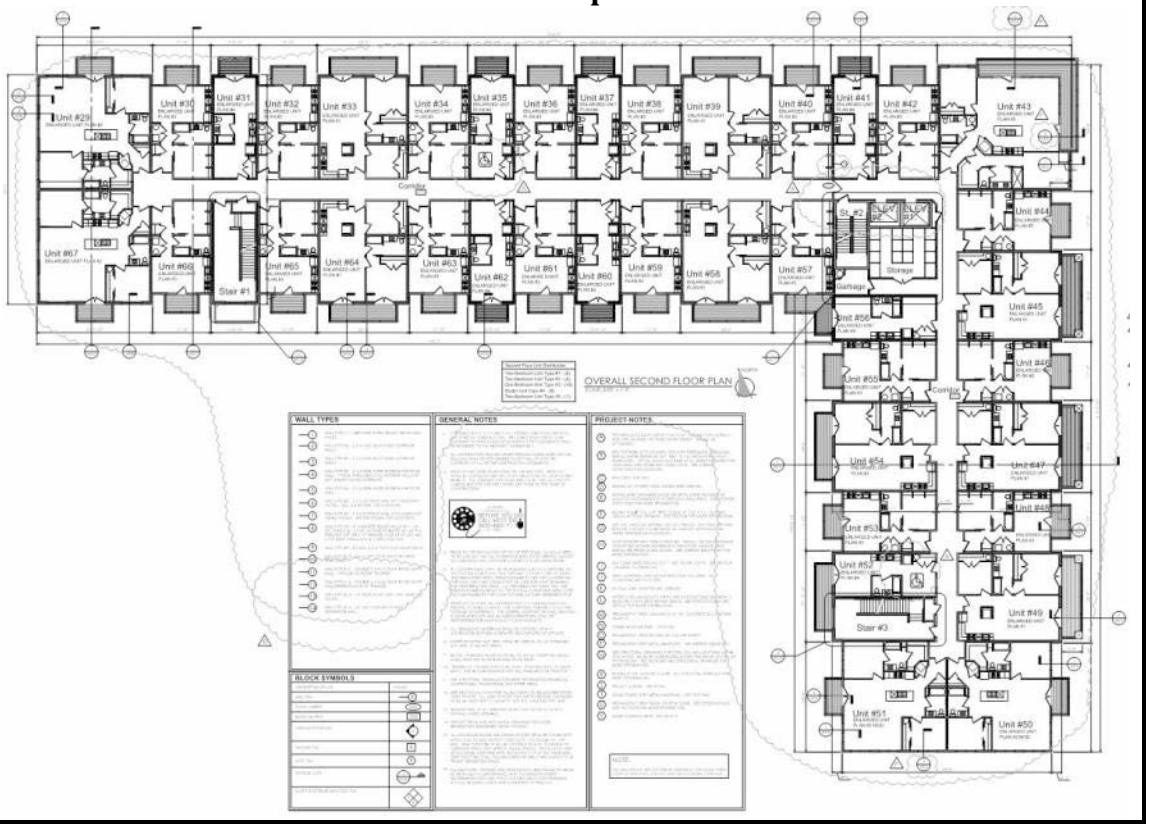
Existing YMCA Before Demolition

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.
	$ 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.** 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.

Schedule 1 - Detailed Financial Numbers - Metro Place Brownfield Plan #54 Amendment No.1 (revised October 1, 2018)

Estimated Project Numbers		1	2	3	4	5	6	7		8	9	10
						Captured Local	*Captured* Local	*Captured* School	Extra	*Captured* Local		
Current Base Tax Value	$500,000		Existing Real Prop.	Additional Real Prop.	Taxes to	Taxes to LBRA	Taxes to LBRA	Taxes to LBRA &	Sch. Taxes to Schools	Taxes to LBRA &	Total Captured	Total
Total New Personal Property Investment	$520,000	Year	Tax Value	TV Capture	Tax Units	Adm.	Fund	Developer	and State	Developer	Taxes	Taxes
Total Real Property Investment	$15,059,078											
Total Project Investment	$15,579,078	2011-2019	$500,000	$0	$32,115	$0	$0	$0	$0	$0	$0	$32,115
		2020	$300,000	$2,000,000	$23,827	$3,802	$7,605	$47,852	$0	$64,641	$123,900	$147,727
		2021	$303,000	$6,000,000	$33,135	$11,407	$22,814	$143,557	$0	$193,922	$371,701	$404,835
		2022	$306,030	$6,060,000	$33,466	$11,521	$23,042	$144,993	$0	$195,861	$375,418	$408,884
		2023	$309,090	$6,120,600	$33,801	$11,636	$23,273	$146,443	$0	$197,820	$379,172	$412,973
		2024	$312,181	$6,181,806	$34,139	$11,753	$23,506	$79,294	$68,613	$199,798	$314,350	$417,102
		2025	$315,303	$6,243,624	$34,480	$11,870	$23,741	$0	$149,386	$201,796	$237,407	$421,273
		2026	$318,456	$6,306,060	$34,825	$11,989	$23,978	$0	$150,880	$203,814	$239,781	$425,486
		2027	$321,641	$6,369,121	$35,173	$12,109	$24,218	$0	$152,389	$205,852	$242,179	$429,741
		2028	$324,857	$6,432,812	$35,525	$12,230	$24,460	$0	$153,913	$207,911	$244,601	$434,038
		2029	$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%	2030	$331,387	$6,562,112	$36,239	$12,476	$24,952	$0	$157,006	$212,090	$249,517	$442,763
		2031	$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**

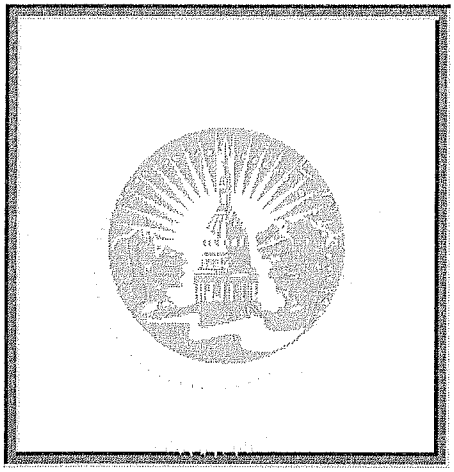
		11	12	13	14	15	16	17		18	19	20
% of New Local Taxes Captured	100.0%					*Captured* Local	*Captured* Local	*Captured* School	Extra	*Captured* Local		
% of New Sch. Taxes Captured	100.0%											
% of Local Cap to Developer	85.0%				Taxes	Taxes	Taxes	Taxes	Sch. Taxes	Taxes	Total	
% of Sch Tax Cap to Developer	100.0%			Millage	to	to LBRA	to LBRA	to	to Schools	to	Captured	Total
% 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 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

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 actives 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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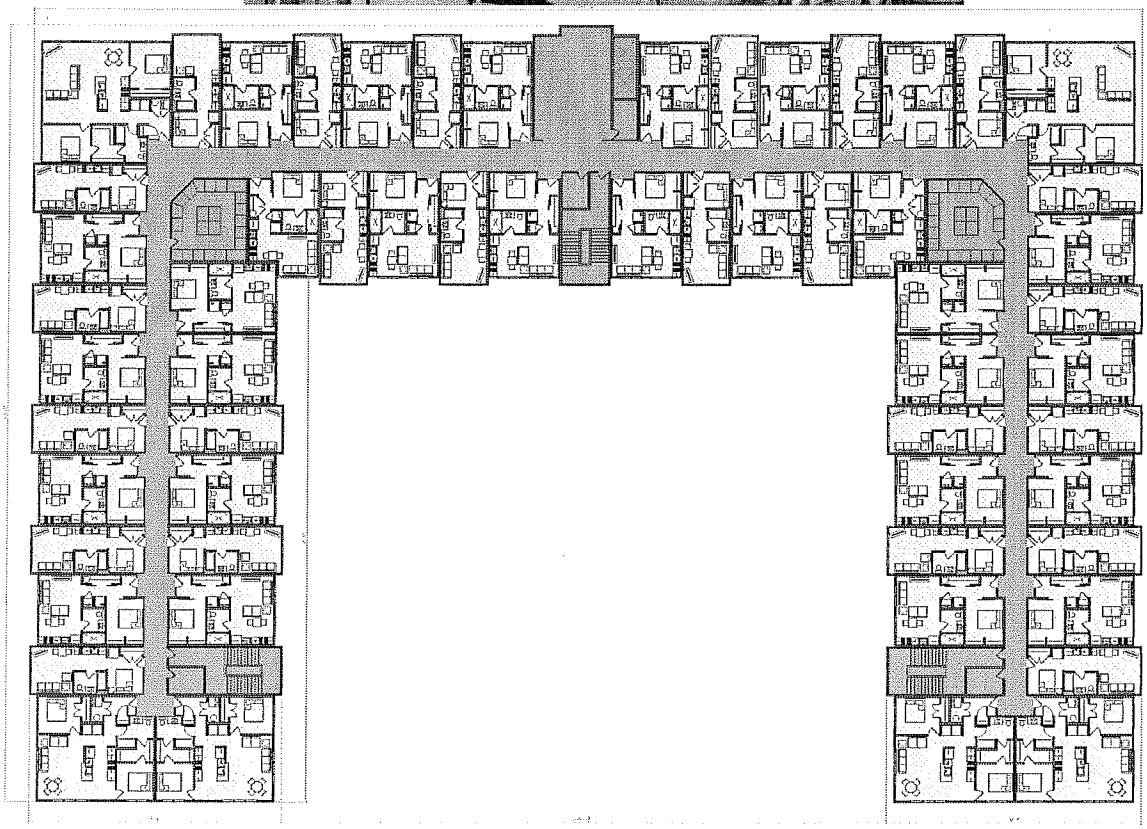
Schedule

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
						Captured Local	*Captured* Local	*Captured* School	Extra	*Captured* Local		
Current Base Tax Value	$500,000		Existing Real Prop.	Additional Real Prop.	Taxes to	Taxes to LBRA	Taxes to LBRA	Taxes to LBRA &	Sch. Taxes to Schools	Taxes to LBRA &	Total Captured	Total
Total New Personal Property Investment	$520,000	Year	Tax Value	TV Capture	Tax Units	Adm.	Fund	Developer	and State	Developer	Taxes	Taxes
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	*Captured* Local	*Captured* School	Extra	*Captured* Local		
% of New Sch. Taxes Captured	100.0%				Taxes	Taxes	Taxes	Taxes	Sch. Taxes	Taxes	Total	
% of Local Cap to Developer	85.0%			Millage	to	to LBRA	to LBRA	to	to Schools	to	Captured	Total
% of Sch Tax Cap to Developer	100.0%		Taxing Unit	Rate	Tax Units	Adm.	Fund	Developer	and State	Developer	Taxes	Taxes
% of Local Cap to LBRA Adm.	5.0%											
% 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

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RESOLUTION #_____

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Act-6-2018, Vacation of LaBelle Street West of Edgewood Blvd.

WHEREAS, Frederick Frank, on behalf of Complete Hitch and Welding Company, 6283 S. Martin Luther King Blvd., requests that the City vacate that portion of the LaBelle Street right of way (ROW) which is located west of Edgewood Blvd. and east of I-96; and

WHEREAS, the subject ROW is vacant and undeveloped; and

WHEREAS, Complete Hitch and Welding Company owns all the property on both sides of the subject ROW; and

WHEREAS, all these properties are zoned "G-2" Wholesale except one, which is zoned "A" Residential; and

WHEREAS, on September 4, 2018, the Planning Board reviewed the proposal for the vacation of the subject ROW, and found that:

- All properties on the north and south sides of the subject ROW are owned by Complete Hitch, and the west end terminates at the north I-96 ROW line,
- The proposal is to assemble property for eventual development,
- The Design Lansing Comprehensive Plan designation is for Suburban Commercial,
- One adjacent property, zoned "A" Residential, will need to be rezoned if it is to be incorporated in a commercial development; and

WHEREAS, the Planning Board voted unanimously (6-0) the proposal to recommend the vacation of that part of the LaBelle Road right-of-way that lies between the west line of Edgewood Boulevard (if extended through LaBelle Road right-of-way) and the eastern right-of-way line of I-96; and

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

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-6-2018, and approves the vacation of the subject ROW, particularly described as:

> That part of the LaBelle Road right-of-way that lies between the west line of Edgewood Boulevard (if extended through LaBelle Road right-of-way) and the eastern right-of-way line of I-96.

BE IT FINALLY RESOLVED, that the City Clerk shall forward certified copies of the resolution to the Ingham County Register of Deeds for recording and upon return, transmit a copy of the recorded resolution to the Michigan Department of Licensing and Regulatory Affairs, Office of Land Survey and

Remonumentation (OLSR), the Planning and Assessor's Offices, the Department of Public Service, and the applicant. The vacation shall be effective upon the date of recording of the resolution with the Ingham County Register of Deeds.

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

WHEREAS, Thomas Price, sought to eliminate a special assessment of $2,711.50 for trash and debris removal fees, and all associated penalties and interest, on the property tax bill for 5818 Hughes Road (Tax ID #33-01-05-05-329-191); and

WHEREAS, upon filing a claim to the Committee on General Services, the claim in the amount of $2,711.50 was denied on November 13, 2018.

THEREFORE, BE IT RESOLVED, that the City Council, hereby, denies the claim of in the amount of $2,711.50 for trash and debris removal fees, and all associated penalties and interest on the property tax bill for 5818 Hughes Road (Tax ID #33-01-05-05-329-191).

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

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

WHEREAS, Nicholas Pena Jimenez, sought to eliminate a special assessment of $1,028.00 for trash and debris removal fees, and all associated penalties and interest, on the property tax bill for 1220 Shepard Street (Tax ID #33-01-01-22-281-191); and

WHEREAS, upon filing a claim to the Committee on General Services, the Committee met on November 13, 2018 and partially granted the claim in the amount of $593.00, leaving a remaining balance owing of $435.00.

THEREFORE, BE IT RESOLVED, that the City Council, hereby, partially grants the claim in the amount of $593.00 for trash and debris removal fees, and all associated penalties and interest on the property tax bill for 1220 Shepard Street (Tax ID #33-01-01-22-281-191), leaving a balance owing of $435.00.

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

DRAFT

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.

DRAFT

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.

DRAFT

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.

DRAFT

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.

DRAFT

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.

DRAFT

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.

DRAFT

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.

DRAFT

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; and

WHEREAS, the changes would modify bus load zones at Pleasant View and Attwood School and implement a one way traffic flow for a maximum of one hour at school arrival and one hour at school dismissal times in a counter clockwise direction along Polly Avenue, Gier Street, and Winston Avenue in front of the school; and

WHEREAS, the Transportation and Non-Motorized Section surveyed and investigated the properties at Gier Park School, Pleasant View School and Attwood School; and

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; 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. 18-033, 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;

Approved by the Committee on Public Safety

on: _____

Approved for placement on the City Council Agenda:

_____

James D. Smiertka
City Attorney

Date: _____

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DRAFT

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

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.

Approved by the Committee on Public Safety

on: _____

Approved for placement on the City Council Agenda:

_____

James D. Smiertka
City Attorney

Date: _____

S:\Public_Service_Staff\Traffic\TB items\5.0 To Go To On-Base\17-007 Attwood, Gier Park & Pleasant View school parking regs\Attwood Gier Pleasant View School changes RES.docx

DRAFT

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 along the west side of Stafford Avenue in front of 4614 Stafford Avenue on a trial basis; and

WHEREAS, the Transportation and Non-Motorized Section recommends that the parking prohibition 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, subject to submittal of a letter from the property owner on an annual basis indicating the continued need for the prohibition.

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 FURTHER 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;

BE IT FINALLY RESOLVED that Traffic Control Order No 18-039 shall remain in place for a maximum of 15 years, contingent on the property owner submitting a letter on an annual basis indicating the continued need for the parking restriction.

Approved by the Committee on Public Safety

on: _____

Approved for placement on the City Council Agenda:

_____

James D. Smiertka
City Attorney

Date: _____

DRAFT

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

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

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

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

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

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

WHEREAS, the Committee on Public Safety reviewed the report and concurs with the recommendation of the Public Service Board as long as compensation is provided to the City for lost parking revenue on Townsend Street during the time period that these meters are removed.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 18-014, thereby authorizing the Transportation Engineer to change the parking regulations on Allegan Street and Townsend Street, subject to an agreement with the Senate to compensate the City for revenue lost by the removal of meters along Townsend Street;

BE IT FURTHER RESOLVED, that the Lansing City Council will review before the Administration enters into said agreement;

BE IT FINALLY RESOLVED that Traffic Control Order No. 18-042 shall become effective when signed by the Transportation Engineer and filed with the City Clerk and the appropriate signs are installed.

Approved by the Committee on Public Safety

on: _____

Approved for placement on the City Council Agenda:

_____

James D. Smiertka
City Attorney

Date: _____

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

WHEREAS, the City of Lansing is the owner of real property commonly known as the 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.; and

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.

WHEREAS, the Purchase Agreement between the City of Lansing and Capital Area Soccer League was placed on file with the Clerk on November 1, 2018.

NOW, THEREFORE, BE IT RESOLVED that a Public Hearing be held on December 10, 2018 at 7:00 p.m. in the City Council Chambers, Tenth Floor, City Hall, 124 West Michigan Avenue, Lansing, Michigan, to receive public comment on and to consider the sale of the Property, to Capital Area Soccer League.

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

WHEREAS, Lansing Police Department has submitted application to the Bureau of Justice Assistance (BJA) for an award under the Bulletproof Vest Partnership (BVA) for funds dedicated to the purchase of National Institute of Justice (NJA) compliant armored vests; and

WHEREAS, the Lansing Police Department was informed on October 3, 2018, that it will receive the award and funds have been posted to its account in the BVP System in the amount of $23,181.87; and

WHEREAS, local match funds are available in the FY2019 Lansing Police Department operating budget previously earmarked for armored vest purchases and are sufficient to meet the ability to maximize the eligible amount determined by BJA of $51,000.00; and

WHEREAS, in order to provide adequate protection for our officers armored vests are necessary for new officers and to supply senior officers with replacement of vests at their expiration date; currently vest expire every 5 years. Lansing Police Department policy requires officers to wear a ballistic vest;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the Bulletproof Vest Partnership award and approves the transfer of operating funds to match the award in the amount of $28,018.13 in to order to reach the maximum eligible amount for the program period (April 1, 2018 through August 31, 2020); and

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

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PASSAGE OF ORDINANCE

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, 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.

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

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

☐ ADOPTED ☐ FAILED

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~~ ~~d~~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 ~~d~~Department shall be kept confidential.

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

(1) Be responsible for INVESTIGATING AND determining whether there is sufficient evidence of a violation of this chapter. If the ~~d~~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,

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

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

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

297.12. - Findings and recommendations.

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

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XV A.1.a

Chris Swope
Lansing City Clerk

November 16, 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**
Lansing Park Board	October 10, 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

Chris Swope, CMC, CMMC
Lansing City Clerk

Chris Swope
Lansing City Clerk

For Immediate Release
November 7, 2018

Media Contact:
Chris Swope 517-230-1566

Lansing City Clerk Chris Swope Joins National Cutting-Edge Election Security Pilot Project

Lansing - After the 2018 November General Election, city clerks in Lansing, Kalamazoo and Rochester Hills will pilot a type of post-election audit, a risk-limiting audit, that is new to Michigan and much of the country. Robust post-election audits have been recommended by the U.S. Senate Select Intelligence Committee and are one part of a strong and resilient election security infrastructure. A risk-limiting audit is a comprehensive post-election audit which uses statistical methods to confirm whether reported election results are correct, and detect possible anomalies in areas that may need further scrutiny due to human error, possible manipulation, cyberattacks or a variety of other factors.

"Unfortunately, today's realities require election administrators to be even more vigilant and I'm delighted to pioneer a new tool that may be helpful in our ongoing efforts to protect elections. Pairing our election security measures already in use with a robust post-election audit to check election results seems like a common-sense step forward," said Chris Swope, Lansing City Clerk.

The three clerks will utilize cutting-edge risk-limiting audit procedures using Michigan's new voting equipment in this pilot, which is being conducted in partnership with the following: Michigan Bureau of Elections, Jerome Lovato of the U.S. Election Assistance Commission, Ron Rivest and Mayuri Sridhar of the Massachusetts Institute for Technology, Philip B. Stark of the University of California, Berkeley, the Brennan Center for Justice at NYU School of Law, Verified Voting, and Indiana's Voting System Technical Oversight Program.

"This pilot project will allow us to explore a number of effective and efficient audit procedures that will further strengthen our election security profile," said Michigan Secretary of State Ruth Johnson. "While the initial use of risk-limiting audits in other states has been intriguing, we are excited to partner with some very respected officials in this field to test this concept in Michigan's unique, decentralized election structure. The feedback we obtain from these pilots will enable the Bureau to assess how to best move forward with this concept on a statewide basis, and further strengthen Michigan's post-election audit process."

"Election security measures, such as risk-limiting audits, are an important element to ensuring election integrity - from the beginning of the process through the certification of the winner," said Tina Barton, Rochester Hills City Clerk. "My job is not only to administer fair and accurate elections, but also to maintain voter confidence in the system. This process, which will include Michigan voters reviewing paper ballots, may be a cost-effective option to provide additional assurance to our voters."

Michigan's election system already incorporates many important recommendations by national security and cybersecurity experts, including the use of paper ballots, mandatory pre-election testing on all voting equipment used in every election, and performance-based audits that also verify that key pre-election, election day and post-election tasks are successfully completed. Risk-limiting audits could be an important complement to the existing system safeguards that ensure election procedural and equipment compliance. The pilot audits will incorporate a number of variations of the basic procedure to evaluate operational efficiency and ease of use.

"It's important for us, as election administrators, to make sure that our election process worked as we planned and that the results obtained are consistent with voters' intentions at the polls," said Scott Borling, Kalamazoo City Clerk. "Conducting a logic and accuracy test prior to an election can be compared to auditing your budget, while conducting a risk-limiting audit after an election is like auditing your actual financial statements at the end of the year."

Currently, three states, Colorado, Rhode Island and Virginia, require risk-limiting audits. A handful of jurisdictions across the country have conducted risk-limiting audit pilots, including Marion County, IN and Orange County, CA.

Detailed information, including the pilot dates for each city, will be available after Election Day. For additional information about risk-limiting audits, read "A Gentle Introduction to Risk Limiting Audits," and "A Smart and Effective Way to Safeguard Elections."

###

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

WHEREAS, the Mayor made the appointment of Sean N. Hammond, 820 Verlinden Avenue, Lansing, MI , 48915 as a Member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2020; and

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

WHEREAS, the _____ Committee met on _____ and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Sean N. Hammond, 820 Verlinden Avenue, Lansing, MI, 48915 as a Member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2021.

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

WHEREAS, the Mayor made the appointment of Diane Sanborn, 720 Seymour, Lansing, MI, 48906 as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2022; and

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

WHEREAS, the _____ Committee met on _____ and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby confirms the appointment of Diane Sanborn, 720 Seymour, and Lansing, MI, 48906 as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2022.

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

WHEREAS, the Mayor made the appointment of Jason McCammon, 13535 W. State Road, Grand Ledge, MI , 48837 as a Member of the Michigan Avenue Corridor Improvement Authority for a term to expire June 30, 2022; and

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

WHEREAS, the _____ Committee met on _____ and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Jason McCammon, 13535 W. State Road, Grand Ledge, MI , 48837 as a Member of the Michigan Avenue Corridor Improvement Authority for a term to expire June 30, 2022.

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

WHEREAS, the Mayor made the appointment of James Tischler of 329 S. Washington Square, Suite C, Lansing, MI 48933 as a Business Owner of the Downtown Lansing Inc. Board for a term to expire June 30, 2019; and

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

WHEREAS, the Committee _____ took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of James Tischler of 329C S. Washington Square, Lansing, MI 48933 as a Business Owner of the Downtown Lansing Inc. Board for a term to expire June 30, 2019.

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

WHEREAS, the Mayor made the reappointment of Anita L. Turner to the Medical Marihuana Commission for a term to expire November 27, 2019; and

WHEREAS, the Mayor's office has verified that 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 reappointment of Anita L. Turner to the Medical Marihuana Commission for a term to expire November 27, 2019.

RESOLUTION NO. _____
BY COMMITTEE ON DEVELOPMENT AND PLANNING

Act-9-2015, Aurelius and Cavanaugh Roads – Acquisition of Easements and Property

WHEREAS, the Lansing Public Service Department wishes to obtain easements at all four corners of Aurelius and Cavanaugh Roads, for purpose of widening the intersection to accommodate ADA compliant sidewalk ramps and new traffic signal poles; and

WHEREAS, the proposed easements will allow the Public Service Department to construct these public amenities; and

WHEREAS, at its regular meeting on July 7, 2015, the Planning Board reviewed the location, character, and extent of the proposal, and found that:

- The location of the easements to be acquired are appropriate and necessary to improve safety operations at the Aurelius and Cavanaugh intersection,
- The intersection improvements will have a positive impact on the character of the area by making vehicular and pedestrian transportation much safer,
- The easements to be acquired are only of an extent necessary to accommodate new ADA compliant sidewalks and updated traffic signals as part of the intersection reconstruction project; and

WHEREAS, on July 7, 2015, the Board voted unanimously (6-0) to recommend approval of Act-9-2015, the request by the Public Service Department to acquire, by purchase or easement, triangular shaped areas at all four corners of Aurelius and Cavanaugh Roads; and

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

NOW THEREFORE, BE IT RESOLVED, that the Lansing City Council hereby approves Act-9-2015, and the acquisition of an interest in the properties at the four corners of Aurelius and Cavanaugh, provided the concerns of affected agencies are addressed, and to further recommend that the sidewalk network in this area be completed as soon as funding permits, in accordance with the adopted Major Street Sidewalk Gap Closure Priority List.

BE IT FURTHER RESOLVED, the Lansing City Council hereby approves entering into agreements for the purpose of acquiring easements on the following parcels:

PARCEL 1 - Northwest Corner: Address: 4218 Aurelius Road Parcel: 33-01-01-34-276-404. Parcel Description: LOTS 116 THRU 121 INCL, ALSO S 30 FT OF E 297 FT

Approved for placement on the City Council agenda:

_____
Jim Smiertka, City Attorney

LOT 111 SUPERVISORS PLAT OF CHERRY HILL NO 1. Owner: ARC FD34PCK001 L.L.C., 106 YORK RD, JENKINTOWN, PA 19046.
Easement Area Description: Commencing at the Southeast corner of Lot 121, thence North 12', thence South 35 degrees 32 minutes, 16 seconds West a distance of 8.60', thence West 18', thence South 6', thence East 23' to the point of beginning, containing approximately 155.5 square feet, for the sum of $100.

PARCEL 4 - Southwest Corner: Address: 4300 Aurelius Road
Parcel: 33-01-01-34-426-041 Description: COM AT E 1/4 POST, TH S 237.5 FT, W 183.41 FT, N 237.5 FT, E 183.41 FT TO BEG; SEC 34 T4N R2W. Owner: PARKER MEMORIAL BAPTIST CHURCH, 1902 E CAVANAUGH RD, LANSING, MI 48910-3694.
Easement Area Description: Commencing 33 feet south and west of the East ¼ post, thence, thence South 15.0 feet, thence North 33 degrees, 41 minutes, 24 seconds West 18.0 feet, thence East 10.0 feet to the point of beginning, containing approximately 75.0 square feet, for the sum of $100.

BE IT FURTHER RESOLVED, the Lansing City Council hereby approves entering into an agreement for the purpose of acquiring a portion of the following parcels:

PARCEL 2 – Northeast Corner: Address: 4221 Aurelius Road
Parcel: 33-01-01-35-154-056 Parcel Description: COM ON W 1/4 POST, TH N 165 FT, E 356.5 FT, S 165 FT, W 356.5 FT TO BEG; SEC 35 T4N R2W. Owner: SK PETROLEUM LLC, 4221 AURELIUS RD, LANSING MI 48910.
Acquisition Area Description: Commencing 33 feet north and 33 feet east of the West ¼ post, thence North 00 degrees 22 minutes, 26 seconds West along the west line of said Section 35 a distance of 13 feet, thence South 45 degrees 6 minutes, 35 seconds East a distance of 18.35 feet, thence South 89 degrees 24 minutes 25 seconds West along said east-west 1/4 line a distance of 13 feet to the point of beginning, containing approximately 84.5 square feet. for the sum of $450.

PARCEL 3 – Southeast Corner: Address: 2000 E Cavanaugh Rd
Parcel: 33-01-01-35-301-002 Parcel Description: LOT 1 & W 90 FT LOT 4 SUPERVISORS PLAT OF CULVER-DALE SUB. Owner: IVERSEN FAMILY REVOCABLE TRUST NO 1, 2000 E CAVANAUGH RD, LANSING, MI 48910-5813.
Easement Area Description: Commencing at the northwest corner of Lot 1, thence East 12 feet, thence South, 45 degrees West a distance of 21.63 feet, thence North 18 feet to the point of beginning, containing approximately 108 square feet, for the sum of $450.

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

Approved for placement on the City Council agenda:

_____
Jim Smiertka, City Attorney

SUMMARY

Andy Kilpatrick, Transportation Engineer, proposes the installation of new sidewalk ramps and traffic signal poles, including the requisite property acquisition by purchase or easement. He proposes to acquire triangular shaped properties of up to 15' x 15' x 21' at each corner, which is sufficient for the both the ramps and the poles.

EXISTING LAND USES AND ZONING

NE Corner: Commercial (gas station), zoned "E-2" Local Shopping, "J" Parking, and "F" Commercial Districts

SE Corner: Single Family residence, zoned "A" Single Family Residential District

SW Corner: Warehouse, zoned "A" Single Family Residential District

NW Corner: Commercial, zoned "F" Commercial District

No change is anticipated in either the uses or the zoning as a result of this proposal.

COMPREHENSIVE PLAN DESIGNATION

The *Design Lansing* Comprehensive Plan designates this area as Neighborhood Mixed-Use Center.

AGENCY REFERRALS

The applicant is coordinating this request with the affected agencies and utilities, and will address all concerns as part of this project.

Comments received are below:

Operations & Maintenance – No comments

Public Service Engineering - No comments

Consumers Energy – No response as of 7/2

Board of Water & Light – No response as of 7/2

BACKGROUND AND ANALYSIS

Section 208.07 of the Codified of Ordinances includes the requirement of an Act 33 review for the acquisition of property.

The improvements proposed are part of a larger road resurfacing project along Cavanaugh Road. The acquisitions are proposed because of insufficient room for these additional improvements within the current ROW.

The proposed ADA ramps, which accompany the roadway project, will lay the groundwork for expanding the sidewalk in the area. Currently, sidewalk is provided in front of the Family Dollar on the NW corner. On the southwest side of Cavanaugh, sidewalk was installed on along the frontage of the Parker Memorial Baptist Church, immediately west of the corner property (which the Church also owns).

According to the map attached with the application, the proposed acquisitions will provide the necessary room for the proposed improvements, but only negligibly reduce the usable square footage of the affected properties.

STAFF RECOMMENDATION

Staff recommends approval of the following finding and recommendation.

Finding:

- The proposed acquisitions are necessary and appropriate for the installation of ADA ramps and traffic signal poles.
- The improvements proposed for within the subject acquisitions will lay the groundwork for expanding the sidewalk in the area.

Recommendation:

Approval of Act-9-2015, the acquisition of an interest in the properties at the four corners of Aurelius and Cavanaugh, provided the concerns of affected agencies are addressed, and to further recommend that the sidewalk network in this area be completed as soon as funding permits, in accordance with the adopted Major Street Sidewalk Gap Closure Priority List.

Property Information: Aurelius & Cavanaugh Intersection

Corner:	Northwest
Address:	4218 Aurelius Road
Parcel:	33-01-01-34-276-404
Description:	LOTS 116 THRU 121 INCL, ALSO S 30 FT OF E 297 FT LOT 111 SUPERVISORS PLAT OF CHERRY HILL NO 1
To be acquired:	Commencing at the Southeast corner of Lot 121, thence North 15', thence South 45 degrees West 21.21', thence East 15' to the point of beginning, containing approximately 112.5 square feet.
Owner:	ARC FD34PCK001 L L C 106 YORK RD JENKINTOWN, PA 19046
Contact:	Core Resources (513) 699-8859

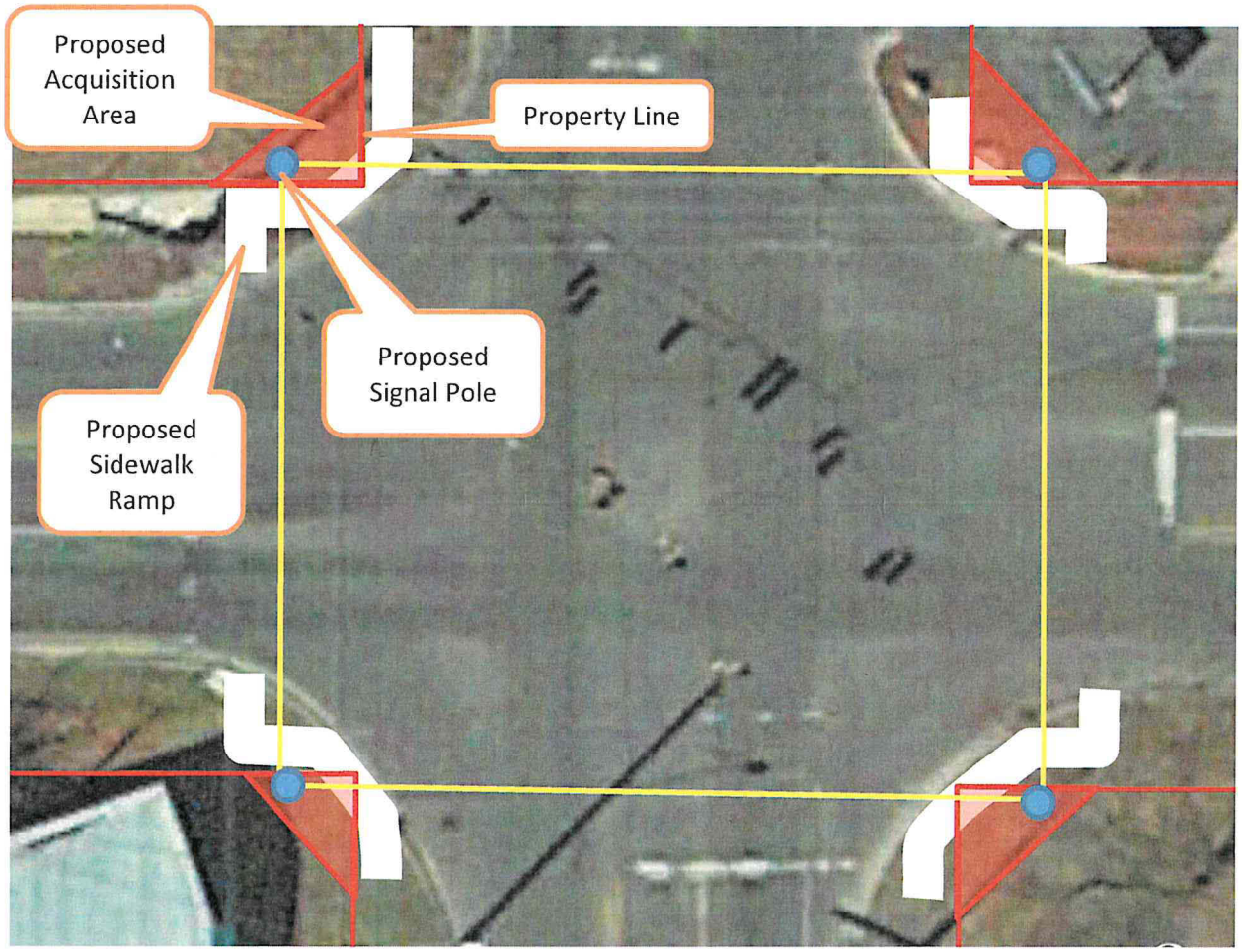
Corner:	Northeast
Address:	4221 Aurelius Road
Parcel:	33-01-01-35-154-056
Description:	COM ON W 1/4 POST, TH N 165 FT, E 356.5 FT, S 165 FT, W 356.5 FT TO BEG; SEC 35 T4N R2W
To be acquired:	Commencing 33' north and east of the West ¼ post, thence north 13' thence South, 45 degrees East 18.38', thence West to the point of beginning, containing approximately 84.5 square feet.
Owner:	HAMADI AMAL 7631 MANOR DEARBORN, MI 48126
Contact:	on site

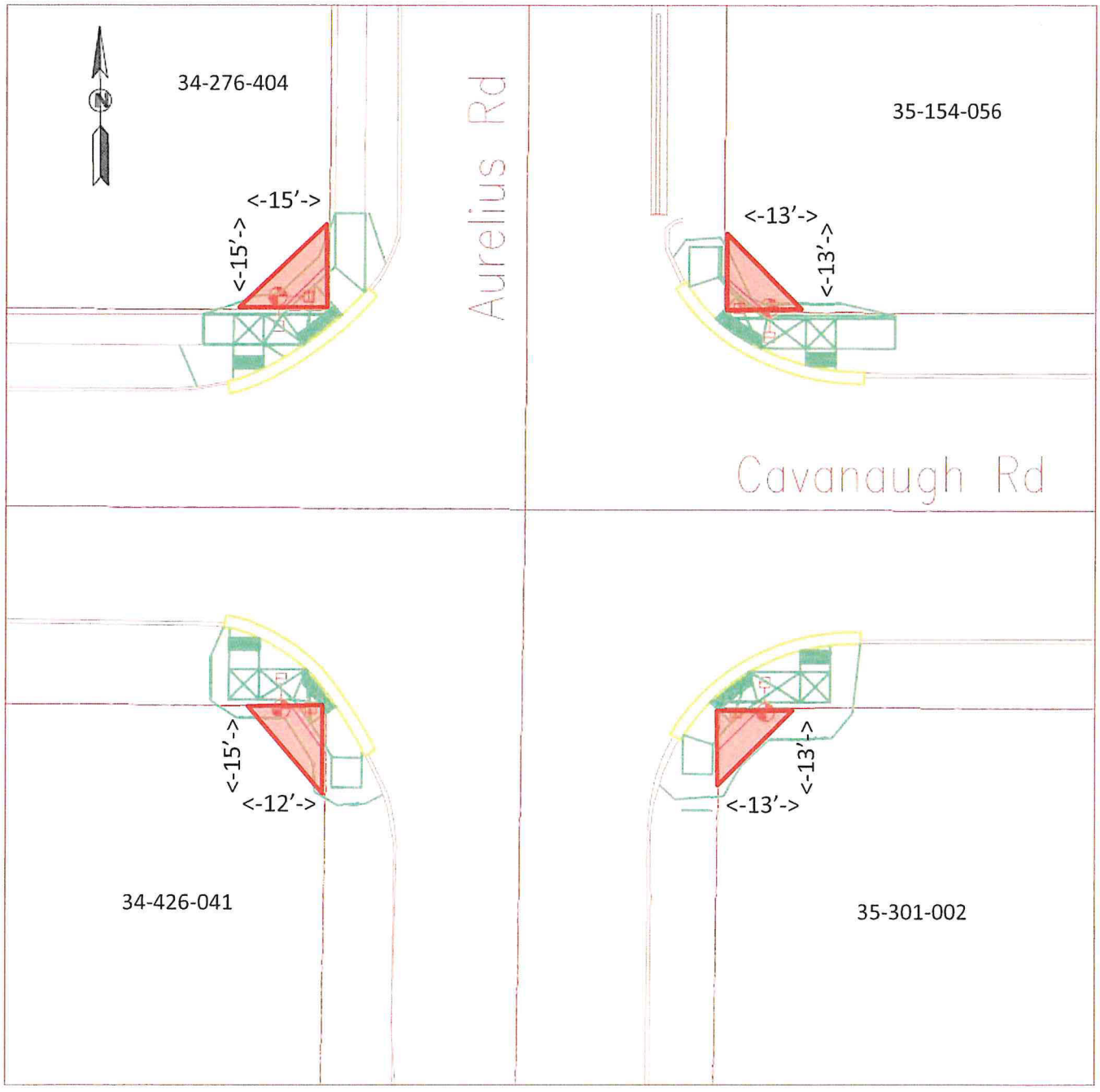
Corner:	Southeast
Address:	2000 E Cavanaugh Rd
Parcel:	33-01-01-35-301-002
Description:	LOT 1 & W 90 FT LOT 4 SUPERVISORS PLAT OF CULVER-DALE SUB
To be acquired:	Commencing at the northwest corner of Lot 1, thence East 13', thence South, 45 degrees West 18.38 feet, thence North 13' to the point of beginning, containing approximately 84.5 square feet.
Owner:	IVERSEN ERIC A & CYNTHIA L 2000 E CAVANAUGH RD LANSING, MI 48910-5813
Contact:	Eric Iversen iversen@lsg-es.com

Corner:	Southwest
Address:	4300 Aurelius Road
Parcel:	33-01-01-34-426-041
Description:	COM AT E 1/4 POST, TH S 237.5 FT, W 183.41 FT, N 237.5 FT, E 183.41 FT TO BEG; SEC 34 T4N R2W
To be acquired:	Commencing 33' south and west of the East ¼ post, thence, thence South 15.0 feet, thence North 38 degrees, 40 minutes, 55.9 minutes West 19.2 feet, thence East 12.0 feet to the point of beginning, containing approximately 90.0 square feet.
Owner:	PARKER MEMORIAL BAPTIST CHURCH 1902 E CAVANAUGH RD LANSING, MI 48910-3694
Contact:	Jim Green jdgreen@pmbclansing.org

Aurelius & Cavanaugh Intersection

Existing property lines are shown with red lines. The white lines show the proposed sidewalk and ADA ramps. The grey line shows the location of the sidewalk installed by Family Dollar with the construction of the store at the northwest corner of the intersection. The proposed traffic signal poles are shown in blue and the traffic signal wires are shown in yellow. Proposed acquisition areas are the red triangular areas on the corners of the parcels.

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Aurelius Rd
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Cavanaugh Rd
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<-13'->
<-13'->
34-426-041
35-301-002

BY THE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Code Compliance Manager has determined that the building located at 2500 W. JOLLY RD., 33-01-01-31-476-211 legally described as: S 175 FT LOT 71 ECP FARMS is an unsafe or dangerous building as defined in Section 108.1 of the Lansing Uniform Housing Code and the Housing Law of Michigan and was red tagged on ; and

WHEREAS, a hearing was held by the Hearing Officers on 8/23/2018, at which the Hearing Officers determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by ; 10/23/2018 and

WHEREAS, said Hearing Officers filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Housing and Premises Code and the Housing Law of Michigan; and

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

WHEREAS, the City Council held a public hearing on _____ , to review the findings and the order of the Hearing Officers and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 2500 W. JOLLY RD. are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within _____ days from the date of this resolution.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Manager of Code Compliance is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED whether demolition is accomplished by said property owner or the city that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owners failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 2500 W JOLLY, Parcel # 33-01-01-31-476-211 and Legal Description: S 175 FT LOT 71 ECO FARMS, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on 12/04/2017and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on 8/23/2018, the Lansing Demolition Board held a special meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Premises Code (1460.09) to order the property owner to make safe or demolish the structure; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby schedules a show cause hearing for Monday, <<FutureHearingDate>>at 7:00 p.m. in the Lansing City Council Chambers, 10thFloor City Hall, 124 W. Michigan, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 2500 W JOLLY to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

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

BY THE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Code Compliance Manager has determined that the building located at 1414 Ballard ST., 33-01-01-10-157-001 legally described as: N 34 FT OF W 4 R LOT 17 BLOCK 2 HANDY HOME ADD is an unsafe or dangerous building as defined in Section 108.1 of the Lansing Uniform Housing Code and the Housing Law of Michigan and was red tagged on ; and

WHEREAS, a hearing was held by the Hearing Officers on 8/23/2018, at which the Hearing Officers determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by ; 10/23/2018 and

WHEREAS, said Hearing Officers filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Housing and Premises Code and the Housing Law of Michigan; and

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

WHEREAS, the City Council held a public hearing on _____ , to review the findings and the order of the Hearing Officers and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1414 BALLARD ST. are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within _____ days from the date of this resolution.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Manager of Code Compliance is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED whether demolition is accomplished by said property owner or the city that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owners failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 1414 BALLARD ST., Parcel # 33-01-01-10-157-001 and Legal Description: N 34 FT OF W 4 R LOT 17 BLOCK 2 HANDY HOME ADD to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on 7/12/2018 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on 8/23/2018, the Lansing Demolition Board held a special meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Premises Code (1460.09) to order the property owner to make safe or demolish the structure; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby schedules a show cause hearing for Monday, <<FutureHearingDate>>at 7:00 p.m. in the Lansing City Council Chambers, 10thFloor City Hall, 124 W. Michigan, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 1414 BALLARD ST. to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

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

THIS ITEM NOT AVAILABLE AT TIME OF PRINT

BY THE COMMITTEE ON PUBLIC SAFETY

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, , 2018, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of considering an amendment to Chapter 1460, Sections 1460.01 and 1460.02 of the Lansing Codified Ordinances to adopt the 2015 International Property Maintenance Code with certain additions, deletions, and alterations.

Department of Economic Development and Planning
Brian McGrain, Director

Andy Schor, Mayor

Director's Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4060 – FAX: 517.483.6036
www.lansingmi.gov

MEMORANDUM

TO: Mayor Andy Schor

FROM: Brian McGrain, Director
Department of Economic Development & Planning

DATE: November 9, 2018

SUBJECT: Adoption of 2015 IPMC Ordinance

Attached is a memo from Scott Sanford, Interim Code Compliance Manager, regarding adoption of the 2015 IPMC Ordinance and the reasons for why it must be adopted.

I concur with Mr. Sanford's evaluation of this situation and ask that the Ordinance be forwarded to City Council for adoption.

Please let me know if you have any questions.

Attachment

Department of Economic Development and Planning
Brian McGrain, Director

Andy Schor, Mayor

Code Enforcement Office
Scott Sanford, Manager
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361 – FAX: 517.377.0100

DATE: September 5, 2018

TO: Brian McGrain, Director

FROM: Scott Sanford, Lead Housing Manager
Code Enforcement

SUBJECT: Adoption of the 2015 IPMC

Please accept this memo as a request to forward to the Mayor's Office for forwarding to the City Council for the adoption of the 2015 International Property Maintenance Code (IPMC) to use as the new Housing Code Ordinance for Code Enforcement.

The City of Lansing is currently using the 2009 IPMC. Our adoption of this code was done to allow the Ordinances used in Code Enforcement to be in line with the State Codes adopted by the Building Department to avoid conflicts in our inspections and to be up to date on the references in use by the State.

The current code was adopted in 2011 and has not been updated since. In February of 2016 the Building Department adopted the 2015 Residential Building Code. So our code is now 2 cycles behind the code that the Building Safety Office is currently using.

Respectfully,

Scott Sanford
Manager
Code Enforcement

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND CHAPTER 1460, SECTIONS 1460.01 AND 1460.02 OF THE LANSING CODIFIED ORDINANCES TO ADOPT THE 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE WITH CERTAIN ADDITIONS, DELETIONS, AND ALTERATIONS.

THE CITY OF LANSING ORDAINS:

Section 1. That Section 1460.01 of the Codified Ordinances of the City of Lansing, Michigan, is hereby amended as follows:

1460.01. PROPERTY MAINTENANCE CODE

For the purpose of regulating and governing the conditions and maintenance of all premises and any structures thereon; providing standards for supplied utilities and facilities, other physical aspects of structures, and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and providing a mechanism for condemnation of structures unfit for occupancy and use and the demolition of such structures, the ~~2009~~2015 International Property Maintenance Code ("IPMC") is hereby adopted as if fully set forth herein, with the following additions, deletions, and alterations:

(a) When used in the IPMC:

(1) "[Name of jurisdiction]" and "the jurisdiction" are replaced with "Lansing" or "the City."

(2) "International Building Code" is replaced with "the Building Code, as adopted in Chapter 1420 of the Lansing Codified Ordinances."

(3) "International Mechanical Code" is replaced with "the Mechanical Code, as adopted in Chapter 1426 of the Lansing Codified Ordinances."

(4) "ICC Electrical Code" is replaced with "the Electrical Code, as adopted in Chapter 1424 of the Lansing Codified Ordinances."

(5) "International Zoning Code" is replaced with "the Zoning Code, Title Six of Part Twelve of the Lansing Codified Ordinances."

(6) "International Fire Code" is replaced with "the Fire Code, as adopted in Chapter 1610 of the Lansing Codified Ordinances."

(7) "International Plumbing Code" is replaced with "the Plumbing Code, as adopted in Chapter 1422 of the Lansing Codified Ordinances."

(8) "Department of Property Maintenance Inspection" and "Department" are replaced with "Office of Code Compliance."

(9) "Legal representative of the jurisdiction," "legal officer of the jurisdiction," and "legal counsel of the jurisdiction" are replaced with "City Attorney."

(10) "Appointing authority" AND "CHIEF APPOINTING AUTHORITY" ~~is~~ARE replaced with "Mayor."

(11) "Appeals Board" is replaced with "Building Board of Appeals."

(b) The following language is added to Section 102.6 after the word "designated": By the Federal, State, or local government.

(c) Section 103.2 is deleted.

(d) The text of Section 103.3 is replaced with the following: The Code Official has the authority to appoint Code Compliance Officers and to delegate to any of them any of his or her duties or functions under this Code.

(e) The text of Section 103.5 is replaced with the following: The fees for services performed by the Office of Code Compliance under this Code shall be established by Council Resolution.

(f) The following language is added to the end of Section 104.1: The Office of Code Compliance is responsible for enforcing this Code and acts as the Local Health Department under Part 24 of the Public Health Code, PA 368 of 1978. The Office of Code Compliance may also enforce any provision of the Housing Law of Michigan, PA 167 of 1917.

(g) The following language is added to the end of Section 106.1: Unless otherwise provided, a property's owner is responsible for violations of this Code occurring on the property, even where this Code imposes an additional duty on the occupant or where the owner has imposed responsibility on the occupant by agreement.

(h) The text of Section 106.3 is replaced with the following: The Code Official and all Code Compliance Officers are hereby designated as authorized City Officials for the purpose of issuing municipal civil infraction notices directing alleged violators to appear at the City of Lansing Municipal Ordinance Violations Bureau or a local court of competent jurisdiction. Unless otherwise provided in this Code or by State law, any person in violation of any provision of this Code is responsible for a municipal civil infraction and subject to a $500.00 fine and all other penalties and remedies allowed by law. Any person in violation of Section 108.4.1 or Section 108.5 is responsible for a misdemeanor and subject to the penalties provided in Section 202.99(b) of the Lansing Codified Ordinances and all other penalties and remedies

allowed by law. If a violation of this Code is not corrected as required by the notice of violation given pursuant to Section 107, the Code Official may institute the appropriate proceeding at law or in equity to restrain, correct, or abate such violation; or to require the removal or termination of any unlawful occupancy of the structure. With the exception of the 30 days within which a vacant structure must be closed pursuant to Section 108.2, the Code Official has the authority to grant an extension of the time specified in the notice of violation, upon request by the person responsible for the violation, provided that the person agrees to correct the violation within the extended time period to be granted and the Code Official determines that a condition dangerous to life or property will not be created or perpetuated by granting such extension. No such extension of time for the correction of a violation will extend the time for filing an appeal.

(i) Section 106.6 is added, to read as follows: Violations of Section 302.4 and violations of Section 308 are hereby declared to be nuisances and may be abated by the City if not corrected within the time provided in the notice given pursuant to Section 107. Any expense incurred in abating a nuisance pursuant to this section, including an administrative service fee, shall be paid by the owner or party in interest whose name appears on the City's real property tax assessment records. The owner or party in interest whose name appears on the City's real property tax assessment records shall be notified of the amount owed by first class mail at the address shown on the City's real property tax assessment records. After 30 days, any unpaid amount shall be reported to the City Assessor for placement on the next tax roll of the City and imposition of a lien against the property on which the nuisance was located, as permitted by State law.

(j) When used in Section 107.1, "person" is replaced with "~~persons~~PERSON(S)."

(k) In Section 107.2:

(1) The following language is added to the end of number 4: For violations of Section 302.4, the notice shall require correction within 7 days.

(2) The text of number 6 is replaced with the following: Inform the property owner that, when permitted by law, a lien may be imposed upon the property.

(l) The following language is added to the end of Section 108.1.1: Any structure that is a "dangerous building" as defined in the Housing Law of Michigan, PA 167 of 1917, is also an unsafe structure.

(m) The text of Section 108.5 is replaced with the following: Any structure condemned and placarded by the Code Official shall be vacated. No person shall occupy any such structure or allow any domestic animal to occupy any such structure. No person shall operate equipment condemned and placarded by the Code Official. Repairs required by a correction order may be made during the hours of 8 am and 5 pm on Mondays through Fridays or at other times for which the Code Compliance Office has granted permission. The Code Compliance Office shall grant permission for repairs to be made at other reasonable times set by Department policy if the person seeking permission has obtained all permits necessary for the work to be done and provides documentation indicating that the work cannot be performed between 8 am and 5 pm on Mondays through Fridays.

(n) Section 108.8 is added, to read as follows: The owner of any structure placarded FOR MORE THAN 90 DAYS pursuant to Section 108.4 is responsible for paying a monthly, non-refundable administrative fee while the placard remains on the structure. The administrative fee shall be established by Council resolution in an amount sufficient to defray the cost incurred

by the City to monitor the structure for the purpose of preventing public safety hazards. The owner or party in interest whose name appears on the City's real property tax assessment records shall be notified of the amount owed by first class mail at the address shown on the City's real property tax assessment records. After 30 days, any unpaid amount shall be reported to the City Assessor for placement on the next tax roll of the City and imposition of a lien against the property, as permitted by State law.

(o) Section 108.9 is added, to read as follows: The Code Official may request permission to inspect any structure intended to be used as a dwelling when that structure has remained vacant for 180 days. If permission to inspect is denied, the Code Official may seek a warrant from a court of competent jurisdiction.

(p) Section 110 is deleted. In its place, MCL 125.538-125.542, with the exception of MCL 125.541c, from Article VII of the Housing Law of Michigan, PA 167 of 1917, are hereby adopted by reference. Pursuant to MCL 125.534(6), regardless of whether or not the cost of repair of a structure exceeds its state equalized value, the Code Official may bring a court action to remove or rehabilitate it if (1) it is an unsafe structure pursuant to Section 108.1.1, (2) it remains vacant or boarded, and (3) a significant attempt has not been made to rehabilitate it for a period of 24 consecutive months.

(q) Section 111.1 is replaced with the following: Appeal of a decision that a structure is a dangerous building pursuant to MCL 125.542 shall follow the procedures described in the Housing Law of Michigan, PA 167 of 1917, and adopted in subsection (p). Any person directly affected by any other decision of the Code Official or notice or order issued under this Code may appeal to the Building Board of Appeals. The Code Official shall be an ex-officio member

of the Building Board of Appeals when it hears appeals brought under this Code, but the Code Official shall have no vote on any matter before the Board. Written application for an appeal must be filed within 20 days of service of the decision, notice, or order being appealed. An application for appeal must be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not apply, or the purposes of this Code's requirements are adequately fulfilled by other means.

(r) Sections 111.2-~~111.7~~111.8 are deleted.

(s) The following definitions replaces those provided in Section 202:

PERSON. ANY LEGAL ENTITY.

(t) The definitions of "inoperable motor vehicle" and "operator" are deleted.

(u) The following definitions are added to Section 202:

a. *Absentee landlord.* Any owner of rental property whose principal residence is located more than forty miles from the corporate limits of the City.

b. *Code Compliance Officer.* Any duly authorized representative of the Code Official.

c. *Dwelling.* Any "dwelling," as defined in the Housing Law of Michigan, PA 167 of 1917.

d. *Leasehold.* Any "leasehold" as defined in the Housing Law of Michigan, PA 167 of 1917.

e. *Motor vehicle.* Any "motor vehicle" as defined in the Michigan Vehicle Code, PA 300 of 1949.

f. *Rental property.* Any premises, dwelling, dwelling unit, or rooming unit which is not occupied on a daily basis by the owner(s), and which is offered to let, to hire, or to assign for a period of more than 30 days to any person(s) for any or no consideration.

(v) The following language is added to the end of Section ~~302.4~~302.1: No mattresses or indoor furniture shall be kept on exterior property or premises.

(w) The first paragraph of Section 302.4 is replaced with the following: All premises shall be maintained free of weeds and of grass eight inches or more in height.

(x) The text of Section 302.8 is replaced with the following: No motor vehicle that is inoperative, stripped, dismantled, or in a state of major disassembly or disrepair may be kept on any exterior premises. Motor vehicles may be removed from private property in accordance with the towing regulations established by the State as the "special anti-theft laws" sections of Division II of the Michigan Vehicle Code, MCL 257.252—MCL 257.254.

(y) When used in Section 304.14, "during the period from [date] to [date]" is replaced with "between May and October."

(z) In Sections 602.3 and 602.4, "during the period from [date] to [date]" is deleted.

(aa) Section 404.5 is deleted.

Section 2. That Section 1460.02 of the Lansing Code of Ordinances of the City of Lansing Michigan, is hereby amended as follows:

1460.02. - COPY OF ~~2009~~2015 International Property Maintenance Code for Public Inspection.

A copy of the ~~2009~~2015 International Property Maintenance Code is available for public inspection in the City Clerk's Office.

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

Section 4. 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 5. 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.

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

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RECEIVED
2018 NOV -6 AM 9:12
LANSING CITY CLERK

CITY OF LANSING
AFFIDAVIT OF DISCLOSURE

TO: CITY CLERK

DATE: 10-26-18

I Julie Thomas (Name) make the following disclosure under oath:

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 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

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

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 3 **day of** November, **20** 18.

Julie Brown
Signed

State of Michigan, County of Ingham
Subscribed and sworn to before me this 3rd **day of** November, **20** 18

Notary Public/or Deputy Clerk

Ingham **County, Michigan**

My Commission Expires: 6-1-23

Lansing Police Department

Supplemental Off-Duty Employment Request Form

☐ Renewal
☐ Reg. Off-Duty Employment
Date: _____

Employee Requesting Approval: Julie Thomas **Badge No:** 21
Current Duty Assignment: CPO
Hours: 7-5, 11-9 or 1-11 **Division:** patrol

SUPPLEMENTAL EMPLOYEMENT INFORMATION

Name of Employer: Lululemon
Type of Business: retail
Business Address: 3032 Towne center Blvd Lansing MI
Owner or Manager's Name: Kim Aeschliman Telephone No: 517-803-5425
Location of Employment: 3032 Towne center Blvd Lansing. MI
Description of Work Duties: retail
Work Schedule: Vary
Number of Hours Per Week: 10-20 Duration of Employment: Seasonal - Nov-March

Does this employment require any security or law enforcement responsibility including the enforcement of any state or local law or the exercise of any police power on behalf of the employer? ☐ Yes ☒ No

I understand that in cases of supplemental employment, the only liability insurance coverage or workers compensation coverage available would be that which may be supplied by the supplemental employer. Insurance procured by the City of Lansing and other benefits are not applicable.

I understand that in cases of private security supplemental employment, the only liability insurance coverage or workers compensation coverage available would be that which is supplied by the supplemental employer. While an indemnification agreement and certificate of insurance is a prerequisite, these forms do not constitute a guarantee by the City or the Police Department that insurance exists, is adequate, or has not been canceled without notice to the Police Department or employee. Insurance procured by the City of Lansing and other benefits are not applicable.

Julie Thomas
Employee Signature

Before any supplemental employment begins, this form must be filled out, signed, and approved by the Chief of Police or the Chief's Designee. Approval may be revoked at any time by the Chief of Police.

Captains Recommendation Date: 5 NOV 18 Initials: DLS ☒ **Approved** ☐ **Disapproved**

Captain's Comments: Clothing Store

_____ Date 11-5-18 ☒ **Approved** ☐ **Disapproved**
Michael Yankowski, Chief of Police

Copy of form sent to employee on NOV 6 2018.

5/10

RECEIVED
2018 NOV -8 A
CITY CLERK

CITY OF LANSING
AFFIDAVIT OF DISCLOSURE

TO: CITY CLERK

DATE: 10/30/18

I Robert Lance Leiter 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 in the Lansing 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.

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 <u>each</u> business, include in your answer such things as:

- What is the form of your business entity and what percentage do you own? Ride sharing - ; 0.0 %
- Are you self-employed? No
- Who is your employer, if applicable? Bird Scooters
- What are the things you actually do in the business? Locate and charge dead scooters
- Who are your clients and who receives your goods or services? No one
- How and where are your services performed? On off time I locate scooters by GPS, drive my vehicle to pick up the scooters, drive to my house and charge them.

3. My City of Lansing position is:
☒ Full-time ☐ Part-time (less than 25 hours/wk) ☐ Unpaid

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

I want to gain supplemental employment with Bird Scooters. I will be charging their scooters at my personal residence on my own time. I do not believe any conflicts exists. The dates and times I will be working for them are totally up to me. There is no set amount of work I have to do for their company.

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 30th **day of** October, **20**18.

Signed

State of Michigan, County of Ingham

Subscribed and sworn to before me this 30th **day of** October, **20**18

Kieran Kakar

Notary Public/or Deputy Clerk

Ingham **County, Michigan**

My Commission Expires: 07/16/2023

KIERAN B. KAKAR
NOTARY PUBLIC, STATE OF MI
COUNTY OF INGHAM
MY COMMISSION EXPIRES Jul 16, 2023
ACTING IN COUNTY OF Ingham

Lansing Police Department

Supplemental Off-Duty Employment Request Form

☐ Renewal
☐ Reg. Off-Duty Employment
Date: _____

Employee Requesting Approval: Robert Lance Leiter **Badge No:** 0604
Current Duty Assignment: CRO
Hours: 1100 - 2100 **Division:** Patrol / CSO

SUPPLEMENTAL EMPLOYEMENT INFORMATION

Name of Employer: Bird
Type of Business: Scooters / Ride sharing
Business Address: _____
Owner or Manager's Name: Travis VanderZanden Telephone No: 1-844-205-2442
Location of Employment: Depends on location of scooter.
Description of Work Duties: Charge dead scooters
Work Schedule: On face time
Number of Hours Per Week: Based on when I want to. Duration of Employment: Indefinite

Does this employment require any security or law enforcement responsibility including the enforcement of any state or local law or the exercise of any police power on behalf of the employer? ☐ Yes ☒ No

I understand that in cases of supplemental employment, the only liability insurance coverage or workers compensation coverage available would be that which may be supplied by the supplemental employer. Insurance procured by the City of Lansing and other benefits are not applicable.

I understand that in cases of private security supplemental employment, the only liability insurance coverage or workers compensation coverage available would be that which is supplied by the supplemental employer. While an indemnification agreement and certificate of insurance is a prerequisite, these forms do not constitute a guarantee by the City or the Police Department that insurance exists, is adequate, or has not been canceled without notice to the Police Department or employee. Insurance procured by the City of Lansing and other benefits are not applicable.

Employee Signature

Before any supplemental employment begins, this form must be filled out, signed, and approved by the Chief of Police or the Chief's Designee. Approval may be revoked at any time by the Chief of Police.

Captains Recommendation Date: 30 OCT 2018 Initials: _____ ☒ **Approved** ☐ **Disapproved**

Captain's Comments: _____

_____ Date 11-2-18 ☒ **Approved** ☐ **Disapproved**
Michael Yankowski, Chief of Police

Copy of form sent to employee on 11-2-18.

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