

AGENDA

Committee on Development and Planning AGENDA FOR NOVEMBER 1, 2023 AT 4:00 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
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Council Member Spitzley, Chairperson
Council Member Brown, Vice Chairperson
Council Member Garza, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. October 25, 2023
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Brownfield Plan #84; 505-507 East Shiawassee Street Rehabilitation Project
- 6. Other**
- 7. Adjourn**

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DRAFT



MINUTES
Committee on Development and Planning
Wednesday, October 25, 2023 @ 4:00 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Brown called the meeting to order at 4:00 p.m.

PRESENT

Council Member Spitzley, Chair
Council Member Brown, Vice-Chair
Council Member Garza, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Joseph Abood, OCA
Emily Linden, Internal Auditor
Susan Stachowiak, EDP
Andrew Fedewa, EDP

MINUTES

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE MINUTES FROM OCTOBER 4, 2023. MOTION CARRIED 3-0.

MOTION BY COUNCIL MEMBE BROWN TO PLACE ON FILE THE MINUTES FROM OCTOBER 18, 2023.

Council Member Spitzley asked for clarification on why they were place on file, and Ms. Boak explained that due to the you tube broadcasting being done at meetings now, on October 18, 2023 Council Member Brown opened the meeting for the public and then after 1 minute, with no quorum closed the meeting. The notes reflect that.

MOTION CARRIED 3-0.

DISCUSSION/ACTION

RESOLTUION – Introduction and Set Public Hearing for Z-9-2023; Vacant Parcel south of 1917 Osband Ave., Rezoning from IND-2 General Industrial to R-6A Urban Detached Residential
Ms. Stachowiak explained the applicant wishes to rezone to build a single family residence. The property to the north of the vacant parcel is residential and the parcel south is an access parcel to the property in the rear. The Committee reviewed the location map with the administration.

MOTION BY COUNCIL MEMBER BROWN TO INTRODUCE AND SET A PUBLIC HEARING FOR NOVEMBER 13, 2023 FOR Z-9-2023; REZONING FOR THE VACANT PARCEL SOUTH OF 1917 OSBAND AVENUE TO R-6A URBAN DETACHED RESIDENTIAL.

It was noted that the hearing date should be November, 27, 2023 due to the required 15 day notice.

COUNCIL MEMBER BROWN AMENDED HIS MOTION TO REFLECT THE HEARING DATE OF NOVEMBER 27, 2023. MOTION CARRIED 3-0.

RESOLUTION – Set a Public Hearing; Act-4-2023; Sale of City Property; Parking Lot #1 at 425 S Grand Avenue

Mr. Fedewa stated that this request is to sell the City owned parking lot, East of the CATA station which was acquire in 2008 for \$940,000. It currently has 118 parking spaces, majority utilized by the State employees. Since the pandemic there has been a large drop in usage. This will facilitate phase 2 of a development plan with the purchaser and Lansing Housing Commission (LHC). The LHC is currently developing plans for 220 E. Kalamazoo with MSHDA on the east side of the current Baryames Building on the corner. This lot, once sold, will be developed with a 55 unit building as part of phase for LHC.

Council Member Garza asked what the City paid in 2008, and was told \$940,000. He then asked why the City was selling for less. Mr. Abood stated that before the recent offer there was an appraisal on the property which came in at \$200,000, and the offer came in higher at \$250,000. Council Member Brown asked if the appraisal was for the land not the use of a parking lot. Mr. Fedewa clarified that the appraisal was for the 118-space parking lot and corrected Mr. Abood's stated appraisal amount, which was actually \$760,000. The City is selling for \$760,000. In 2008 when the City bought it, it was the former Boarshead Theatre and Lansing Arts Commission. The City bought it, then turn it into a parking lot and revenue. Council Member Spitzley asked if this was part of the inventory under review of surface lots and recommended for sale. Council Member Brown asked why not reactivate it instead of selling. Council Member Spitzley explained that there was a study done of the surface lots, and audit. The Administration was looking at selling surface lots due to the cost of maintenance and listing out which was to divest in. Mr. Fedewa stated he would check with EDP and Parking Services on the parking lots and get information to Committee.

Council Member Spitzley asked if there was any environmental testing, challenges and any phase one testing done, or will the purchaser (Boji) do that. Mr. Fedewa stated that would be required of the developer, and he would look into that information for the Committee.

Council Member Spitzley asked if the sale of property needs to go before the voters, and Mr. Abood stated this is just a parking lot.

Ms. Boak made the Committee aware that the documents were placed on file with the City Clerk's office on August 28, 2023; therefore being on file over the required 30 days.

Council Member Spitzley request that the purchaser be present at the hearing on November 13, 2023.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING FOR NOVEMBER 13, 2023 FOR ACT-4-2023, PARKING LOT #1

Adjourned at 4:14 p.m.
Submitted by Sherrie Boak
Recording Secretary, Lansing City Council
Approved by Committee on

**CITY OF LANSING
BROWNFIELD REDEVELOPMENT AUTHORITY**

BROWNFIELD PLAN #84

**PROPOSED REHABILITATION PROJECT
LOCATED AT 505-507 EAST SHIAWASSEE STREET
LANSING, MICHIGAN**

September 18, 2023

Approved by BRA: September 22, 2023

Approved by City Council: *[date to be inserted following approval]*

Prepared on Behalf of:

The Gillespie Group

330 Marshall Street, Suite 100

Lansing, MI 48912

Contact Person: Mr. Jason Kildea

Telephone: (517) 333-4123

Prepared By:

PM Environmental, a Pinchin Company

3340 Ranger Road

Lansing, Michigan 48906

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Telephone: (616) 328-5297



TABLE OF CONTENTS

I. INTRODUCTION AND PURPOSE.....	3
I.a. Property Description.....	3
I.b. Basis of Eligibility	4
I.c. Project Description	4
II. GENERAL PROVISIONS	5
II.a. Description of Costs to be Paid for with Tax Increment Revenues (Section 13 (2)(a)).....	5
II.b. Brief Summary of the Eligible Activities that are Proposed (Section 13 (2)(b)).....	6
II.c. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13 (2)(c)).....	7
II.d. Method of Financing Plan Costs and Description of Advances by the Municipality (Section 13 (2)(d)).....	7
II.e. Maximum Amount of Note or Bonded Indebtedness (Section 13 (2)(e)).....	7
II.f. Duration of the Brownfield Plan (Section 13 (2)(f))	8
II.g. Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions (Section 13 (2)(g)).....	8
II.h. Legal Description, Property Map, Property Characteristics, and Personal Property (Section 13 (2)(h)).....	8
II.i. Estimates of the Number of Persons Residing on the Property (Section 13 (2)(i)).....	9
II.j. Plan for Relocation of Displaced Residents (Section 13 (2)(j))	10
II.k. Provisions for Relocation Costs (Section 13 (2)(k))	10
II.l. Strategy for Compliance with Michigan's Relocation Assistance Law (Section 13 (2)(l)).....	10
II.m. Other Material that the Authority or Governing Body Considers Pertinent (Section 13 (2)(m)).....	10

APPENDICIES

Appendix A	Legal Description
Appendix B	Eligible Property Location Map
Appendix C	Current Site Photos
Appendix D	Site Plan and Renderings
Appendix E	Documentation of Eligibility

TABLES

Table 1	Eligible Activity Cost Schedule
Table 2	Tax Increment Revenue Capture Estimates
Table 3	Tax Increment Reimbursement Estimates

PROJECT SUMMARY

Project Name:	505 & 507 E Shiawassee
Applicant/Developer:	The Gillespie Group
Project Location:	The property is located at 505 and 507 East Shiawassee Street, Lansing, Michigan 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, Asbestos Containing Materials (ACM) Survey, Demolition, Department Specific Activities, Infrastructure Improvements, and Preparation of a Brownfield Plan.
Local Brownfield Revolving Fund (LBRF) Funded Activity Reimbursement:	\$150,576 (includes eligible activities)
LBRF Interest Capture	\$35,146 via 3% simple interest
Estimated Length Reimbursement:	Estimated 19 Years from start of capture
Project Overview:	The project includes selective demolition and renovation of two, connected, existing buildings (totaling approximately 7,400 square feet) to accommodate two to three, ground floor commercial tenants. Also included are façade improvements and the replacement of public sidewalks along E. Shiawassee Street to improve upon the current conditions.
Estimated Capital Investment:	Approximately \$1.175 million (including Acquisition, Hard and Soft Costs)
Estimated Job Creation:	It is estimated that 10 Full Time Equivalent (FTE) construction jobs and 3 new permanent jobs will be created by tenants once the commercial spaces have been occupied.

Estimated Tax Increment Revenue Uses:

Uses	Tax Estimates
LBRF Eligible Activity Reimbursement	\$150,576
LBRF Interest (3%)	\$35,146
Portion Captured for Lansing Brownfield Redevelopment Authority (LBRA) (Administration and LBRF)	\$23,967
Portion Captured for State Brownfield Revolving Fund (SBRF)	\$1,078
Total Captured	\$210,767
10% Pass-Through to Taxing Units	\$24,810
Total New Taxes Generated and Captured	\$235,577

I. INTRODUCTION AND PURPOSE

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 reimbursement of eligible activities at the Brownfield. By facilitating redevelopment of the Brownfield, 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.

This Plan is intended to apply to the eligible property identified in this Plan and to identify and authorize the eligible activities to be reimbursed utilizing tax increment revenues. This Plan is intended to be a living document, which may be modified or amended in accordance with and as necessary to achieve the requirements and purposes of Act 381.

This Plan contains information required by Section 13(2) of Act 381, as amended. The applicable sections of Act 381 are noted throughout the Plan for reference purposes. All words or phrases not defined herein shall have the same meaning as such words and phrases included in Act 381.

I.a. Property Description

The Eligible Property consists of two (2) legal parcels totaling approximately 0.197 acres with street addresses of 505 and 507 E. Shiawassee Street, Lansing, Ingham County, Michigan. The parcels and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the “subject property.”

The subject property is located on the E. Shiawassee Street corridor, bounded by commercial properties to the north and east, N. Cedar Street to the west, and E. Shiawassee Street to the south. Individual parcel information is outlined below.

Property Address	Parcel ID Number	Approximate Acreage	Eligibility
505 E. Shiawassee Street	33-01-01-16-228-131	0.114 acres	Adjacent and Contiguous
507 E. Shiawassee Street	33-01-01-16-228-141	0.083 acres	Facility

505 E. Shiawassee Street

Standard and other historical sources documented a residential dwelling, which extended onto the east adjoining property, was present 1898 and was demolished between 1913 and 1924. The current building was constructed in 1924 and was occupied by various restaurants, retail stores, and a hotel from construction to approximately 2013 and has been vacant of occupants since that time.

507 E. Shiawassee Street

Standard and other historical sources documented that the subject property was initially developed when the current building was constructed in 1952/1953 on previously vacant land, and was occupied by a bicycle shop since construction until 2020.

I.b. Basis of Eligibility

The subject property is considered “eligible property” as defined by Act 381, Section 2 because it (a) was previously utilized for a commercial purpose; (b) is located within the City of Lansing, a qualified local governmental unit under Act 381; (c) is determined to be a “facility” as defined by Act 38 and (d) is adjacent and contiguous to a qualifying parcel and is estimated to increase the captured taxable value of the project.

Additional information regarding the subject property’s eligibility is included within section II.h and documentation of eligibility is included within Appendix E.

I.c. Project Description

Infinite 505, LLC and 507 E Shiawassee, LLC , are development entities of the Gillespie Group, or any affiliate, or such other developer as approved by the Authority, are collectively the project developer (“Developer”).

Gillespie Group is a Michigan-based developer, specializing in creative urban development, revitalizing communities that breathe new life into city neighborhoods with bold, innovative designs. With a strong commitment to positive growth and change, the Gillespie Group strives to contribute to a rejuvenated Michigan, a place where groundbreaking new ideas are realized, and people are motivated to invest in their communities. Originally founded in 1994, Gillespie has created innovative communities in the Michigan market for over 25 years, boasting an excess of 1,800 residential rental units in addition to over 810,000 square feet of commercial/retail space. With a strong focus over the past several years on the Stadium District in downtown Lansing, Gillespie has responded to today’s pursuit of ‘live, work, play’ destinations by providing mixed-use developments that promote ‘smart growth’ including the Capital City Market and Block600 project. Characteristics such as walkability, interconnectivity, efficiency and diversity of open space are quickly becoming the traits of their signature development style.

The project includes a focus on small business to support the surrounding neighborhood. Selective demolition and renovation of two, connected, existing buildings (totaling approximately 7,400 square feet) is planned. The ground floor is anticipated to be leased to two to three commercial tenants that currently include Tiny Bit of Wood, a woman owned, environmentally conscious wood crafting and furniture shop, and Sparrow Bloom, a woman owned specialty florist. The existing buildings will undergo renovations including upgrades to the design and fixtures of the proposed workspaces, bathrooms, as well as the installation of new lighting, flooring, and other fixtures throughout the remainder of the buildings. The street facade will be upgraded to create a modern look to the buildings which will also include the replacement of public sidewalks along E. Shiawassee Street to improve upon the current conditions.

Located two blocks east of the Downtown Lansing District, the project aligns with the district’s mission to establish a downtown area as a “first choice” destination for business owners, patrons, and visitors. In addition, the project will allow two home-based businesses, Tiny Bit of Wood and Sparrow Bloom, to expand into more permanent brick and mortar, small businesses within the City of Lansing. Sparrow Bloom currently occupies a temporary space owned by The Gillespie Group. It is anticipated that the current space will be available for lease by another tenant once the 505/507 building is ready. Both are considered a specialty gift and goods-based business, which has been identified as an in-demand business by Downtown Lansing, Inc.

Construction is anticipated to begin by the end of 2023 with renovations to be completed by the end of 2024. The Developer will invest an estimated \$1.175 million into the development that will create approximately 10 FTE construction jobs and an estimated 3 permanent jobs by the tenants once the commercial spaces are occupied with the potential for expansion in the future adding to the City's collected income tax revenue. Both tenants will attract new foot traffic to the northern Stadium District area, which will support the success of the existing restaurant and retail businesses nearby.

Preliminary floor plan and renderings are included in Appendix D.

II. GENERAL PROVISIONS

II.a. Description of Costs to be Paid for with Tax Increment Revenues (Section 13 (2)(a))

Tax Increment Financing revenues will be used to reimburse the costs of "Eligible Activities" (as defined by Section 2 of Act 381) as permitted under the Brownfield Redevelopment Financing Act funded by the LBRF that include:

- Work Plan Exempt Activities,
- Department Specific Activities,
- Demolition,
- Asbestos, Lead, and Mold Activities,
- Infrastructure Improvements, and
- Preparation and Implementation of a Brownfield Plan

A 3% Simple Interest has also been calculated and included within this Brownfield Plan which will be allocated to the LBRF as part of funding eligible activity reimbursement on the project. Tax Increment Revenues are also projected to be captured for annual LBRF capture and BRA administrative fees.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be funded by the LBRF and reimbursed with tax increment revenues captured from the subject property are shown in the attached Table 1.

The Eligible Activity cost estimates may increase or decrease depending on the nature and extent of unknown conditions encountered. If the total cost of eligible activities as described within this Plan is not exceeded, line-item categories and costs of eligible activities may differ from what is included within this Plan, to the extent the adjustments do not violate the terms of Act 381.

Eligible Activities	LBRF Eligible Activities Reimbursement (Local Only)
Work Plan Exempt Activities	\$13,488
Department Specific Activities	\$47,710
Asbestos Activities	\$6,750
Demolition Activities	\$50,862
Infrastructure Improvements	\$10,000
Subtotal	\$128,810
LBRA Application Fee	\$5,000

**Brownfield Plan #84 for the proposed Rehabilitation Project
Located at 505 & 507 East Shiawassee Street, Lansing, Michigan
PM Project No. 01-03421-4; September 18, 2023**

General Contractor Management Fee (5%)*	\$5,766
Brownfield Plan Preparation	\$11,000
Subtotal	\$21,766
Total LBRF Funding Requested	\$150,576

*Excludes the cost of Work Plan Exempt Activities and Brownfield Plan Preparation

Administrative Fee, Pass-Through, and Interest	
State Brownfield Fund	\$1,078
LBRA Admin Fee and New LBRF Capture (10% Annually)	\$23,967
LBRF Interest (via 3% Simple Interest)	\$35,146
10% Pass-Through to Taxing Units	\$24,810
Total	\$85,001

II.b. Brief Summary of the Eligible Activities that are Proposed (Section 13 (2)(b))

Eligible Activities are summarized below. An Accelerated Reimbursement Secured Loan through the City's LBRF will be requested for separate consideration by the LBRA.

1. Work Plan Exempt Activities include a Phase I Site Assessment (ESA) and, Phase II Environmental ESA, Hazardous Materials Survey conducted and required as part of the pre-purchase due diligence conducted on the property.
2. Department Specific Activities include the design and installation of a vapor barrier system and oversight/sampling/reporting by an environmental professional at 507 East Shiawassee Street, which occurred prior to approval of this plan.
3. Demolition Activities include selective building demolition and the removal of sidewalks.
4. Asbestos Activities includes asbestos containing materials (ACM) abatement, oversight, air monitoring and associated reporting.
5. Infrastructure Improvements include public sidewalk improvements.
6. Preparation of the Brownfield Plan and associated activities (e.g. meetings with BRA, review by City Attorney etc.)
7. A 5% developer management fee of \$5,766. This excludes the cost of the Work Plan Exempt Activities and preparation of the Brownfield Plan.
8. An LBRA Application fee of \$5,000.

The total estimated cost of Eligible Activities is \$150,576 with 3% simple interest calculated at \$35,130. This results in a total, not to exceed cost of \$185,706, unless the Plan is amended and approved by the LBRA and City Council.

II.c. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13 (2)(c))

An Accelerated Reimbursement Secured Loan through the City's LBRF will be requested for separate consideration by the LBRA. The costs of eligible activities included in, and authorized by this Plan will be reimbursed to the LBRF with incremental local tax revenues (as applicable) generated by the subject property and captured by the LBRA, subject to any limitations and conditions described in this Plan, and the terms of a Reimbursement Agreement and Accelerated Reimbursement Loan Agreement between the Developer and the Authority (the "Reimbursement Agreement").

The initial ("base") taxable value of the subject property shall be determined by use of the 2023 tax year tax value, which is \$204,054. Tax increment revenue capture will begin when tax increment is generated by redevelopment of the subject property, which is expected to begin in 2025 or when redevelopment is complete, whichever occurs first. The estimated taxable value of the completed development is \$380,000. An annual increase in taxable value of 2.0% has been applied to account for future tax increases in this Plan. Table 2 details the estimated available tax increment revenues for each year of the Plan. The actual taxable value will be determined by the authorized assessor.

The LBRA will capture 90% of the available incremental tax revenues generated from the subject property to reimburse the LBRF for the costs of eligible activities under this Plan. The remaining 10% of incremental taxes will pass through proportionally to the applicable taxing jurisdictions, which is estimated to be \$24,810 over the duration of the Plan. A detailed annual estimated schedule of capture and reimbursement are attached to this Plan under Tables 2 and 3.

The LBRA will capture 10% of total tax increment revenues on an annual basis for administrative fees and new LBRF capture, which is estimated to be \$23,967.

Interest capture for the LBRF funded activities is included in this plan and is estimated at \$35,130, which has been calculated at 3% simple interest. The funds reimbursed and deposited into the LBRF as part of this Plan will be used in accordance with the requirements of Act 381, as amended.

A summary of the impact to taxing jurisdictions for the life of the Plan is summarized in Section II.g.

II.d. Method of Financing Plan Costs and Description of Advances by the Municipality (Section 13 (2)(d))

Eligible activities will be financed by Infinite 505, LLC and 507 E Shiawassee, LLC. The Developer will be reimbursed for eligible costs from the LBRF as described in Section II.c and outlined in Table 1.

All reimbursements authorized under this Plan shall be governed by the LBRF Reimbursement Agreement and Accelerated Reimbursement Loan Agreement.

II.e. Maximum Amount of Note or Bonded Indebtedness (Section 13 (2)(e))

No note or bonded indebtedness will be incurred by any local unit of government for this project.

II.f. Duration of the Brownfield Plan (Section 13 (2)(f))

Reimbursement of eligible activities is estimated to occur over 19 years. However, 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. The subject property will become part of this Plan on the date this Plan is approved by the City of Lansing City Council.

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

A summary of the total amounts estimated to be generated and preserved for taxing units during the life of the Plan are outlined below.

Millage	Rate	Developer/LBRF Reimbursement	Developer/LBRF Interest Capture	Administrative Fee & State Revolving Fund	10% Pass Through	Base and New Taxes Preserved	Totals
State Education Tax (SET)	6.0000	\$ 1,103	\$ 17	\$ 1,078	\$ 216	\$ 52,076	\$ 54,491
School Operating Tax	17.4478	\$ 3,208	\$ 50	\$ -	\$ 627	\$ 151,437	\$ 155,322
Subtotal	23.4478	\$ 4,311	\$ 67	\$ 1,078	\$ 843	\$ 203,513	\$ 209,813
							\$ -
Ingham County	6.7807	\$ 19,872	\$ 4,766	\$ 3,256	\$ 3,256	\$ 26,289	\$ 57,440
Airport Auth.	0.6990	\$ 2,049	\$ 491	\$ 336	\$ 336	\$ 2,710	\$ 5,921
CATA	2.9895	\$ 8,761	\$ 2,101	\$ 1,436	\$ 1,436	\$ 11,590	\$ 25,324
CADL Library	1.5528	\$ 4,551	\$ 1,091	\$ 746	\$ 746	\$ 6,020	\$ 13,154
Lansing Operating	19.4400	\$ 56,973	\$ 13,664	\$ 9,336	\$ 9,336	\$ 75,369	\$ 164,679
LCC	3.7692	\$ 11,047	\$ 2,649	\$ 1,810	\$ 1,810	\$ 14,613	\$ 31,929
Lansing Sch Sink	2.9575	\$ 8,668	\$ 2,079	\$ 1,420	\$ 1,420	\$ 11,466	\$ 25,053
Ingham Intermediate	4.9378	\$ 14,471	\$ 3,471	\$ 2,371	\$ 2,371	\$ 19,144	\$ 41,829
Ingham County Sum	6.7807	\$ 19,872	\$ 4,766	\$ 3,256	\$ 3,256	\$ 26,289	\$ 57,440
Subtotal	49.9072	\$ 146,265	\$ 35,079	\$ 23,967	\$ 23,967	\$ 193,492	\$ 422,770
							\$ -
Total Capturable Millages	73.3550	\$ 150,576	\$ 35,146	\$ 25,046	\$ 24,810	\$ 397,005	\$ 632,583
Non-Capturable Millages	Rate					Base and New Taxes Preserved	Totals
Lansing Sch. Debt	4.1000					\$ 35,586	\$ 35,586
Total Non-Capturable Millages	4.1000					\$ 35,586	\$ 35,586

See Table 2 for a complete breakdown of estimated available tax increment revenues and Table 3 for the annual estimated developer reimbursement.

II.h. Legal Description, Property Map, Property Characteristics, and Personal Property (Section 13 (2)(h))

The subject property's legal description is included in Appendix A and a map showing the location and dimensions of the eligible property is included in Appendix B.

The subject property is considered "eligible property" as defined by Act 381, Section 2 because it (a) was previously utilized for a commercial purpose; (b) is located within the City of Lansing, a qualified local governmental unit under Act 381; (c) is determined to be a "facility" as defined by Act 381, and (d) is adjacent and contiguous to a qualifying parcel and is estimated to increase the captured taxable value of the project.

PM Environmental, a Pinchin Company (PM) identified the following onsite REC in the 2009 Phase I ESA for the property located at 507 E. Shiawassee Street:

- A solvents-based parts washer located on the eastern interior wall in the workshop portion was observed within the 507 East Shiawassee Street building during the site reconnaissance. According to the current operator of the property, the property has utilized a parts washer in this location of the building since at least 1977. Based on the length of time the property has utilized the parts washer, the potential exists for spills and/or leaks to have occurred during usage and/or maintenance activities and resulted in subsurface contamination.

Subsequently, PM completed additional subsurface investigation activities in February 2010 to evaluate the above-referenced REC. The activities included the advancement of one soil boring (SB-1) to a depth of 7.0 feet below ground surface (bgs). Two soil samples were collected, one from 0.5 to 1.5 feet bgs and one from 6.0 to 7.0 feet bgs and submitted for analysis of volatile organic compounds (VOCs), polynuclear aromatic compounds (PNAs), cadmium, chromium, and lead.

The analytical results from identified concentrations of the VOC species tetrachloroethylene (PCE) and trichloroethylene (TCE) in soils above the Part 201 Residential and Nonresidential Drinking Water Protection (DWP), Groundwater Water Surface Water Interface Protection (GSIP), and Soil Volatilization to Indoor Air Inhalation (SVII) GCC. A concentration of the PNA species benzo(a)pyrene was identified above the Part 201 Residential Direct Contact (DC) GCC, and a concentration of the PNA species phenanthrene was identified exceeding the Part 201 GSIP GCC. Lastly a concentration of lead was identified in the 0.5 to 1.5 feet bgs soil sample exceeding the Part 201 Residential DC GCC.

On August 16, 2017, PM completed subsurface investigation activities at the subject property that consisted of the installation of three temporary sub-slab soil gas sampling points and the collection of soil gas samples to assess the vapor intrusion pathway as it pertains to the impact identified during the previous site investigation. Concentrations of TCE were identified in the soil gas samples collected from two of three points exceeding the Residential and Nonresidential/Commercial Michigan Department of Environment, Great Lakes, and Energy (EGLE) screening levels.

Based upon review of the previous subsurface investigations, soil contamination is present which exceeds the current Part 201 Residential and Nonresidential GCC. Based on these analytical results, the subject property is a "facility," as defined by Part 201.

Personal property may be included as part of the eligible property and associated tax increment capture to the extent that it is taxable personal property. However, personal property is not included within the projections attached to this Plan.

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

II.i. Estimates of the Number of Persons Residing on the Property (Section 13 (2)(i))

No displacement of residents or families is expected as part of this project.

II.j. Plan for Relocation of Displaced Residents (Section 13 (2)(j))

No persons will be displaced as result of this development; therefore, a Plan for relocation is not applicable for this Plan.

II.k. Provisions for Relocation Costs (Section 13 (2)(k))

No persons will be displaced as result of this development; therefore, no relocation costs will be incurred.

II.l. Strategy for Compliance with Michigan's Relocation Assistance Law (Section 13 (2)(l))

No persons will be displaced as result of this development; therefore, no relocation assistance strategy is needed for this Plan.

II.m. Other Material that the Authority or Governing Body Considers Pertinent (Section 13 (2)(m))

The Brownfield Redevelopment Authority and the City Council as the Governing Body, in accordance with the Act, may amend this Plan in order to fund additional eligible activities associated with the Project described herein.

Which included environmental assessment, some of the abatement and demolition activities, and the installation of a vapor mitigation system, were completed in 2018, prior to the approval of this Brownfield Plan. Costs associated with these activities are anticipated to be included within the request for reimbursement should this Plan be approved.

The LBRA's accelerated reimbursement loan program may be used to finance a portion of the eligible activities under this Plan. Additionally, the LBRA may capture available tax increment revenues for deposit to the LBRF as permitted by Act 381.

APPENDICES

Appendix A

Legal Description

Legal Description

505 E. Shiawassee Street, Lansing, Ingham County, Michigan
Parcel Number: 33-01-01-16-228-131

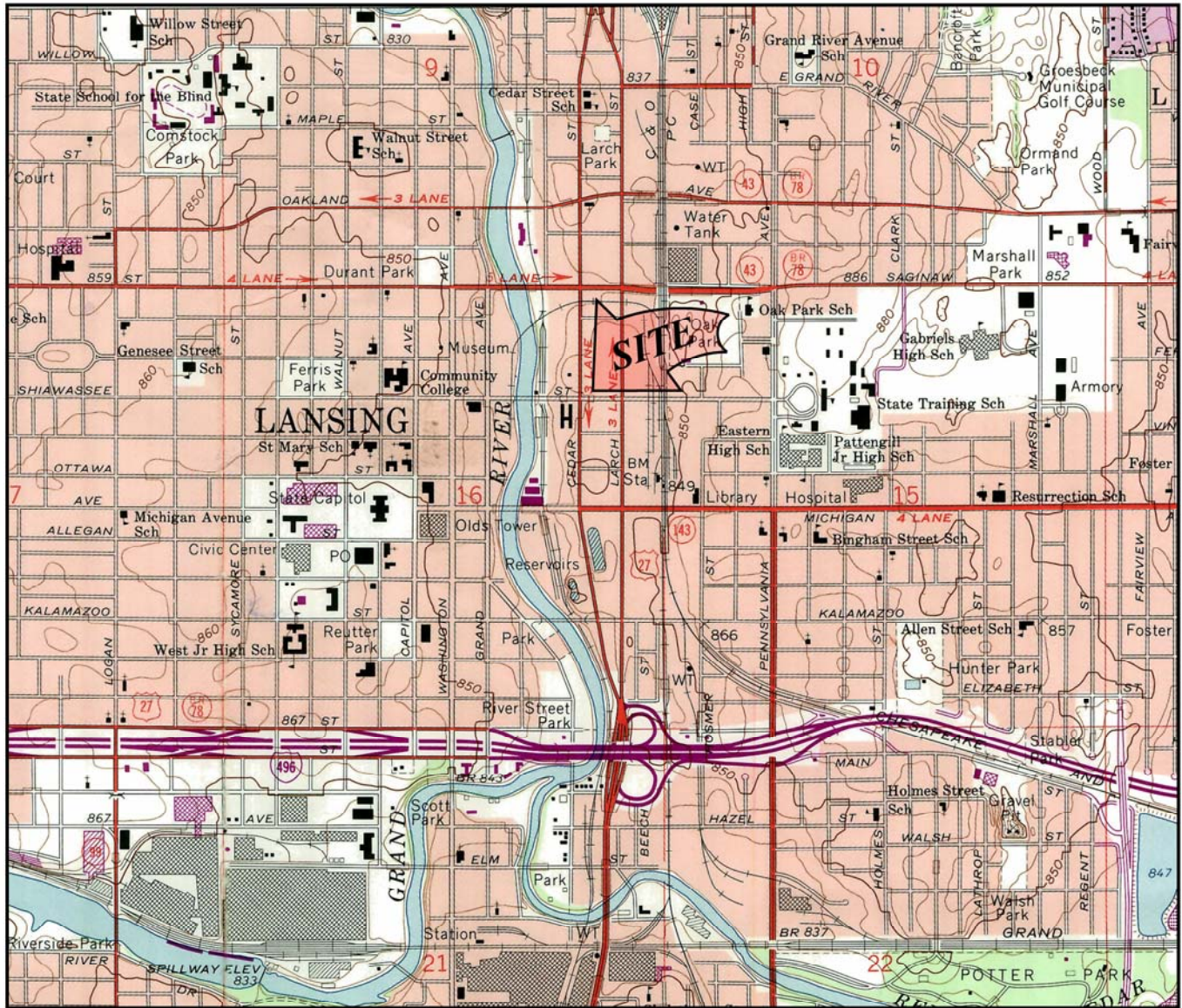
W 60.13 FT LOT 16 ASSESSORS PLAT NO 33 REC L 11 P 14

507 E. Shiawassee Street, Lansing, Ingham County, Michigan
Parcel Number: 33-01-01-16-228-141

E 44 FT OF W 104.13 FT LOT 16 ASSESSORS PLAT NO 33 REC L 11 P 14

Appendix B

Eligible Property Location Map



INGHAM COUNTY



MICHIGAN QUADRANGLE LOCATION

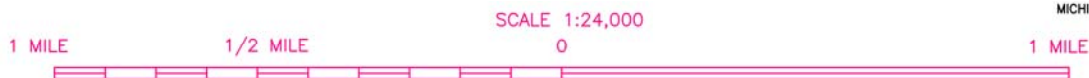
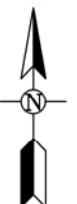


FIGURE 1

PROPERTY VICINITY MAP
USGS, 7.5 MINUTE SERIES

LANSING SOUTH, MI QUADRANGLE, 1965. PHOTO REVISED 1973.



PROJ: COMMERCIAL PROPERTY
507 EAST SHIAWASSEE STREET
LANSING, MI

THIS IS NOT A LEGAL
SURVEY

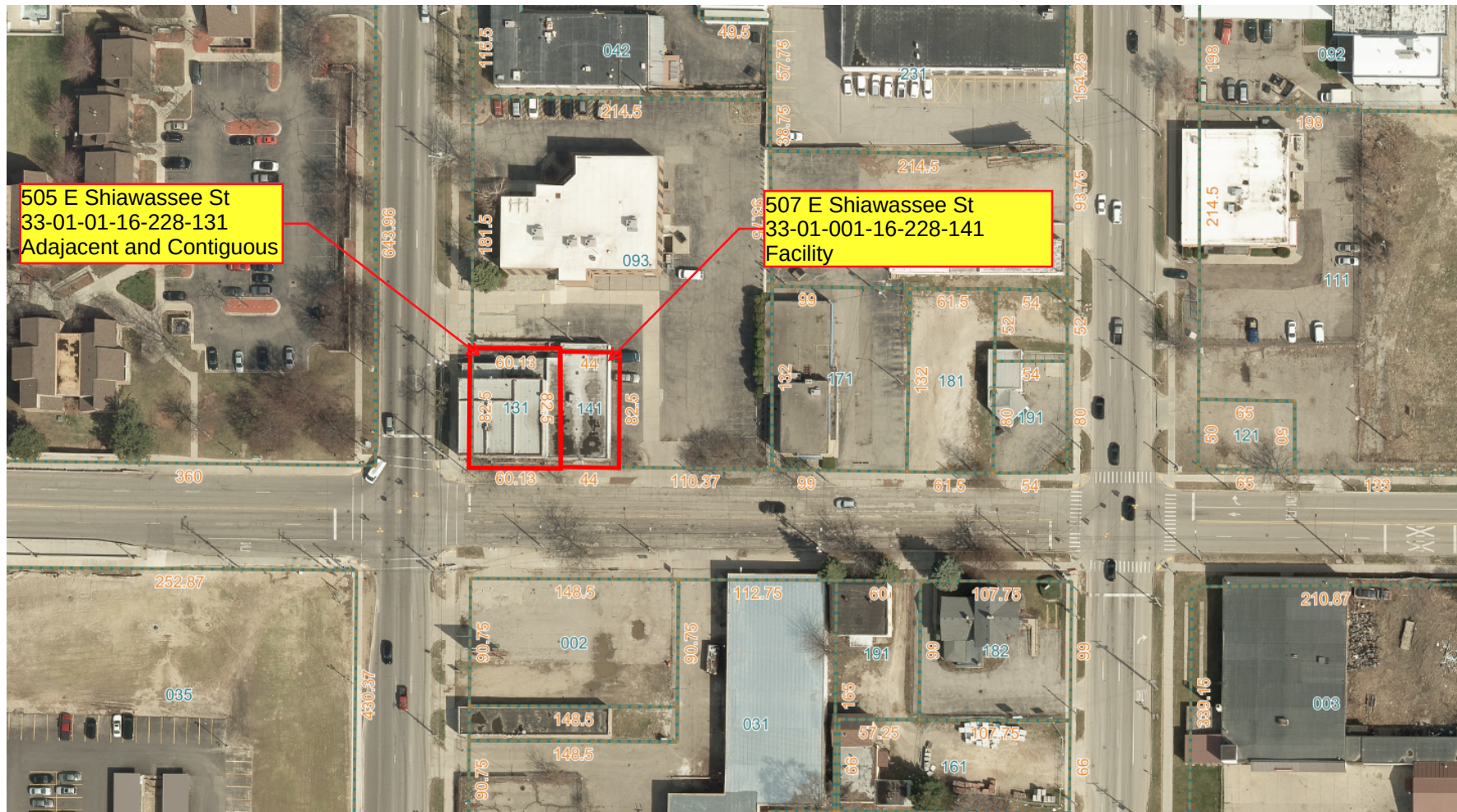
VERIFY SCALE
0 2,000'
IF NOT 1" ON THIS
SHEET, ADJUST
SCALES ACCORDINGLY.

DRN BY: KS DATE: 8/24/2017
CHKD BY: AS SCALE: 1" = 2,000'
FILE NAME: 01-3421-2-002F01R00



INGHAM COUNTY
MICHIGAN

Ingham County Parcels



Disclaimer: The data is provided for reference only and WITHOUT WARRANTY of any kind.

Appendix C

Current Site Photos



Photographs From Site Reconnaissance
PM Project No. 01-03421-4
Location: 505 and 507 East Shiawassee Street, Lansing, Michigan

Photograph 1



505 E. Shiawassee St. exterior

Photograph 2



507 E. Shiawassee St. exterior



Photographs From Site Reconnaissance
PM Project No. 01-03421-4
Location: 505 and 507 East Shiawassee Street, Lansing, Michigan

Photograph 3



Subject property building interior

Photograph 4



Subject property building interior



Photographs From Site Reconnaissance
PM Project No. 01-03421-4
Location: 505 and 507 East Shiawassee Street, Lansing, Michigan

Photograph 5



Subject property building interior

Photograph 6



Subject property building interior

Appendix D

Site Plans and Renderings

505 E. SHIAWASSEE STREET



**AVAILABLE SPACE
FOR LEASE**
Approx. 2,000 SF



PROPERTY INFO

- Approx. 2,000 Square Feet of available space
- Interior can be designed to accommodate tenant needs
- Prominent building signage available
- Highly visible corner building
- One block north of the game changer BLOCK600
 - Capital City Market by Meijer
 - Courtyard by Marriott hotel
- Surrounded by 15+ bars and restaurants
- Footsteps away from Jackson Field, Lansing River Trail and Lansing Center
- Close proximity to the Michigan State Capitol: 0.5 miles

CONTACT

MEGAN WEBER

Leasing and Business Development
Manager
517.333.4123
mweber@gillespie-group.com

GILLESPIE-GROUP.COM

**JOIN THE GROWTH AND ENERGY OF
THE THRIVING STADIUM DISTRICT TODAY!**

FLOOR PLAN EXAMPLE:



Appendix E

Documentation of Eligibility



Environmental & Engineering Services Nationwide



ENVIRONMENTAL SERVICES

BUILDING ARCHITECTURE,
ENGINEERING & SCIENCE

INDUSTRIAL HYGIENE SERVICES

BROWNFIELDS & ECONOMIC
INCENTIVES CONSULTING

BASELINE ENVIRONMENTAL ASSESSMENT

507 East Shiawassee Street
Lansing, Michigan
PM Project Number 01-3421-2-0002

Prepared for:

507 E Shiawassee, LLC
330 Marshall Street
Suite 100
Lansing, Michigan 48912

Prepared by:

PM Environmental, Inc.
3340 Ranger Road
Lansing, Michigan 48906

Know Your Risk.
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Work with the Experts.

www.pmenv.com



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

October 13, 2017

District Clerk
Michigan Department of Environmental Quality
Lansing District Office
525 West Allegan (Constitution Hall, 1st Floor, South)
PO Box 30242
Lansing, MI 48909-7742

**RE: Baseline Environmental Assessment for the Commercial Property
Located at 507 East Shiawassee Street, Lansing, Michigan
Parcel ID No. 33-01-01-16-228-141
PM Environmental, Inc. Project No. 01-3421-2-0002**

Dear District Clerk:

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, of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994 (Part 201), as amended.

If you have any questions regarding the information in this report, please contact us at (800) 313-2966.

Sincerely,
PM ENVIRONMENTAL, INC.

Jade Gillette
Project Consultant

J. Adam Patton, CHMM
Manager of Site Investigation Services

Enclosure



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

Michigan Locations
Berkley Bay City
Grand Rapids Detroit
Chesterfield Lansing

October 13, 2017

Mr. Patrick Gillespie
507 E Shiawassee, LLC
330 Marshall Street, Suite 100
Lansing, Michigan 48912

**RE: Baseline Environmental Assessment for the Commercial Property
Located at 507 East Shiawassee Street, Lansing, Michigan
Parcel ID No. 33-01-01-16-228-141
PM Environmental, Inc. Project No. 01-3421-2-0002**

Dear Mr. Gillespie:

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, of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994 (Part 201), as amended.

THIS BASELINE ENVIRONMENTAL ASSESSMENT WAS PREPARED FOR THE EXCLUSIVE USE OF 507 E SHIAWASSEE, LLC AND GILLESPIE GROUP, EACH OF WHOM MAY RELY ON THE REPORT'S CONTENTS.

If you have any questions regarding the information in this report, please contact us at (800) 313-2966.

Sincerely,
PM ENVIRONMENTAL, INC.

Jade Gillette
Project Consultant

J. Adam Patton, CHMM
Manager of Site Investigation Services

Enclosure

TABLE OF CONTENTS

1.0	INTRODUCTION AND DISCUSSION	1
1.1	Owner/Operator Information	1
1.2	Intended Use of the Subject Property	1
1.3	Summary of All Appropriate Inquiry Phase I Environmental Assessment	1
1.4	Phase I ESA Exceptions or Deletions	2
1.5	Phase I ESA Data Gaps	2
1.6	Summary of Previous Site Investigations	2
1.7	Environmental Liens, Activity and Use Limitations, and Government Institutional and Engineering Controls.....	3
1.8	Summary of August 2017 Soil Gas Sampling Activities.....	3
1.9	Geology and Hydrogeology.....	4
2.0	LOCATION OF CONTAMINATED MEDIA ON THE SUBJECT PROPERTY	4
2.1	2017 Soil Gas Analytical Results	4
2.2	Facility Status	4
3.0	PROPERTY INFORMATION.....	5
3.1	Legal Description of Subject Property	5
3.2	Survey Map of Subject Property.....	5
3.3	Scaled Site Map.....	5
3.4	Scaled Area Map	5
3.5	Subject Property Address	5
3.6	Subject Property Spatial Data	5
4.0	FACILITY/SITE/PROPERTY STATUS OF SUBJECT PROPERTY	5
4.1	Summary Data Tables	5
5.0	IDENTIFICATION OF BEA AUTHORS.....	6
6.0	AAI REPORT OR ASTM PHASE I ESA	6
7.0	REFERENCES.....	6

FIGURES

- Figure 1: Property Vicinity Map
Figure 2: Generalized Diagram of the Subject Property and Adjoining Properties
Figure 3: Soil Boring/Soil Gas Sampling Locations with Soil and Soil Gas Analytical Results

TABLES

- Table 1: Summary of 2010 Soil Analytical Results – VOCs, PNAs, and Metals
Table 2: Summary of 2017 Soil Gas Analytical Results – VOCs

APPENDICES

- Appendix A: Phase I ESA Report, September 5, 2017, PM
Appendix B: Soil Gas Logs
Appendix C: 2017 Laboratory Analytical Reports
Appendix D: Professional Qualification Statements

1.0 INTRODUCTION AND DISCUSSION

PM completed a Baseline Environmental Assessment (BEA) in accordance with Part 201 of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended and the rules promulgated (Part 201) for the Commercial Property (parcel ID: 33-01-01-16-228-141) located at 507 East Shiawassee Street, Lansing, Ingham County, Michigan (Figure 1), hereafter referred to as the "subject property".

The subject property consists of one parcel containing 0.08 acres, and is located on the north side of East Shiawassee Street, to the west of North Larch Street in Lansing, Michigan. This parcel is currently occupied by a 3,552 square foot commercial building, which was constructed in 1924. The building contains retail areas in the southern portion, and a mixture of warehousing and workshop areas in the northern portions of the building. The building footprint occupies the entire subject property (Figure 2). The building is currently occupied by Riverfront Cycle, and current operations generally consist of retail sales and repair of bicycles and bicycle equipment.

Standard and other historical sources documented that the subject property was initially developed when the current building was constructed in 1952/1953 on previously vacant land, and has been occupied by a bicycle shop since construction.

1.1 Owner/Operator Information

507 E Shiawassee, LLC intends to purchase the subject property on or about November 14, 2017.

1.2 Intended Use of the Subject Property

507 E Shiawassee, LLC intends to continue to operate the subject property for general commercial purposes.

1.3 Summary of All Appropriate Inquiry Phase I Environmental Assessment

PM completed a Phase I Environmental Site Assessment (ESA), dated September 5, 2017, in conformance with the scope and limitations of ASTM Practice E 1527-13 (i.e., the 'ASTM Standard'). A copy of the September 2017 Phase I ESA, including photographs of the subject property, is included in Appendix A.

The following onsite recognized environmental condition (REC) was identified in PM's September 2017 Phase I ESA:

- A Phase I ESA completed on the subject property from 2010 identified RECs associated with a parts washer and a floor drain within the subject building. A Phase II ESA was subsequently completed. Based upon review of the previous subsurface investigations, soil contamination is present which exceeds the current Michigan Department of Environmental Quality (MDEQ) Part 201 Residential and Nonresidential Generic Cleanup Criteria (GCC) on the subject property. Based on these analytical results, the subject property would be classified as a "facility," as defined by Part 201. Additionally, the known soil contamination represents a potential vapor encroachment condition.

No adjoining and/or nearby RECs were identified.

1.4 Phase I ESA Exceptions or Deletions

There were no exceptions or deletions from the Federal All Appropriate Inquiry Rule under 40 CFR 312, or the ASTM Standard during the completion of the September 2017 Phase I ESA. No special terms or conditions applied to the preparation of the Phase I ESA.

1.5 Phase I ESA Data Gaps

PM did not identify any significant data gaps during the completion of the September 2017 Phase I ESA.

1.6 Summary of Previous Site Investigations

PM reviewed the following previous environmental reports for the subject property. Relevant portions of the reports are included in Appendix C of the September 2017 Phase I ESA (Appendix A). Additionally, refer to Table 1 for a summary of the 2010 soil analytical results and a comparison to the current MDEQ Part 201 Residential and Nonresidential GCC. Figure 3 depicts the 2010 soil analytical results on a scaled site diagram. The laboratory analytical report from 2010 was included in the February 2010 BEA, which is available on file with the MDEQ.

Name of Report	Date of Report	Company that Prepared Report
Phase I ESA	12-31-2009	PM
BEA	2-23-2010	PM

PM documented similar information in the 2009 Phase I ESA as referenced in PM's 2017 Phase I ESA. PM identified the following onsite REC in the 2009 Phase I ESA:

- PM observed a solvents-based parts washer located on the eastern interior wall in the work shop portion of the 507 East Shiawassee Street building during the site reconnaissance. According to the current operator of the property, the property has utilized a parts washer in this location of the building since at least 1977. Based on the length of time the property has utilized the parts washer, the potential exists for spills and/or leaks to have occurred during usage and/or maintenance activities and resulted in subsurface contamination.

No adjoining and/or nearby RECs were identified.

Subsequently, PM completed additional subsurface investigation activities in February 2010 to evaluate the above-referenced REC. The activities included the advancement of one soil boring (SB-1) to a depth of 7.0 feet below ground surface (bgs). Two soil samples were collected, one from 0.5 to 1.5 feet bgs and one from 6.0 to 7.0 feet bgs, and submitted for analysis of volatile organic compounds (VOCs), polynuclear aromatic compounds (PNAs), cadmium, chromium, and lead.

The analytical results from the 0.5 to 1.5 feet bgs soil sample identified concentrations of the VOC species tetrachloroethylene (PCE) and trichloroethylene (TCE) in soils above the Part 201 Residential and Nonresidential Drinking Water Protection (DWP), Groundwater Water Surface

Water Interface Protection (GSIP), and Soil Volatilization to Indoor Air Inhalation (SVII) GCC. A concentration of the PNA species benzo(a)pyrene was identified above the Part 201 Residential Direct Contact (DC) GCC, and a concentration of the PNA species phenanthrene was identified exceeding the Part 201 GSIP GCC. Lastly a concentration of lead was identified in the 0.5 to 1.5 feet bgs soil sample exceeding the Part 201 Residential DC GCC. Concentrations of several other VOCs and PNAs were identified above laboratory method detection limits (MDLs), but below the most restrictive Part 201 GCC. Concentrations of cadmium and chromium were identified above laboratory MDLs, but below the Statewide Default Background Levels (SDBLs).

The analytical results from the 6.0-7.0 feet bgs soil sample did not identify any concentrations of VOCs, PNAs, or cadmium above the laboratory MDLs. Concentrations of chromium and lead were identified above laboratory MDLs, but below the SDBLs.

Based upon review of the previous subsurface investigations, soil contamination is present which exceeds the current Part 201 Residential and Nonresidential GCC. Based on these analytical results, the subject property is a "facility," as defined by Part 201. The known contamination on the subject property was identified as a REC in PM's September 2017 Phase I ESA.

1.7 Environmental Liens, Activity and Use Limitations, and Government Institutional and Engineering Controls

PM has not identified any record of environmental liens, activity and use limitations, or institutional controls or engineering controls associated with the subject property through review of reasonable ascertainable records.

1.8 Summary of August 2017 Soil Gas Sampling Activities

On August 16, 2017 PM completed subsurface investigation activities at the subject property that consisted of the installation of three temporary sub-slab soil gas sampling points (SG-1 through SG-3) and the collection of soil gas samples to assess the vapor intrusion pathway as it pertains to the impact identified during the previous site investigation.

Soil gas samples were collected in one liter sample canisters supplied by the laboratory using dynamic flux chamber methods in accordance with the May 2013 MDEQ Guidance Document for the Vapor Intrusion Pathway. Prior to collecting a soil gas sample, the sampling apparatus was determined to be leak free utilizing the flux chamber which encompassed the sample 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 sample canisters were regulated with a flow rate of 200 ml/minute, which was pre-set at the laboratory.

Soil gas samples were transported under chain of custody procedures for laboratory analysis within applicable holding times.

Figure 3 depicts the locations of the soil gas sampling points installed by PM. Soil gas sample logs, which depict soil gas point installation diagrams, are included within Appendix B.

The soil gas samples collected from the subject property were submitted to Merit Laboratories, Inc. (Merit), East Lansing, Michigan for laboratory analysis of VOCs utilizing United States

Environmental Protection Agency (USEPA) Method TO-15 Modified.

Refer to Table 2 for a summary of the soil gas analytical results and a comparison to the MDEQ's August 2017 Volatilization to Indoor Air Recommended Interim Action Screening Levels (RIASLs), the Michigan Department of Health and Human Services (MDHHS) soil gas Action and Trigger Levels, and the USEPA Office of Solid Waste and Emergency Response (OSWER) Vapor Intrusion Screening Levels (VISLs). Figure 3 depicts the soil gas analytical results on a scaled site diagram. A complete laboratory report is included in Appendix C.

1.9 Geology and Hydrogeology

Based on observations of the soil samples and cuttings associated with the soil boring advanced by PM in 2010, geology on the subject property generally consists of sand to a depth of 7.0 feet bgs, the maximum depth explored.

No groundwater was encountered to a depth of 7.0 feet bgs, the maximum depth explored.

2.0 LOCATION OF CONTAMINATED MEDIA ON THE SUBJECT PROPERTY

2.1 2017 Soil Gas Analytical Results

Concentrations of TCE were identified in the soil gas samples collected from SG-2 and SG-3 exceeding the Residential and Nonresidential/Commercial MDEQ RIASLs, MDHHS Action and Trigger Levels, and USEPA OSWER VISLs.

A concentration of 1,2,4-trimethylbenzene (TMB) was identified in the SG-2 soil gas sample exceeding the USEPA OSWER Residential Soil Gas VISLs, but below the applicable Nonresidential Soil Gas VISLs.

No other VOCs were identified in the 2017 soil gas samples above the applicable MDEQ RIASLs, MDHHS Action and Trigger Levels, and USEPA OSWER VISLs.

The soil gas analytical results from the samples collected by PM in August 2017 are summarized on Figure 3 and Table 2.

2.2 Facility 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 1.6, based upon documented exceedances of the Part 201 Residential and/or Nonresidential DWP, GSIP, DC, and SVII GCC in soil, the subject property is a facility as defined under Part 201.

3.0 PROPERTY INFORMATION

3.1 Legal Description of Subject Property

Refer to Appendix A for a copy of PM's September 2017 Phase I ESA, which contains assessing information, including a legal description of the subject property.

3.2 Survey Map of Subject Property

A diagram of the subject property which depicts the property/parcel boundaries is included as Figure 2.

3.3 Scaled Site Map

Figure 3 provides a scaled map of the site features and sampling locations with analytical results.

3.4 Scaled Area Map

Figure 1 provides a scaled area map depicting the subject property location in relation to the surrounding area.

3.5 Subject Property Address

As indicated in Section 1.0, the subject property (parcel ID: 33-01-01-16-228-141) is located at 507 East Shiawassee Street, Lansing, Ingham County, Michigan.

3.6 Subject Property Spatial Data

As depicted in Figure 1, the subject property is located in Township Four North (T.4N), Range Two West (R.2W), Section 16, Lansing, Ingham County, Michigan.

According to Environmental Data Resources, Inc., the subject property is located at latitude 42.7373 and a longitude of 84.5461.

4.0 FACILITY/SITE/PROPERTY STATUS OF SUBJECT PROPERTY

As indicated in Sections 1.6, based upon documented exceedances of the Part 201 Residential and/or Nonresidential DWP, GSIP, DC, and SVII GCC in soil, the subject property is a facility as defined under Part 201.

4.1 Summary Data Tables

The analytical results for the soil samples collected by PM in 2010 were compared with the MDEQ GCC as presented in the December 2013 Cleanup Criteria Requirements for Response Activity (R299.1 to 299.50) using the Residential and Nonresidential GCC.

The analytical results for the soil gas samples collected by PM in 2017 were compared with the MDEQ RIASLs, the MDHHS Action and Trigger Levels, and the USEPA OSWER VISLs.

The soil and soil gas analytical results are summarized in Tables 1 and 2 and on Figure 3. Appendix C contains the 2017 laboratory analytical reports.

5.0 IDENTIFICATION OF BEA AUTHORS

This BEA was conducted on October 13, 2017 by Mr. Jade Gillette, EP, Project Consultant, and reviewed by Mr. J. Adam Patton, CHMM, Manager of Site Investigation Services, PM Environmental, Inc., which is prior to the purchase of the subject property. Qualification statements are provided as Appendix D.

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

REPORT PREPARED BY:
PM Environmental, Inc.



Jade Gillette, EP
Project Consultant

REPORT REVIEWED BY:
PM Environmental, Inc.



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 prepared a Phase I ESA, dated September 5, 2017, 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(l)(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 the September 2017 Phase I ESA is included in Appendix A.

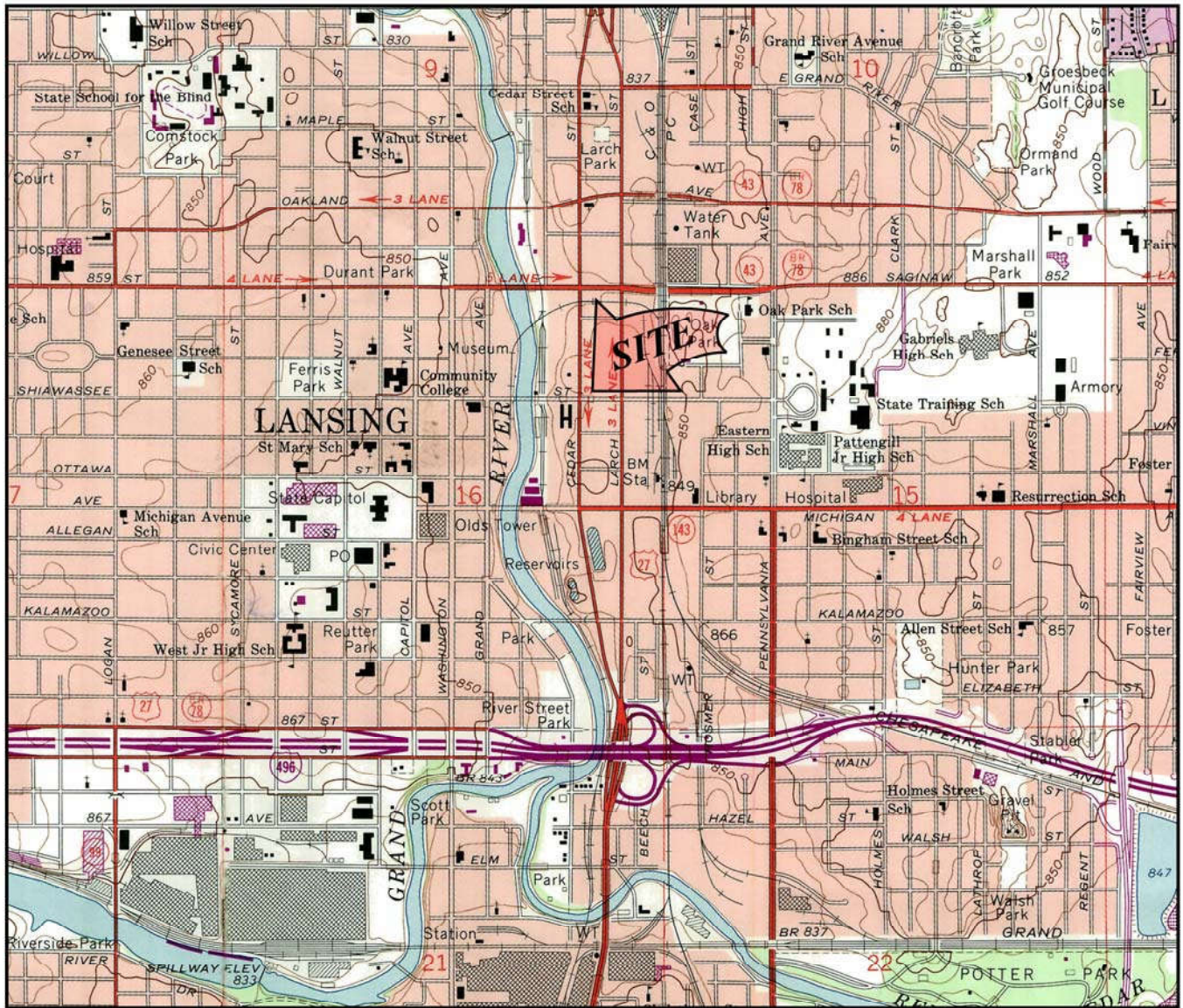
7.0 REFERENCES

- "Part 201 Cleanup Criteria and Part 213 Risk-based Screening Levels," Revised December 2013 and in accordance with Section 20120a(1);
- MDEQ Volatilization to Indoor Air Recommendations for Interim Action Screening Levels and Time-Sensitive Interim Action Screening Levels, August 2017;
- MDEQ Operational Memorandum No. 4 "Site Characterization and Remediation Verification – Attachment 10, Peer Review Draft Groundwater Not in an Aquifer," February 2007;

**Baseline Environmental Assessment for the Commercial Property
Located at 507 East Shiawassee Street, Lansing, Michigan
Parcel ID No. 33-01-01-16-228-141
PM Environmental, Inc. Project No. 01-3421-2-0002; October 13, 2017**

- MDEQ Operational Memorandum No. 2 "Sampling and Analysis," October 22, 2004, Revised July 5, 2007;
- MDEQ Guidance Document "Non-Aqueous Phase Liquid (NAPL) Characterization, Remediation, and Management for Petroleum Releases," June 2014;
- MDEQ Baseline Environmental Assessment Submittal Form (EQP 4025), dated July 2017;
- Phase I ESA, September 5, 2017, PM.

Figures



INGHAM COUNTY

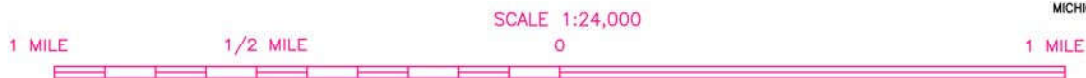


FIGURE 1

PROPERTY VICINITY MAP
USGS, 7.5 MINUTE SERIES

LANSING SOUTH, MI QUADRANGLE, 1965. PHOTO REVISED 1973.



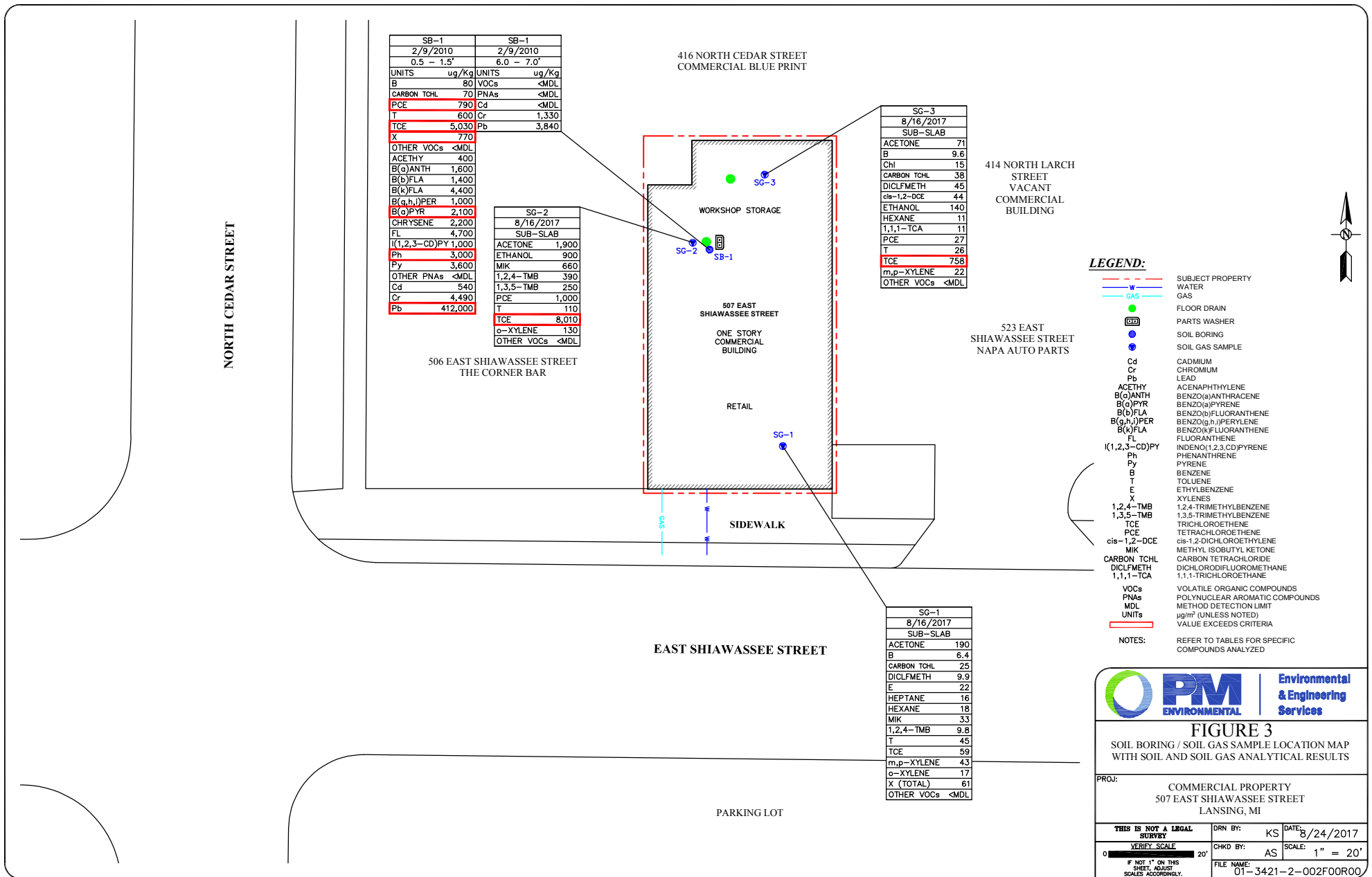
**Environmental
& Engineering
Services**

PROJ:
COMMERCIAL PROPERTY
507 EAST SHIAWASSEE STREET
LANSING, MI

THIS IS NOT A LEGAL
SURVEY

VERIFY SCALE
0 2,000'
IF NOT 1" ON THIS
SHEET, ADJUST
SCALES ACCORDINGLY.

DRN BY: KS DATE: 8/24/2017
CHKD BY: AS SCALE: 1" = 2,000'
FILE NAME: 01-3421-2-002F01R00



Tables

TABLE 1
SUMMARY OF SOIL ANALYTICAL RESULTS
VOCS, PNAs, AND METALS
507 EAST SHIAWASSEE STREET, LANSING, MICHIGAN
PM PROJECT #01-3421-2-0002

VOLATILE ORGANIC COMPOUNDS (VOCs), POLYNUCLEAR AROMATIC COMPOUNDS (PNAs), AND METALS (µg/Kg)			Benzene	Carbon tetrachloride	Tetrachloroethylene	Toluene	Trichloroethylene	Xylenes	Other VOCs	Acenaphthylene	Benzo(a)anthracene	Benzo(b)fluoranthene	Benzo(k)fluoranthene	Benzo(g,h,i)perylene	Benzo(a)pyrene	Chrysene	Fluoranthene	Indeno(1,2,3-cd)pyrene	Phenanthrene	Pyrene	Other PNAs	Cadmium	Chromium	Lead
Chemical Abstract Service Number (CAS#)			71432	56235	127184	108883	79016	1330207	Various	208968	56553	205992	207089	191242	50328	218019	206440	193395	85018	129000	Various	7440439	16065834	7439921
Sample ID	Sample Date	Sample Depth (feet bgs)	VOCs							PNAs											Metals			
SB-1	02/09/2010	0.5-1.5'	80	70	790	600	5,030	770	<MDL	400	1,600	4,100	4,400	1,000	2,100	2,200	4,700	1,000	3,000	3,600	<MDL	540	4,490	412,000
SB-1	02/09/2010	6.0-7.0'	<60	<60	<60	<100	<60	<160	<MDL	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<MDL	<200	1,330	3,840
Cleanup Criteria Requirements for Response Activity (R 299.1 - R 299.50) Generic Soil Cleanup Criteria Tables 2 and 3: Residential and Non-Residential Part 201 Generic Cleanup Criteria and Screening Levels/Part 213 Risk-Based Screening Levels, December 30, 2013																								
Residential (µg/Kg)																								
Statewide Default Background Levels			NA	NA	NA	NA	NA	NA	<MDL	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1,200	18,000	21,000
Drinking Water Protection (Res DWP)			100	100	100	16,000	100	5,600	<MDL	5,900	NLL	NLL	NLL	NLL	NLL	NLL	7.30E+05	NLL	56,000	4.80E+05	Various	6,000	30,000	7.00E+05
Groundwater Surface Water Interface Protection (GSIP)			4,000 (X)	900 (X)	1,200 (X)	5,400	4,000 (X)	820	<MDL	ID	NLL	NLL	NLL	NLL	NLL	NLL	5,500	NLL	2,100	ID	Various	6,900 (G,X)	3,300	7.0E+6 (G,M,X)
Soil Volatilization to Indoor Air Inhalation (Res SVII)			1,600	190	11,000	3.3E+05 (C)	1,000	6.3E+06 (C)	<MDL	1.60E+06	NLV	ID	NLV	NLV	NLV	ID	1.0E+9 (D)	NLV	2.8E+06	1.0E+9 (D)	Various	NLV	NLV	NLV
Ambient Air Infinite Source Volatile Soil Inhalation (Res VSI)			13,000	3,500	1.70E+05	2.80E+06	11,000	4.60E+07	<MDL	2.2E+06	NLV	ID	NLV	NLV	NLV	ID	7.40E+08	NLV	1.6E+05	6.5E+08	Various	NLV	NLV	NLV
Ambient Air Finite VSI for 5 Meter Source Thickness			34,000	12,000	4.80E+05	5.10E+06	25,000	6.10E+07	<MDL	2.2E+06	NLV	ID	NLV	NLV	NLV	ID	7.4E+08	NLV	1.6E+05	6.5E+08	Various	NLV	NLV	NLV
Ambient Air Finite VSI for 2 Meter Source Thickness			79,000	28,000	1.1E+06	1.20E+07	57,000	1.30E+08	<MDL	2.2E+06	NLV	ID	NLV	NLV	NLV	ID	7.4E+08	NLV	1.6E+05	6.5E+08	Various	NLV	NLV	NLV
Ambient Air Particulate Soil Inhalation (Res PSI)			3.80E+08	1.30E+08	2.7E+09	2.70E+10	1.30E+08	2.90E+11	<MDL	2.3E+09	ID	ID	ID	8.0E+08	1.5E+06	ID	9.3E+09	ID	6.7E+06	6.7E+09	Various	1.70E+06	2.60E+05	-
Direct Contact (Res DC)			1.80E+05	96,000	2.0E+05 (C)	5.0E+07 (C)	5.0E+5 (C-DD)	4.1E+08 (C)	<MDL	1.6E+06	20,000	20,000	2.00E+05	2.5E+06	2,000	2.0E+06	4.6E+07	20,000	1.6E+06	2.9E+07	Various	5.50E+05	2.50E+06	4.00E+05
Nonresidential (µg/Kg)																								
Drinking Water Protection (Nonres DWP)			100	100	100	16,000	100	5,600	<MDL	17,000	NLL	NLL	NLL	NLL	NLL	NLL	7.30E+05	NLL	1.60E+05	4.80E+05	Various	6,000	30,000	7.00E+05
Soil Volatilization to Indoor Air Inhalation (Nonres SVII)			8,400	990	21,000	6.1E+05 (C)	1,900	1.2E+07 (C)	<MDL	3.0E+06	NLV	ID	NLV	NLV	NLV	ID	1.0E+9 (D)	NLV	5.1E+06	1.0E+9 (D)	Various	NLV	NLV	NLV
Ambient Air Infinite Source Volatile Soil Inhalation (Nonres VSI)			45,000	12,000	2.10E+05	3.30E+06	14,000	5.40E+07	<MDL	2.7E+06	NLV	ID	NLV	NLV	NLV	ID	8.9E+08	NLV	1.90E+05	7.8E+08	Various	NLV	NLV	NLV
Ambient Air Finite VSI for 5 Meter Source Thickness			99,000	34,000	4.90E+05	3.60E+07	25,000	6.50E+07	<MDL	2.7E+06	NLV	ID	NLV	NLV	NLV	ID	8.8E+08	NLV	1.90E+05	7.8E+08	Various	NLV	NLV	NLV
Ambient Air Finite VSI for 2 Meter Source Thickness			2.30E+05	79,000	1.1E+06	3.60E+07	58,000	1.30E+08	<MDL	2.7E+06	NLV	ID	NLV	NLV	NLV	ID	8.8E+08	NLV	1.90E+05	7.8E+08	Various	NLV	NLV	NLV
Ambient Air Particulate Soil Inhalation (Nonres PSI)			4.70E+08	1.70E+08	1.2E+09	1.20E+10	5.90E+07	1.30E+11	<MDL	1.0E+09	ID	ID	ID	3.5E+08	1.9E+06	ID	4.1E+09	ID	2.9E+06	2.9E+09	Various	2.20E+06	2.40E+05	-
Direct Contact (Nonres DC)			8.40E+05 (C)	4.4E+05 (C)	9.3E+05 (C)	1.6E+08 (C)	6.6E+05 (C-DD)	1.0E+09 (C)	<MDL	5.2E+06	80,000	80,000	8.00E+05	7.0E+06	8,000	8.0E+06	1.3E+08	80,000	5.2E+06	8.4E+07	Various	2.10E+06	9.20E+06	9.0E+5 (DD)
Screening Levels (µg/Kg)																								
Soil Saturation Concentration Screening Levels (Csat)			4.00E+05	3.90E+05	88,000	2.50E+05	5.00E+05	1.50E+05	<MDL	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	Various	NA	NA	NA

 Criterion Exceeded
BOLD Value Exceeds Criterion
 bgs Below Ground Surface (feet)
 <MDL Non-detected at levels above laboratory method detection limit (MDL)
 NA Not Applicable
 NL Not Listed
 NLL Not Likely to Leach
 NLV Not Likely to Volatilize

(G) Metal GSI Criteria for Surface Water Not Protected for Drinking Water Use based on
 360 mg/L CaCO3 Hardness: Station ID 330056, Red Cedar River, near Lansing, MI.

TABLE 2
SUMMARY OF SOIL GAS ANALYTICAL RESULTS
VOCs
507 EAST SHIAWASSEE STREET, LANSING, MICHIGAN
PM PROJECT #01-3421-2-0002

VOLATILE ORGANIC COMPOUNDS (VOCs) (µg/m ³)					Acetone	Benzene	Chloroform	Carbon tetrachloride	Dichlorodifluoromethane	cis-1,2-Dichloroethylene	Ethanol	Ethylbenzene	Heptane	Hexane	Methyl Isobutyl Ketone	1,1,1-Trichloroethane	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Tetrachloroethylene	Toluene	Trichloroethylene	m,p-Xylene	o-Xylene	Xylenes (total)	Other VOCs
Chemical Abstract Service Number (CAS#)					67641	71432	67663	56235	75718	156592	64175	100414	142825	110543	108101	71556	95636	108678	127184	108883	79016	1330207	95476	1330207	Various
Sample ID	Sample Date	Sample Depth	Sample Duration (min)	Flow Rate (ml/min)	VOCs																				
SG-1	8/16/2017	Sub-slab	5.0	200	190	6.4	<9.8	25	9.9	<7.9	<64	22	16	18	33	<11	9.8	<9.8	<14	45	59	43	17	61	<MDL
SG-2	8/16/2017	Sub-slab	5.0	200	1,900	<96	<150	<190	<150	<120	900	<130	<120	<110	660	<160	390	250	1,000	110	8,010	<260	130	<390	<MDL
SG-3	8/16/2017	Sub-slab	5.0	200	71	9.6	15	38	45	44	140	<8.7	<8.2	11	<20	11	<9.8	<9.8	27	26	758	22	<8.7	<26	<MDL
MDEQ/MDHHS March 2017 Table 1: Action and Trigger Levels for Vapor Intrusion Sites (pending MDHHS & MDEQ consensus interim values) 3/9/2017 EPA Office of Solid Waste and Emergency Response (OSWER) Vapor Intrusion Screening Level (VISL) Calculator Version 3.5.1 (May 2016 RSLs) MDEQ Media Specific Volatilization to Indoor Air Interim Action Screening Levels (August 2017)																									
MDEQ Residential Volatilization to Indoor Air Interim Action Screening Levels (August 2017) (µg/m ³)																									
Soil Vapor (including subslab) RIASL					1.0E+06	110	37	NL	NL	280	630,000	340	NL	24,000	NL	170,000	2,100	2,100	1,400	170,000	67	NL	NL	7,600	Various
Soil Vapor (including subslab) TSRIASL					1.0E+06	630	370	NL	NL	830	630,000	3,400	NL	73,000	NL	170,000	6,300	6,300	1,400	250,000	200	NL	NL	23,000	Various
MDEQ Nonresidential Volatilization to Indoor Air Interim Action Screening Levels (August 2017) (µg/m ³)																									
Soil Vapor (including subslab) RIASL					1.0E+06	260	87	NL	NL	410	630,000	800	NL	36,000	NL	230,000	3,100	3,100	1,400	250,000	67	NL	NL	11,000	Various
Soil Vapor (including subslab) RIASL ₁₂					1.0E+06	510	170	NL	NL	820	630,000	1,600	NL	72,000	NL	230,000	6,100	6,100	2,700	250,000	130	NL	NL	22,000	Various
Soil Vapor (including subslab) TSRIASL ₁₂					1.0E+06	1,800	1,700	NL	NL	2,500	630,000	16,000	NL	210,000	NL	230,000	18,000	18,000	2,700	250,000	400	NL	NL	67,000	Various
MDHHS/MDEQ Residential, Mixed Use, Sensitive Populations Screening Levels (µg/m ³)																									
Subslab soil gas Action Level					NL	120	NL	NL	NL	280	NL	370	NL	24,000	NL	170,000	2,100	2,100	1,400	170,000	70	3,500	3,500	3,500	Various
Subslab soil gas Trigger Level					NL	120	NL	NL	NL	830	NL	370	NL	73,000	NL	520,000	6,300	6,300	3,600	520,000	160	10,000	10,000	10,000	Various
MDHHS/MDEQ Commercial Screening Levels (µg/m ³)																									
Subslab soil gas Action Level					NL	520	NL	NL	NL	1,200	NL	1,600	NL	100,000	NL	730,000	9,000	9,000	5,800	730,000	290	15,000	15,000	15,000	Various
Subslab soil gas Trigger Level					NL	520	NL	NL	NL	3,500	NL	1,600	NL	310,000	NL	2.2E+06	26,000	26,000	16,000	2.2E+06	880	44,000	44,000	44,000	Various
EPA OSWER Residential Screening Levels (µg/m ³)																									
Target Soil Gas Concentration (THQ = 1; TCR = 1.0E-5)					1.1E+06	120	41	160	3,500	ID	NL	370	NL	24,000	100,000	170,000	240	NL	1,400	170,000	70	3,500	3,500	3,500	Various
EPA OSWER Commercial Screening Levels (µg/m ³)																									
Target Soil Gas Concentration (THQ = 1; TCR = 1.0E-5)					4.5E+06	520	180	680	15,000	ID	NL	1,600	NL	100,000	440,000	730,000	1,000	NL	5,800	730,000	290	15,000	15,000	15,000	Various

 Screening Level Exceeded
BOLD Value Exceeds Screening Level
<MDL Not detected at or above laboratory reporting or detection limits
NA Not Available/Not Applicable
bgs Below Ground Surface
NL Not Listed
(µg/m³) micrograms per cubic meter
J Estimated Value
THQ Target Hazard Quotient for Non-Carcinogens
TCR Target Risk for Carcinogens
RIASL Recommended Interim Action Screening Levels
TSRIASL Time Sensitive Recommended Interim Action Screening Levels
RIASL₁₂ Nonresidential Recommended Interim Action Screening Levels appropriate for exposures less than 12 hours
TSRIASL₁₂ Time Sensitive Recommended Interim Action Screening Levels appropriate for exposures less than 12 hours for structures not formerly residential homes.

TABLES

Table 1

Eligible Activity Cost Schedule

Table 1: Eligible Activities Cost Estimates			
Item/Activity	Total Request	Local Only MSF Act 381 Eligible Activities	EGLE Act 381 Eligible Activities
Work Plan Exempt Activities			
Environmental Assessments and Reporting	\$ 13,488	\$ 9,149	\$ 4,339
Work Plan Exempt Activities Sub-Total	\$ 13,488	\$ 9,149	\$ 4,339
Department Specific Activities			
Vapor Barrier Design and Installation	\$ 47,710	\$ 47,710	
Department Specific Activities Sub-Total	\$ 47,710	\$ 47,710	\$ -
Demolition			
Selective Building Demolition Activities	\$ 29,687	\$ 29,687	
Site Demolition Activities	\$ 21,175	\$ 21,175	
Demolition Sub-Total	\$ 50,862	\$ 50,862	\$ -
Asbestos and Lead Activities			
Asbestos Abatement	\$ 6,750	\$ 6,750	
Asbestos and Lead Activities Sub-Total	\$ 6,750	\$ 6,750	\$ -
Infrastructure Improvements			
Side Walk Improvements	\$ 10,000	\$ 10,000	
Infrastructure Sub-Total	\$ 10,000	\$ 10,000	\$ -
Preparation of Brownfield Plan and Act 381 Workplan			
Brownfield Plan	\$ 11,000	\$ 11,000	
Brownfield Plan and Act 381 Workplan Sub-Total	\$ 11,000	\$ 11,000	\$ -
Eligible Activities Sub-Total	\$ 139,810	\$ 135,471	\$ 4,339
General Contractor Management Fee (5%)	\$ 5,766	\$ 5,766	
LBRA Application Fee	\$ 5,000	\$ 5,000	
Eligible Reimbursement Total	\$ 150,576	\$ 146,237	\$ 4,339
Interest (3%)	\$ 35,146	\$ 35,048	\$ 98
BRA Administrative Fee and LBRF Capture	\$ 23,967	\$ 23,967	
State Brownfield Revolving Fund	\$ 1,078		\$ 1,078
10% Pass Through	\$ 24,810	\$ 23,967	\$ 843
Total	\$ 235,577	\$ 229,219	\$ 6,358

Table 2

Tax Increment Revenue Capture Estimates

Table 2:
Tax Increment Revenue
Capture Estimates

BROWNFIELD ONLY
Lansing

Estimated Taxable Value (TV) Increase Rate: 2.00% Multiplier 1.020

Brownfield Plan Year		1	2	3	4	5	6	7	8	9
Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Parent Parcel	Base Taxable Value	\$ 204,054	\$ 204,054	\$ 204,054	\$ 204,054	\$ 204,054	\$ 204,054	\$ 204,054	\$ 204,054	\$ 204,054
Ad Valorem	Estimated New TV	\$ 380,000	\$ 387,600	\$ 395,352	\$ 403,259	\$ 411,324	\$ 419,551	\$ 427,942	\$ 436,501	\$ 445,231
Incremental Difference (New TV - Base TV)		\$ 175,946	\$ 183,546	\$ 191,298	\$ 199,205	\$ 207,270	\$ 215,497	\$ 223,888	\$ 232,447	\$ 241,177
School Capture										
Millage Rate										
State Education Tax (SET)		\$ 1,056	\$ 1,101	\$ 1,148	\$ 1,195	\$ 1,244	\$ 1,293	\$ 1,343	\$ 1,395	\$ 1,447
School Operating Tax		\$ 3,070	\$ 3,202	\$ 3,338	\$ 3,476	\$ 3,616	\$ 3,760	\$ 3,906	\$ 4,056	\$ 4,208
School Brownfield Capturable Total		\$ 4,126	\$ 4,304	\$ 4,486	\$ 4,671	\$ 4,860	\$ 5,053	\$ 5,250	\$ 5,450	\$ 5,655
Local Capture										
Ingham County		\$ 1,193	\$ 1,245	\$ 1,297	\$ 1,351	\$ 1,405	\$ 1,461	\$ 1,518	\$ 1,576	\$ 1,635
Airport Auth.		\$ 123	\$ 128	\$ 134	\$ 139	\$ 145	\$ 151	\$ 156	\$ 162	\$ 169
CATA		\$ 526	\$ 549	\$ 572	\$ 596	\$ 620	\$ 644	\$ 669	\$ 695	\$ 721
CADL Library		\$ 273	\$ 285	\$ 297	\$ 309	\$ 322	\$ 335	\$ 348	\$ 361	\$ 374
Lansing Operating		\$ 3,420	\$ 3,568	\$ 3,719	\$ 3,873	\$ 4,029	\$ 4,189	\$ 4,352	\$ 4,519	\$ 4,688
LCC		\$ 663	\$ 692	\$ 721	\$ 751	\$ 781	\$ 812	\$ 844	\$ 876	\$ 909
Lansing Sch Sink		\$ 520	\$ 543	\$ 566	\$ 589	\$ 613	\$ 637	\$ 662	\$ 687	\$ 713
Ingham Intermediate		\$ 869	\$ 906	\$ 945	\$ 984	\$ 1,023	\$ 1,064	\$ 1,106	\$ 1,148	\$ 1,191
Ingham County Sum		\$ 1,193	\$ 1,245	\$ 1,297	\$ 1,351	\$ 1,405	\$ 1,461	\$ 1,518	\$ 1,576	\$ 1,635
Local Total		\$ 8,781	\$ 9,160	\$ 9,547	\$ 9,942	\$ 10,344	\$ 10,755	\$ 11,174	\$ 11,601	\$ 12,036
Local Brownfield Capturable Total		\$ 8,781	\$ 9,160	\$ 9,547	\$ 9,942	\$ 10,344	\$ 10,755	\$ 11,174	\$ 11,601	\$ 12,036
Non-Capturable Millages										
Lansing Sch. Debt		\$ 721	\$ 753	\$ 784	\$ 817	\$ 850	\$ 884	\$ 918	\$ 953	\$ 989
Total Non-Capturable Taxes		\$ 721	\$ 753	\$ 784	\$ 817	\$ 850	\$ 884	\$ 918	\$ 953	\$ 989
State and Local Total		\$ 13,628	\$ 14,217	\$ 14,817	\$ 15,429	\$ 16,054	\$ 16,691	\$ 17,341	\$ 18,004	\$ 18,680
State and Local Total Capturable		\$ 12,907	\$ 13,464	\$ 14,033	\$ 14,613	\$ 15,204	\$ 15,808	\$ 16,423	\$ 17,051	\$ 17,692

Table 2:
Tax Increment Revenue
Capture Estimates

10	11	12	13	14	15	16	17	18	19	TOTAL
2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	
\$ 204,054	\$ 204,054	\$ 204,054	\$ 204,054	\$ 204,054	\$ 204,054	\$ 204,054	\$ 204,054	\$ 204,054	\$ 204,054	
\$ 454,135	\$ 463,218	\$ 472,482	\$ 481,932	\$ 491,571	\$ 501,402	\$ 511,430	\$ 521,659	\$ 532,092	\$ 542,734	
\$ 250,081	\$ 259,164	\$ 268,428	\$ 277,878	\$ 287,517	\$ 297,348	\$ 307,376	\$ 317,605	\$ 328,038	\$ 338,680	
\$ 1,500	\$ 1,555	\$ 1,611	\$ 1,667	\$ 1,725	\$ 1,784	\$ 1,844	\$ 1,906	\$ 1,968	\$ 2,032	\$ 28,814
\$ 4,363	\$ 4,522	\$ 4,683	\$ 4,848	\$ 5,017	\$ 5,188	\$ 5,363	\$ 5,542	\$ 5,724	\$ 5,909	\$ 83,791
\$ 5,864	\$ 6,077	\$ 6,294	\$ 6,516	\$ 6,742	\$ 6,972	\$ 7,207	\$ 7,447	\$ 7,692	\$ 7,941	\$ 112,605
\$ 1,696	\$ 1,757	\$ 1,820	\$ 1,884	\$ 1,950	\$ 2,016	\$ 2,084	\$ 2,154	\$ 2,224	\$ 2,296	\$ 32,564
\$ 175	\$ 181	\$ 188	\$ 194	\$ 201	\$ 208	\$ 215	\$ 222	\$ 229	\$ 237	\$ 3,357
\$ 748	\$ 775	\$ 802	\$ 831	\$ 860	\$ 889	\$ 919	\$ 949	\$ 981	\$ 1,012	\$ 14,357
\$ 388	\$ 402	\$ 417	\$ 431	\$ 446	\$ 462	\$ 477	\$ 493	\$ 509	\$ 526	\$ 7,457
\$ 4,862	\$ 5,038	\$ 5,218	\$ 5,402	\$ 5,589	\$ 5,780	\$ 5,975	\$ 6,174	\$ 6,377	\$ 6,584	\$ 93,358
\$ 943	\$ 977	\$ 1,012	\$ 1,047	\$ 1,084	\$ 1,121	\$ 1,159	\$ 1,197	\$ 1,236	\$ 1,277	\$ 18,101
\$ 740	\$ 766	\$ 794	\$ 822	\$ 850	\$ 879	\$ 909	\$ 939	\$ 970	\$ 1,002	\$ 14,203
\$ 1,235	\$ 1,280	\$ 1,325	\$ 1,372	\$ 1,420	\$ 1,468	\$ 1,518	\$ 1,568	\$ 1,620	\$ 1,672	\$ 23,713
\$ 1,696	\$ 1,757	\$ 1,820	\$ 1,884	\$ 1,950	\$ 2,016	\$ 2,084	\$ 2,154	\$ 2,224	\$ 2,296	\$ 32,564
\$ 12,481	\$ 12,934	\$ 13,397	\$ 13,868	\$ 14,349	\$ 14,840	\$ 15,340	\$ 15,851	\$ 16,371	\$ 16,903	\$ 239,674
\$ 12,481	\$ 12,934	\$ 13,397	\$ 13,868	\$ 14,349	\$ 14,840	\$ 15,340	\$ 15,851	\$ 16,371	\$ 16,903	\$ 239,674
\$ 1,025	\$ 1,063	\$ 1,101	\$ 1,139	\$ 1,179	\$ 1,219	\$ 1,260	\$ 1,302	\$ 1,345	\$ 1,389	\$ 19,690
\$ 1,025	\$ 1,063	\$ 1,101	\$ 1,139	\$ 1,179	\$ 1,219	\$ 1,260	\$ 1,302	\$ 1,345	\$ 1,389	\$ 19,690
\$ 19,370	\$ 20,074	\$ 20,791	\$ 21,523	\$ 22,270	\$ 23,031	\$ 23,808	\$ 24,600	\$ 25,408	\$ 26,232	\$ 371,969
\$ 18,345	\$ 19,011	\$ 19,691	\$ 20,384	\$ 21,091	\$ 21,812	\$ 22,548	\$ 23,298	\$ 24,063	\$ 24,844	\$ 352,279

Table 3

Tax Increment Reimbursement Estimates

Table 3:
Tax Increment Financing Reimbursement Estimates

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
TOTAL	100.00%	\$ 13,586	\$ 172,136	\$ 185,722
State	31.96%	\$ 4,343	\$ -	\$ 4,343
Local	68.04%	\$ 9,243	\$ 172,136	\$ 181,379
TOTAL	100.00%	\$ 13,586	\$ -	\$ 13,586
EGLE	100.00%	\$ 13,586	\$ -	\$ 13,586
MSF	0.00%	\$ -	\$ -	\$ -

Estimated Total
Years of Plan: 19

Estimated Capture	
10% Pass Through	\$ 24,810
State Revolving Fund	\$ 1,078
Admin Fee & LBRF Capture	\$ 23,967
Developer or LBRF Reimbursemen	\$ 185,722
Total	\$ 235,578

Brownfield		1	2	3	4	5	6	7	8	9	10	11	12	13	14
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Total State Incremental Revenue		\$4,126	\$4,304	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
State Brownfield Revolving Fund (50% of SET)		\$528	\$551	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10% Pass Through		\$413	\$430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
State TIR Available for Reimbursement		\$3,185	\$3,323	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Local Incremental Revenue		\$8,781	\$9,160	\$9,547	\$9,942	\$10,344	\$10,755	\$11,174	\$11,601	\$12,036	\$12,481	\$12,934	\$13,397	\$13,868	\$14,349
BRA Administrative Fee and LBRF Capture (10%)		\$878	\$916	\$955	\$994	\$1,034	\$1,075	\$1,117	\$1,160	\$1,204	\$1,248	\$1,293	\$1,340	\$1,387	\$1,435
10% Pass Through		\$878	\$916	\$955	\$994	\$1,034	\$1,075	\$1,117	\$1,160	\$1,204	\$1,248	\$1,293	\$1,340	\$1,387	\$1,435
Local TIR Available for Reimbursement		\$7,025	\$7,328	\$7,638	\$7,953	\$8,275	\$8,604	\$8,939	\$9,281	\$9,629	\$9,985	\$10,347	\$10,717	\$11,094	\$11,479
Total State & Local TIR Available		\$10,210	\$10,651	\$7,638	\$7,953	\$8,275	\$8,604	\$8,939	\$9,281	\$9,629	\$9,985	\$10,347	\$10,717	\$11,094	\$11,479
	Beginning Balance														
Eligible Activities Reimbursement Balance	\$150,576	\$140,366	\$131,979	\$124,341	\$116,387	\$108,112	\$99,508	\$90,569	\$81,289	\$71,659	\$61,675	\$51,327	\$40,610	\$29,516	\$18,036
Interest Reimbursement Balance	\$35,146	\$35,146	\$35,048	\$35,048	\$35,048	\$35,048	\$35,048	\$35,048	\$35,048	\$35,048	\$35,048	\$35,048	\$35,048	\$35,048	\$35,048

EGLE Environmental Costs	\$13,488														
State Tax Reimbursement		\$3,185	\$1,126												
Local Tax Reimbursement		\$7,025	\$2,152												
Reimbursement Balance		\$3,278	\$0												
Interest Reimbursement	\$98														
State Tax Reimbursement		\$0	\$31												
Local Tax Reimbursement		\$0	\$67												
Interest Reimbursement Balance		\$98													
Interest Accumulation		\$98	\$0												
EGLE Environmental Costs	\$13,586														
State Tax Reimbursement		\$3,185	\$1,158												
Local Tax Reimbursement		\$7,025	\$2,219												
Total Reimbursement Balance		\$3,376	\$0												
Local Only Costs	\$ 137,088														
Local Tax Reimbursement		\$0	\$5,109	\$7,638	\$7,953	\$8,275	\$8,604	\$8,939	\$9,281	\$9,629	\$9,985	\$10,347	\$10,717	\$11,094	\$11,479
Reimbursement Balance		\$137,088	\$131,979	\$124,341	\$116,387	\$108,112	\$99,508	\$90,569	\$81,289	\$71,659	\$61,675	\$51,327	\$40,610	\$29,516	\$18,036
Interest Reimbursement	\$35,048														
Local Tax Reimbursement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Local Only Reimbursement Balance		\$4,113	\$8,072	\$11,802	\$15,294	\$18,537	\$21,522	\$24,240	\$26,678	\$28,828	\$30,678	\$32,218	\$33,436	\$34,322	\$34,863
Interest Accumulation		\$4,113	\$3,959	\$3,730	\$3,492	\$3,243	\$2,985	\$2,717	\$2,439	\$2,150	\$1,850	\$1,540	\$1,218	\$885	\$541
Local Only Costs Summary	\$172,136														
Local Tax Reimbursement		\$0	\$5,109	\$7,638	\$7,953	\$8,275	\$8,604	\$8,939	\$9,281	\$9,629	\$9,985	\$10,347	\$10,717	\$11,094	\$11,479
Total Reimbursement Balance		\$172,136	\$167,027	\$159,389	\$151,435	\$143,160	\$134,556	\$125,617	\$116,337	\$106,707	\$96,723	\$86,375	\$75,658	\$64,564	\$53,084
Total Annual Reimbursement		\$10,210	\$8,486	\$7,638	\$7,953	\$8,275	\$8,604	\$8,939	\$9,281	\$9,629	\$9,985	\$10,347	\$10,717	\$11,094	\$11,479

Table 3:
Tax Increment Financing Reimbursement Estimates

15 2039	16 2040	17 2041	18 2042	19 2043	TOTAL
\$0	\$0	\$0	\$0	\$0	\$8,429
\$0	\$0	\$0	\$0	\$0	\$1,078
\$0	\$0	\$0	\$0	\$0	\$843
\$0	\$0	\$0	\$0	\$0	\$6,508
\$14,840	\$15,340	\$15,851	\$16,371	\$16,903	\$239,674
\$1,484	\$1,534	\$1,585	\$1,637	\$1,690	\$23,967
\$1,484	\$1,534	\$1,585	\$1,637	\$1,690	\$23,967
\$11,872	\$12,272	\$12,681	\$13,097	\$13,522	\$191,739
\$11,872	\$12,272	\$12,681	\$13,097	\$13,522	\$ 198,247
\$6,165	\$0	\$0	\$0	\$0	
\$35,048	\$28,940	\$16,260	\$3,163	\$0	

					\$4,311
					\$9,177
					\$31
					\$67
					\$98
					\$4,343
					\$9,243
\$11,872	\$6,165				\$137,088
\$6,165					
\$0	\$6,108	\$12,681	\$13,097	\$3,162	\$35,048
\$35,048	\$28,940	\$16,260	\$3,162	\$0	
\$185	\$0	\$0	\$0	\$0	\$35,048
\$11,872	\$12,272	\$12,681	\$13,097	\$3,162	\$172,136
\$41,213	\$28,940	\$16,260	\$3,163	\$0	
\$11,872	\$12,272	\$12,681	\$13,097	\$3,162	\$185,722



505 & 507 E. SHIAWASSEE REHABILITATION PROJECT

BROWNFIELD REQUEST

505/507 E. SHIAWASEE ST., LANSING, MI 48912



**Lansing Economic
Development Corporation**



GILLESPIE GROUP

Table of Contents

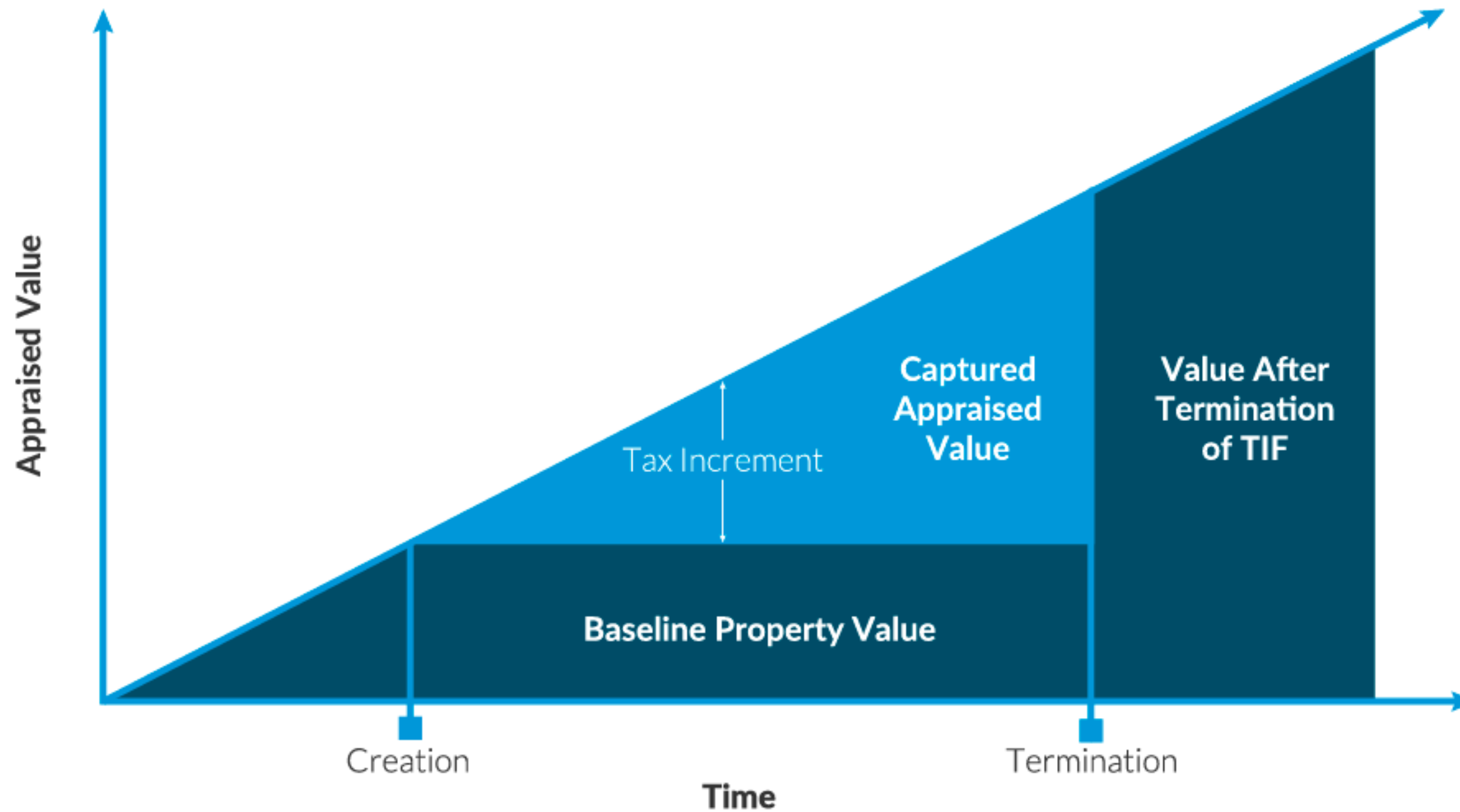
- 1. Brownfield Program Overview**
- 2. Project Overview**
- 3. Request**
- 4. Impact to City of Lansing Taxes**



Brownfield Program Overview

- The Brownfield Redevelopment Financing Act, Act 381 of 1996, was created to incentivize the redevelopment of Brownfield sites. Property is considered a Brownfield site if it contaminated, blighted, functionally obsolete, tax reverted, or adjacent to a Brownfield site.
- The Brownfield Program utilizes tax increment financing (TIF) to finance Eligible Activities such as contamination remediation, vapor mitigation, public infrastructure improvements, etc.

Tax Increment Financing (TIF)

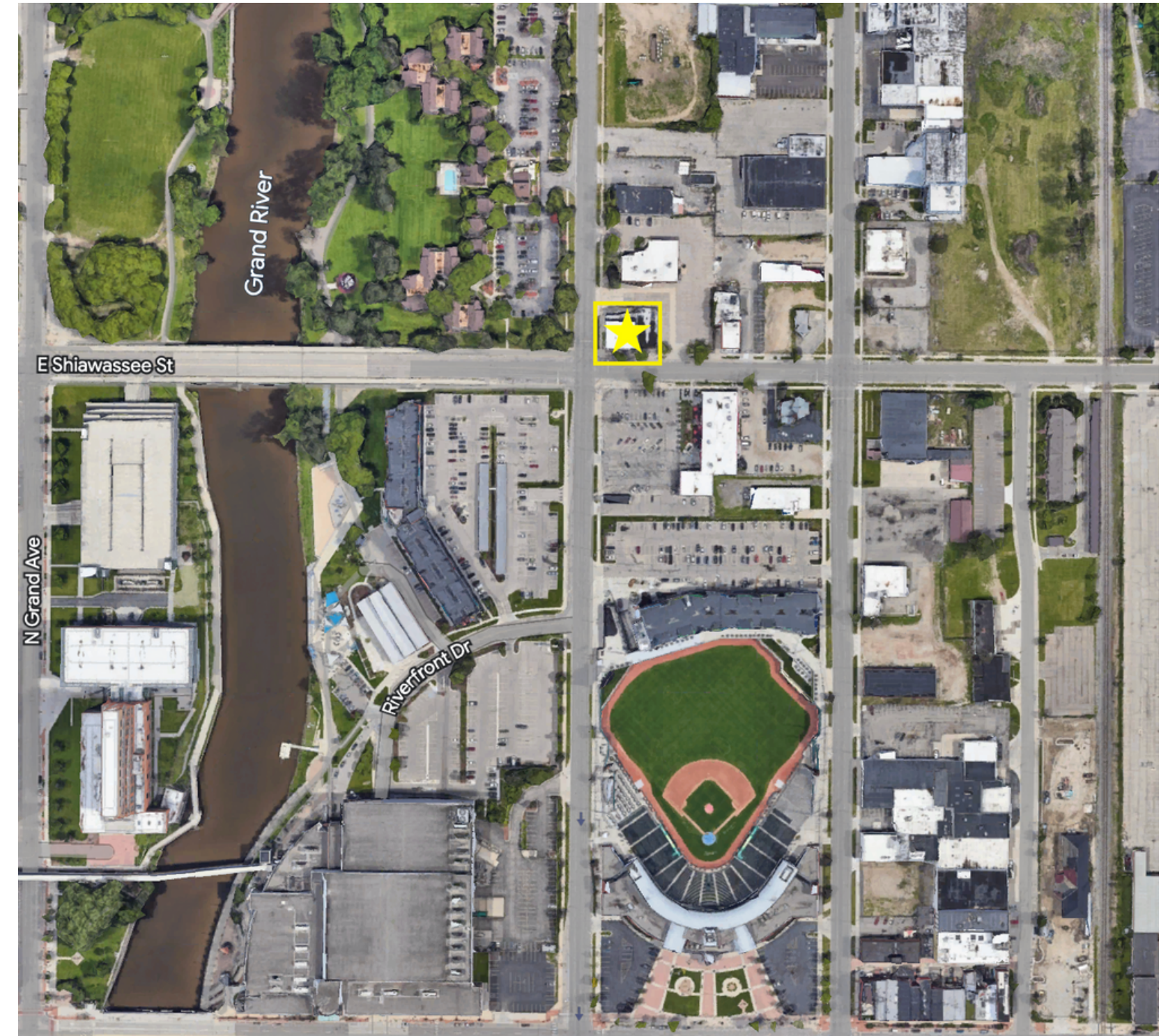


Brownfield Program Benefits

- Encourages the redevelopment of blighted and obsolete commercial properties into vibrant commercial, residential and mixed-use projects
- Over the long-run, increases tax revenue
- Reduces threats to public health through environmental contamination remediation
- Attracts additional people to the City of Lansing
- Increases adjacent property values
- Creates jobs

Project Overview

- The project is located at 505 & 507 E. Shiawassee St., Lansing, MI 48912.
- 505 E. Shiawassee was most recently The Corner Bar, and 507 E. Shiawassee was most recently a bike shop.
- Currently, the existing buildings are vacant.



Property History

- 505 E. Shiawassee was originally constructed in 1924 as three separate spaces that were together in one building.
- With two stories, the lower level was commercial space and the second story consisted of residential units. 505 was surrounded by residential homes and factory buildings.



Property History

- The lower-level commercial space has housed multiple businesses over the years, with the most recent activation being Corner Bar – a neighborhood gathering place for food, drinks and live music. Corner Bar shut their doors just over ten years ago.



Property History

- 507 E. Shiawassee was constructed in 1953 and home to a bicycle shop for many decades. People from all over the Greater Lansing area have fond memories of coming to Downtown Lansing to pick out their new bike.



Tenants

- Gillespie Group has signed a lease with Sparrow Bloom for 505 E. Shiawassee St., a florist who specializes in growing their own blooms and curating one-of-a-kind arrangements for weddings, events or to stop in the store and pick-up.
- Sparrow Bloom will be leasing a third of the building to offer floral workshops, a bouquet bar, premade arrangements and retail shop. Our team continues to work with another prospective business who would lease the remaining two thirds of the building and have a strong emphasis on a morning and lunch activation. This would be their third brick and mortar store but first in Lansing.



Tenants

- As Gillespie Group sought to fill the space with a business that continued to provide memories to the community, we signed a lease with Tiny Bit of Wood.
- The woodworking school and retail shop will offer beginner and intermediate classes to all ages and demographics – providing access to all. 507 E Shiawassee St will be Tiny Bit of Wood's first brick and mortar shop and will include handmade pieces of furniture and art for sale by both the owner and other local artisans.



Proposed Development

- The proposed development is a rehabilitation of the existing buildings to redevelop 7,200 sqft of commercial space and create 3 new jobs.
- The proposed tenants for the space are two women-owned businesses, Sparrow Bloom and Tiny Bit of Wood.
- The proposed development is an interior and exterior renovation of the commercial properties. The development will attract a new form of retail to Lansing and further enhance Lansing's Stadium District, including after hours business and on weekends.

Proposed Development



Brownfield Eligibility

- The project qualifies as a Brownfield project because 507 E. Shiawassee has been determined to be a facility due to soil contamination and conditions of vapor encroachment.
- 505 E. Shiawassee is considered eligible for the Brownfield program since it is adjacent and contiguous to a facility.

Request

- The owner of the properties has requested a local-only Brownfield Plan with Work Plan Exempt Activities on the properties for an estimated period of 19 years.
- The proposed total captured taxes as a result of this Brownfield Plan is approximately \$234,000.
- An estimated \$93,000 of the proposed capture will be City of Lansing taxes and the remaining estimated \$141,000 will be captured from other taxing jurisdictions.
- The owner has also requested an Accelerated Reimbursement Loan (ARL) for \$150,000 for Eligible Activity Costs.

Eligible Activities

- Public Infrastructure Improvements
 - Repairs and enhancements to the property sidewalks.
- Vapor Mitigation
 - Installation of a vapor barrier to mitigate the effects of vapor contamination.
- Demolition
 - Removal of existing portions of the facility to support redevelopment.
- Abatements
 - Removal of asbestos, lead, and mold on the property.
- Environmental Reporting
 - Phase 1 Environmental Assessment, Hazardous Material Survey, and Vapor Mitigation Survey.



Tax Capture Projections

Item	Amount
Eligible Activity Costs	\$150,000
Interest (3%)	\$35,000
10% Pass Through	\$24,000
LBRA Admin and Revolving Fund	\$24,000
State Brownfield Revolving Fund	\$1,000
Total	\$234,000



Impact to City of Lansing Taxes

Year	Current	1	2	3	17	18	19	20*
Est. Income Taxes	\$0	\$675	\$675	\$675	\$675	\$675	\$675	\$675
Est. Property Taxes	\$4,000	\$4,342	\$4,357	\$4,372	\$4,617	\$4,638	\$4,658	\$14,808
Total	\$4,000	\$5,017	\$5,032	\$5,047	\$5,292	\$5,313	\$5,333	\$15,483

*Indicates Expiration of Reimbursement

- Income Taxes - Calculated based on the income from 3 new jobs each estimated to make \$30,000 multiplied by a blended rate of 0.75% for City of Lansing's Income Tax (3 x \$30,000 = \$90,000 x 0.75% = \$675), a 17% increase to total taxes.
- Property Taxes - Currently the properties generates about \$4,000 in City of Lansing property taxes each year. Year 1 through Year 19 City of Lansing property taxes increase from the 10% pass through to \$4,658 in Year 19. At the end of the tax capture period in Year 20, City of Lansing property taxes is projected to increase to \$14,808, a 270% increase.

THANK YOU



**Lansing Economic
Development Corporation**



GILLESPIE *GROUP*

THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA)

Resolution Recommending Approval of Plan #84 505 and 507 E. Shiawassee Rehabilitation Project

At a meeting of the Board of Directors of the Lansing Brownfield Redevelopment Authority (LBRA) City of Lansing, Michigan, held on Friday, September 22, 2023 at 8:30 a.m., pursuant to notice duly given:

PRESENT: Members: Chair - Calvin Jones, Vice-Chair - Shelley Davis Boyd, Treasurer - Catherine Rathbun, Jordan Hankwitz, Jordan Sutton

ABSENT: Members: Secretary - Dr. Alane Laws-Barker, Chaz Carrillo, Sandra Lupien, Michael McKissic

The following preamble and resolution was offered by;

Member: Rathbun, and seconded by

Member: Hankwitz

WHEREAS, The LBRA (Authority) staff has worked closely with representatives of Infinite 505, LLC (the “Developer”) to draft Brownfield Plan #84 – 505 and 507 E. Shiawassee Rehabilitation Project (Plan); and

WHEREAS, The LBRA staff has duly reviewed such Plan and has found it to be in compliance with the provisions of Act 381 of Michigan Public Acts of 1996, as amended (Act), and meets the following determinations and findings:

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 cost 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; and

WHEREAS, The LBRA staff recommends approval of Brownfield Plan #84 – 505 and 507 E. Shiawassee Rehabilitation Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY, AS FOLLOWS:

1. The Brownfield Plan described as Brownfield Plan #84 – 505 and 507 E. Shiawassee Rehabilitation Project in the form filed herewith is hereby approved by the Lansing Brownfield Redevelopment Authority and recommended for consideration by the City Council of the City of Lansing pursuant to Act 381 of Michigan Public Acts of 1996, as amended.
2. The LBRA Board hereby requests that the Lansing City Council, after required notification as specified by the Act, hold a public hearing in consideration of this matter, and subsequently approve the Plan.

YEAS: FIVE (5)

NAYS: ZERO (0)

ABSTENTIONS: ZERO (0)

ABSENT: FOUR (4)

STATE OF MICHIGAN)
) SS.
COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a meeting of the Brownfield Redevelopment Authority held on the 22nd day of September 2023, and said resolution is on file in the office of the Lansing Brownfield Redevelopment Authority and is available to the public. Public notice of the said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan 1976, including in the case of a special or re-scheduled meeting, notice by publication or posting of at least eighteen (18) hours prior to the time set for the meeting. In addition, said meeting was held in full compliance with the Board's By-Laws.

IN WITNESS WHEREOF, I have hereunto affixed my official signature.


Calvin Jones, Chair
LBRA Board of Directors

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

RESOLUTION APPROVING BROWNFIELD PLAN #84
505 AND 507 E SHIAWASSEE REHABILITATION 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 #84 – 505 and 507 E. Shiawassee Rehabilitation Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on October 30, 2023 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 30, 2023 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 \$1,020,000.
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on September 22, 2023, 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

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 the Lansing City Council hereby approves the LBRA 'Brownfield Plan #84 – 505 and 507 E. Shiawassee Rehabilitation Project'.