

AGENDA

Committee on City Operations AGENDA FOR NOVEMBER 13, 2023 AT 3:30 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.
view on: <https://www.youtube.com/@lansingcitycouncil4446/streams>

Council Member Spadafore, Chairperson
Council Member Hussain, Vice Chairperson
Council Member Kost, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. October 30, 2023
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Claim Appeal; Claim #1986, Willie Hobbs for \$3,622.00 in code enforcement fees at 1217 Marquette Street
 - C. RESOLUTION - Claim Appeal; Claim #1991, Sandra Bingley for \$1,135.00 in brush/tree limb debris fees at 1839 Bradley Avenue
 - D. COMMUNITY FUNDING - Capital Hippie, Scare on the Square
 - E. RESOLUTION - Special Assessment; Principal Shopping District 2023 roll
 - F. RESOLUTION - Lansing City Council Rules
 - G. DISCUSSION - Andy Kilpatrick, City Street Project 2023 Status Update
- 6. Other**
- 7. Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.



MINUTES
Committee on City Operations
Monday, October 30, 2023 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Spadafore called the meeting to order at 3:30p.m.

PRESENT

Council Member Spadafore, Chair
Council Member Hussain, Vice-Chair
Council Member Kost, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Emily Linden, Internal Auditor
Lisa Hagen-Lawrence, OCA- left at 3:52 and returned at 3:59 p.m.
Mitch Whisler, Dept. of Public Service

Per request from the department, Council Member Spadafore is removing agenda item E. – Traffic Control Order 18-061 and 18-062 to change the metered parking restrictions at Cesar Chavez Avenue and High Street and Washington Avenue and install stop signs on Washington Avenue and Cesar E Chavez Avenue.

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM OCTOBER 16, 2023, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

No public comment at this time.

Discussion/Action

RESOLUTION – Traffic Control Order Nos. 18-006 and 18-007 to install a traffic signal and pedestrian signal at the intersection of Michigan Avenue and Sparrow Health System driveway
Mr. Whisler outlined the TCO, noting this request was from Sparrow with construction of the Cancer Center on the S. Side of Michigan. It did not meet the needs, but were not opposed to it going in but they would have to pay the cost and energy for install. If for any reason the City determines it needs to be removed, they will be removed by the City.

Council Member Spadafore asked if the (18-) was the year of the study, and Mr. Whisler confirmed adding that there were some issues with inter office technology that delayed some.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NOS. 18-006 AND 18-007 TO INSTALL A TRAFFIC SIGNAL AND PEDESTRIAN SIGNAL AT THE INTERSECTION OF MICHIGAN AVENUE AND SPARROW HEALTH SYSTEM DRIVEWAY. MOTION CARRIED 3-0.

RESOLUTION – Traffic Control Order No. 20-07 to remove the traffic signal at Cesar E. Chavez Avenue and High Street and install a stop sign on High Street at Cesar E. Chavez Avenue

Mr. Whisler confirmed an analysis was done, did not meet any warrants of a need, signal was put to flashing for a period of time, then removed and then they installed stop signs.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NO. 20-07 TO REMOVE THE TRAFFIC SIGNAL AT CESAR E. CHAVEZ AVENUE AND HIGH STREET AND INSTALL A STOP SIGN ON HIGH STREET AT CESAR E. CHAVEZ AVENUE. MOTION CARRIED 3-0.

RESOLUTION – Traffic Control Order No. 19-015 to remove the traffic signal at Cesar E. Chavez Avenue and Washington Avenue and install stop signs on Washington Avenue at Cesar E. Chavez Avenue

Mr. Whisler stated this was part of a construction project on Washington Avenue where with that project they reviewed for modernization or warrants of a signal. The signal did not meet warrants to remain, and so the signal was removed and stop signs installed on North and South approaches. Since then have looked at crash and accidents records, and there has not been enough to meet the warrant for a signal to remain. They are currently reviewing the area again, and traffic studies will determine if there should be installation of a four way stop.

Council Member Spadafore confirmed this is what is already done, and they are doing another study currently to change to a four way stop. Mr. Whisler confirmed.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NO. 19-015 TO REMOVE THE TRAFFIC SIGNAL AT CESAR E. CHAVEZ AVENUE AND WASHINGTON AVENUE AND INSTALL STOP SIGNS ON WASHINGTON AVENUE AT CESAR E. CHAVEZ AVENUE. MOTION CARRIED 2-1.

It was requested that this item be on the action agenda at City Council tonight.

RESOLUTION – Traffic Control Order Nos. 18-061 and 18-062 to change the metered parking restrictions along the 1100 and 1200 blocks of N. Washington Avenue

Pulled from the agenda per Mr. Whisler.

RESOLUTION – Traffic Control Order No. 10-011 to remove parking meter #3223 and parking space along the South side of the 200 block of W. Genesee Street

Mr. Whisler outlined the TCO and recommend moving forward.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NO. 10-011 TO REMOVE PARKING METER #3223 AND PARKING SPACE ALONG THE SOUTH SIDE OF THE 200 BLOCK OF W. GENESEE STREET . MOTION CARRIED 3-0.

RESOLUTION – Traffic Control Order No. 18-029 to regulate parking along the 200 block of W. Ottawa Street

Mr. Whisler stated they did a review of the marked parking spots and make a recommendation for three (3) more spaces.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NO. 18-029 TO REGULATE PARKING ALONG THE 200 BLOCK OF W. OTTAWA STREET. MOTION CARRIED 3-0.

RESOLUTION – Traffic Control Order No. 18-044 to regulate parking along R G Curtis Avenue

Mr. Whisler stated a resident provided a request, they surveyed the occupants and residents, and based on survey (50% response, and 70% supported) installing no parking signs.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NO. 18-044 TO REGULATE PARKING ALONG R G CURTIS AVENUE. MOTION CARRIED 3-0.

RESOLUTION – Traffic Control Order No. 18-046 to regulate parking along Hall Street

Mr. Whisler stated this was from a resident in the area for no parking signs near the residence. During the field investigation and survey, they are recommended prohibiting. These have already been installed and there was a 67% supported.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NO. 18-046 TO REGULATE PARKING ALONG HALL STREET. MOTION CARRIED 3-0.

Council Member Spadafore noted temporary traffic control orders are good for 90 days, so these traffic control orders are well beyond their date of enforcement under the temporary so there is a need for the permanent traffic control orders.

RESOLUTION – Traffic Control Order Nos. 19-16, 19-17, 19-18, 19-19, and 19-20 to regulate parking in the East Village Neighborhood

Mr. Whisler stated they got a request from the East Village HOA and Fire Commissioner on this regulation. They did investigation and survey the neighborhood and are recommending prohibiting parking per the TCO's.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NOS. 19-16, 19-17, 19-18, 19-19, AND 19-20 TO REGULATE PARKING IN THE EAST VILLAGE NEIGHBORHOOD. MOTION CARRIED 3-0.

RESOLUTION – Traffic Control Order Nos. 20-03, 20-04, and 20-05 to regulate parking along W. Ionia Street from Sycamore Street to Walnut Street

Mr. Whisler stated there was a project on the abutting street, and the project removed angle parking, so this is updating the parking to accommodate those removed.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NOS. 20-03, 20-04, AND 20-05 TO REGULATE PARKING ALONG W. IONIA STREET FROM SYCAMORE STREET TO WALNUT STREET. MOTION CARRIED 3-0.

RESOLUTION – Traffic Control Order No. 21-31 to regulate parking along Beaver Street between Turner Street and Center Street

Mr. Whisler stated this was a request, and based on transportation and motorized department they are recommending this TCO. These are already installed.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NO. 21-31 TO REGULATE PARKING ALONG BEAVER STREET BETWEEN TURNER STREET AND CENTER STREET. MOTION CARRIED 3-0.

RESOLUTION – Traffic Control Order No. 22-14 to regulate parking along Shepard Street

Mr. Whisler stated the transportation and motorization made the recommendation, and there was also a parking petition signed by all residents. Based on these, they are making the recommendations. These are already installed.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NO. 22-14 TO REGULATE PARKING ALONG SHEPARD STREET. MOTION CARRIED 3-0.

RESOLUTION – Traffic Control Order No. 23-21 to regulate parking along the 600 block of S. Pine Street

Mr. Whisler went through the report in the packet.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NO. 23-21 TO REGULATE PARKING ALONG THE 600 BLOCK OF S. PINE STREET. MOTION CARRIED 3-0.

RESOLUTION – Traffic Control Order No. 18-058 to regulate traffic along Mt. Hope Avenue at Martin Luther King Jr. Blvd.

Mr. Whisler noted there were bike lanes with CSO, and so with those installation they had to modify the turning movements, specific to the approach. The change was done with MDOT, and they agree and approve the analysis and recommendations.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NO. 18-058 TO REGULATE TRAFFICE ALONG MT. HOPE AVENUE AT MARTIN LUTHER KING JR. BLVD. MOTION CARRIED 3-0.

RESOLUTION – Traffic Control Order No. 18-056 to install a yield sign on Grant Street at Hamilton Avenue

Mr. Whisler noted this is a “t” intersection , and there were no crashes in five (5) years during the study. This study was done during their own investigation and they recommend a yield sign.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NO. 18-056 TO INSTALL A YIELD SIGN ON GRANT STREET AT HAMILTON AVENUE. MOTION CARRIED 3-0.

RESOLUTION – Traffic Control Order No. 18-059 to install a yield sign on Keystone Avenue at Enterprise Drive

Mr. Whisler stated a study was done to determine a safe approach and assigned better right away, recommending a yield sign.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NO. 18-059 TO INSTALL A YIELD SIGN ON KEYSTONE AVENUE AT ENTERPRISE DRIVE. MOTION CARRIED 3-0.

RESOLUTION – Traffic Control Order No. 20-16 to install a yield sign on Herbert Street at Wilson Street

Mr. Whisler stated this was initiated by the LPD City Service, and based on study there was a safe approach of 18 mph, no crashes and they recommend install of a yield sign.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NO. 20-16 TO INSTALL A YIELD SIGN ON HERBERT STREET AT WILSON STREET. MOTION CARRIED 3-0.

RESOLUTION – Traffic Control Order No. 18-001 to install a stop sign on Madison Street at Sycamore Street

Mr. Whisler state the study was done per a request from a resident, and they performed a safe approach study with 12 mph, and one crash in five (5) years, and recommend a stop sign.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NO. 18-001 TO INSTALL A STOP SIGN ON MADISON STREET AT SYCAMORE STREET. MOTION CARRIED 3-0.

RESOLUTION – Traffic Control Order No. 18-057 to install a stop sign on Oxford Road where to road segments merge from Cambridge Road

Mr. Whisler stated this was an investigation for sight distance at the intersection. The study was done, with 7 mph and no crashes, and with unique geometry of intersection, recommend stop sign at Oxford where they roads merge.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NO. 18-057 TO INSTALL A STOP SIGN ON OXFORD ROAD WHERE TO ROAD SEGMENTS MERGE FROM CAMBRIDGE ROAD. MOTION CARRIED 3-0.

RESOLUTION – Traffic Control Order No. 20-02 to install a top sign on Glenn Street at the alley

Mr. Whisler stated the department conducted a study, and based on results of the study recommendation of install stop sign.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NO. 20-02 TO INSTALL A TOP SIGN ON GLENN STREET AT THE ALLEY. MOTION CARRIED 3-0.

RESOLUTION – Traffic Control Order No. 22-07 to install a stop sign on Shubel Avenue at Lindbergh Drive

Mr. Whisler stated that this was a request from a resident and based on study on 10 mph due to trees and shrubs, recommend a stop sign.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NO. 22-07 TO INSTALL A STOP SIGN ON SHUBEL AVENUE AT LINDBERGH DRIVE. MOTION CARRIED 3-0.

RESOLUTION – Traffic Control Order No. 22-08 to install a stop sign on Greencroft Road at Strathmore Road

Mr. Whisler stated a study was performed, there were no crashes in the five (5) year study and based on that study they recommend a stop sign.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NO. 22-08 TO INSTALL A STOP SIGN ON GREENCROFT ROAD AT STRATHMORE ROAD. MOTION CARRIED 3-0.

Council Member Hussain asked what the threshold is for a stop sign and Mr. Whisler stated they utilize the standard of 15 mph cut off but they do perform an actual study.

RESOLUTION – Traffic Control Order No. 23-16 to install stop signs on Donald Street at Everettdale Avenue

Mr. Whisler confirmed a study was done at the intersection and they recommend and update to stop signs due to the 17 mph approach and four (4) crashes in the study period.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NO. 23-16 TO INSTALL STOP SIGNS ON DONALD STREET AT EVERETTTDALE AVENUE. MOTION CARRIED 3-0.

RESOLUTION – Traffic Control Order No. 23-19 to install a stop sign on Pontiac Street at Fayette Street

Mr. Whisler went through the traffic control order which was done per the request of the resident. Due to low speed, and no crashes they are recommending a stop sign.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NO. 23-19 TO INSTALL A STOP SIGN ON PONTIAC STREET AT FAYETTE STREET. MOTION CARRIED 3-0.

RESOLUTION – Traffic Control Order No. 23-20 to install stop signs on N. Cedar Street at Community Street

Mr. Whisler explained there was an investigation at the intersection, which was based on a request from a resident. There were 2 crashes in the five (5) year study, and based on data collected, they recommend removing the yield sign and install stop signs.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NO. 23-20 TO INSTALL STOP SIGNS ON N. CEDAR STREET AT COMMUNITY STREET. MOTION CARRIED 3-0.

DISCUSSION – Lansing City Council Rules

Council Member Spadafore presented the proposed City Council rule changes for Committee consideration and comments. These changes are based on the fiscal year budget adoption which included funding for virtual participation in the Council meetings. City TV has hired someone, and they have determined they can do meetings in the conference room with the technology already in place. The change would be to create a new rule #48 Electronic Participation in Public Comment at Meetings of Council, Committees. The rule is written to require registration to speak electronically on legislative matters at regularly scheduled meetings. The guidelines would require registering with the City Clerk for Council and Committee of the Whole, and City Council Staff for all other Committees.

Council Member Kost distributed his proposed changes, which he found in the Ann Arbor policies, that would have registration 2 hours before instead of 4, and reserving 45 minutes at the beginning of the meetings for public comment for those signed up in advance, and the Clerk would provide priority to those that have not spoken in the last two meetings.

The City Clerk suggested a contact list with forms generated then have that form emailed to the group. Council Member Spadafore suggested the form have name they will be logging in under, the phone they will be calling from, the email they would be logging in under, and the agenda item they wish to speak on. The Clerk was asked to work on the form for the Council and work with Council staff on Committee of the Whole and Council Committees.

Regarding Council Member Kost suggestions, Council Member Hussain stated that in the spirit of the OMA, any one correctly registered has to have the opportunity to speak and not limit the time to 45 minutes total. It was noted that the rule change does state the presiding officer can limit the time allotted to speak based on the number of people signed up. Mr. Venker stated that legally, that if they limit participation based on prior participation it could be messy, and they can limit the amount of time per person, as long as it is done equally. Council Member Kost removed his two suggested changes. Council Member Spadafore stated he would work on the final suggestion from Council Member Kost "The Presiding Officer reserves the right to mute and end the comment of anyone who violates this rule."

The Committee suggested they can register, but the language should be changed that the clerk will email the link prior to the meeting so as not to mislead someone they will get instantaneous response. They also concurred on a four (4) hour window before meetings.

The Committee will review the final draft at the Committee meeting on October 13, 2023. And if it comes out of Committee then Council for the first time on October 13, 2023 as well.

Other

No other topics.

Adjourn

Adjourned at 4:12 pm

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Approved by the Committee on

Claim #1986
1217 Marquette Street
\$3,622

Parcel 33-01-01-05-403-002

B. Incident Date (per claim application) –	<u>03-29-2023</u>
C. Incident Date (per code report) –	<u>03-06-2023</u>
D. Taxes –	<u>Not on Taxes</u>
E. Filed Claim –	<u>05-22-2023</u>
F. Claims Review Committee Hearing –	<u>09-20-2023</u>
G. Claims Review Committee Letter –	<u>09-21-2023</u>
H. Referred to City Council –	<u>08-08-2023</u>
I. Referred to Committee on City Operations -	<u>10-30-2023</u>



City of Lansing

OFFICE OF THE CITY ATTORNEY

1986

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: Willie Hobbs DATE: 5/22/23
 MAILING ADDRESS: 1217 Marquette St 48906 EMAIL: Natkinson@hase.Mi.gov
 CITY: Lansing STATE: MI ZIP CODE: 48906
 TELEPHONE: Home (517) 49-5665 Work ()

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

ADDRESS: 1217 Marquette PARCEL NO. _____
 DATE OF INCIDENT: 3/29/23 AMOUNT YOU WERE BILLED: 3,887.00
 TOTAL AMOUNT YOU ARE CONTESTING: \$3,622
 TYPE OF ASSESSMENT: Code Enforcement

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

Notice from Code enforcement was sent to address in Chicago, Mr. Hobbs never recieved it. Mr. Hobbs has a privacy Fence, Items in yard were not visiable from the Road & they cleared his entire yard taking Items like his lawn mower & Seasonal tires which were in great Condition. Mr. Hobbs is almost 80 yrs old & Caring for his mentally disabled son.

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/349/Claims-Review-Process>

To download the claim form: <https://www.lansingmi.gov/DocumentCenter/View/4639/Claims-Review-Committee-Form?bidId=>

SPECIAL NOTE:

Mr. Hobbs had

assistance from

MI Gov employee

Natasha Atkinson

from Rep Emily Dievendorf's
office. Please email
her when letter sent to
Mr. Hobbs

See email
address.



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

September 21, 2023

Willie Hobbs
1217 Marquette St.
Lansing, MI 48906

Re: Claims Review Committee
Claim for: 1217 Marquette St.

Dear Mr. Hobbs:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$3887.00 for a trash violation for property located at 1217 Marquette Street, Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You do have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 1986



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

August 30, 2023

Willie Hobbs
1217 Marquette St.
Lansing, MI 48906

Re: Claims Review Committee
Claim for: 1217 Marquette St.

Dear Mr. Hobbs:

Please be advised that your claim is scheduled to be heard by the Claims Review Committee. The Committee is scheduled to hear your claim at **9:30 a.m. on Wednesday, September 20, 2023, via ZOOM audio/video call**. A copy of the appropriate department's recommendation are included for your review.

Please be sure that you are either the registered Owner or the registered Taxpayer of the property. Land Contract owners **must** present a copy of the land contract that has been recorded with the register of deeds, to this office **prior** to the hearing. If the property is owned by an LLC or other business entity, you **must** provide documentation demonstrating such or the Claims Review Committee will not be able to hear your claim. You may also appoint an attorney to appear on your behalf. **If you are not the registered Owner or registered Taxpayer of the property, please make arrangements for that person to attend this meeting with you otherwise your claim will not be heard.**

If you are not able to attend on your scheduled day and time, please contact the Office of the City Attorney to reschedule. If you do not attend this meeting and you do not call prior to the meeting to reschedule, your claim will be heard, and a determination will be made based on the information in this packet.

As mentioned, the committee will meet via **ZOOM audio/video call** and can be accessed electronically using the Zoom meeting website. Please log onto zoom.us and click on **Join a Meeting**, enter the **Meeting ID: 824 7567 2135 and Passcode: 130993** or dial in by calling **1-646-558-8656** using the same Meeting ID and Passcode. If you have technical difficulties, please contact 517-483-4320.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Enclosure
Claim No: **1986**

DATE: 8/04/2023

PPN: 33-01-01-05-403-002
DATE SUBMITTED: 5/22/2023
ADDRESS OF VIOLATION: 1217 Marquette St.
LISTED TAXPAYER OF RECORD: Willie Hobbs & Nathaniel Porter
OTHER TAXPAYER OF RECORD:
CLAIMANT: Hobbs, Willie
CLAIMANT'S ADDRESS: 1217 Marquette St.
Lansing, MI 48906

TYPE OF ACTIONS CONTESTED: Trash Removal
VIOLATION DATE: 3/06/2023
NOTIFICATION DATE: 3/06/2023
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$3,887.00
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM: \$3,887.00
MEMO DATE – INVOICE NO.:
ADDITIONAL ACTIONS CONTESTED:
VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT:
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE – INVOICE NO.:

HISTORY:

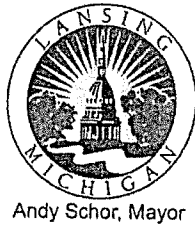
Trash	Failure to
Violation	Register
3/06/2023	5/22/2023

CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation on 3/06/2023 with a compliance due date of 3/13/2023. The Premise Officer rechecked the property on 3/14/2023 the premise was still in violation and was submitted to the trash contractor to abate. The trash contractor arrived on 3/21/2023 the property was still in violation as noted in the pictures a trash removal was performed. This office sends notices to the address that is listed with the City Assessor the owner contacted the Assessor's Office on 5/22/2023 to change the address from 1217 Marquette to Chicago, IL. This office would also like to note a failure to register notice was sent 5/22/2023 as Mr. Hobbs stated he did not reside there it is occupied by his son & daughter-in-law not Nathaniel Porter, the letter was complied on 5/22/2023 when the claimant contacted the Assessor's Office to say this is now his primary residence, he is now claiming 100% homestead. This office recommends denial of the claim we would also like to note an occupant copy was also sent to 1217 Marquette St. letting the occupants know there was a violation.

**Department of Economic
Development and Planning**
Jordan Hankwitz, Director



Andy Schor, Mayor

Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361 – FAX: 517.377.0169
www.lansingmi.gov/codeenforcement

23-T141

5/22/2023 Spoke to Natasha Atkinson (517-373-2277) at the front counter, she stated that she was representing Willie Hobbs, who was also present.

Ms. Natasha stated that the owner was contesting the trash clean up and questioning the authority of Code Compliance to clean up the area on the property, behind the fence. She was told that the trash contractor has the right to remove the items that are in violation of the City code anywhere on the property. She was also given a Claim form and told to file it at the Law office. The was complied, it was written in error.

W.Allen



Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

HOBBS WILLIE & PORTER NATHANIEL
6521 S WOLCOTT AVE
CHICAGO, IL 60636

Violation Date: 03/06/2023
Violation Location: 1217 MARQUETTE ST
Parcel No: 33-01-01-05-403-002
Compliance Due Date: March 13, 2023

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

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Violation: Indoor type furniture in the outdoors

Violation: Deteriorated furniture

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 308 shall be filed in writing to the Office of the City Attorney within 3 days after the compliance due date.

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **Please be advised that moving the items to another area on the property does not bring the violation into compliance. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess graduated fees from \$75.00 to \$300.00 for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM for any questions or extensions.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: Jeremy Bliesener (517) 483 7620 Jeremy.Bliesener@lansingmi.gov



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

Occupant
1217 MARQUETTE ST
LANSING, MI 48906

Violation Date: 03/06/2023
Violation Location: 1217 MARQUETTE ST
Parcel No: 33-01-01-05-403-002
Compliance Due Date: March 13, 2023

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

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Violation: Indoor type furniture in the outdoors

Violation: Deteriorated furniture

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 308 shall be filed in writing to the Office of the City Attorney within 3 days after the compliance due date.

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. Please be advised that moving the items to another area on the property does not bring the violation into compliance. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice. The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess graduated fees from \$75.00 to \$300.00 for each time there is an additional premise violation at the violation address above during this calendar year. If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM for any questions or extensions.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: Jeremy Bliesener (517) 483 7620 Jeremy.Bliesener@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



**Economic Development & Planning
Code Enforcement Office**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Trash Authorization Form – East Side

Submitted to: Eric Crutcher on 03/14/2023

TAXPAYER: HOBBS WILLIE & PORTER NATHANIEL, 6521 S WOLCOTT AVE CHICAGO, IL 60636

Location of Work:

Enf Num: E23-01906

Address: 1217 MARQUETTE ST

Lot No:

Description:

Parcel No: 33-01-01-05-403-002

Remove Trash and Debris

Work Authorized:

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Violation: Indoor type furniture in the outdoors

Violation: Deteriorated furniture

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 2-3

Authorized Cubic Yards: unknown, a lot

Warning Comment:

guessing resident maybe a problem, accessible fenced in "junk yard"

Submitted By: Jeremy Bliesener (517) 483 7620

This action is authorized by the Manager of Code Compliance



Nuisance Fees
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Floor
 Lansing, MI 48933
 Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 03/29/2023
 Due Date: 04/28/2023
 Pay Invoice In Full



HOBBS WILLIE & PORTER NATHANIEL
 6521 S WOLCOTT AVE
 CHICAGO IL 60636

Inv Number: 00220756
 Parcel: 33-01-01-05-403-002
 Address: 1217 MARQUETTE ST

Parcel: 33-01-01-05-403-002

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00220756		E23-01906	1217 MARQUETTE ST	\$3,887.00
Fee Details:				Balance
	Quantity	Description		
	1.000	Trash - Admin Fee		\$ 265.00
	3622.000	Trash - Contractor Charge		\$ 3,622.00
Total Amount Due				\$ 3,887.00

Questions regarding this invoice: Contact **CODE ENFORCEMENT** at 517.483.4361

Payment Information:

- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Fl
 Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
- Payment in full is due within 30 days from the billing date
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill.

Appeals Process:

If you intend to appeal this nuisance fee and it is attached to your tax bill, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claims forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing, MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only – invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made online or in person Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail

Eric's Refuse LLC
P.O. Box 16035
Lansing, MI 48901 US
ericorefuse@hotmail.com

INVOICE

BILL TO

Economic Development &
Planning Code
Enforcement Office
316 N Capitol, Ste. C-1
Lansing, MI 48933-1238

INVOICE # 5868
DATE 03/27/2023

PROPERTY ADDRESS
1217 marquette ST

PARCEL NUMBER
33-01-01-05-403-002

DESCRIPTION	UNIT	RATE	AMOUNT
city:1hour 3 yards first hour and 3 cubic yards	1	300.00	300.00
city:add hours any hours after 1	3	300.00	900.00
city:add cy any after 3	21	30.00	630.00
city:class 2 construction material after 3	6	32.00	192.00
city:tire tire removal	64	25.00	1,600.00
3/21/23 30 yards jeremy bliesener 4 man crew 1 20 yard truck 1 15 yard truck			

BALANCE DUE

\$3,622.00



DSC01354

03/06/2023 12:14

JBLIESENER



DSC01450

03/14/2023 12:04

JBLIESENER

























































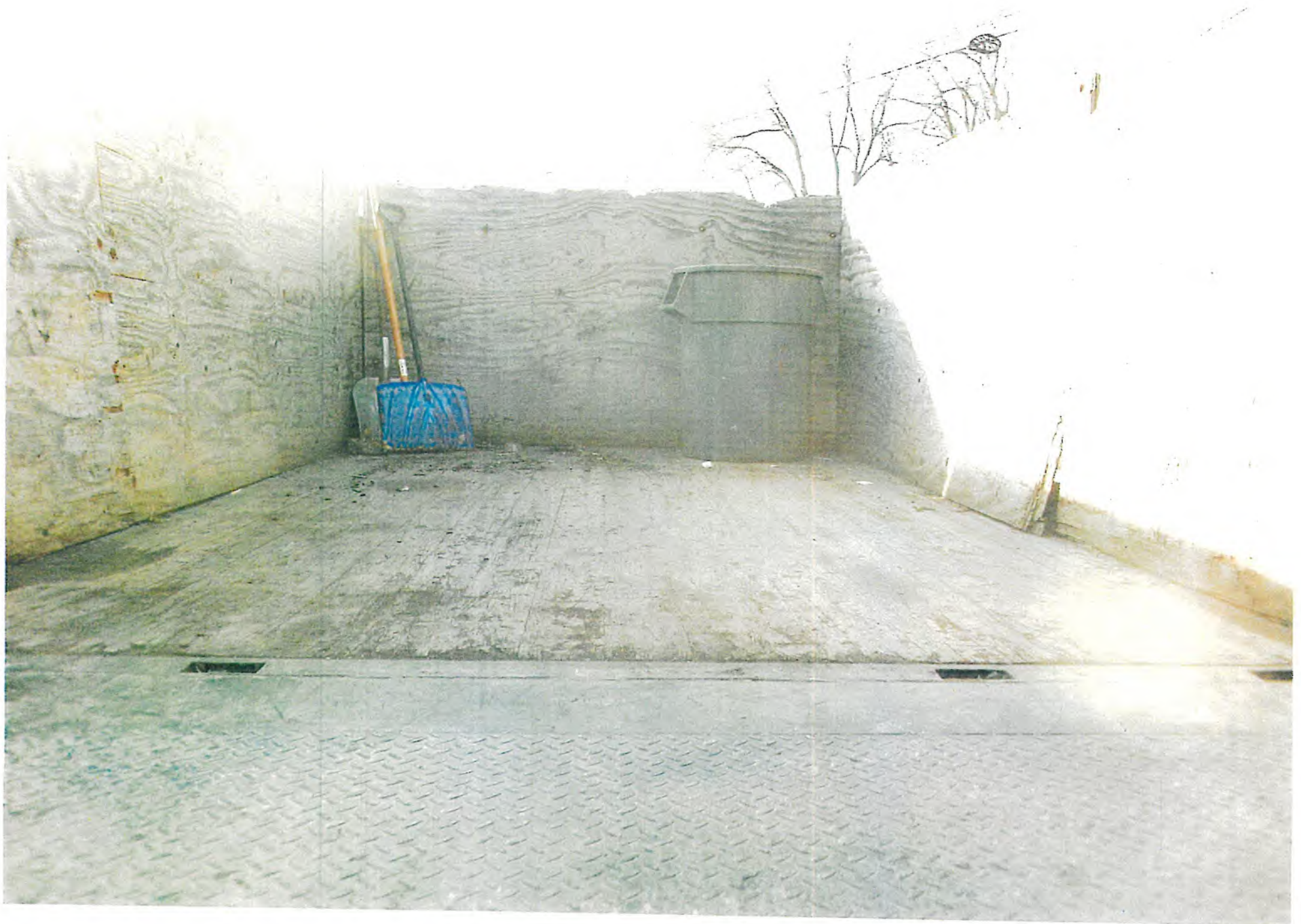


















1217 MARQUETTE ST LANSING, MI 48906 (Property Address)

Parcel Number: 33-01-01-05-403-002



Item 1 of 3

[1 Image / 2 Sketches](#)**Property Owner: HOBBS WILLIE & PORTER NATHANIEL****Summary Information**

- > Residential Building Summary
 - Year Built: 1934
 - Full Baths: 1
 - Sq. Feet: 843
 - Bedrooms: 2
 - Half Baths: 0
 - Acres: 0.131
- > 1 Invoice Found, Amount Due: 0.00
- > Assessed Value: \$38,600 | Taxable Value: \$25,361
- > Property Tax information found
- > 9 Building Department records found

Owner and Taxpayer Information

Owner	HOBBS WILLIE & PORTER NATHANIEL 6521 S WOLCOTT AVE CHICAGO, IL 60636	Taxpayer	SEE OWNER INFORMATION
--------------	---	-----------------	--------------------------

Amount Due

Current Taxes: **\$592.65**
[Pay Now](#)

Legal Description

OUTLOT A M MITSHKUNS OAK GROVE SUB

Other Information**Recalculate amounts using a different Payment Date**

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

11/9/2023

[Recalculate](#)**Tax History**

⊕ ****Note:** On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2023	Summer	\$1,342.65	\$750.00	08/18/2023	\$592.65	Pay Now

General Information for 2023 Summer Taxes

School District	33020	PRE/MBT	100.0000%
Taxable Value	\$25,361	S.E.V.	\$38,600
Property Class	401 - RESIDENTIAL- IMPROVED	Assessed Value	\$38,600

Tax Bill Number	No Data to Display	Last Receipt Number	00003479
Last Payment Date	08/18/2023	Number of Payments	1

Base Tax	\$1,312.27	Base Paid	\$742.58
Admin Fees	\$13.12	Admin Fees Paid	\$7.42
Interest Fees	\$17.26	Interest Fees Paid	\$0.00
Total Tax & Fees	\$1,342.65	Total Paid	\$750.00

Renaissance Zone	Not Available	Mortgage Code	Not Available
-------------------------	---------------	----------------------	---------------

Tax Bill Breakdown for 2023 SummerBy continuing to use this website you agree to the [BS&A Online Terms of Use](#). ✕

Taxing Authority	Millage Rate	Amount	Amount Paid
LANSING OPER	19.440000	\$493.01	\$278.98
PUBLIC SAFETY	3.500000	\$88.76	\$50.23
LANS COM COLLEGE	3.769200	\$95.59	\$54.09
LANSING SCH DEBT	4.100000	\$103.98	\$58.84
LANSING SCH OPER	17.447800	\$0.00	\$0.00
LANSING SCH SINK	2.957500	\$75.00	\$42.44
INGHAM INTERMED	4.937800	\$125.22	\$70.86
STATE EDUCATION	6.000000	\$152.16	\$86.10
INGHAM CNTY SUM	6.780700	\$171.96	\$97.31
MONTGOMERY DRAIN	0.260000	\$6.59	\$3.73
Admin Fees		\$13.12	\$7.42
Interest Fees		\$17.26	\$0.00
	69.193000	\$1,342.65	\$750.00

[Click here for a printer friendly version of Summer 2023 Tax information](#)

2022	Winter	\$361.48	\$0.00		\$361.48	** Read Note(s) Above
2022	Summer	\$1,593.05	\$400.00	08/03/2022	\$1,193.05	** Read Note(s) Above
2021	Winter	\$362.65	\$0.00		\$362.65	** Read Note(s) Above
2021	Summer	\$1,502.60	\$0.00		\$1,502.60	** Read Note(s) Above
2020	Winter	\$355.72	\$0.00		\$355.72	** Read Note(s) Above
2020	Summer	\$1,496.15	\$0.00		\$1,496.15	** Read Note(s) Above
2019	Winter	\$327.92	\$0.00		\$327.92	** Read Note(s) Above
2019	Summer	\$1,469.82	\$0.00		\$1,469.82	** Read Note(s) Above

Load More Years

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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Claim #1991
1839 Bradley Avenue
\$1,135

Parcel 33-01-01-21-362-081

B. Incident Date (per claim application) –	<u>06-01-2023</u>
C. Incident Date (per code report) –	<u>04-25-2023</u>
D. Taxes –	<u>Not on Taxes</u>
E. Filed Claim –	<u>06-20-2023</u>
F. Claims Review Committee Hearing –	<u>09-20-2023</u>
G. Claims Review Committee Letter –	<u>09-21-2023</u>
H. Referred to City Council –	<u>10-19-2023</u>
I. Referred to Committee on City Operations -	<u>10-30-2023</u>



City of Lansing

OFFICE OF THE CITY ATTORNEY

1991

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: Sandra Bingley DATE: 6/20/23
 MAILING ADDRESS: 1839 Bradley Ave EMAIL: Sandrabingley4@gmail.com
 CITY: Lansing STATE: MI ZIP CODE: 48910
 TELEPHONE: Home (517) 930-5294 Work () _____

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

ADDRESS: 1839 Bradley Ave. Lansing, MI 48910 PARCEL NO. 33-01-01-21-362-081

DATE OF INCIDENT: 6/1/23 AMOUNT YOU WERE BILLED: \$1,135.00

TOTAL AMOUNT YOU ARE CONTESTING: \$1,135.00

TYPE OF ASSESMENT: (violation) Brush and Tree Limb debris

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

Please See Attached.

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/211/Claims-Against-Lansing>

To Who It May Concern:

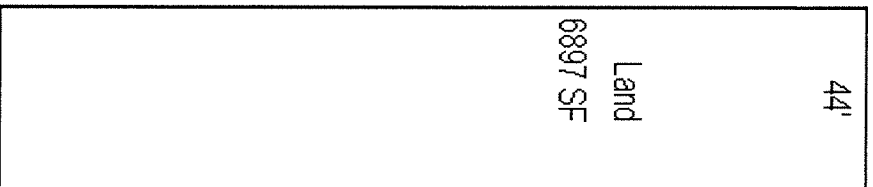
I was charged with a violation for brush and tree limb debris in the alley behind my back fence. However, my property line extends six feet beyond the fence line. I was using that portion of my property for composting and now they have plowed my compost pile, took it away, and ruined the ivy. I've had this compost pile for over fifteen years without any complaints from any of my alley neighbors. I had tried contacting the Code Officer, Larry Connelley, several times by email and by phone before the contractor would have come. On the morning they came I was finally able to connect with Mr. Connelly and he stated I could tell them to stop the job because I told him that this was my property. However, it was too late, half of the job was done, and they refused to stop. The fact that my property extends six feet beyond the fence line and I was using my property for composting gives you reason why the City should not have charged me this fee. Attached is my property line, given by the City Assessor, a picture of the damage done to my compost pile, and ivy by the contractor. I do not understand why the City failed to check the property lines before issuing this citation and do not understand how I can be fined when this is my property that I was using. Please take all this information into consideration and please cancel this City of Lansing Code 302 violation against me.

Thank you,

Sandra Bingley

S BRADLEY AVENUE

156.7'



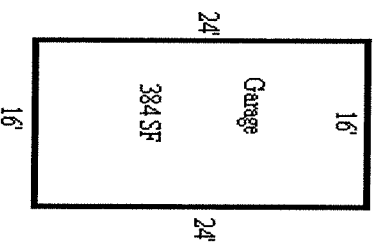
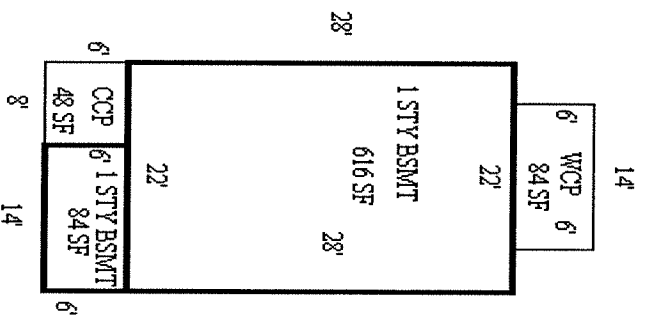
End of
property
line

ALLEY

Sketch by Apex I/m

*** Information herein deemed reliable but not guaranteed***

1839
S BRADLEY AVENUE

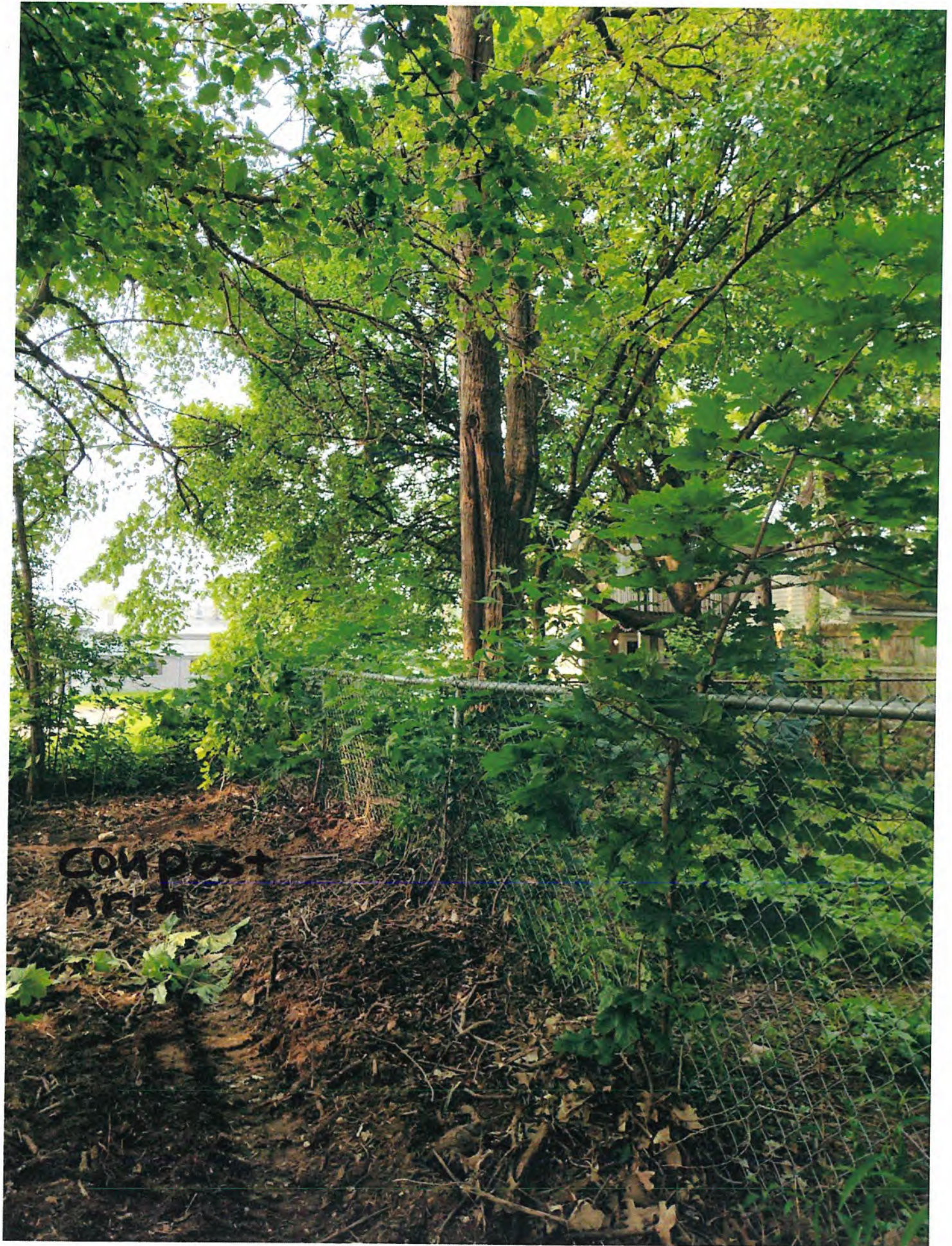


Sketch by Apex I/m

*** Information herein deemed reliable but not guaranteed***

Note: Property line ends at trees behind fence





October 18, 2023

Lansing City Council
9th Floor City Hall
Lansing, Michigan
48933

Ref: My Property

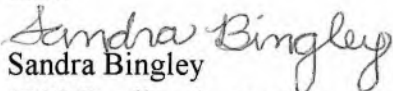
On 4/25/2023 I received a violation from the City of Lansing that was for a Housing Code Section 302 exterior property violation brush and tree limb debris totaling \$1,135.00.

My first appeal was on September 20, 2023 audio/video with a court committee and appeal was Denied.

I am requesting a second appeal from the Lansing City Council a second time with approval of my claim with the evidence again summiting that this is my property.

The violation stated that I was in violation of having tree limbs, leaves, grass clipping and compost black dirt on it (no trash) accumulating over the 17 years I have lived there. I was using the compost throughout the 17 years that I have lived there. I have a chain link fence 8ft before my compost pile starts. There are also full size trees that designate the end line of my property line and compost pile. Then there is 2 feet behind my large trees that belong to the city along with an alley.

When the inspector came out once again he assumed my property ended at the chain link fence. But it does not. I'm assuming no survey was looked at for property lines before he issued the violation or he would have known that this property is mine. I have used it as much as needed throughout the years. Please agree to cancel this violation of \$1,135.00. Thank you for your time.


Sandra Bingley
1839 Bradley Avenue
Lansing, Michigan 48910
Parcel No. 33-01-01-21-362-081

517-402-0291
SandraBingley4@gmail.com

RECEIVED
OCT 19 2023
48933



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

September 21, 2023

Sandra Bingley
1839 Bradley Ave.
Lansing, MI 48910

Re: Claims Review Committee
Claim for: 1839 Bradley Ave.

Dear Ms. Bingley:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$1135.00 for a trash violation for property located at 1839 Bradley Avenue, Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You do have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 1991



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

August 30, 2023

Sandra Bingley
1839 Bradley Ave.
Lansing, MI 48910

Re: Claims Review Committee
Claim for: 1839 Bradley Ave.

Ms. Bingley:

Please be advised that your claim is scheduled to be heard by the Claims Review Committee. The Committee is scheduled to hear your claim at **10:45 a.m. on Wednesday, September 20, 2023, via ZOOM audio/video call**. A copy of the appropriate department's recommendation are included for your review.

Please be sure that you are either the registered Owner or the registered Taxpayer of the property. Land Contract owners **must** present a copy of the land contract that has been recorded with the register of deeds, to this office **prior** to the hearing. If the property is owned by an LLC or other business entity, you **must** provide documentation demonstrating such or the Claims Review Committee will not be able to hear your claim. You may also appoint an attorney to appear on your behalf. **If you are not the registered Owner or registered Taxpayer of the property, please make arrangements for that person to attend this meeting with you otherwise your claim will not be heard.**

If you are not able to attend on your scheduled day and time, please contact the Office of the City Attorney to reschedule. If you do not attend this meeting and you do not call prior to the meeting to reschedule, your claim will be heard, and a determination will be made based on the information in this packet.

As mentioned, the committee will meet via **ZOOM audio/video call** and can be accessed electronically using the Zoom meeting website. Please log onto zoom.us and click on **Join a Meeting**, enter the **Meeting ID: 824 7567 2135 and Passcode: 130993** or dial in by calling **1-646-558-8656** using the same Meeting ID and Passcode. If you have technical difficulties, please contact 517-483-4320.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Enclosure
Claim No: **1991**

RECEIVED AUG 23 2023
1991

DATE: 8/22/2023

PPN: 33-01-01-21-362-081
DATE SUBMITTED: 6/20/2023
ADDRESS OF VIOLATION: 1839 Bradley Ave.
LISTED TAXPAYER OF RECORD: Bingley, Sandra
OTHER TAXPAYER OF RECORD:
CLAIMANT: Bingley, Sandra
CLAIMANT'S ADDRESS: 1839 Bradley Ave.
Lansing, MI 48910

TYPE OF ACTIONS CONTESTED: Trash Removal
VIOLATION DATE: 4/25/2023
NOTIFICATION DATE: 4/25/2023
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$1,135.00
CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher T-150 5/23/2023
AMOUNT OF CLAIM: \$1,135.00
MEMO DATE – INVOICE NO.:
ADDITIONAL ACTIONS CONTESTED:
VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT:
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE – INVOICE NO.:

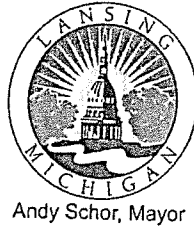
HISTORY: Trash
Violation
10/20/2021

CITATIONS IN PREVIOUS YEAR: Grass
Violation
10/21/2023

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation on 4/25/2023 with a compliance due date of 5/02/2023. The officer rechecked the property on 5/03/2023 as noted in the photo's the violation was still present it was then submitted to the contractor for removal. The contractor arrived on 5/23/2023 as noted in their pictures the property was still in violation the brush and tree limbs were removed. The owner did send Officer Connelly an e-mail on Saturday 5/20/2023 however the property had already been submitted to the contractor I spoke with Officer Connelly he stated he did speak with the owner on the phone however at that time the contractor had already completed the removal and left the premises. This office recommends denial of the claim.

**Department of Economic
Development and Planning**
Jordan Hankwitz, Director



Andy Schor, Mayor

Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361 – FAX: 517.377.0169
www.lansingmi.gov/codeenforcement

From: Sandra Bingley <sandrabingley4@gmail.com>
Sent: Saturday, May 20, 2023 6:04 PM
To: Connelly, Larry <Larry.Connelly@lansingmi.gov>
Subject: [EXTERNAL] Sandra Bingley Parcel No: 33-01-01-21-362-081

5/20/2023

Dear Mr. Connelly,

In reference to the pile located behind my fence that is on my property. My property extends 4 ft beyond the fence line. I am using that pile for composting. I have been using it for that purpose for over fifteen years now. Nobody in my neighborhood seemed to have had a problem with it for all those years. I have been composting tree limbs (which I break down), twigs, grass clippings, leaves, and other yard composting materials for these fifteen years with no complaints. Composting these materials is good for the environment, my yard, and also stops them from ending up on the curb having to be picked up by the city. I do not understand why I am being charged with a violation now. I am contesting this, because I feel I have done nothing wrong. I'm hoping to resolve this situation as soon as possible.

Thank You,

Sandra Bingley
1839 Bradley Ave.
Lansing, MI 48910

Parcel No: 33-01-01-21-362-081
23-T150

"Equal Opportunity Employer"



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

BINGLEY SANDRA A
1839 BRADLEY AVE
LANSING, MI 48910-9041

Violation Date: 04/25/2023
Violation Location: 1839 BRADLEY AVE
Parcel No: 33-01-01-21-362-081
Compliance Due Date: May 02, 2023

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

Violation: Brush & Tree Limb debris

INSPECTOR COMMENTS: Tree limbs in alley behind back fence

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 308 shall be filed in writing to the Office of the City Attorney within 3 days after the compliance due date.

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. Please be advised that moving the items to another area on the property does not bring the violation into compliance. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice. The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess graduated fees from \$75.00 to \$300.00 for each time there is an additional premise violation at the violation address above during this calendar year. If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM for any questions or extensions.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: Larry Connelly (517) 483 4380 Larry.Connelly@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



**Economic Development & Planning
Code Enforcement Office**
316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Trash Authorization Form – West Side

Submitted to: Matt Trumble on 05/03/2023

TAXPAYER: BINGLEY SANDRA A, 1839 BRADLEY AVE LANSING, MI 48910-9041

Location of Work:

Enf Num: E23-03232

**Address: 1839 BRADLEY AVE
Lot No:
Description:
Parcel No: 33-01-01-21-362-081**

Remove Trash and Debris

Work Authorized:

Violation: Brush & Tree Limb debris

INSPECTOR COMMENTS: Tree limbs in alley behind back fence

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

**Authorized Time required to complete work: 3
Authorized Cubic Yards: 3.5**

Warning Comment:

Behind the back fence off the alley

Submitted By: Larry Connelly (517) 483 4380

This action is authorized by the Manager of Code Compliance



Nuisance Fees
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Floor
 Lansing, MI 48933
 Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 06/01/2023
 Due Date: 07/01/2023
 Pay Invoice In Full



BINGLEY SANDRA A
 1839 BRADLEY AVE
 LANSING MI 48910-9041

Inv Number: 00226584
 Parcel: 33-01-01-21-362-081
 Address: 1839 BRADLEY AVE

Parcel: 33-01-01-21-362-081

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00226584		E23-03232	1839 BRADLEY AVE	\$1,135.00
Fee Details: Quantity Description				Balance
1.000 Trash - Admin Fee				\$ 265.00
870.000 Trash - Contractor Charge				\$ 870.00
Total Amount Due				\$ 1,135.00

Questions regarding this invoice: Contact **CODE ENFORCEMENT** at 517.483.4361

Payment Information:

- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Fl
 Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
- Payment in full is due within 30 days from the billing date
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill.

Appeals Process:

If you intend to appeal this nuisance fee and it is attached to your tax bill, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claims forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing, MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only – invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04
 Payments may be made online or in person Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail

Eric's Refuse LLC
P.O. Box 16035
Lansing, MI 48901 US
ericsrefuse@hotmail.com

INVOICE

BILL TO

Economic Development &
Planning Code
Enforcement Office
316 N Capitol, Ste. C-1
Lansing, MI 48933-1238

INVOICE # 6003
DATE 05/30/2023

PROPERTY ADDRESS
1839 Bradley AVE

PARCEL NUMBER
33-01-01-21-362-081

DESCRIPTION	QTY	RATE	AMOUNT
city:1hour 3 yards first hour and 3 cubic yards	1	300.00	300.00
city:add hours any hours after 1	1	300.00	300.00
city:add cy any after 3	9	30.00	270.00
5/23/23 12 yards larry conelly 3 man crew 1 20 yard truck			

BALANCE DUE

\$870.00





IMG_1853

04/25/2023 16:35

lconnelly



IMG_1910

05/03/2023 12:17

lconnelly



IMG_1909

05/03/2023 12:17

lconnelly















1839 BRADLEY AVE LANSING, MI 48910 (Property Address)

Parcel Number: 33-01-01-21-362-081

**Property Owner: BINGLEY SANDRA A****Summary Information**

> Residential Building Summary

- Year Built: 1910
- Full Baths: 1
- Sq. Feet: 700
- Bedrooms: 0
- Half Baths: 0
- Acres: 0.158

> Assessed Value: \$30,200 | Taxable Value: \$24,211

> Property Tax information found

> 5 Building Department records found

Item 1 of 4

[2 Images / 2 Sketches](#)**Owner and Taxpayer Information****Owner**

BINGLEY SANDRA A
1839 BRADLEY AVE
LANSING, MI 48910-9041

Taxpayer

SEE OWNER INFORMATION

Legal Description

S 22 FT LOT 9 & N 22 FT LOT 10 BLOCK 21 PARK PLACE

Other Information**Recalculate amounts using a different Payment Date**

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Summer	\$1,265.27	\$1,265.27	08/14/2023	\$0.00

General Information for 2023 Summer Taxes

School District	33020	PRE/MBT	100.0000%
Taxable Value	\$24,211	S.E.V.	\$30,200
Property Class	401 - RESIDENTIAL-IMPROVED	Assessed Value	\$30,200

Tax Bill Number	No Data to Display	Last Receipt Number	00003006
Last Payment Date	08/14/2023	Number of Payments	1

Base Tax	\$1,252.75	Base Paid	\$1,252.75
Admin Fees	\$12.52	Admin Fees Paid	\$12.52
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$1,265.27	Total Paid	\$1,265.27

Renaissance Zone	Not Available	Mortgage Code	Not Available
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Tax Bill Breakdown for 2023 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
LANSING OPER	19.440000	\$470.66	\$470.66
	3.500000	\$84.73	\$84.73
	69.193000	\$1,265.27	\$1,265.27

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Taxing Authority	Millage Rate	Amount	Amount Paid
LANS COM COLLEGE	3.769200	\$91.25	\$91.25
LANSING SCH DEBT	4.100000	\$99.26	\$99.26
LANSING SCH OPER	17.447800	\$0.00	\$0.00
LANSING SCH SINK	2.957500	\$71.60	\$71.60
INGHAM INTERMED	4.937800	\$119.54	\$119.54
STATE EDUCATION	6.000000	\$145.26	\$145.26
INGHAM CNTY SUM	6.780700	\$164.16	\$164.16
MONTGOMERY DRAIN	0.260000	\$6.29	\$6.29
Admin Fees		\$12.52	\$12.52
Interest Fees		\$0.00	\$0.00
	69.193000	\$1,265.27	\$1,265.27

[Click here for a printer friendly version of Summer 2023 Tax information](#)

2022	Winter	\$346.73	\$346.73	02/01/2023	\$0.00	
2022	Summer	\$1,123.57	\$1,123.57	08/23/2022	\$0.00	
2021	Winter	\$358.17	\$358.17	02/10/2022	\$0.00	
2021	Summer	\$1,081.84	\$1,081.84	08/27/2021	\$0.00	
2020	Winter	\$351.32	\$351.32	12/03/2020	\$0.00	
2020	Summer	\$1,079.27	\$1,079.27	07/09/2020	\$0.00	
2019	Winter	\$333.67	\$333.67	02/19/2020	\$0.00	
2019	Summer	\$1,086.74	\$1,086.74	11/27/2019	\$0.00	

Load More Years

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Application for Community Funding

Organization Name: Capital Hippie

Tax Id#: 863643392

Mailing Address: 121 S WASHINGTON SQ
City, State, Zip: LANSING, MI 48933

Contact Person(s) and Title(s): LAURA CASTLE-OWNER/ORGANIZER

Phone Number : 8103972886 Cell Number:

E-mail Address: CAPITALHIPPIE@GMAIL.COM

Amount Requested: \$ 500

Event Title & Type: SCARE ON THE SQUARE

Date of Event: 10/21/23 Time of Event: 11:00AM-6:00PM

- Reason for Request: (check all that apply)

☐ Defray costs for Rental of Facility ☒ Defray costs for Set Up

☐ Defray costs for Rental of the Showmobile ☐ Defray costs for Misc. Rental

☒ Defray costs for "Other" (Pease Explain: ROAD CLOSURE & PORTA POTTY RENTAL)

- Facility Requested For Event and or Equipment (Attached a copy of the rental form)

☐ City Park ☐ City Building ☐ Cooley Law School Stadium

☐ Lansing Center ☐ Mobile Stage Unit ☐ Other Equipment

What is the expected rental rate for the facility requested and or equipment: \$ 650

Admission fee or registration fee for the event: \$ 0

Total Estimated Attendance: 500 Estimated Lansing Residents Attendance: 450

X

If your organization has applied for other City funding for this event, please list each Department and amount requested:

N/A

Please list all other organizations that are sponsoring or participating in your event:

ELEMENT MASSAGE-SPONSOR THE NUTHOUSE-SPONSOR OKEMOS COFFEE HOUSE-SPONSOR

If your organization received funding from the Lansing City Council previously please list the amount, year, and purpose:

<u>YEAR</u>	<u>AMOUNT</u>	<u>PURPOSE</u>
N/A		

TOTAL amount of funds granted by the City in the previous year: \$0

Please list any admission fee or registration fee for this event: \$0

Along with the completion of this application, the following MUST be attached:
(Please check after each is completed and attached)

- ☒ A BUDGET FOR YOUR EVENT
- ☒ A LIST OF POTENTIAL FUNDING SOURCES AND HOW EACH FUNDING SOURCE WILL BE USED TOWARDS THE EVENT
- ☒ LIST OF YOUR ORGANIZATION'S OFFICERS
- ☐ A COPY OF COMPLETED RESERVATION FORM OR CONTRACT FOR FACILITY FOR THE EVENT

If your request is granted, you must complete return the attached Community Funding Reporting Statement to the City Council within 60 days after the event. To be eligible for Community Funding in future fiscal years this must be completed.

Date: 11/07/23

Signed: Laura Castle

Sponsor Name	Amount
Element Massage	\$200
Okemos Coffee House	\$300
The Nuthouse	200
Okemos Coffee House	300
Neva Lees	200
Vendor Fees	780
TOTAL	1980

Budget

Ozay	500
Sublime 360	500
The Motley Misfits	1500
Chair/Table Rental	155.06
Porta Potty	250
Road Closure	1542
Commercial	400
Social Media Ad	300
Bubbles R Fun	550
Total	5697.06

Organization Officers

Laura Castle

No venue was rented for event

BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, Capital Hippie requested \$500 to defray set up costs associated with their event, "Scare of the Square" held on October 21, 2023; and

WHEREAS, the maximum total amount of Community Funding Account to be awarded to an organization in one fiscal year is \$500; and

WHEREAS, the Committee on City Operations met on November 13, 2023, reviewed the request, and approved \$_____.

THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby approves an allocation from Community Funding Account to Capital Hippie in the amount of \$_____ to defray set up costs associated with their event "Scare on the Square" held on October 21, 2023.

BE IT FURTHER RESOLVED that the Mayor and the Finance Department shall process this request by charging \$_____ to the Council Community Promotion Account – 101.112101.741289.0.

BE IT RESOLVED that Capital Hippie shall submit a written analysis of the event, including information regarding the number of attendees, a detailed account as to contributors, funds received, expended and residual funds to the Lansing City Council within 60 days after the event.

2023 Draft PSD SPECIAL ASSESSMENT ROLL # 2

PSD	Parcel #	Owner Name	Property			Exempt Code	Prop. Class /		Total Floor Area	Number of stories	Remainder of Floors Sq.					Total Assessment		Revised amount	Reason	
			Address	Dir	Property Street		211.34c	Occupancy type			First Floor	Rate	Assessment	Footage	Rate	Assessment	Reduction	(\$17,534 Max)		
PSD-A	33-01-01-16-178-051	CITY OF LANSING	316	N	CAPITOL AVE	EXEMPT (211.7M)	201	Garages - Parking Levels (l	261475	5	52295	0.0546	\$ 2,855.31	209180	0.0275	\$ 5,752.45	-100%	\$ 0		
PSD-A	33-01-01-16-178-081	LANSING COMMUNITY COLLEGE	309	N	WASHINGTON SQ	EXEMPT (211.7Z)	201	Office Buildings	4214	2	2107	0.1514	\$ 319.00	2107	0.0691	\$ 145.59	-25%	\$ 116.15		
PSD-A	33-01-01-16-181-001	AMERITECH/MICHIGAN BELL	221	N	WASHINGTON SQ	EXEMPT (207.1)	201	Office Buildings	245812	5	49162	0.1514	\$ 7,443.19	196650	0.0691	\$ 13,588.49	-25%	\$ 15,773.76		
PSD-A	33-01-01-16-181-021	MICHIGAN STRATEGIC FUND	124	W	OTTAWA ST	EXEMPT (211.7L)	201	Office Buildings	54604	11	4964	0.1514	\$ 751.55	49640	0.0691	\$ 3,430.12	-100%	\$ -		
PSD-A	33-01-01-16-183-031	NEIGHBOR OF THE HOUSE L L C	120	W	OTTAWA ST	TAXABLE	201	Office Buildings	2793	2	1397	0.1514	\$ 211.43	1397	0.0691	\$ 96.50		\$ 307.93		
PSD-A	33-01-01-16-181-041	NEIGHBOR OF THE HOUSE L L C	118	W	OTTAWA ST	TAXABLE	201	Office Buildings	4514	3	1505	0.1514	\$ 227.81	3009	0.0691	\$ 207.94		\$ 435.75		
PSD-A	33-01-01-16-181-051	PROSECUTING ATTORNEYS ASSOCIA	116	W	OTTAWA ST	EXEMPT (211.7N)	201	Office Buildings	17028	6	2838	0.1514	\$ 429.67	14190	0.0691	\$ 980.53	-25%	\$ 352.55		
PSD-A	33-01-01-16-181-063	PVG DE L L C	201	N	WASHINGTON SQ	TAXABLE	201	Office Buildings	159455	9	17717	0.1514	\$ 2,682.39	141738	0.0691	\$ 9,794.08		\$ 12,476.47		
PSD-A	33-01-01-16-181-072	AMERITECH/MICHIGAN BELL	0	N	WASHINGTON SQ	EXEMPT (207.1)	202	Vacant	10890	1	10890	0.02	\$ 217.80	0	0	\$ -	-25%	\$ 163.35		
PSD-A	33-01-01-16-183-002	MICHIGAN STRATEGIC FUND	124	N	CAPITOL AVE	EXEMPT (211.7L)	201	Office Buildings	266763	14	19055	0.1514	\$ 2,884.85	247709	0.0691	\$ 17,116.66	-100%	\$ -		
PSD-A	33-01-01-16-183-009	CITY OF LANSING	124	W	MICHIGAN AVE	EXEMPT (211.7M)	201	Office Buildings	129853	10	12985	0.1514	\$ 1,965.97	116868	0.0691	\$ 8,075.56	-100%	\$ -		
PSD-A	33-01-01-16-183-012	CAPITAL TOWER L L C	110	W	MICHIGAN AVE	TAXABLE	201	Office Buildings	90720	12	7560	0.1514	\$ 1,144.58	83160	0.0691	\$ 5,746.36		\$ 6,890.94		
PSD-A	33-01-01-16-183-031	101 WASHINGTON SQUARE L L C	101	N	WASHINGTON SQ	TAXABLE	201	Office Buildings	71825	13	5525	0.1514	\$ 836.49	66300	0.0691	\$ 4,581.33		\$ 5,417.82		
PSD-A	33-01-01-16-183-043	107 N WASHINGTON AVE L L C	107	N	WASHINGTON SQ	TAXABLE	201	Stores - Retail	4545	3	1515	0.1514	\$ 229.37	3030	0.0691	\$ 209.37		\$ 438.74		
PSD-A	33-01-01-16-183-072	KOSITCHEK DAVID H	113	N	WASHINGTON SQ	TAXABLE	201	Stores - Retail	17878	3	5959	0.1514	\$ 902.24	11919	0.0691	\$ 823.58		\$ 1,725.82		
PSD-A	33-01-01-16-183-113	SPIRIT OF DOWNTOWN LANSING	119	N	WASHINGTON SQ	TAXABLE	201	Office Buildings	33728	4	8432	0.1514	\$ 1,276.60	25296	0.0691	\$ 1,747.95		\$ 3,024.56		
PSD-A	33-01-01-16-190-001	MICHIGAN MUNCIPAL LEAGUE	208	N	CAPITOL AVE	EXEMPT (OTHER)	201	Office Buildings - Refinem	10076	1	10076	0.1514	\$ 1,525.51	0	0.0691	\$ -	-25%	\$ 1,144.13		
PSD-A	33-01-01-16-190-002	THE MUTUAL BUILDING L L C	208	N	CAPITOL AVE	TAXABLE	201	Office Buildings - Refinem	10250	1		0.1514	\$ -	10250	0.0691	\$ 708.28		\$ 708.28		
PSD-A	33-01-01-16-190-003	THE MUTUAL BUILDING L L C	208	N	CAPITOL AVE	TAXABLE	201	Office Buildings - Refinem	10272	1		0.1514	\$ -	10272	0.0691	\$ 709.80		\$ 709.80		
PSD-A	33-01-01-16-190-004	THE MUTUAL BUILDING L L C	208	N	CAPITOL AVE	TAXABLE	201	Office Buildings - Refinem	10403	1		0.1514	\$ -	10403	0.0691	\$ 718.85		\$ 718.85		
PSD-A	33-01-01-16-190-005	THE MUTUAL BUILDING L L C	208	N	CAPITOL AVE	TAXABLE	201	Office Buildings - Refinem	9793	1		0.1514	\$ -	9793	0.0691	\$ 676.70		\$ 676.70		
PSD-A	33-01-01-16-190-006	THE MUTUAL BUILDING L L C	208	N	CAPITOL AVE	TAXABLE	201	Office Buildings - Refinem	3642	1	3641.8353	0.1514	\$ 551.37		0.0691	\$ -		\$ 551.37		
PSD-A	33-01-01-16-251-012	320 N WASH SQ PARTNERSHIP	320	N	WASHINGTON SQ	TAXABLE	201	Office Buildings	13200	2	6600	0.1514	\$ 999.24	6600	0.0691	\$ 456.06		\$ 1,455.30		
PSD-A	33-01-01-16-251-101	MI ECONOMIC DEVELOPMENT CORP	300	N	WASHINGTON SQ	EXEMPT (211.7L)	201	Office Buildings	87724	4	21931	0.1514	\$ 3,320.35	65793	0.0691	\$ 4,546.30	-100%	\$ -		
PSD-A	33-01-01-16-251-131	CITY OF LANSING	120	E	SHIAWASSEE ST	EXEMPT (211.7M)	201	Garages - Emergency Resq	31381	2	15691	0.1514	\$ 2,375.54	15691	0.0691	\$ 1,084.21	-100%	\$ -		
PSD-A	33-01-01-16-252-004	PHOENIX DEVELOPMENT PARTNERS	300	N	GRAND AVE	TAXABLE	201	Garages - Parking Structur	332832	5	66566	0.0546	\$ 3,634.53	266266	0.0275	\$ 7,322.30		\$ 10,956.83		
PSD-A	33-01-01-16-252-034	ACCIDENT FUND INS CO OF AMERICA	200	N	GRAND AVE	TAXABLE	201	Office Buildings	296180	4	74045	0.1514	\$ 11,210.41	222135	0.0691	\$ 15,349.53		\$ 17,534.00		
PSD-A	33-01-01-16-252-035	CITY OF LANSING	0		RIVER WALKWAY	EXEMPT (211.7M)	202	Vacant	0	0	0	0.02	\$ -	0	0.0691	\$ -	-100%	\$ -		
PSD-A	33-01-01-16-253-002	CITY OF LANSING	325		RIVERFRONT	EXEMPT (211.7M)	201	Stores - Warehouse Food	11120	1	11120	0.1514	\$ 1,683.57	0	0.0691	\$ -	-100%	\$ -		
PSD-A	33-01-01-16-253-034	MARKETPLACE PARTNERS L L C	313	N	CEDAR ST	TAXABLE	201	Apartment	140722	5	28144	0.1514	\$ 4,261.06	112578	0.0691	\$ 7,779.11		\$ 12,040.17		
PSD-A	33-01-01-16-253-035	MARKETPLACE PARTNERS II L L C	0	N	CEDAR ST	TAXABLE	201	Warehouses - Distributor	46270	1	46270	0.0546	\$ 2,526.34	0	0.0275	\$ -		\$ 2,526.34		
PSD-A	33-01-01-16-253-052	CITY OF LANSING	0	N	CEDAR ST	EXEMPT (211.7M)	202	Vacant	123492	1	123492	0.02	\$ 2,469.84	0	0.0691	\$ -	-100%	\$ -		
PSD-A	33-01-01-16-253-113	CITY OF LANSING	333	E	MICHIGAN AVE	EXEMPT (211.7M)	201	Convention Centers	218013	2	109007	0.1514	\$ 16,503.58	109007	0.0691	\$ 7,532.35	-100%	\$ -		
PSD-A	33-01-01-16-253-122	SAULT STE MARIE TRIBE	0	E	MICHIGAN AVE	EXEMPT (211.7IG)	202	Vacant	12800	1	12800	0.02	\$ 256.00	0	0.0691	\$ -	-100%	\$ -		
PSD-A	33-01-01-16-254-001	230 N WASHINGTON SQ L L C	230	N	WASHINGTON SQ	TAXABLE	201	Office Buildings	31243	3	10414	0.1514	\$ 1,576.73	20829	0.0691	\$ 1,439.26		\$ 3,015.99		
PSD-A	33-01-01-16-254-063	BUSINESS & TRADE CENTER L L C	200	N	WASHINGTON SQ	TAXABLE	201	Office Buildings	50391	4	12598	0.1514	\$ 1,907.30	37793	0.0691	\$ 2,611.51		\$ 4,518.81		
PSD-A	33-01-01-16-254-171	CITY OF LANSING	201	N	GRAND AVE	EXEMPT (211.7M)	201	Garages - Parking Levels (l	399250	5	79850	0.0546	\$ 4,359.81	319400	0.0275	\$ 8,783.50	-100%	\$ -		
PSD-A	33-01-01-16-254-301	R & A DEVELOPMENT COMPANY	222	N	WASHINGTON SQ	TAXABLE	201	Office Buildings	12549	1	12549	0.1514	\$ 1,899.87	0	0.0691	\$ -		\$ 1,899.87		
PSD-A	33-01-01-16-254-302	R & A DEVELOPMENT COMPANY	222	N	WASHINGTON SQ	TAXABLE	201	Office Buildings	9063	1	0	0.1514	\$ -	9063	0.0691	\$ 626.25		\$ 626.25		
PSD-A	33-01-01-16-254-303	R & A DEVELOPMENT COMPANY	222	N	WASHINGTON SQ	TAXABLE	201	Office Buildings	4183	1	0	0.1514	\$ -	4183	0.0691	\$ 289.05		\$ 289.05		
PSD-A	33-01-01-16-254-304	R & A DEVELOPMENT COMPANY	222	N	WASHINGTON SQ	TAXABLE	201	Office Buildings	9760	1	0	0.1514	\$ -	9761	0.0691	\$ 674.49		\$ 674.49		
PSD-A	33-01-01-16-254-305	R & A DEVELOPMENT COMPANY	222	N	WASHINGTON SQ	TAXABLE	201	Office Buildings	4880	1		0.1514	\$ -	4880	0.0691	\$ 337.21		\$ 337.21		
PSD-A	33-01-01-16-254-306	R & A DEVELOPMENT COMPANY	222	N	WASHINGTON SQ	TAXABLE	201	Office Buildings	9760	1		0.1514	\$ -	9760	0.0691	\$ 674.42		\$ 674.42		
PSD-A	33-01-01-16-254-307	R & A DEVELOPMENT COMPANY	222	N	WASHINGTON SQ	TAXABLE	201	Office Buildings	4880	1		0.1514	\$ -	4880	0.0691	\$ 337.21		\$ 337.21		
PSD-A	33-01-01-16-254-308	R & A DEVELOPMENT COMPANY	222	N	WASHINGTON SQ	TAXABLE	201	Office Buildings	14640	1		0.1514	\$ -	14640	0.0691	\$ 1,011.62		\$ 1,011.62		
PSD-A	33-01-01-16-255-004	VREI 120 NORTH L L C	120	N	WASHINGTON SQ	TAXABLE	201	Office Buildings	157548	10	15755	0.1514	\$ 2,385.28	141793	0.0691	\$ 9,797.91		\$ 12,183.19		
PSD-A	33-01-01-16-255-007	OMA MCPAT L L C	111	E	MICHIGAN AVE	TAXABLE	201	Restaurants	11273	3	3758	0.1514	\$ 568.91	7515	0.0691	\$ 519.31		\$ 1,088.22		
PSD-A	33-01-01-16-255-012	LANSING HOTEL INVESTORS LLC	111	N	GRAND AVE	TAXABLE	201	Hotels - Full Service	165684	11	15062	0.1514	\$ 2,280.41	150622	0.0691	\$ 10,407.97		\$ 12,688.38		
PSD-A	33-01-01-16-276-002	INFINITE 505 L L C	0	E	SHIAWASSEE ST	TAXABLE	202	Surface Parking Lot	13476	1	13476	0.1514	\$ 2,040.27	0	0.0691	\$ -		\$ 2,040.27		
PSD-A	33-01-01-16-276-021	NORTH CEDAR L L C	0	N	CEDAR ST	TAXABLE	202	Vacant / Parking	3659	1	3659	0.0757	\$ 276.99	0	0.0691	\$ -		\$ 276.99		
PSD-A	33-01-01-16-276-031	518 E SHIAWASSEE L L C	518	E	SHIAWASSEE ST	TAXABLE	201	Bars (Taverns)	14479	1	14479	0.1514	\$ 2,192.12	0	0.0691	\$ -		\$ 2,192.12		
PSD-A	33-01-01-16-276-041	NORTH CEDAR L L C	316	N	CEDAR ST	TAXABLE	201	Stores - Retail	700	1	700	0.1514	\$ 105.98	0	0.0691	\$ -		\$ 105.98		
PSD-A	33-01-01-16-276-053	CITY OF LANSING	312	N	CEDAR ST	EXEMPT (OTHER)	202	Vacant	0	0							-100%			
PSD-A	33-01-01-16-276-072	CITY OF LANSING	505	E	MICHIGAN AVE	EXEMPT (211.7M)	201	Stadium	300564	1	300564	0.1514	\$ 45,505.39	0	0.0691	\$ -	-100%			
PSD-A	33-01-01-16-276-092	OUTFIELD PARTNERS, LLC	310	N	CEDAR ST	TAXABLE	201	Apartment - Luxury	68769	3	22923	0.1514	\$ 3,470.54	45846	0.0691	\$ 3,167.96		\$ 6,638.50		
PSD-A	33-01-01-16-276-151	317 N LARCH L L C	317	N	LARCH ST	TAXABLE	201	Warehouses - Storage	4581	1	4581	0.1514	\$ 693.56	0	0.0691	\$ -		\$ 693.56		
PSD-A	33-01-01-16-276-161	325 NORTH LARCH L L C	325	N	LARCH ST	TAXABLE	302	Vacant	10890	0	10890	0.02	\$ 217.80	0	0.0691	\$ -		\$ 217.80		
PSD-A	33-01-01-16-276-182	KM HOWELL L L C	532	E	SHIAWASSEE ST	TAXABLE	201	Office Buildings	1894	2	947	0.1514	\$ 143.38	947	0.0691	\$ 65.44		\$ 208.81		
PSD-A	33-01-01-16-277-003	606 E SHIAWASSEE L L C	340	N	LARCH ST	TAXABLE	201	Warehouses - Storage	18503	1	18503	0.1514	\$ 2,801.35	0	0.0691	\$ -		\$ 2,801.35		
PSD-A	33-01-01-16-277-031	300 N LARCH L L C	300	N	LARCH ST	TAXABLE	201	Office Buildings	10797	2	5399	0.1514	\$ 817.33	5399	0.0691	\$ 373.04		\$ 1,190.37		
PSD-A	33-01-01-1																			

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PSD-A	33-01-01-16-277-052	300 N LARCH, LLC	0 N	LARCH ST	TAXABLE	202 Vacant	7400	1	7400	0.02	\$	148.00	0	0.0691	\$	-	\$	148.00	*
PSD-A	33-01-01-16-277-063	237 PERE MARQUETTE L L C	237	PERE MARQUETTE DR	TAXABLE	201 Warehouses - Storage	8010	2	4005	0.1514	\$	606.36	4005	0.0691	\$	276.75	\$	883.10	
PSD-A	33-01-01-16-277-072	PARAMOUNT COFFEE COMPANY	231	PERE MARQUETTE DR	TAXABLE	301 Industrial - Engineering	6440	1	6440	0.0275	\$	177.10	0	0.0136	\$	-	\$	177.10	
PSD-A	33-01-01-16-277-082	LF MICHIGAN L L C	214 N	LARCH ST	TAXABLE	301 Industrial - Light Manufac	7728	1	7728	0.0275	\$	212.52	0	0.0136	\$	-	\$	212.52	
PSD-A	33-01-01-16-277-124	PARAMOUNT COFFEE	130 N	LARCH ST	TAXABLE	301 Industrial - Light Manufac	84609	2	42305	0.0275	\$	1,163.37	42305	0.0136	\$	575.34	\$	1,738.71	
PSD-A	33-01-01-16-277-152	A5 L L C	112 N	LARCH ST	TAXABLE	201 Bars (Taverns)	9576	2	4788	0.1514	\$	724.90	4788	0.0691	\$	330.85	\$	1,055.75	
PSD-A	33-01-01-16-277-181	CITY RESCUE MISSION OF LANSING M	603 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	3432	2	1716	0.1514	\$	259.80	1716	0.0691	\$	118.58	\$	378.38	
PSD-A	33-01-01-16-277-191	CITY RESCUE MISSION OF LANSING	605 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	3564	2	1782	0.1514	\$	269.79	1782	0.0691	\$	123.14	\$	392.93	
PSD-A	33-01-01-16-277-241	615 EMA L L C	615 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	2640	2	1320	0.1514	\$	199.85	1320	0.0691	\$	91.21	\$	291.06	
PSD-A	33-01-01-16-277-251	617 EMA LLC	617 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	2640	2	1320	0.1514	\$	199.85	1320	0.0691	\$	91.21	\$	291.06	
PSD-A	33-01-01-16-277-262	JODLOSKI JEROME F	619 E	MICHIGAN AVE	TAXABLE	201 Shopping Centers - Mixed	1145	2	572	0.1514	\$	86.64	572	0.0691	\$	39.54	\$	126.18	
PSD-A	33-01-01-16-277-272	KOEHN AARON E	621 E	MICHIGAN AVE	TAXABLE	201 Restaurants	6180	2	3090	0.1514	\$	467.83	3090	0.0691	\$	213.52	\$	681.35	
PSD-A	33-01-01-16-277-291	FADY INC	625 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	6600	3	2200	0.1514	\$	333.08	4400	0.0691	\$	304.04	\$	637.12	
PSD-A	33-01-01-16-277-301	ANGAVINE HOLDING LLC	113	PERE MARQUETTE DR	TAXABLE	201 Apartment	16800	2	8400	0.1514	\$	1,271.76	8400	0.0691	\$	580.44	\$	1,852.20	
PSD-A	33-01-01-16-277-311	119 PERE MARQUETTE L L C	119	PERE MARQUETTE DR	TAXABLE	201 Office Buildings	17640	3	5880	0.1514	\$	890.23	11760	0.0691	\$	812.62	\$	1,702.85	
PSD-A	33-01-01-16-277-383	119 PERE MARQUETTE L L C	0	PERE MARQUETTE DR	TAXABLE	202 Surface Parking Lot	20365	1	20365	0.0757	\$	1,541.63	0	0.0691	\$	-	\$	1,541.63	*
PSD-A	33-01-01-16-277-403	637 E MICHIGAN L L C	637 E	MICHIGAN AVE	TAXABLE	201 Restaurants	5970	1	5970	0.1514	\$	903.86	0	0.0691	\$	-	\$	903.86	
PSD-A	33-01-01-16-325-012	BOJI TOWER L L C	120 W	ALLEGAN ST	TAXABLE	201 Office Buildings	185190	23	8052	0.1514	\$	1,219.03	177138	0.0691	\$	12,240.25	\$	13,459.29	
PSD-A	33-01-01-16-325-031	HOLLISTER HOLDING L L C	106 W	ALLEGAN ST	TAXABLE	201 Office Buildings	92790	6	15465	0.1514	\$	2,341.40	77325	0.0691	\$	5,343.16	\$	7,684.56	
PSD-A	33-01-01-16-325-041	118 S WASHINGTON SQ LLC	118 S	WASHINGTON SQ	TAXABLE	201 Restaurants	5612	2	2806	0.1514	\$	424.83	2806	0.0691	\$	193.89	\$	618.72	
PSD-A	33-01-01-16-325-051	VICTOR DEVELOPMENT LLC	108 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	17064	2	8532	0.1514	\$	1,291.74	8532	0.0691	\$	589.56	\$	1,881.31	
PSD-A	33-01-01-16-325-070	MSU FEDERAL CREDIT UNION	104 S	WASHINGTON SQ	TAXABLE	201 Banks - Branch	7040	3	2347	0.1514	\$	355.29	4693	0.0691	\$	324.31	\$	679.59	
PSD-A	33-01-01-16-325-081	WASHINGTON SQUARE BUILDING	100 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	58712	10	5871	0.1514	\$	888.90	52841	0.0691	\$	3,651.30	\$	4,540.20	
PSD-A	33-01-01-16-327-003	MICHIGAN STRATEGIC FUND	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	114638	9	12738	0.1514	\$	1,928.47	101901	0.0691	\$	7,041.35	-100%	\$	-
PSD-A	33-01-01-16-327-004	MICHIGAN SENATE	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	36202	9	4022	0.1514	\$	608.99	32179	0.0691	\$	2,223.58	\$	2,832.57	
PSD-A	33-01-01-16-327-005	MICHIGAN SENATE	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	115819	9	12869	0.1514	\$	1,948.34	102951	0.0691	\$	7,113.89	-100%	\$	-
PSD-A	33-01-01-16-327-006	MICHIGAN SENATE	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	15	9	2	0.1514	\$	0.26	14	0.0691	\$	0.94	-100%	\$	-
PSD-A	33-01-01-16-327-013	MICHIGAN SENATE	221	TOWNSEND ST	EXEMPT (211.7L)	201 Garages - Parking Structur	240921	7	34417	0.0546	\$	1,879.18	0	0.0275	\$	0.00	-100%	\$	-
PSD-A	33-01-01-16-327-040	MICHIGAN SENATE	221	TOWNSEND ST	EXEMPT (211.7L)	201 Garages - Parking Structur	187594	7	26799	0.0546	\$	1,463.24	160795	0.0275	\$	4,421.87	-100%	\$	-
PSD-A	33-01-01-16-327-050	BLUE CROSS BLUE SHIELD OF MICHIG	232 S	CAPITOL AVE	TAXABLE	201 Office Buildings	139414	10	13941	0.1442	\$	2,010.35	125473	0.0691	\$	8,670.16	\$	10,680.51	
PSD-A	33-01-01-16-327-102	BLUE CROSS BLUE SHIELD OF MICHIG	205 W	ALLEGAN ST	TAXABLE	201 Garages - Parking Structur	133824	6	22304	0.0546	\$	1,217.80	111520	0.0275	\$	3,066.80	\$	4,284.60	
PSD-A	33-01-01-16-328-021	217 CAPITOL LLC	217 S	CAPITOL AVE	TAXABLE	201 Fraternal Buildings	109826	7	15689	0.1514	\$	2,375.38	94137	0.0691	\$	6,504.84	\$	8,880.22	
PSD-A	33-01-01-16-328-031	BLUE CROSS BLUE SHIELD OF MICHIG	231 S	CAPITOL AVE	TAXABLE	202 Surface Parking Lot	21780	1	21780	0.0757	\$	1,648.75	0	0.0691	\$	-	\$	1,648.75	*
PSD-A	33-01-01-16-328-041	EDYDE GEORGE F FAMILY L L C	232 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6750	2	3375	0.1514	\$	510.98	3375	0.0691	\$	233.21	\$	744.19	
PSD-A	33-01-01-16-328-051	EDYDE GEORGE F FAMILY L L C	228 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	24273	3	8091	0.1514	\$	1,224.98	16182	0.0691	\$	1,118.18	\$	2,343.15	
PSD-A	33-01-01-16-328-062	RBM PROPERTIES LLC	224 S	WASHINGTON SQ	TAXABLE	201 Bar Cocktail Lounges	6615	1	6615	0.1514	\$	1,001.51	0	0.0691	\$	-	\$	1,001.51	
PSD-A	33-01-01-16-328-100	R & R ENTERPRISES OF ANTWERP LLC	216 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	7805	2	3903	0.1514	\$	590.84	3903	0.0691	\$	269.66	\$	860.50	
PSD-A	33-01-01-16-328-143	RKD INVESTMENTS L L C	210 S	WASHINGTON SQ	TAXABLE	201 Restaurants	6750	1	6750	0.1514	\$	1,021.95	0	0.0691	\$	-	\$	1,021.95	
PSD-A	33-01-01-16-328-151	RANNEY BUILDING L L C	208 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mixed	8325	3	2775	0.1514	\$	420.14	5550	0.0691	\$	383.51	\$	803.64	
PSD-A	33-01-01-16-328-161	206 S WASHINGTON SQUARE L L C	206 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mixed	6750	2	3375	0.1514	\$	510.98	3375	0.0691	\$	233.21	\$	744.19	
PSD-A	33-01-01-16-328-171	WASHINGTON PLAZA LTD	200 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	30375	3	10125	0.1514	\$	1,532.93	20250	0.0691	\$	1,399.28	\$	2,932.20	
PSD-A	33-01-01-16-328-181	CAPITAL HALL GROUP L L C	115 W	ALLEGAN ST	TAXABLE	201 Office Buildings	30000	10	3000	0.1514	\$	454.20	27000	0.0691	\$	1,865.70	\$	2,319.90	
PSD-A	33-01-01-16-328-191	W ALLEGAN (121) BETA L L C	121 W	ALLEGAN ST	TAXABLE	201 Office Buildings	11428	2	5714	0.1514	\$	865.10	5714	0.0691	\$	394.84	\$	1,259.94	
PSD-A	33-01-01-16-330-012	CITY OF LANSING	320 S	CAPITOL AVE	EXEMPT (211.7M)	201 Garages - Parking Levels (I	348600	5	69720	0.0546	\$	3,806.71	278880	0.0275	\$	7,669.20	-100%	\$	-
PSD-A	33-01-01-16-330-032	THOMAS M COOLEY LAW SCHOOL	300 S	CAPITOL AVE	EXEMPT (211.7Z)	201 Office Buildings	199286	10	19929	0.1514	\$	3,017.19	179357	0.0691	\$	12,393.60	-25%	\$	11,558.09
PSD-A	33-01-01-16-331-002	GEORGE F EYDE FAMILY L L C	125 W	WASHTENAW ST	TAXABLE	201 Restaurants	15326	2	7663	0.1514	\$	1,160.18	7663	0.0691	\$	529.51	\$	1,689.69	
PSD-A	33-01-01-16-331-023	THOMAS M COOLEY LAW SCHOOL	313 S	CAPITOL AVE	EXEMPT (211.7Z)	201 Office Buildings	85922	2	42961	0.1514	\$	6,504.30	42961	0.0691	\$	2,968.61	-25%	\$	7,104.68
PSD-A	33-01-01-16-331-041	THOMAS M COOLEY LAW SCHOOL	330 S	WASHINGTON SQ	EXEMPT (211.7Z)	201 Office Buildings	55968	4	13992	0.1514	\$	2,118.39	41976	0.0691	\$	2,900.54	-25%	\$	3,764.20
PSD-A	33-01-01-16-331-053	THOMAS M COOLEY LAW SCHOOL	326 S	WASHINGTON SQ	EXEMPT (211.7Z)	202 Surface Parking Lot	3485	1	3485	0.0757	\$	263.81	0	0.0691	\$	-	-25%	\$	197.86
PSD-A	33-01-01-16-331-062	THOMAS M COOLEY LAW SCHOOL	0 S	WASHINGTON SQ	EXEMPT (211.7Z)	202 Surface Parking Lot	24873	1	24873	0.0757	\$	1,882.89	0	0.0691	\$	-	-25%	\$	1,412.16
PSD-A	33-01-01-16-331-112	EYDE KNAPP DEVELOPMENT L L C	300 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	169704	6	28284	0.1514	\$	4,282.20	141420	0.0691	\$	9,772.12	\$	14,054.32	
PSD-A	33-01-01-16-331-122	GEORGE F EYDE FAMILY L L C	121 W	WASHTENAW ST	TAXABLE	201 Stores - Retail	5820	2	2910	0.1514	\$	440.57	2910	0.0691	\$	201.08	\$	641.66	
PSD-A	33-01-01-16-340-001	BURNS & LAYHER PROPERTIES L L C	220 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mixed	4819.5	1	4820	0.1514	\$	729.67	0	0.0691	\$	-	\$	729.67	Ignore # of stories - condo
PSD-A	33-01-01-16-340-002	A NOVEL CONCEPT HOLDINGS LLC	222 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mixed	2092.5	2	1046	0.1514	\$	158.40	1046	0.0691	\$	72.30	\$	230.70	
PSD-A	33-01-01-16-378-011	CAPITAL AREA DISTRICT LIBRARY	427 S	CAPITOL AVE	EXEMPT (211.7N)	201 Office Buildings	2938	2	1469	0.1514	\$	222.41	1469	0.0691	\$	101.51	-100%	\$	-
PSD-A	33-01-01-16-378-021	ABRAHAM CAPITOL LLC	431 S	CAPITOL AVE	TAXABLE	201 Office Buildings	2000	2	1000	0.1514	\$	151.40	1000	0.0691	\$	69.10	\$	220.50	
PSD-A	33-01-01-16-378-031	HARTE COURT PROPERTIES	118 W	LENAAWEE ST	TAXABLE	201 Office Buildings	1604	2	802	0.1514	\$	121.42	802	0.0691	\$	55.42	\$	176.84	
PSD-A	33-01-01-16-378-052	RUSSELL BUILDERS INC	110 W	LENAAWEE ST	TAXABLE	201 Office Buildings	2791	2	1396	0.1514	\$	211.28	1396	0.0691	\$	96.43	\$	307.71	
PSD-A	33-01-01-16-378-072	KELLY & SONS PROPERTY L L C	426 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	7074	2	3537	0.1514	\$	535.50	3537	0.0691	\$	244.41	\$	779.91	
PSD-A	33-01-01-16-378-092	ABRAHAM WASHINGTON L L C	418 S	WASHINGTON SQ	TAXABLE	202 Surface Parking Lot	29040	1	29040	0.0757	\$	2,198.33	0	0.0691	\$	-	\$	2,198.33	
PSD-A	33-01-01-16-378-112	EXPERION REAL ESTATE DEVEL L L C	406 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	11000	2	5500	0.1514	\$	832.70	5500	0.0691	\$	380.05	\$	1,212.75	
PSD-A	33-01-01-16-378-130	E E W L L C	402 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mixed	8200	1	8200	0.1514	\$	1,241.48	0	0.0691	\$	-	\$	1,241.48	
PSD-A	33-01-01-16-378-																		

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PSD-A	33-01-01-16-390-006	SAINI FAMILY L L C	212 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mixed	2165	1	2165	0.1514	\$	327.78	0	0.0691	\$	-	\$	327.78	
PSD-A	33-01-01-16-401-002	101 S WASHINGTON DEVELOPMENT	101 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	64475	2	32238	0.1514	\$	4,880.76	32238	0.0691	\$	2,227.61	\$	7,108.37	
PSD-A	33-01-01-16-401-021	LAN WASHINGTON SQUARE LLC	109 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mixed	6360	1	6360	0.1514	\$	962.90	0	0.0691	\$	-	\$	962.90	
PSD-A	33-01-01-16-401-031	LAN WASHINGTON SQUARE LLC	111 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mixed	6552	1	6552	0.1514	\$	991.97	0	0.0691	\$	-	\$	991.97	
PSD-A	33-01-01-16-401-043	ESTILL PROPERTIES L L C	113 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6532	2	3266	0.1514	\$	494.47	3266	0.0691	\$	225.68	\$	720.15	
PSD-A	33-01-01-16-401-054	SPIRIT PARTNERSHIP	115 S	WASHINGTON SQ	TAXABLE	201 Restaurants	2662	2	1331	0.1514	\$	201.51	1331	0.0691	\$	91.97	\$	293.49	
PSD-A	33-01-01-16-401-060	SPIRIT PARTNERSHIP	117 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	3696	2	1848	0.1514	\$	279.79	1848	0.0691	\$	127.70	\$	407.48	
PSD-A	33-01-01-16-401-070	SPIRIT PARTNERSHIP	119 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	2928	2	1464	0.1514	\$	221.65	1464	0.0691	\$	101.16	\$	322.81	
PSD-A	33-01-01-16-401-080	SPIRIT PARTNERSHIP	121 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mixed	2640	2	1320	0.1514	\$	199.85	1320	0.0691	\$	91.21	\$	291.06	
PSD-A	33-01-01-16-401-091	SPIRIT PARTNERSHIP	123 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mixed	2904	2	1452	0.1514	\$	219.83	1452	0.0691	\$	100.33	\$	320.17	
PSD-A	33-01-01-16-401-106	SPIRITGOLD L L C	107 E	ALLEGAN ST	TAXABLE	201 Multiple Residences	5632	2	2816	0.1514	\$	426.34	2816	0.0691	\$	194.59	\$	620.93	
PSD-A	33-01-01-16-401-107	SPIRITGOLD L L C	109 E	ALLEGAN ST	TAXABLE	201 Restaurants	5632	1	5632	0.1514	\$	852.68	0	0.0691	\$	-	\$	852.68	
PSD-A	33-01-01-16-401-108	SPIRITGOLD L L C	111 E	ALLEGAN ST	TAXABLE	201 Stores - Retail	5632	1	5632	0.1514	\$	852.68	0	0.0691	\$	-	\$	852.68	
PSD-A	33-01-01-16-401-112	B & G INVESTMENT GROUP II L L C	117 E	ALLEGAN ST	TAXABLE	201 Office Buildings	10767	2	5384	0.1514	\$	815.06	5384	0.0691	\$	372.00	\$	1,187.06	
PSD-A	33-01-01-16-401-116	SUMMIT ASSOCIATES II L L C	0	NO STREET FRONTAGE	TAXABLE	202 Vacant	566	1	566	0.02	\$	11.32	0	0.0691	\$	-	\$	11.32	
PSD-A	33-01-01-16-401-151	SUMMIT ASSOCIATES II L L C	122 S	GRAND AVE	TAXABLE	201 Office Buildings	25280	2	12640	0.1514	\$	1,913.70	12640	0.0691	\$	873.42	\$	2,787.12	
PSD-A	33-01-01-16-401-161	SUMMIT ASSOCIATES II L L C	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	14974	1	14974	0.0757	\$	1,133.53	0	0.0691	\$	-	\$	1,133.53	
PSD-A	33-01-01-16-401-186	SUMMIT ASSOCIATES II L L C	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	2200	1	2200	0.0757	\$	166.54	0	0.0691	\$	-	\$	166.54	
PSD-A	33-01-01-16-401-193	SUMMIT ASSOCIATES II L L C	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	2200	1	2200	0.0757	\$	166.54	0	0.0691	\$	-	\$	166.54	
PSD-A	33-01-01-16-401-203	SUMMIT ASSOCIATES II L L C	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	6600	1	6600	0.0757	\$	499.62	0	0.0691	\$	-	\$	499.62	
PSD-A	33-01-01-16-401-205	SUMMIT ASSOCIATES II L L C	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	1725	1	1725	0.0757	\$	130.58	0	0.0691	\$	-	\$	130.58	
PSD-A	33-01-01-16-401-302	SUMMIT ASSOCIATES II L L C	0	ALLEY ROW	TAXABLE	202 Surface Parking Lot	1980	1	1980	0.0757	\$	149.89	0	0.0691	\$	-	\$	149.89	
PSD-A	33-01-01-16-401-312	SUMMIT ASSOCIATES II L L C	0	NO STREET FRONTAGE	TAXABLE	202 Surface Parking Lot	220	1	220	0.0757	\$	16.65	0	0.0691	\$	-	\$	16.65	
PSD-A	33-01-01-16-402-002	RIVERVIEW ASSOCIATES	206 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	101893	5	20379	0.1442	\$	2,938.59	81514	0.0658	\$	5,363.65	\$	8,302.24	
PSD-A	33-01-01-16-402-022	GRAND AVENUE PARKING L L C	201 S	GRAND AVE	TAXABLE	201 Garages - Parking Structur	168750	5	33750	0.0546	\$	1,842.75	135000	0.0275	\$	3,712.50	\$	5,555.25	
PSD-A	33-01-01-16-402-032	NINE-PLUS LLC	213 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	7727	1	7727	0.0757	\$	584.93	0	0.0691	\$	-	\$	584.93	
PSD-A	33-01-01-16-402-041	NINE-PLUS LLC	217 S	GRAND AVE	TAXABLE	201 Office Buildings	11499	3	3833	0.1514	\$	580.32	7666	0.0691	\$	529.72	\$	1,110.04	
PSD-A	33-01-01-16-402-063	CITY OF LANSING	0 E	WASHTENAW ST	EXEMPT (211.7M)	202 Surface Parking Lot	10149	1	10149	0.0757	\$	768.28	0	0.0691	\$	-	-100%	\$	-
PSD-A	33-01-01-16-402-064	NINE-PLUS LLC	0 E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	7187	1	7187	0.0757	\$	544.06	0	0.0691	\$	-	\$	544.06	
PSD-A	33-01-01-16-403-001	RIVER PLAZA L L C	300 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	38700	3	12900	0.1514	\$	1,953.06	25800	0.0691	\$	1,782.78	\$	3,735.84	
PSD-A	33-01-01-16-403-011	E MICHIGAN AVE (316) L L C	314 E	MICHIGAN AVE	TAXABLE	201 Bars (Taverns)	3256	2	1628	0.1514	\$	246.48	1628	0.0691	\$	112.49	\$	358.97	
PSD-A	33-01-01-16-403-022	JOHNS LEWIS E	316 E	MICHIGAN AVE	TAXABLE	201 Restaurants	7480	2	3740	0.1514	\$	566.24	3740	0.0691	\$	258.43	\$	824.67	
PSD-A	33-01-01-16-403-041	320 E MICHIGAN AVE LLC	320 E	MICHIGAN AVE	TAXABLE	201 Restaurants	1638	1	1638	0.1514	\$	247.99	0	0.0691	\$	-	\$	247.99	
PSD-A	33-01-01-16-403-051	TIFFANY M KLEIN TRUST	336 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	5775	2	2888	0.1514	\$	437.17	2888	0.0691	\$	199.53	\$	636.69	
PSD-A	33-01-01-16-403-061	JOHNS LEWIS D	0	MUSEUM DR	TAXABLE	202 Surface Parking Lot	49125	1	49125	0.0757	\$	3,718.76	0	0.0691	\$	-	\$	3,718.76	
PSD-A	33-01-01-16-404-001	NBD BANK	201 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	3586	2	1793	0.1514	\$	271.46	1793	0.0691	\$	123.90	\$	395.36	
PSD-A	33-01-01-16-404-011	ATRIUM OFFICE PARTNERS	203 S	WASHINGTON SQ	TAXABLE	201 Bars (Taverns)	5098	2	2549	0.1514	\$	385.92	2549	0.0691	\$	176.14	\$	562.05	
PSD-A	33-01-01-16-404-022	NINE-PLUS L L C	209 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	4332	1	4332	0.1514	\$	655.86	0	0.0691	\$	-	\$	655.86	
PSD-A	33-01-01-16-404-031	LANSING ATRIUM OFFICE PARTNERS	211 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	49420	2	24710	0.1514	\$	3,741.09	24710	0.0691	\$	1,707.46	\$	5,448.56	
PSD-A	33-01-01-16-404-055	221-223 SOUTH WASHINGTON SQUA	221 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	7927	2	3964	0.1514	\$	600.07	3964	0.0691	\$	273.88	\$	873.95	
PSD-A	33-01-01-16-404-061	225 SOUTH WASHINGTON SQUARE L	225 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	3960	2	1980	0.1514	\$	299.77	1980	0.0691	\$	136.82	\$	436.59	
PSD-A	33-01-01-16-404-071	190 MONROE FIFTH FLOOR L L C	227 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4158	2	2079	0.1514	\$	314.76	2079	0.0691	\$	143.66	\$	458.42	
PSD-A	33-01-01-16-404-081	190 MONROE FIFTH FLOOR LLC	229 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4158	2	2079	0.1514	\$	314.76	2079	0.0691	\$	143.66	\$	458.42	
PSD-A	33-01-01-16-404-091	WATWE PROPERTIES L L C	231 S	WASHINGTON SQ	TAXABLE	202 Surface Parking Lot	5610	1	5610	0.0757	\$	424.68	0	0.0691	\$	-	\$	424.68 *	
PSD-A	33-01-01-16-404-101	WATWE PROPERTIES L L C	107 E	WASHTENAW ST	TAXABLE	201 Office Buildings	3960	2	1980	0.1514	\$	299.77	1980	0.0691	\$	136.82	\$	436.59	
PSD-A	33-01-01-16-404-121	225 S WASHINGTON SQ L L C	0 E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	4000	1	4000	0.0757	\$	302.80	0	0.0691	\$	-	\$	302.80	
PSD-A	33-01-01-16-404-142	DAVENPORT UNIVERSITY	0 E	WASHTENAW ST	EXEMPT (211.7Z)	202 Surface Parking Lot	6732	1	6732	0.0757	\$	509.61	0	0.0691	\$	-	-25%	\$	382.21
PSD-A	33-01-01-16-404-151	NINE-PLUS LLC	125 E	WASHTENAW ST	TAXABLE	201 Office Buildings	3780	1	3780	0.1514	\$	572.29	0	0.0691	\$	-	\$	572.29	
PSD-A	33-01-01-16-404-161	DAVENPORT UNIVERSITY	0 S	GRAND AVE	EXEMPT (211.7Z)	202 Surface Parking Lot	10890	1	10890	0.0757	\$	824.37	0	0.0691	\$	-	-25%	\$	618.28
PSD-A	33-01-01-16-404-171	NINE-PLUS L L C	222 S	GRAND AVE	TAXABLE	201 Stores - Retail	1920	1	1920	0.1514	\$	290.69	0	0.0691	\$	-	\$	290.69	
PSD-A	33-01-01-16-404-203	DAVENPORT UNIVERSITY	200 S	GRAND AVE	EXEMPT (211.7Z)	201 Office Buildings	47928	9	5325	0.1514	\$	806.26	42603	0.0691	\$	2,943.84	-25%	\$	2,812.57
PSD-A	33-01-01-16-404-211	ACCORD MANAGEMENT L L C	110 E	ALLEGAN ST	TAXABLE	201 Apartment	6765	5	1353	0.1514	\$	204.84	5412	0.0691	\$	373.97	\$	578.81	
PSD-A	33-01-01-16-405-001	301 S WASHINGTON L L C	301 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4585	3	1528	0.1514	\$	231.39	3057	0.0691	\$	211.22	\$	442.61	
PSD-A	33-01-01-16-405-011	LAN WASHINGTON SQUARE LLC	303 S	WASHINGTON SQ	TAXABLE	201 Restaurants	6270	3	2090	0.1514	\$	316.43	4180	0.0691	\$	288.84	\$	605.26	
PSD-A	33-01-01-16-405-021	CATHEY G THOMAS	305 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	2145	1	2145	0.1514	\$	324.75	0	0.0691	\$	-	\$	324.75	
PSD-A	33-01-01-16-405-031	CATHEY G THOMAS	307 S	WASHINGTON SQ	TAXABLE	201 Restaurants	1914	1	1914	0.1514	\$	289.78	0	0.0691	\$	-	\$	289.78	
PSD-A	33-01-01-16-405-041	CATHEY G THOMAS	309 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4117	2	2059	0.1514	\$	311.66	2059	0.0691	\$	142.24	\$	453.90	
PSD-A	33-01-01-16-405-062	SOUTH WASHINGTON INVESTMENT I	311 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	53385	2	26693	0.1514	\$	4,041.24	26693	0.0691	\$	1,844.45	\$	5,885.70	
PSD-A	33-01-01-16-405-082	BARON DONALD	323 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6729	2	3365	0.1514	\$	509.39	3365	0.0691	\$	232.49	\$	741.87	
PSD-A	33-01-01-16-405-111	BARONS INC	327 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	3718	2	1859	0.1514	\$	281.45	1859	0.0691	\$	128.46	\$	409.91	
PSD-A	33-01-01-16-405-121	WASHINGTON SQUARE AT KALAMAZ	329 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	3058	1	3058	0.1514	\$	462.98	0	0.0691	\$	-	\$	462.98	
PSD-A	33-01-01-16-405-131	WASHINGTON SQUARE AT KALAMAZ	331 S	WASHINGTON SQ	TAXABLE	201 Restaurants - Fast Food	3058	1	3058	0.1514	\$	462.98	0	0.0691	\$	-	\$	462.98	
PSD-A	33-01-01-16-405-141	WASHINGTON SQUARE AT KALAMAZ	333 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	10340	1	10340	0.1514	\$	1,565.48	0	0.0691	\$	-	\$	1,565.48	
PSD-A	33-01-01-16-405-161	EDGE PARTNERSHIPS PROPERTIES L I	117 E	KALAMAZOO ST	TAXABLE	201 Stores - Retail	1320	2	660	0.1514	\$	99.92	660	0.0691	\$	45.61	\$	145.53	
PSD-A	33-01-01-16-405-171	119 L L C	119 E	KALAMAZOO ST	TAXABLE	201 Stores - Retail	3960	3	1320	0.1514	\$	199.85	2640	0.0691	\$	182.42	\$	382.27	
PSD-A	33-01-01-16-405-181	KALAMAZOO-GRAND LLC	125 E	KALAMAZOO ST	TAXABLE	201 Stores - Retail	2655	1	2655	0.1514	\$	401.97	0	0.0691	\$	-	\$	401.97	

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PSD-A	33-01-01-16-405-191	MCCLURE KENNETH	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.0757	\$	824.37	0 0.0691 \$ - \$ 824.37
PSD-A	33-01-01-16-405-201	MCCLURE KENNETH	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.0757	\$	824.37	0 0.0691 \$ - \$ 824.37
PSD-A	33-01-01-16-405-222	SOUTH WASHINGTON INVESTMENT	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	22818	1	22818	0.0757	\$	1,727.32	0 0.0691 \$ - \$ 1,727.32
PSD-A	33-01-01-16-405-232	SOUTH WASHINGTON INVESTMENT	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	13065	1	13065	0.0757	\$	989.02	0 0.0691 \$ - \$ 989.02
PSD-A	33-01-01-16-405-241	SOUTH WASHINGTON INVESTMENT	0 E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	5082	1	5082	0.0757	\$	384.71	0 0.0691 \$ - \$ 384.71
PSD-A	33-01-01-16-405-260	301 S WASHINGTON, LLC	0 E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	282	1	282	0.0757	\$	21.35	0 0.0691 \$ - \$ 21.35
PSD-A	33-01-01-16-406-003	STATE BUILDING AUTHORITY	307 E	KALAMAZOO ST	EXEMPT (211.7L)	201 Office Buildings	152930	5	30586	0.1514	\$	4,630.72	122344 0.0691 \$ 8,453.97 -100% \$ -
PSD-A	33-01-01-16-406-004	CITY OF LANSING	0 E	KALAMAZOO ST	EXEMPT (211.7M)	202 Vacant	32931	1	32931	0.02	\$	658.62	0 0.0691 \$ - -100% \$ -
PSD-A	33-01-01-16-426-012	414 E MICHIGAN LLC	414 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	19416	2	9708	0.1514	\$	1,469.79	9708 0.0691 \$ 670.82 \$ 2,140.61
PSD-A	33-01-01-16-426-052	DUGOUT ENTERPRISES INC	420 E	MICHIGAN AVE	TAXABLE	201 Restaurants	7303	1	7303	0.1514	\$	1,105.67	0 0.0691 \$ - \$ 1,105.67
PSD-A	33-01-01-16-426-132	CITY OF LANSING	0	RIVER WALKWAY	EXEMPT (211.7M)	402 Vacant	4182	1	4182	0.02	\$	83.64	0 0.0691 \$ - -100% \$ -
PSD-A	33-01-01-16-451-006	ARBAUGH REDEVELOPMENT LTD DIV	401 S	WASHINGTON SQ	TAXABLE	201 Apartment	82988	5	16598	0.1514	\$	2,512.88	66390 0.0691 \$ 4,587.58 \$ 7,100.45
PSD-A	33-01-01-16-451-010	ARBAUGH LESSOR L L C	0 S	WASHINGTON AVE	TAXABLE	202 Surface Parking Lot	11443	1	11443	0.0757	\$	866.24	0 0.0691 \$ - \$ 866.24
PSD-A	33-01-01-16-451-014	MICHIGAN STATE AFL-CIO	419 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	23220	3	7740	0.1514	\$	1,171.84	15480 0.0691 \$ 1,069.67 \$ 2,241.50
PSD-A	33-01-01-16-451-041	MICHIGAN STATE AFL-CIO	435 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	1383	1	1383	0.1514	\$	209.39	0 0.0691 \$ - \$ 209.39
PSD-A	33-01-01-16-451-062	CATA	420 S	GRAND AVE	EXEMPT (OTHER)	201 Passenger Terminals	14000	1	14000	0.1514	\$	2,119.60	0 0.0691 \$ - -100% \$ -
\$ 378,958.67													
PSD-B	33-01-01-09-254-011	MAGNATE PROPERTIES L L C	1223	TURNER ST	TAXABLE	201 Office Buildings	24273	1	24273	0.0966	\$	2,344.77	0 0.0362 \$ - \$ 2,344.77
PSD-B	33-01-01-09-254-022	CONLO L L C	201 E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants	4872	1	4872	0.0966	\$	470.64	0 0.0362 \$ - \$ 470.64
PSD-B	33-01-01-09-254-023	MAGNATE PROPERTIES L L C	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	7560	1	7560	0.0483	\$	365.15	0 0.0362 \$ - \$ 365.15
PSD-B	33-01-01-09-254-031	MAGNATE PROPERTIES L L C	0	TURNER ST	TAXABLE	202 Surface Parking Lot	5148	1	5148	0.0483	\$	248.65	0 0.0362 \$ - \$ 248.65
PSD-B	33-01-01-09-254-041	SIGHT HOLDINGS LLC	1207	TURNER ST	TAXABLE	201 Stores - Retail	2687	2	1343.5	0.0966	\$	129.78	1343.5 0.0362 \$ 48.63 \$ 178.42
PSD-B	33-01-01-09-254-051	BUSBY ENA	1209	TURNER ST	TAXABLE	201 Stores - Retail	3007	2	1503.5	0.0966	\$	145.24	1503.5 0.0362 \$ 54.43 \$ 199.66
PSD-B	33-01-01-09-254-062	TERRY TERRY N	1213	TURNER ST	TAXABLE	201 Stores - Retail	6160	2	3080	0.0966	\$	297.53	3080 0.0362 \$ 111.50 \$ 409.02
PSD-B	33-01-01-09-254-081	OLD TOWN LANSING L L C	1217	TURNER ST	TAXABLE	201 Stores - Retail	3211	2	1605.5	0.0966	\$	155.09	1605.5 0.0362 \$ 58.12 \$ 213.21
PSD-B	33-01-01-09-254-091	LOYALTY HOLDINGS GROUP, LLC	1219	TURNER ST	TAXABLE	201 Stores - Retail	1333	2	666.5	0.0966	\$	64.38	666.5 0.0362 \$ 24.13 \$ 88.51
PSD-B	33-01-01-09-254-101	GENEX INVESTMENTS 1221 TURNER	1221	TURNER ST	TAXABLE	201 Stores - Retail	3106	1	3106	0.0966	\$	300.04	0 0.0362 \$ - \$ 300.04
PSD-B	33-01-01-09-255-020	SHAW JOHN ROBERT & HULBERT MA	1310	TURNER ST	TAXABLE	201 Office Buildings	4500	1	4500	0.0966	\$	434.70	0 0.0362 \$ - \$ 434.70
PSD-B	33-01-01-09-255-032	NUNHAM JEFFREY II	309	CLINTON ST	TAXABLE	201 Warehouses - Storage	6677	2	3338.5	0.0966	\$	322.50	3338.5 0.0362 \$ 120.85 \$ 443.35
PSD-B	33-01-01-09-256-050	ARNOLD THOMAS	101 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	10560	2	5280	0.0966	\$	510.05	5280 0.0362 \$ 191.14 \$ 701.18
PSD-B	33-01-01-09-256-060	RESM L L C	107 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	3080	2	1540	0.0966	\$	148.76	1540 0.0362 \$ 55.75 \$ 204.51
PSD-B	33-01-01-09-256-070	HAMMOND FREDERICK	109 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	3300	2	1650	0.0966	\$	159.39	1650 0.0362 \$ 59.73 \$ 219.12
PSD-B	33-01-01-09-256-080	HAMMOND FREDERICK P	111 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	6600	2	3300	0.0966	\$	318.78	3300 0.0362 \$ 119.46 \$ 438.24
PSD-B	33-01-01-09-256-090	SENATORE CHARLES F JR	115 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	6411	2	3205.5	0.0966	\$	309.65	3205.5 0.0362 \$ 116.04 \$ 425.69
PSD-B	33-01-01-09-256-103	WARE MICHAEL C	119 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3520	3	1173.3333	0.0966	\$	113.34	2346.66667 0.0362 \$ 84.95 \$ 198.29
PSD-B	33-01-01-09-257-001	ESQUIRE INC	1250	TURNER ST	TAXABLE	201 Bars (Taverns)	7299	2	3649.5	0.0966	\$	352.54	3649.5 0.0362 \$ 132.11 \$ 484.65
PSD-B	33-01-01-09-257-015	MP PROPERTIES OF MICHIGAN, LLC	1236	TURNER ST	TAXABLE	201 Shopping Centers - Mixed	6606	2	3303	0.0966	\$	319.07	3303 0.0362 \$ 119.57 \$ 438.64
PSD-B	33-01-01-09-257-025	FRYE MARILYN & SHAFER CAROLYN	306	CLINTON ST	TAXABLE	401 Shopping Centers - Mixed	4448	2	5042	0.0966	\$	487.06	-594 0.0362 \$ (21.50) -100% \$ -
PSD-B	33-01-01-09-257-032	LINDEMAN CLAIR	1232	TURNER ST	TAXABLE	201 Office Buildings	7864	2	3932	0.0966	\$	379.83	3932 0.0362 \$ 142.34 \$ 522.17
PSD-B	33-01-01-09-257-041	LINDEMANN CLAIR J &	1220	TURNER ST	TAXABLE	201 Stores - Retail	5820	2	2910	0.0966	\$	281.11	2910 0.0362 \$ 105.34 \$ 386.45
PSD-B	33-01-01-09-257-053	OLD TOWN JAMIE, L L C	1216	TURNER ST	TAXABLE	201 Shopping Centers - Mixed	6440	2	3220	0.0966	\$	311.05	3220 0.0362 \$ 116.56 \$ 427.62
PSD-B	33-01-01-09-257-054	URBAN CASA L L C	1214	TURNER ST	TAXABLE	201 Stores - Retail	2530	1	2530	0.0966	\$	244.40	0 0.0362 \$ - \$ 244.40
PSD-B	33-01-01-09-257-071	LOWERTOWN LOFTS LDHA LP ASSOC	1210	TURNER ST	TAXABLE	201 Stores - Retail	4678	2	2339	0.0966	\$	225.95	2339 0.0362 \$ 84.67 \$ 310.62
PSD-B	33-01-01-09-257-091	COTTOM CHAD M & NICOLE M &	303 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	6438	2	3219	0.0966	\$	310.96	3219 0.0362 \$ 116.53 \$ 427.48
PSD-B	33-01-01-09-257-101	OCTOBER MOON ART GALLERY & GIF	307 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	5648	2	2824	0.0966	\$	272.80	2824 0.0362 \$ 102.23 \$ 375.03
PSD-B	33-01-01-09-257-111	DONALL THOMAS J	311 E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants	2736	2	1368	0.0966	\$	132.15	1368 0.0362 \$ 49.52 \$ 181.67
PSD-B	33-01-01-09-257-121	313 EAST GRAND RIVER L L C	313 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	2424	2	1212	0.0966	\$	117.08	1212 0.0362 \$ 43.87 \$ 160.95
PSD-B	33-01-01-09-257-143	ANGIKAMIR 308-317 E GRAND RIVER	317 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	4000	1	4000	0.0966	\$	386.40	0 0.0362 \$ - \$ 386.40
PSD-B	33-01-01-09-257-145	OLD TOWN 5 & DIME LLC	319 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	6800	1	6800	0.0966	\$	656.88	0 0.0362 \$ - \$ 656.88
PSD-B	33-01-01-09-257-146	327 E GRAND RIVER L L C	327 E	CESAR E. CHAVEZ	TAXABLE	201 Bars (Taverns)	2000	1	2000	0.0966	\$	193.20	0 0.0362 \$ - \$ 193.20
PSD-B	33-01-01-09-257-152	MDSWANSON PROPERTY L L C	329 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	2400	1	2400	0.0966	\$	231.84	0 0.0362 \$ - \$ 231.84
PSD-B	33-01-01-09-257-193	BROWNFIELD DEVELOPEMENT SPECI	1213	CENTER ST	TAXABLE	201 Office Buildings	12981	1	12981	0.0966	\$	1,253.96	0 0.0362 \$ - \$ 1,253.96
PSD-B	33-01-01-09-257-232	CIGAR GROUP INVESTMENT L L C	1235	CENTER ST	TAXABLE	201 Warehouses - Storage	10454	1	10454	0.0966	\$	1,009.86	0 0.0362 \$ - \$ 1,009.86
PSD-B	33-01-01-09-257-241	CENTER ST 1247 L L C	1247	CENTER ST	TAXABLE	201 Bars (Taverns)	4870	3	1623	0.0966	\$	156.81	3247 0.0362 \$ 117.53 \$ 274.34
PSD-B	33-01-01-09-279-052	FADY INC	401 E	CESAR E. CHAVEZ	TAXABLE	201 Shopping Centers - Mixed	8555	1	8555	0.0966	\$	826.41	0 0.0362 \$ - \$ 826.41
PSD-B	33-01-01-09-279-071	KIRBY KAY L L C	409 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	14091	1	14091	0.0483	\$	680.60	0 0.0362 \$ - \$ 680.60
PSD-B	33-01-01-09-279-082	SPEEDWAY SUPERAMERICA L L C	1201 N	CEDAR ST	TAXABLE	201 Markets - Convenience	3936	2	1968	0.0966	\$	190.11	1968 0.0362 \$ 71.24 \$ 261.35
PSD-B	33-01-01-09-331-111	LITTLE COURTNEY	1103 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	1680	1	1680	0.0966	\$	162.29	0 0.0362 \$ - \$ 162.29
PSD-B	33-01-01-09-331-122	BREWER HOUSE L L C	1107 N	WASHINGTON AVE	TAXABLE	201 Warehouses - Storage	2905	2	1452.5	0.0966	\$	140.31	1452.5 0.0362 \$ 52.58 \$ 192.89
PSD-B	33-01-01-09-331-152	SABOURY OLD TOWN LTD	1113 N	WASHINGTON AVE	TAXABLE	201 Stores - Retail	4320	1	4320	0.0966	\$	417.31	0 0.0362 \$ - \$ 417.31
PSD-B	33-01-01-09-331-162	TERRY TERRY VENTURES L L C	1125 N	WASHINGTON AVE	TAXABLE	201 Sheds - Equipment 4 Wall	4590	2	2295	0.0966	\$	221.70	2295 0.0362 \$ 83.08 \$ 304.78
PSD-B	33-01-01-09-331-181	SMTS REAL ESTATE GROUP L L C	1135 N	WASHINGTON AVE	TAXABLE	201 Shopping Centers - Mixed	9119	2	4559.5	0.0966	\$	440.45	4559.5 0.0362 \$ 165.05 \$ 605.50
PSD-B	33-01-01-09-401-001	POLLYWOG CORNER L L C	1132 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	7716	1	7716	0.0966	\$	745.37	0 0.0362 \$ - \$ 745.37
PSD-B	33-01-01-09-401-011	CITY OF LANSING	0 N	WASHINGTON AVE	EXEMPT (211.7M)	202 Vacant	0	1	0	0.02	\$	-	0 0.0658 \$ - \$ -
PSD-B	33-01-01-09-401-021	MZCOZ INDUSTRIES L L C	1122 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2222	1	2222	0.0966	\$	214.65	0 0.0362 \$ - \$ 214.65
PSD-B	33-01-01-09-401-040	WERBINS STANLEY R & DYKINS SAND	1100 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	25662	1	25662	0.0966	\$	2,478.95	0 0.0362 \$ - \$ 2,478.95

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PSD-B	33-01-01-09-401-091	LAWLER GEORGE & MELISSA	120 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	1100	1	1100	0.0966	\$	106.26	0	0.0362	\$	-	\$	106.26	
PSD-B	33-01-01-09-401-101	LAWLER GEORGE & MELISSA	116 E	CESAR E. CHAVEZ	TAXABLE	201 Warehouses - Storage	3620	2	1810	0.0966	\$	174.85	1810	0.0362	\$	65.52	\$	240.37	
PSD-B	33-01-01-09-401-122	BURNS DIANE K	106 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	7006	2	3503	0.0966	\$	338.39	3503	0.0362	\$	126.81	\$	465.20	
PSD-B	33-01-01-09-402-001	ARNOLD THOMAS H	200 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	7268	2	3634	0.0966	\$	351.04	3634	0.0362	\$	131.55	\$	482.60	
PSD-B	33-01-01-09-402-013	212 GRAND RIVER LLC	212 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	15883	3	5294	0.0966	\$	511.43	10589	0.0362	\$	383.31	\$	894.74	
PSD-B	33-01-01-09-402-061	OCTOBER MOON ART GALLERY & GIF	208 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3610	2	1805	0.0966	\$	174.36	1805	0.0362	\$	65.34	\$	239.70	
PSD-B	33-01-01-09-402-071	RORK HOUSE LTD PARTNERSHIP	206 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	2840	3	946.66667	0.0966	\$	91.45	1893.33333	0.0362	\$	68.54	\$	159.99	
PSD-B	33-01-01-09-402-081	LOONEY MOON L L C	204 E	CESAR E. CHAVEZ	TAXABLE	201 Shopping Centers - Mixed	4260	3	1420	0.0966	\$	137.17	2840	0.0362	\$	102.81	\$	239.98	
PSD-B	33-01-01-09-403-001	CITY OF LANSING	216 E	CESAR E. CHAVEZ	EXEMPT (211.7M)	202 Surface Parking Lot	6953	1	6953	0.0483	\$	335.83	0	0.0362	\$	-	-100%	\$	-
PSD-B	33-01-01-09-403-023	CITY OF LANSING	1105	FACTORY ST	EXEMPT (211.7M)	202 Surface Parking Lot	28540	1	28540	0.0483	\$	1,378.48	0	0.0362	\$	-	-100%	\$	-
PSD-B	33-01-01-09-403-044	DONALL THOMAS J	226 E	CESAR E. CHAVEZ	TAXABLE	201 Bars (Taverns)	2250	1	2250	0.0966	\$	217.35	0	0.0362	\$	-		\$	217.35
PSD-B	33-01-01-09-403-052	TERRY TERRY N	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	1800	1	1800	0.0483	\$	86.94	0	0.0362	\$	-		\$	86.94
PSD-B	33-01-01-09-403-061	KARP & ASSOCIATES L L C	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	1800	1	1800	0.0483	\$	86.94	0	0.0362	\$	-		\$	86.94
PSD-B	33-01-01-09-403-071	KARP & ASSOCIATES L L C	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	1980	1	1980	0.0483	\$	95.63	0	0.0362	\$	-		\$	95.63
PSD-B	33-01-01-09-403-081	BUILDTECH LTD-CONSTRUCTION	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	2160	1	2160	0.0483	\$	104.33	0	0.0362	\$	-		\$	104.33
PSD-B	33-01-01-09-404-013	O'LEARY DANIEL S & AMEE L	1115	CENTER ST	TAXABLE	201 Warehouses - Storage	27021	2	13510.5	0.0966	\$	1,305.11	13510.5	0.0362	\$	489.08		\$	1,794.19
PSD-B	33-01-01-09-404-022	CAFECITO CALLIENTE GROUP LLC	314 E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants - Fast Food	571	1	571	0.0966	\$	55.16	0	0.0362	\$	-		\$	55.16
PSD-B	33-01-01-09-404-031	CESAR PLACE LLC	308 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3927	2	1963.5	0.0966	\$	189.67	1963.5	0.0362	\$	71.08		\$	260.75
PSD-B	33-01-01-09-404-042	EMERY PAUL E	304 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	5324	2	2662	0.0966	\$	257.15	2662	0.0362	\$	96.36		\$	353.51
PSD-B	33-01-01-09-404-061	302 E GRAND RIVER L L C	302 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3796	1	3796	0.0966	\$	366.69	0	0.0362	\$	-		\$	366.69
PSD-B	33-01-01-09-426-001	COMERICA BANK	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	5191	1	5191	0.0483	\$	250.73	0	0.0362	\$	-		\$	250.73
PSD-B	33-01-01-09-426-011	ODEEN MARK	1110	CENTER ST	TAXABLE	201 Stores - Retail	8615	1	8615	0.0966	\$	832.21	0	0.0362	\$	-		\$	832.21
PSD-B	33-01-01-09-426-022	L2ETC PROPERTIES LLC	405 E	MAPLE ST	TAXABLE	201 Garages - Storage	6256	1	6256	0.0966	\$	604.33	0	0.0362	\$	-		\$	604.33
PSD-B	33-01-01-09-426-041	L2ETC PROPERTIES LLC	421 E	MAPLE ST	TAXABLE	201 Warehouses - Storage	707	1	707	0.0966	\$	68.30	0	0.0362	\$	-		\$	68.30
PSD-B	33-01-01-09-426-051	KAY KIRBY L L C	1127 N	CEDAR ST	TAXABLE	201 Stores - Retail	20984	1	20984	0.0966	\$	2,027.05	0	0.0362	\$	-		\$	2,027.05
PSD-B	33-01-01-09-426-061	RCVA PROPERTIES L L C	408 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	1280	3	426.66667	0.0966	\$	41.22	853.333333	0.0362	\$	30.89		\$	72.11

\$ 32,844.47

PSD-C	33-01-01-09-334-101	TOWN CREATIVE PROPERTIES LLC	1003 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	4407	2	2203.5	0.0483	\$	106.43	2203.5 0.0181 \$	39.88	\$	146.31
PSD-C	33-01-01-09-334-111	HARVEST PROPERTY INVESTMENTS L	1011 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2378	1	2378	0.0483	\$	114.86	0 0.0181 \$	-	\$	114.86
PSD-C	33-01-01-09-334-141	HIP HOMES GROUP LLC	1031 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2727	2	1363.5	0.0483	\$	65.86	1363.5 0.0181 \$	24.68	\$	90.54
PSD-C	33-01-01-09-334-151	SCHRADER DALE R	1035 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2524	2	1262	0.0483	\$	60.95	1262 0.0181 \$	22.84	\$	83.80
PSD-C	33-01-01-09-378-101	901 N WASHINGTON AVE L L C	901 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2739	2	1369.5	0.0483	\$	66.15	1369.5 0.0181 \$	24.79	\$	90.93
PSD-C	33-01-01-09-378-111	BOSTIC J NICHOLAS & PAMELA J	909 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2668	2	1334	0.0483	\$	64.43	1334 0.0181 \$	24.15	\$	88.58
PSD-C	33-01-01-09-378-121	SUMRALL MYRA	915 N	WASHINGTON AVE	TAXABLE	401 Residential	2739	2	1369.5	0.0483	\$	66.15	1369.5 0.0181 \$	24.79	-100% \$	-
PSD-C	33-01-01-09-378-131	KSKS HOLDINGS L L C	921 N	WASHINGTON AVE	TAXABLE	201 Shed - Utility Light Comm	3707	1	3707	0.0483	\$	179.05	0 0.0181 \$	-	\$	179.05
PSD-C	33-01-01-09-378-141	IGOR JURKOVIC	935 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	7380	3	2460	0.0483	\$	118.82	4920 0.0181 \$	89.05	\$	207.87
PSD-C	33-01-01-09-381-143	LANSING COMMUNITY COLLEGE	0 N	WASHINGTON AVE	EXEMPT (211.7Z)	202 Vacant	40986	1	40986	0.02	\$	819.72	0 0.0181 \$	-	-25% \$	614.79
PSD-C	33-01-01-09-381-153	ISADEVA LLC	819 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	4292	3	1431	0.0483	\$	69.10	2861 0.0181 \$	51.79	\$	120.89
PSD-C	33-01-01-09-381-161	SHEPHARD MYLES	827 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2050	1	2050	0.0483	\$	99.02	0 0.0181 \$	-	\$	99.02
PSD-C	33-01-01-09-381-171	SHARED PREGNANCY WOMEN'S CEN	831 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	3162	2	1581	0.0483	\$	76.36	1581 0.0181 \$	28.62	\$	104.98
PSD-C	33-01-01-09-406-001	AFSCME AFL-CIO	1034 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	9800	2	4900	0.0483	\$	236.67	4900 0.0181 \$	88.69	-25% \$	81.34
PSD-C	33-01-01-09-406-012	NATIONAL ELECTRICAL CONTRACTOF	1026 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	5690	2	2845	0.0483	\$	137.41	2845 0.0181 \$	51.49	\$	188.91
PSD-C	33-01-01-09-406-051	LUCAS PHILIP & ELLER NICHOLE S	1010 N	WASHINGTON AVE	TAXABLE	401 Residential	1949	2	974.5	0.0483	\$	47.07	974.5 0.0181 \$	17.64	-100% \$	-
PSD-C	33-01-01-09-406-061	BLACKMOND FREDERICK J	1006 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	1695	2	847.5	0.0483	\$	40.93	847.5 0.0181 \$	15.34	\$	56.27
PSD-C	33-01-01-09-406-071	HILL BRANDY	1000 N	WASHINGTON AVE	TAXABLE	401 Residential?	3148	2	1574	0.0483	\$	76.02	1386 0.0181 \$	25.09	-100% \$	-
PSD-C	33-01-01-09-406-111	KILBORN L L P	125 E	KILBORN ST	TAXABLE	201 Office Buildings	1924	2	962	0.0483	\$	46.46	962 0.0181 \$	17.41	\$	63.88
PSD-C	33-01-01-09-407-042	LANSING ICE & FUEL CO	911	CENTER ST	TAXABLE	201 Warehouses - Storage	16360	1	16360	0.0275	\$	449.90	0 0.0181 \$	-	\$	449.90
PSD-C	33-01-01-09-407-073	FRIEDLAND INDUSTRIES INC	314 E	MAPLE ST	TAXABLE	301 Warehouses - Storage	35996	1	35996	0.0275	\$	989.89	0 0.0181 \$	-	\$	989.89
PSD-C	33-01-01-09-408-001	TOWNSEND JR ANDREW & MARILYN	934 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2075	1	2075	0.0483	\$	100.22	0 0.0181 \$	-	\$	100.22
PSD-C	33-01-01-09-408-022	MICHIGAN VETERANS OF FOREIGN V	924 N	WASHINGTON AVE	EXEMPT (211.7P)	201 Office Buildings	3772	1	3772	0.0483	\$	182.19	0 0.0181 \$	-	\$	182.19
PSD-C	33-01-01-09-408-031	920 N WASHINGTON AVENUE LLC	920 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	3068	2	1534	0.0483	\$	74.09	1534 0.0181 \$	27.77	\$	101.86
PSD-C	33-01-01-09-408-051	HOME BUILDERS ASSOC OF GREATER	0 N	WASHINGTON AVE	TAXABLE	202 Vacant	6138	1	6138	0.02	\$	122.76	0 0.0346 \$	-	\$	122.76
PSD-C	33-01-01-09-408-061	HOME BUILDERS ASSOC OF GREATER	109 E	OAKLAND AVE	TAXABLE	201 Office Buildings	1440	2	720	0.0483	\$	34.78	720 0.0181 \$	13.03	\$	47.81
PSD-C	33-01-01-09-408-081	SCHRADER DALE	0 E	OAKLAND AVE	TAXABLE	202 Surface Parking Lot	9801	1	9801	0.0241	\$	236.20	0 0.0181 \$	-	\$	236.20
PSD-C	33-01-01-09-427-002	LANSING ACQUISITIONS 500 L L C	502 E	CESAR E. CHAVEZ	TAXABLE	201 Apartment	11656	2	5828	0.0483	\$	281.49	5828 0.0181 \$	105.49	\$	386.98
PSD-C	33-01-01-09-427-012	OTIP L L C	1106 N	CEDAR ST	TAXABLE	201 Office Buildings	19688	3	6563	0.0483	\$	316.98	13125 0.0181 \$	237.57	\$	554.55
PSD-C	33-01-01-09-427-041	526 CHAVEZ L L C	536 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	2951	1	2951	0.0483	\$	142.53	0 0.0181 \$	-	\$	142.53
PSD-C	33-01-01-09-427-051	526 CHAVEZ L L C	526 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	1776	1	1776	0.0483	\$	85.78	0 0.0181 \$	-	\$	85.78
PSD-C	33-01-01-09-427-061	526 CHAVEZ LLC	518 E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants	1587	1	1587	0.0483	\$	76.65	0 0.0181 \$	-	\$	76.65
PSD-C	33-01-01-09-427-071	526 CHAVEZ LLC	516 E	CESAR E. CHAVEZ	TAXABLE	201 Garages - Storage	864	1	864	0.0483	\$	41.73	0 0.0181 \$	-	\$	41.73
PSD-C	33-01-01-09-429-001	FRIEDLAND INDUSTRIES INC	0 E	MAPLE ST	TAXABLE	301 Sheds - Equipment 3 Wall	4800	1	4800	0.0275	\$	132.00	0 0.0181 \$	-	\$	132.00
PSD-C	33-01-01-09-429-022	BASS-RIFKIN PROPERTIES LTD	0	CENTER ST	TAXABLE	302 Vacant	12977	1	12977	0.02	\$	259.54	0 0 \$	-	\$	259.54
PSD-C	33-01-01-09-429-041	BASS RIFKIN PROPERTIES LTD	0	CENTER ST	TAXABLE	302 Vacant	3993	1	3993	0.02	\$	79.86	0 0 \$	-	\$	79.86
PSD-C	33-01-01-09-429-051	BASS-RIFKIN PROPERTIES LTD	0	ADAMS ST	TAXABLE	302 Vacant	2395	1	2395	0.02	\$	47.90	0 0 \$	-	\$	47.90
PSD-C	33-01-01-09-429-061	BASS RIFKIN PROPERTIES LTD	0	ADAMS ST	TAXABLE	302 Vacant	9108	1	9108	0.02	\$	182.16	0 0 \$	-	\$	182.16

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PSD-C	33-01-01-09-429-071	BASS-RIFKIN PROPERTIES LTD	0	ADAMS ST	TAXABLE	302 Vacant	10494	1	10494 0.02 \$ 209.88 0 0 \$ - \$ 209.88
PSD-C	33-01-01-09-429-081	L2ETC PROPERTIES LLC	417	ADAMS ST	TAXABLE	302 Vacant	5940	1	5940 0.02 \$ 118.80 0 0 \$ - \$ 118.80
PSD-C	33-01-01-09-429-091	L2ETC PROPERTIES LLC	423	ADAMS ST	TAXABLE	302 Vacant	7095	1	7095 0.02 \$ 141.90 0 0 \$ - \$ 141.90
PSD-C	33-01-01-09-429-101	L2ETC PROPERTIES LLC	0 N	CEDAR ST	TAXABLE	302 Vacant	4842	1	4842 0.02 \$ 96.84 0 0 \$ - \$ 96.84
PSD-C	33-01-01-09-429-111	BASS-RIFKIN PROPERTIES LTD	1013 N	CEDAR ST	TAXABLE	302 Vacant	3806	1	3806 0.02 \$ 76.12 0 0 \$ - \$ 76.12
PSD-C	33-01-01-09-429-121	BASS-RIFKIN PROPERTIES LTD	0 N	CEDAR ST	TAXABLE	302 Vacant	8004	1	8004 0.02 \$ 160.08 0 0 \$ - \$ 160.08
PSD-C	33-01-01-09-429-131	BASS-RIFKIN PROPERTIES LTD	0 N	CEDAR ST	TAXABLE	302 Vacant	6930	1	6930 0.02 \$ 138.60 0 0 \$ - \$ 138.60
PSD-C	33-01-01-09-429-141	JOLIN DEVELOPMENT LLC	1039 N	CEDAR ST	TAXABLE	201 Stores - Retail	2377	2	1188.5 0.0483 \$ 57.40 1188.5 0.0181 \$ 21.51 \$ 78.92
PSD-C	33-01-01-09-429-151	CONSTELLATION CAT CAFE	426 E	MAPLE ST	TAXABLE	201 Stores - Retail	3043	2	1521.5 0.0483 \$ 73.49 1521.5 0.0181 \$ 27.54 \$ 101.03
PSD-C	33-01-01-09-429-182	BASS-RIFIN PROPERTIES LTD	0 E	MAPLE ST	TAXABLE	302 Vacant	14025	1	14025 0.02 \$ 280.50 0 0.0181 \$ - \$ 280.50
PSD-C	33-01-01-09-431-052	910 CENTER LLC	910	CENTER ST	TAXABLE	201 Office Buildings	2176	1	2176 0.0483 \$ 105.10 0 0.0181 \$ - \$ 105.10
PSD-C	33-01-01-09-431-151	FOUR M'S	427 E	OAKLAND AVE	TAXABLE	201 Restaurants - Fast Food	1536	1	1536 0.0483 \$ 74.19 0 0.0181 \$ - \$ 74.19
PSD-C	33-01-01-09-432-002	LANSING DRIVE THRU PROPERTIES L	505 E	OAKLAND AVE	TAXABLE	201 Restaurants - Fast Food	713	1	713 0.0483 \$ 34.44 0 0.0181 \$ - \$ 34.44
PSD-C	33-01-01-09-432-054	BIG BOSS PROPERTY L L C	901 N	LARCH ST	TAXABLE	201 Stores - Warehouse Disco	12000	1	12000 0.0483 \$ 579.60 0 0.0181 \$ - \$ 579.60
PSD-C	33-01-01-09-451-021	EAGLEVISION MINISTRIES INC	814 N	WASHINGTON AVE	EXEMPT (OTHER)	201 Office Buildings	3321	2	1660.5 0.0483 \$ 80.20 1660.5 0.0181 \$ 30.06 \$ 110.26
PSD-C	33-01-01-09-451-033	FLINT THOMAS A DDS & PATRICIA J	806 N	WASHINGTON AVE	TAXABLE	201 Medical - Dental Clinics	2914	2	1457 0.0483 \$ 70.37 1457 0.0181 \$ 26.37 \$ 96.74
PSD-C	33-01-01-09-452-031	711 CENTER STREET L L C	711	CENTER ST	TAXABLE	201 Stores - Retail	1964	1	1964 0.0483 \$ 94.86 0 0.0181 \$ - \$ 94.86
PSD-C	33-01-01-09-452-035	NEW OAKLAND CENTER, LLC	0	CENTER ST	TAXABLE	202 Surface Parking Lot	16592	1	16592 0.0241 \$ 399.87 0 0.0181 \$ - \$ 399.87
PSD-C	33-01-01-09-452-042	NEW OAKLAND CENTER, LLC	809	CENTER ST	TAXABLE	201 Office Buildings	11226	1	11226 0.0483 \$ 542.22 0 0.0181 \$ - \$ 542.22
PSD-C	33-01-01-09-452-052	O'JAMIESON PROPERTIES L L C	300 E	OAKLAND AVE	TAXABLE	201 Stores - Retail	18580	1	18580 0.0483 \$ 897.41 0 0.0181 \$ - \$ 897.41
PSD-C	33-01-01-09-453-052	MICHIGAN ASSOC OF REALTORS	720 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	19531	3	6510 0.0483 \$ 314.45 13021 0.0181 \$ 235.67 \$ 550.12
PSD-C	33-01-01-09-453-104	GRAND AVENUE PLAZA L L C	737 N	GRAND AVE	TAXABLE	201 Stores - Retail	11628	2	5814 0.0483 \$ 280.82 5814 0.0181 \$ 105.23 \$ 386.05
PSD-C	33-01-01-09-477-023	JENNERIN INC	500 E	OAKLAND AVE	TAXABLE	201 Office Buildings	3076	1	3076 0.0483 \$ 148.57 0 0.0181 \$ - \$ 148.57
PSD-C	33-01-01-09-479-002	741 N CEDAR ST L L C	0	CENTER ST	TAXABLE	202 Vacant	21780	1	21780 0.02 \$ 435.60 0 0.0346 \$ - -50% \$ 217.80 Flood Zone
PSD-C	33-01-01-09-479-051	ABRAHAM CENTER LLC	0	CENTER ST	TAXABLE	202 Vacant	5445	1	5445 0.02 \$ 108.90 0 0.0346 \$ - -50% \$ 54.45 Flood Zone
PSD-C	33-01-01-09-479-061	ABRAHAM CENTER LLC	0	CENTER ST	TAXABLE	202 Vacant	8168	1	8168 0.02 \$ 163.36 0 0.0346 \$ - -50% \$ 81.68 Flood Zone
PSD-C	33-01-01-09-479-071	ABRAHAM CENTER L L C	0	CENTER ST	TAXABLE	202 Vacant	6806	1	6806 0.02 \$ 136.12 0 0.0346 \$ - -50% \$ 68.06 Flood Zone
PSD-C	33-01-01-09-479-081	ABRAHAM CENTER L L C	0	CENTER ST	TAXABLE	202 Vacant	7755	1	7755 0.02 \$ 155.10 0 0.0346 \$ - -50% \$ 77.55 Flood Zone
PSD-C	33-01-01-09-479-091	ABRAHAM CENTER L L C	0	CENTER ST	TAXABLE	202 Vacant	6848	1	6848 0.02 \$ 136.96 0 0.0346 \$ - -50% \$ 68.48 Flood Zone
PSD-C	33-01-01-09-479-101	ABRAHAM CENTER L L C	0	CENTER ST	TAXABLE	202 Vacant	13819	1	13819 0.02 \$ 276.38 0 0.0346 \$ - -50% \$ 138.19 Flood Zone
PSD-C	33-01-01-09-479-111	ABRAHAM 415 E SAGINAW L L C	0	CENTER ST	TAXABLE	202 Vacant	5141	1	5141 0.02 \$ 102.82 0 0.0346 \$ - -50% \$ 51.41 Flood Zone
PSD-C	33-01-01-09-479-121	ABRAHAM 415 E SAGINAW L L C	0 E	SAGINAW ST	TAXABLE	202 Vacant	4703	1	4703 0.02 \$ 94.06 0 0.0346 \$ - -50% \$ 47.03 Flood Zone
PSD-C	33-01-01-09-479-131	ABRAHAM 415 E SAGINAW L L C	0 E	SAGINAW ST	TAXABLE	202 Vacant	4819	1	4819 0.02 \$ 96.38 0 0.0346 \$ - -50% \$ 48.19 Flood Zone
PSD-C	33-01-01-09-479-141	ABRAHAM 415 E SAGINAW L L C	415 E	SAGINAW ST	TAXABLE	201 Restaurants	2136	1	2136 0.0483 \$ 103.17 0 0.0181 \$ - \$ 103.17
PSD-C	33-01-01-09-479-161	HEPFER JANE A	715 N	CEDAR ST	TAXABLE	201 Office Buildings	5760	2	2880 0.0483 \$ 139.10 2880 0.0181 \$ 52.13 \$ 191.23
PSD-C	33-01-01-09-479-243	NORWEGIAN WINDS L L C	741 N	CEDAR ST	TAXABLE	201 Office Buildings	16000	2	8000 0.0483 \$ 386.40 8000 0.0181 \$ 144.80 \$ 531.20
PSD-C	33-01-01-09-480-002	21550 LLC	750 N	CEDAR ST	TAXABLE	201 Stores - Retail	5964	1	5964 0.0483 \$ 288.06 0 0.0181 \$ - \$ 288.06
PSD-C	33-01-01-09-480-062	21550 LLC	0 N	CEDAR ST	TAXABLE	202 Vacant	27225	1	27225 0.02 \$ 544.50 0 0 \$ - \$ 544.50
PSD-C	33-01-01-09-480-132	KING SOUTHERN INC	505 E	SAGINAW ST	TAXABLE	201 Restaurants - Fast Food	4046	1	4046 0.0483 \$ 195.42 0 0.0181 \$ - \$ 195.42
PSD-C	33-01-01-09-480-172	21550 LLC	709 N	LARCH ST	TAXABLE	202 Vacant	49177	1	49177 0.02 \$ 983.54 0 \$ - \$ 983.54
PSD-C	33-01-01-09-480-252	SMTS REAL ESTATE GROUP, LLC	719 N	LARCH ST	TAXABLE	201 Medical - Office Buildings	2187	2	1093.5 0.0483 \$ 52.82 1093.5 0.0181 \$ 19.79 \$ 72.61
PSD-C	33-01-01-09-480-283	STANDARD ELECTRIC COMPANY	733 N	LARCH ST	TAXABLE	201 Warehouses - Storage	22500	1	22500 0.0483 \$ 1,086.75 0 0.0181 \$ - \$ 1,086.75
PSD-C	33-01-01-16-203-013	ABRAHAM RIVERFRONT MALL L L C	400 E	SAGINAW ST	TAXABLE	201 Shopping Centers - Neighl	18556	1	18556 0.0483 \$ 896.25 0 0.0181 \$ - \$ 896.25
PSD-C	33-01-01-16-226-002	QUALITY DAIRY CO	500 E	SAGINAW ST	TAXABLE	201 Markets - Convenience	10082	1	10082 0.0483 \$ 486.96 0 0.0181 \$ - \$ 486.96
PSD-C	33-01-01-16-226-022	AUTOZONE #2251	610 N	CEDAR ST	TAXABLE	201 Stores - Retail	6786	1	6786 0.0483 \$ 327.76 0 0.0181 \$ - \$ 327.76
PSD-C	33-01-01-16-226-061	CITY OUTREACH CENTER INC	601 N	LARCH ST	EXEMPT (211.70)	201 Office Buildings	4050	1	4050 0.0483 \$ 195.62 0 0.0181 \$ - -25% \$ 48.90
PSD-C	33-01-01-16-228-001	GRBESA PETAR & ANICA	500	ERIE ST	TAXABLE	201 Stores - Retail	1400	1	1400 0.0483 \$ 67.62 0 0.0181 \$ - \$ 67.62
PSD-C	33-01-01-16-228-034	STADIUM NORTH LOFTS LDHA LLC	500 N	CEDAR ST	TAXABLE	301 Warehouses - Storage	2880	1	2880 0.0483 \$ 139.10 0 0.0181 \$ - \$ 139.10
PSD-C	33-01-01-16-228-042	TEAS REAL ESTATE HOLDINGS L L C	428 N	CEDAR ST	TAXABLE	201 Industrial - Light Manufac	5662	1	5662 0.0275 \$ 155.71 0 0.0181 \$ - \$ 155.71
PSD-C	33-01-01-16-228-093	TELAMON CORPORATION	416 N	CEDAR ST	EXEMPT (211.70)	201 Office Buildings	15463	2	7731.5 0.0483 \$ 373.43 7731.5 0.0181 \$ 139.94 -25% \$ 385.03
PSD-C	33-01-01-16-228-131	INFINITE 505 L L C	505 E	SHIAWASSEE ST	TAXABLE	201 Bars (Taverns)	7350	2	3675 0.0483 \$ 177.50 3675 0.0181 \$ 66.52 \$ 244.02
PSD-C	33-01-01-16-228-141	507 E SHIAWASSEE LLC	507 E	SHIAWASSEE ST	TAXABLE	201 Stores - Retail	3552	1	3552 0.0483 \$ 171.56 0 0.0181 \$ - \$ 171.56
PSD-C	33-01-01-16-228-171	523 E SHIAWASSEE L L C	523 E	SHIAWASSEE ST	TAXABLE	201 Industrial - Light Manufac	6380	2	3190 0.0483 \$ 154.08 3190 0.0181 \$ 57.74 \$ 211.82
PSD-C	33-01-01-16-228-181	523 E SHIAWASSEE L L C	531 E	SHIAWASSEE ST	TAXABLE	202 Surface Parking Lot	8118	1	8118 0.0241 \$ 195.64 0 0 \$ - \$ 195.64
PSD-C	33-01-01-16-228-191	EYDEL PROPERTIES II L L C	401 N	LARCH ST	TAXABLE	201 Garages - Service/Fleet Fa	1074	1	1074 0.0483 \$ 51.87 0 0.0181 \$ - \$ 51.87
PSD-C	33-01-01-16-228-201	523 E SHIAWASSEE L L C	0 N	LARCH ST	TAXABLE	202 Vacant	2808	1	2808 0.02 \$ 56.16 0 0.0181 \$ - \$ 56.16
PSD-C	33-01-01-16-228-212	413 N LARCH LLC	413 N	LARCH ST	TAXABLE	201 Stores - Retail	3965	1	3965 0.0483 \$ 191.51 0 0.0181 \$ - \$ 191.51
PSD-C	33-01-01-16-228-231	FAB LEASING 2 L L C	431 N	LARCH ST	TAXABLE	201 Stores - Retail	17200	1	17200 0.0483 \$ 830.76 0 0.0181 \$ - \$ 830.76
PSD-C	33-01-01-16-228-250	VANMARK L L C	437 N	LARCH ST	TAXABLE	301 Warehouses - Storage	2800	1	2800 0.0275 \$ 77.00 0 0.0181 \$ - \$ 77.00
PSD-C	33-01-01-16-228-271	515 N LARCH, LANSING L L C	515 N	LARCH ST	TAXABLE	301 Warehouses - Storage	20008	1	20008 0.0275 \$ 550.22 0 0.0181 \$ - \$ 550.22
PSD-C	33-01-01-16-228-292	STADIUM NORTH SR LOFTS LMT DIV	514	ERIE ST	TAXABLE	301 Warehouses - Storage	14477	2	7238.5 0.0275 \$ 199.06 7238.5 0.006 \$ 43.43 \$ 242.49
PSD-C	33-01-01-16-380-003	MICHIGAN CATHOLIC CONFERENCE I	510 S	CAPITOL AVE	EXEMPT (211.75)	201 Office Buildings	38585	4	9646.25 0.0483 \$ 465.91 28938.75 0.0181 \$ 523.79 -25% \$ 742.28
PSD-C	33-01-01-16-380-011	MICHIGAN CATHOLIC CONFERENCE	530 S	CAPITOL AVE	TAXABLE	202 Vacant	2722	1	2722 0.02 \$ 54.44 0 0 \$ - \$ 54.44
PSD-C	33-01-01-16-380-021	MICHIGAN CATHOLIC CONFERENCE	534 S	CAPITOL AVE	TAXABLE	202 Vacant	2723	1	2723 0.02 \$ 54.46 0 0 \$ - \$ 54.46
PSD-C	33-01-01-16-381-005	501 S CAPITOL	501 S	CAPITOL AVE	TAXABLE	201 Apartment	61031	7	8719 0.0483 \$ 421.11 52312 0.0181 \$ 946.85 \$ 1,367.97
PSD-C	33-01-01-16-381-006	503 S CAPITOL LLC	110 W	HILLSDALE ST	TAXABLE	201 Apartment	156051	5	31210.2 0.0483 \$ 1,507.45 124840.8 0.0181 \$ 2,259.62 \$ 3,767.07

2023 Draft PSD SPECIAL ASSESSMENT ROLL # 2																			
PSD-C	33-01-01-16-381-007	CITY OF LANSING	520 S	WASHINGTON AVE	TAXABLE	201 Office Buildings	8035	2	4017.5	0.0483	\$	194.05	4017.5	0.0181	\$	72.72	\$	266.76	
PSD-C	33-01-01-16-383-004	MMA SERVICE CORP	620 S	CAPITOL AVE	TAXABLE	201 Office Buildings	32416	3	10805	0.0483	\$	521.90	21611	0.0181	\$	391.15	\$	913.05	
PSD-C	33-01-01-16-383-053	CRC 600 CAPITOL LLC	600 S	CAPITOL AVE	TAXABLE	201 Office Buildings	2985	1	2985	0.0483	\$	144.18	0	0.0181	\$	-	\$	144.18	
PSD-C	33-01-01-16-383-054	MMA SERVICE CORP	0 S	CAPITOL AVE	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.0241	\$	262.45	0	0	\$	-	\$	262.45	
PSD-C	33-01-01-16-384-002	CAPITOL AVE INV LC	605 S	CAPITOL AVE	TAXABLE	201 Office Buildings	4485	2	2242.5	0.0483	\$	108.31	2242.5	0.0181	\$	40.59	\$	148.90	
PSD-C	33-01-01-16-384-011	601 BLOCK LLC	611 S	CAPITOL AVE	TAXABLE	201 Office Buildings	3075	2	1537.5	0.0483	\$	74.26	1537.5	0.0181	\$	27.83	\$	102.09	
PSD-C	33-01-01-16-384-053	601 BLOCK LLC	118 W	ST JOSEPH ST	TAXABLE	201 Office Buildings	8844	3	2948	0.0483	\$	142.39	5896	0.0181	\$	106.72	\$	249.11	
PSD-C	33-01-01-16-384-054	LAKE TRUST CREDIT UNION	624 S	WASHINGTON AVE	TAXABLE	201 Banks - Branch	3885	2	1942.5	0.0483	\$	93.82	1942.5	0.0181	\$	35.16	\$	128.98	
PSD-C	33-01-01-16-384-061	601 BLOCK LLC	608 S	WASHINGTON AVE	TAXABLE	201 Office Buildings	9964	2	4982	0.0483	\$	240.63	4982	0.0181	\$	90.17	\$	330.80	
PSD-C	33-01-01-16-384-071	601 BLOCK LLC	105 W	HILLSDALE ST	TAXABLE	201 Office Buildings	1900	2	950	0.0483	\$	45.89	950	0.0181	\$	17.20	\$	63.08	
PSD-C	33-01-01-16-384-092	601 BLOCK LLC	0 W	HILLSDALE ST	TAXABLE	202 Surface Parking Lot	9372	1	9372	0.0241	\$	225.87	0	0.0181	\$	-	\$	225.87	
PSD-C	33-01-01-16-403-083	R.E. OLDS TRANS MUSEUM ASSN	240	MUSEUM DR	EXEMPT (211.7O)	201 Museum	25853	1	25853	0.0483	\$	1,248.70	0	0.0181	\$	-	-60%	\$	499.48
PSD-C	33-01-01-16-403-084	CITY OF LANSING	0	MUSEUM DR	EXEMPT (211.7M)	402 Vacant	15056	1	15056	0.02	\$	301.12	0	0	\$	-	-100%	\$	-
PSD-C	33-01-01-16-408-001	COMMUNITY CIRCLE PLAYERS	228	MUSEUM DR	EXEMPT (211.7O)	201 Theaters - Live Stage	15750	1	15750	0.0483	\$	760.73	0	0.0181	\$	-	-60%	\$	304.29
PSD-C	33-01-01-16-408-002	IMPRESSION FIVE	200	MUSEUM DR	TAXABLE	201 Museum	69379	2	34689.5	0.0483	\$	1,675.50	34689.5	0.0181	\$	627.88	-60%	\$	921.35
PSD-C	33-01-01-16-408-003	IMPRESSION 5 SCIENCE CENTER	220	MUSEUM DR	EXEMPT (211.7N)	201 City Clubs	2704	1	2704	0.0483	\$	130.60	0	0.0181	\$	-	-60%	\$	52.24
PSD-C	33-01-01-16-408-004	IMPRESSION FIVE	0	MUSEUM DR	TAXABLE	202 Surface Parking Lot	12543	1	12543	0.0241	\$	302.29	0	0	\$	-		\$	302.29
PSD-C	33-01-01-16-427-051	CITY OF LANSING	0 S	CEDAR ST	EXEMPT (211.7M)	202 Vacant	4901	1	4901	0.02	\$	98.02	0	0	\$	-	-100%	\$	-
PSD-C	33-01-01-16-427-082	CITY OF LANSING	0 S	CEDAR ST	EXEMPT (211.7M)	202 Surface Parking Lot	43920	1	43920	0.0241	\$	1,058.47	0	0	\$	-	-100%	\$	-
PSD-C	33-01-01-16-427-122	CITY OF LANSING	0 E	KALAMAZOO ST	EXEMPT (211.7M)	202 Surface Parking Lot	53019	1	53019	0.0241	\$	1,277.76	0	0	\$	-	-100%	\$	-
PSD-C	33-01-01-16-427-192	220 S LARCH LLC	220 S	LARCH ST	TAXABLE	201 Garages - Service/Fleet Fa	3864	1	3864	0.0483	\$	186.63	0	0.0181	\$	-		\$	186.63
PSD-C	33-01-01-16-427-211	154 S LARCH LLC	0 S	LARCH ST	TAXABLE	202 Vacant	6535	1	6535	0.02	\$	130.70	0	0	\$	-		\$	130.70
PSD-C	33-01-01-16-427-221	154 S LARCH L L C	0 S	LARCH ST	TAXABLE	202 Vacant	5808	1	5808	0.02	\$	116.16	0	0	\$	-		\$	116.16
PSD-C	33-01-01-16-427-231	154 S LARCH L L C	154 S	LARCH ST	TAXABLE	201 Fitness Centers	7983	1	7983	0.0483	\$	385.58	0	0.0181	\$	-		\$	385.58
PSD-C	33-01-01-16-427-251	154 S LARCH LLC	0 S	LARCH ST	TAXABLE	202 Vacant	5808	1	5808	0.02	\$	116.16	0	0	\$	-		\$	116.16
PSD-C	33-01-01-16-427-285	CITY OF LANSING	0 S	CEDAR ST	EXEMPT (211.7M)	202 Vacant	9365	1	9365	0.02	\$	187.30	0	0	\$	-	-100%	\$	-
PSD-C	33-01-01-16-428-093	CARPENTER EDWARD C- TRUST	119 S	LARCH ST	TAXABLE	201 Garages - Service/Fleet Fa	10370	1	10370	0.0483	\$	500.87	0	0.0181	\$	-		\$	500.87
PSD-C	33-01-01-16-428-111	CARPENTER EDWARD C	0 S	LARCH ST	TAXABLE	202 Surface Parking Lot	8085	1	8085	0.0241	\$	194.85	0	0	\$	-		\$	194.85
PSD-C	33-01-01-16-428-121	CARPENTER EDWARD	0 S	LARCH ST	TAXABLE	202 Surface Parking Lot	4767	1	4767	0.0241	\$	114.88	0	0	\$	-		\$	114.88
PSD-C	33-01-01-16-428-131	CARPENTER EDWARD C- TRUST	0 S	LARCH ST	TAXABLE	202 Surface Parking Lot	5847	1	5847	0.0241	\$	140.91	0	0	\$	-		\$	140.91
PSD-C	33-01-01-16-428-301	600 E. MICHIGAN-LANSING, LLC	600 E	MICHIGAN AVE	TAXABLE	201 Markets - Supermarket	37972	1	37972	0.0483	\$	1,834.05	0	0.0181	\$	-		\$	1,834.05
PSD-C	33-01-01-16-428-302	CONCORD LANSING DWTN L L C	600 E	MICHIGAN AVE	TAXABLE	201 Hotels - Full Service	67365	4	16841	0.0483	\$	813.43	50524	0.0181	\$	914.48		\$	1,727.91
PSD-C	33-01-01-16-428-303	BLOCK 600 L L C	600 E	MICHIGAN AVE	TAXABLE	201 Apartment	36491	3	12164	0.0483	\$	587.51	24327	0.0181	\$	440.32		\$	1,027.83
PSD-C	33-01-01-16-429-082	VAN GILDER ROBERT	205 S	LARCH ST	TAXABLE	201 Office Buildings	1517	2	758.5	0.0483	\$	36.64	758.5	0.0181	\$	13.73		\$	50.36
PSD-C	33-01-01-16-429-101	MDBA LLC	0 S	LARCH ST	TAXABLE	202 Vacant	5468	1	5468	0.02	\$	109.36	0	0	\$	-		\$	109.36
PSD-C	33-01-01-16-429-112	MDBA LLC	215 S	LARCH ST	TAXABLE	201 Garages - Service/Fleet Fa	3662	1	3662	0.0483	\$	176.87	0	0.0181	\$	-		\$	176.87
PSD-C	33-01-01-16-430-073	AFFORDABLE TIRE & SERVICE L L C	610	PARK PLACE	TAXABLE	201 Garages - Service/Fleet Fa	9797	1	9797	0.0483	\$	473.20	0	0.0181	\$	-		\$	473.20
PSD-C	33-01-01-16-430-121	ACCORD MANAGEMENT L L C	601 E	KALAMAZOO ST	TAXABLE	201 Garages - Mini-Lube	1395	1	1395	0.0483	\$	67.38	0	0.0181	\$	-		\$	67.38
PSD-C	33-01-01-16-452-001	BARYAMES FAMILY L L C	405 S	GRAND AVE	TAXABLE	201 Stores - Retail	6180	1	6180	0.0483	\$	298.49	0	0.0181	\$	-		\$	298.49
PSD-C	33-01-01-16-452-013	GRAND AVE INVESTMENTS L L C	220 E	KALAMAZOO ST	TAXABLE	201 Office Buildings	19642	2	9821	0.0483	\$	474.35	9821	0.0181	\$	177.76		\$	652.11
PSD-C	33-01-01-16-452-023	CITY OF LANSING	425 S	GRAND AVE	EXEMPT (211.7M)	202 Surface Parking Lot	43560	1	43560	0.0241	\$	1,049.80	0	0	\$	-	-100%	\$	-
PSD-C	33-01-01-16-453-003	LANSING HOUSING COMMISSION	405	CHERRY ST	EXEMPT (211.7Z)	201 Schools - Multipurpose Bu	10302	1	10302	0.0483	\$	497.59	0	0.0346	\$	-	-100%	\$	-
PSD-C	33-01-01-16-453-031	GEMPEL WILLIAM P	0	CHERRY ST	TAXABLE	202 Surface Parking Lot	4356	1	4356	0.0241	\$	104.98	0	0	\$	-		\$	104.98
PSD-C	33-01-01-16-454-012	MICHIGAN PHARMACISTS ASSOCIATI	404	KALAMAZOO PLAZA	TAXABLE	201 Office Buildings	16849	2	8424.5	0.0483	\$	406.90	8424.5	0.0181	\$	152.48		\$	559.39
PSD-C	33-01-01-16-455-003	CHAN SUI-WAH & SU-JAN	0 S	WASHINGTON AVE	TAXABLE	202 Vacant	5258	1	5258	0.02	\$	105.16	0	0	\$	-		\$	105.16
PSD-C	33-01-01-16-455-031	511 S WASHINGTON L L C	511 S	WASHINGTON AVE	TAXABLE	201 Office Buildings	10665	2	5332.5	0.0483	\$	257.56	5332.5	0.0181	\$	96.52		\$	354.08
PSD-C	33-01-01-16-455-081	LOTUS ONE LLC	117 E	HILLSDALE ST	TAXABLE	401 Duplex	2371	2	1185.5	0.0483	\$	57.26	900	0.0181	\$	16.29	-100%	\$	-
PSD-C	33-01-01-16-455-091	EYDE GEORGE F FAMILY L L C	120 E	LENAWEE ST	TAXABLE	201 Office Buildings	69247	2	34623.5	0.0483	\$	1,672.32	34623.5	0.0181	\$	626.69		\$	2,299.00
PSD-C	33-01-01-16-455-102	YUEN CHAN SU-JAN	0 E	LENAWEE ST	TAXABLE	202 Vacant	2002	1	2002	0.02	\$	40.04	0	0	\$	-		\$	40.04
PSD-C	33-01-01-16-456-003	MICHIGAN BANKERS ASSOCIATION	507 S	GRAND AVE	TAXABLE	201 Office Buildings	10044	2	5022	0.0483	\$	242.56	5022	0.0181	\$	90.90		\$	333.46
PSD-C	33-01-01-16-456-012	GEORGE F EYDE FAMILY L L C	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	32505	1	32505	0.0241	\$	783.37	0	0	\$	-		\$	783.37
PSD-C	33-01-01-16-456-021	FIVE-THIRTY-THREE L L C	533 S	GRAND AVE	TAXABLE	201 Office Buildings	3316	2	1658	0.0483	\$	80.08	1658	0.0181	\$	30.01		\$	110.09
PSD-C	33-01-01-16-456-091	COMMUNITY MENTAL HEALTH	520	CHERRY ST	EXEMPT (211.7M)	201 Office Buildings	8498	2	4249	0.0483	\$	205.23	4249	0.0181	\$	76.91	-100%	\$	-
PSD-C	33-01-01-16-456-101	GEORGE F EYDE FAMILY L L C	0	CHERRY ST	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.0241	\$	262.45	0	0	\$	-		\$	262.45
PSD-C	33-01-01-16-456-142	MICHIGAN BANKERS ASSOCIATION	0 E	LENAWEE ST	TAXABLE	202 Vacant	5511	1	5511	0.02	\$	110.22	0	0	\$	-		\$	110.22
PSD-C	33-01-01-16-457-001	LANSING HOUSING COMMISSION	0 E	LENAWEE ST	EXEMPT (OTHER)	402 Vacant	3267	1	3267	0.02	\$	65.34	0	0	\$	-	-100%	\$	-
PSD-C	33-01-01-16-457-041	OTIS CARI & HARPER DRAKE	0	CHERRY ST	TAXABLE	402 Vacant	5445	1	5445	0.02	\$	108.90	0	0	\$	-	-100%	\$	-
PSD-C	33-01-01-16-457-203	O RIVER STREET LLC	0	RIVER ST	TAXABLE	202 Vacant	36155	1	36155	0.02	\$	723.10	0	0	\$	-	-50%	\$	361.55
PSD-C	33-01-01-16-457-204	CHERRY HILL YARD L L C	0	RIVER ST	TAXABLE	202 Vacant	41818	1	41818	0.02	\$	836.36	0	0	\$	-	-50%	\$	418.18
PSD-C	33-01-01-16-458-002	MICHIGAN RETAILERS SERV INC	603 S	WASHINGTON AVE	TAXABLE	201 Office Buildings	13653	2	6826.5	0.0483	\$	329.72	6826.5	0.0181	\$	123.56		\$	453.28
PSD-C	33-01-01-16-458-052	ASHER INC	0 W	ST JOSEPH ST	TAXABLE	202 Vacant	6679	1	6679	0.02	\$	133.58	0	0	\$	-		\$	133.58
PSD-C	33-01-01-16-458-061	ASHER INC	0 E	ST JOSEPH ST	TAXABLE	202 Vacant	2995	1	2995	0.02	\$	59.90	0	0	\$	-		\$	59.90
PSD-C	33-01-01-16-458-071	ASHER INC	0 S	GRAND AVE	TAXABLE	202 Vacant	2849	1	2849	0.02	\$	56.98	0	0	\$	-		\$	56.98
PSD-C	33-01-01-16-458-082	DIONISE ENTERPRISES LLC	610 S	GRAND AVE	TAXABLE	201 Medical - Office Buildings	2774	1	2774	0.0483	\$	133.98	0	0.0181	\$	-		\$	133.98
PSD-C	33-01-01-16-459-001	601 S GRAND AVE L L C	601 S	GRAND AVE	TAXABLE	201 Office Buildings	3442	2	1721	0.0483	\$	83.12	1721	0.0181	\$	31.15		\$	114.27
PSD-C	33-01-01-16-459-141	210 E HILLSDALE L L C	210 E	HILLSDALE ST	TAXABLE	201 Medical - Office Buildings	1900	2	950	0.0483	\$	45.89	950	0.0181	\$	17.20		\$	63.08

Parcel is in flood zone

Parcel is in flood zone

2023 Draft PSD SPECIAL ASSESSMENT ROLL # 2

PSD-C	33-01-01-16-459-301	SCOTTISH HOLDINGS L L C	213 E	ST JOSEPH ST	TAXABLE	201 Office Buildings	2228	2	1114	0.0483	\$	53.81	1114	0.0181	\$	20.16	\$	73.97		
PSD-C	33-01-01-16-460-141	RNA HOMES LLC	0	RIVER ST	TAXABLE	202 Vacant	2112	1	2112	0.02	\$	42.24	0	0.0346	\$	-	-50%	\$	21.12	Parcel is in flood zone
PSD-C	33-01-01-16-476-002	RIVERFRONT BUSINESS CENTER L L C	410 S	CEDAR ST	TAXABLE	201 Warehouses - Storage	9733	1	9733	0.0275	\$	267.66	0	0.0346	\$	-		\$	267.66	
PSD-C	33-01-01-16-477-004	CHATA 256 L L C	413 S	CEDAR ST	TAXABLE	201 Restaurants - Fast Food	4163	1	4163	0.0483	\$	201.07	0	0.0346	\$	-		\$	201.07	
PSD-C	33-01-01-16-477-081	CHATA 256 L L C	0 S	CEDAR ST	TAXABLE	202 Surface Parking Lot	4437	1	4437	0.0241	\$	106.93	0	0.0346	\$	-		\$	106.93	Driveway for restaurant
PSD-C	33-01-01-16-490-001	STADIUM DISTRICT PARTNERS L L C	500 E	MICHIGAN AVE	TAXABLE	201 Shopping Centers - Mixed	25029	4	6257	0.0483	\$	302.23	18772	0.0346	\$	649.50		\$	951.73	
PSD-C	33-01-01-16-490-002	STADIUM DISTRICT PARTNERS L L C	500 E	MICHIGAN AVE	TAXABLE	201 Shopping Center -Mixed	12515	4	3128.625	0.0483	\$	151.11	9386	0.0346	\$	324.75		\$	475.86	

Roll

\$

50,315.17

Total Zone A	\$ 378,958.67
--------------	---------------

Total Zone B	\$ 32,844.47
--------------	--------------

Total Zone C	\$ 50,315.17
--------------	--------------

\$

462,118.32

	Exempt reduction of 25%
	Exempt reduction of 100%
	Vacant or Parking Lot

M E M O



To: Downtown Lansing Inc. Board of Directors
From: Trevor Benoit Director of Design & Planning
Date: July 6th, 2023
Re: Findings and recommendations of assessment sub-committee.

The assessment subcommittee's purpose was to perform a comprehensive review and evaluate the assessments in Districts A, B, and C. These assessments fund the operations of Downtown Lansing Inc. as the principal shopping district (See attachment 1). Our review process focused on analyzing the efficiency, fairness, and alignment with our actual cost of the current assessment structure. This review, the first since 2017, highlights the need for an updated approach that aligns with the changing environment. We considered the broader economic context, stakeholder needs, and the long-term sustainability of our organization.

Special assessments, outlined in section 1026 of the Lansing Code of Ordinances, play a crucial role in funding Downtown Lansing Inc. They are levied on property owners within the district to support services and improvements that directly benefit their properties. The revenue generated from these assessments is essential for the continued operation and enhancement of our principal shopping district. This funding practice is common among downtown development authorities and principal shopping districts nationwide.

The purpose of these assessments is to fund the operations of Downtown Lansing Inc., fulfilling our core mission as the Principal Shopping District (PSD) as mandated by Act No. 120 of the Public Acts of 1961, as amended, and Chapters 812. By ensuring sufficient funds, we can invest in services and improvements that directly benefit the district and its stakeholders.

Based on our analysis, we have developed proposed changes to the current assessments. These adjustments aim to serve their intended purpose effectively and equitably. The proposed changes are designed to better support the operations of Downtown Lansing Inc. and the community it serves, aligning with the current economic climate, stakeholder needs, and our core mission as the PSD (Projections).

- **Individual Property Cap Increase:** We recommend raising the cap from its current level of \$10,000.00 to \$17,534.00. This will allow for increased revenue from entities that are currently hitting the cap, further supporting our operations.
- **Annual Assessment Increase:** We propose a 5% annual increase in all assessments for the next three years. This gradual rise will help us keep pace with inflation and other rising operational costs. After the 3 years catch-up adjustments we will be reevaluated every 5 years.
- **Surface Parking and Vacant Lot Assessment:** Our proposal includes a 20-cent per square foot assessment for Surface Parking and Vacant Lots across all zones. This change ensures that they contribute fairly to the overall assessment revenue based on the level of benefit these classes receive from the activities of Downtown Lansing Inc.

- **Zone A and B Rate Equalization:** We propose that Zones A and B should have identical assessment rates. This change simplifies our assessment structure and ensures consistency across these two key districts.
- **Zone C Assessment:** We recommend rates that are 50% of those in Zones A and B, except for Parking and Vacant Lots, which will remain at 20 cents. This adjustment recognizes the unique characteristics of Zone C and aligns its assessments accordingly.
- **Non-profit Cap Increase:** Finally, we propose to increase the cap for non-profits from 40% of the proposed assessment rate to 75% of the proposed assessment rate.

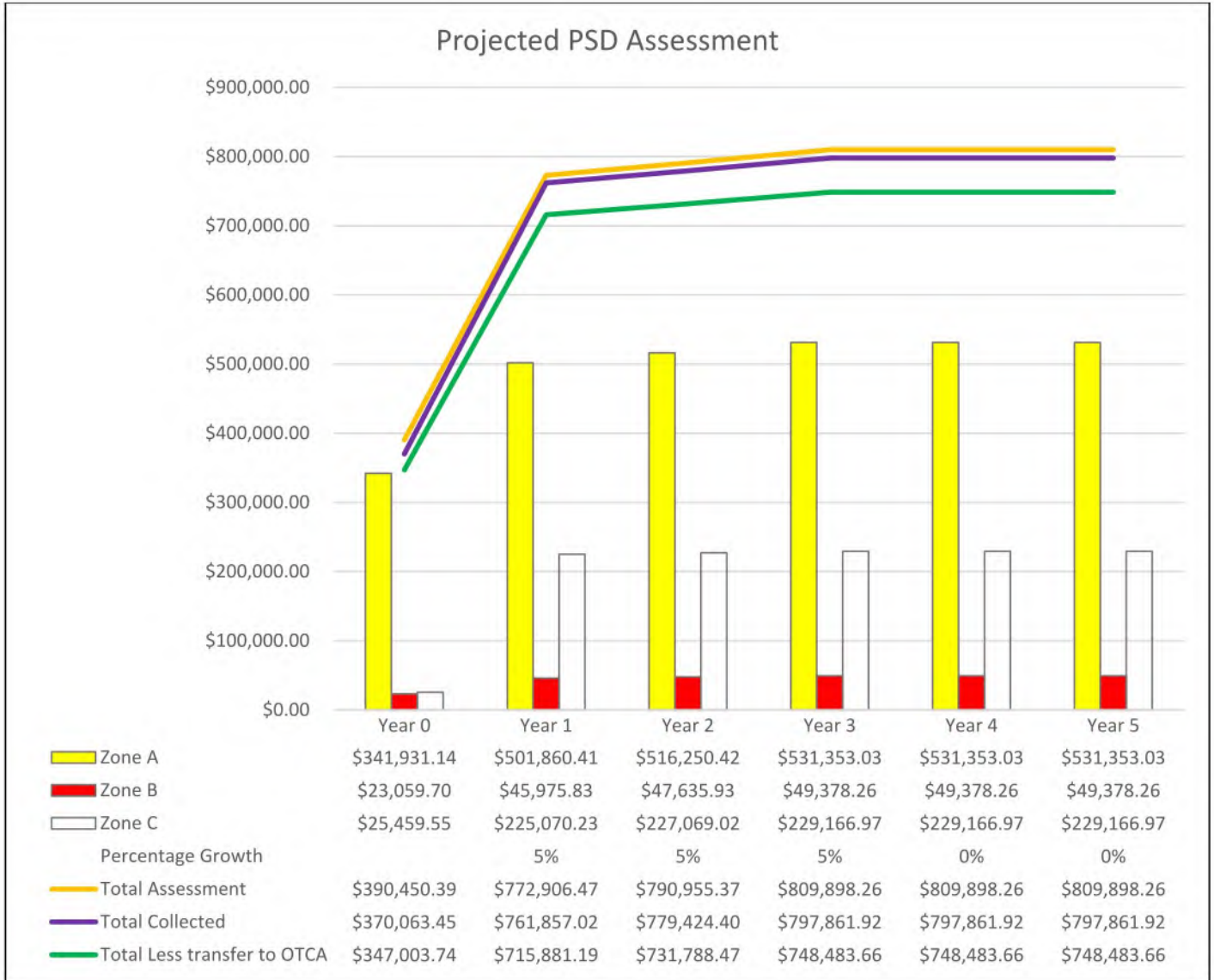
In addition to the proposed changes in the assessment rates, we also recognize the importance of ensuring the accuracy and effectiveness of our assessment collection process. As we move forward, it's crucial that we verify two critical aspects of our operations.

- **Ensuring All Eligible Properties are Assessed:**
It is paramount that all properties within our districts that are eligible for assessments are indeed being assessed. This means conducting a comprehensive review of all properties within Districts A, B, and C to confirm that none have been inadvertently omitted from the assessment rolls. By ensuring complete coverage, we can not only maximize our revenue but also maintain the fairness of the system, as all benefiting properties contribute their fair share.
- **Proper Categorization and Assessment of Properties:**
Equally important is the correct categorization and assessment of properties. Properties must be classified accurately based on their current use type and property class. This ensures that the assessment levied is representative of the property's usage and benefits from the PSD. To this end, a comprehensive review of the current property classifications is necessary.

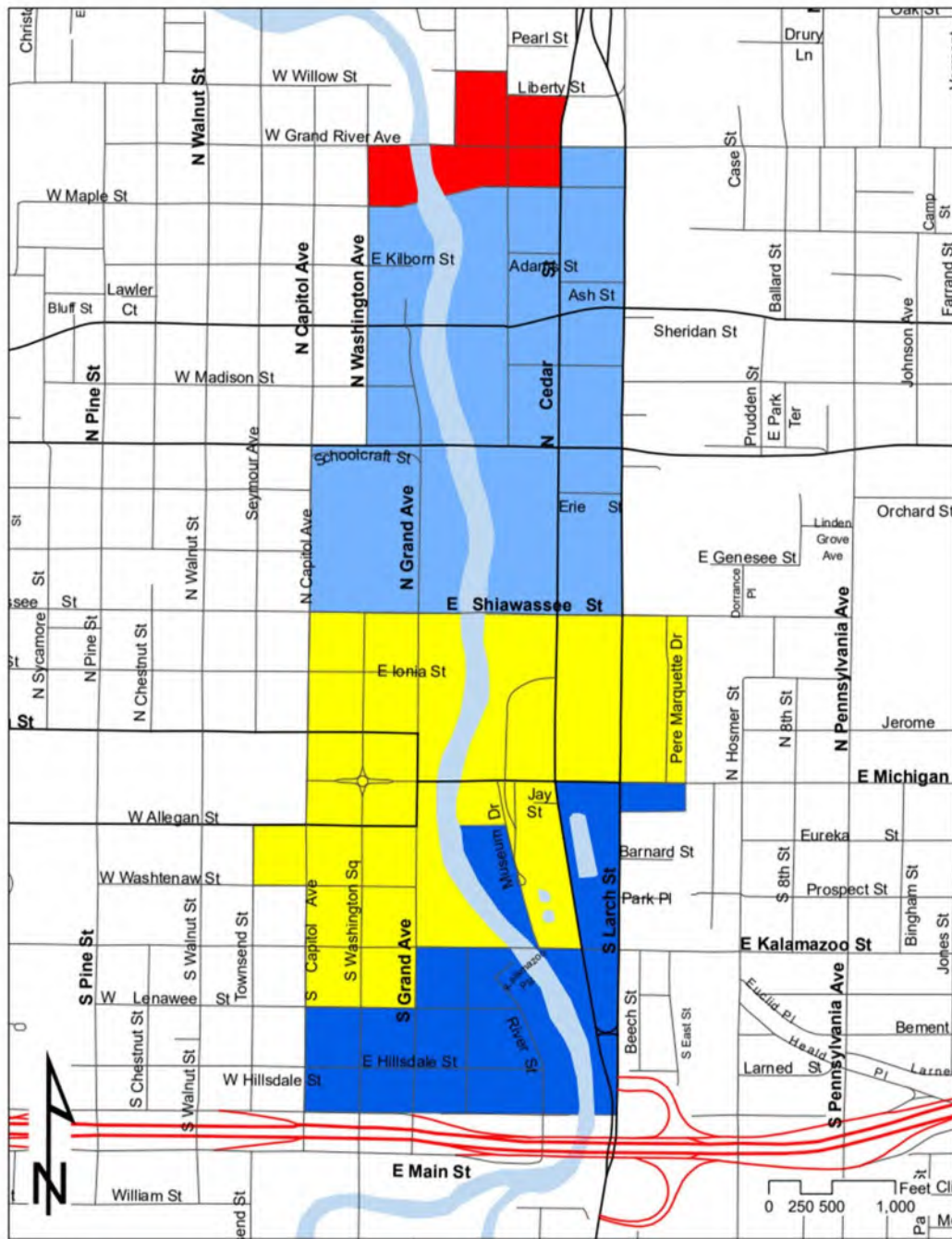
The Assessment Subcommittee's ongoing review and recommendations are crucial for improving the fairness, accuracy, and effectiveness of our assessment system. These changes support the financial stability of Downtown Lansing Inc. and meet the needs of our stakeholders. By ensuring accurate collection and categorization of properties, we can make our assessments fairer, more efficient, and aligned with our strategic goals. These improvements will enhance the vibrancy of our district and allow us to respond effectively to changing environments.

However, we must regularly review and adjust our assessments to maintain their relevance and effectiveness. Ensuring compliance and accurate assessment of all eligible properties is essential. With these changes, Downtown Lansing Inc. will continue fulfilling its core mission as the Principal Shopping District, benefiting our property owners and the broader community.

Projections



Attachment 1



- Road Type**
- Freeway
 - Freeway Ramp
 - Major Road
 - Neighborhood Street
 - Railroad
- Water Body**
- Principal Shopping District**
- A
 - B
 - C North
 - C South

Downtown Lansing, Inc Principal Shopping Districts



Andy Schor, Mayor

Created By: A. Skelton IT-GIS
Date Created: 3 Aug 2021
Source: City of Lansing, State of Michigan

October 30th, 2023

Chris Swope
Office of the City Clerk
9th Floor, City Hall
124 W. Michigan Ave.
Lansing, MI 48933

SUBJECT: Notice of Public Hearing on October 30th, 2023, at 7:00 P.M.

RE: Special Assessment Roll # PSD23, known as the Principal Shopping District Assessment Roll.
Parcel # 33-01-01-16-253-035

Dear Chris Swope, Lansing City Clerk,

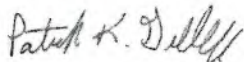
Thank you for your correspondence on the notice of the public hearing on October 30th, 2023, at 7:00 PM. We received your letter on the parcels we own on the Special Assessment Roll # PSD23, known as Principal Shopping District Assessment Roll, today, October 30th, 2023.

We would like to put on notice that additional information regarding the reasoning for the assessment is requested. The assessment totals roughly \$48k across our portfolio, which will have a meaningful impact on our tenants and customers in the district. The letter did not include details regarding the rational for the assessments, therefore, until we are provided with these details, along with an understanding of the services we can anticipate in conjunction with these fees, we formally object.

We respectfully ask that council not vote on this assessment until we have been given an opportunity to discuss with Chirs Swope, Lansing City Clerk, and any other city stakeholders deemed appropriate.

We appreciate the opportunity to discuss this further.

In gratitude,



Patrick K. Gillespie
Founder & CEO

517-333-4123

pgillespie@gillespie-group.com

Swope, Chris

From: Tom Shields <tomshields13@gmail.com>
Sent: Monday, October 30, 2023 5:32 PM
To: Clerk, City
Subject: [EXTERNAL] Special assessment of 0 E. Wastenaw Street

I am in receipt of your special assessment of my property at 0 E. Wastenaw St. #33-01-01-16-404121. The amount you have assessed for this property is almost 50% of my summer property taxes. This is an empty parking lot with 11 spots. You must have me confused with some other property. This amount is more than the assessment for the office building I own at 225 S. Washington Square. It is coded as Class 202 - Commercial- Vacant.

This assessment is considerably higher than past PSD fees.

Thomas H. Shields
PO Box 16021
Lansing, MI 48901



City of Lansing

Principal Shopping District Appeal Form

Please provide the following information to document your appeal of your Principal Shopping District Assessment

NAME: Gilespie Corp DATE: 10/30/2023

MAILING ADDRESS: 330 MARSHALL ST. SUITE 160

CITY: LANSING STATE: MI ZIP CODE: 48912

Preferred Method of Contact (Email or phone): JKILUSA@gilespie-corp.com

Please provide the following information on the incident(s) for which you are filing a protest. If you do not provide all of the information below, we may not be able to process your claim.

ADDRESS ASSESSED: SEE ABOVE SIDE

PROPERTY PARCEL # SEE ABOVE SIDE AMOUNT OF ASSESSMENT: \$ TBD

TOTAL AMOUNT YOU ARE CONTESTING: \$ TBD

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should reduce or not have charged you this fee.

WE JUST LEARNED OF THE INCREASE IN THE SPECIAL ASSESSMENT
I HAVE NOT HAD TIME TO REVIEW THE TOTAL IMPACT OF THE
ASSESSMENT INCREASE. WE ARE REQUESTING CANCEL TO FUTURE ACTION
UNTIL WE CAN MEET WITH STAFF.

Panel # 1's

16-465-181

16-427-251

16-427-231

16-427-211

16-427-211

16-427-221

16-427-152

16-277-043

16-277-063

051

052

033

16-276-151

↓ 161

09-257-146

16-228-212

16-276-002

16-228-131

↓ 141

16-276-031

16-228-181

16-228-201

↓ 171

16-428-301

↓ 303

16-277-403

16-253-034

↓ 035

16-276-021

↓ 041

16-490-092

16-490-001

16-490-007

1) 500 E. MICHIGAN AVE

2) 600 E. MICHIGAN AVE

3) 637 E. MICHIGAN AVE

4) 518 E. SHIAWASSEE

5) 505 E. SHIAWASSEE

6) 507 E. SHIAWASSEE

7) 523 E. SHIAWASSEE

8) 300 N. LARCH

9) 423 N. LARCH - ??

10) 317 N. LARCH

11) 313 N. CEDAR

12) 312 N. CEDAR

13) 125 E. Kalamazoo

14) 316 N. CEDAR

15) 220 S. LARCH

16) 154 S. LARCH

17) Per manifest - LOT 50

18) Market place

Market place II

NORTH CEDAR

137 PER manifest



City of Lansing

Principal Shopping District Appeal Form

Please provide the following information to document your appeal of your Principal Shopping District Assessment

NAME: PRIYANKA WATWE DATE: 10/30/2023

MAILING ADDRESS: 107 E. Washtenaw, Lansing, MI 48933

CITY: Lansing STATE: MI ZIP CODE: 48933

Preferred Method of Contact (Email or phone): email: priyanka.w2006@gmail.com

Please provide the following information on the incident(s) for which you are filing a protest. If you do not provide all of the information below, we may not be able to process your claim.

ADDRESS ASSESSED: 107 E. WASHTEAW, LANSING, MI

PROPERTY PARCEL # 33-01-01-16-404- AMOUNT OF ASSESSMENT: \$ 436.59

TOTAL AMOUNT YOU ARE CONTESTING: \$ 436.59

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should reduce or not have charged you this fee.

I do not know what Downtown Lansing, Inc does and
I feel they have done very little to protect and take
care of the downtown Lansing area. By adding additional
tax money, business owners are burdened more than benefited.



City of Lansing

Principal Shopping District Appeal Form

Please provide the following information to document your appeal of your Principal Shopping District Assessment

NAME: PRIYANKA WATWE DATE: 10/30/2023

MAILING ADDRESS: 1537 Yosemite Dr

CITY: Lansing STATE: MI ZIP CODE: 48917

Preferred Method of Contact (Email or phone): priyankaw2006@gmail.com

Please provide the following information on the incident(s) for which you are filing a protest. If you do not provide all of the information below, we may not be able to process your claim.

ADDRESS ASSESSED: 231 S. Washington Sq.

PROPERTY PARCEL # 33-01-01-16-404-091 AMOUNT OF ASSESSMENT: \$ 849.35

TOTAL AMOUNT YOU ARE CONTESTING: \$ 849.35

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should reduce or not have charged you this fee.

This is a parking lot. This is NOT even kept CLEAN by
Downtown Lansing, Inc. I have had to pick up TONS of
broken glass, broken bricks, people have stolen my recycling
and garbage bins THREE times, and there is ALWAYS
human feces in the lot on Mondays. If D.L., Inc. is
not helping with these problems, why should I give
them MORE money?

Swope, Chris

From: Priyanka Watwe <priyankaw2006@gmail.com>
Sent: Monday, October 30, 2023 5:53 PM
To: Clerk, City
Subject: [EXTERNAL] Appealing Special Assessment

My name is Dr. Priyanka Watwe. I own Parcel #404-091 and #404-101.

I received the notice for increase of property taxes on both of these properties, totaling an increase of 1,285.94 for me. This is excessive in my opinion, especially when I have received no actual benefit from Downtown Lansing, Inc.

I am protesting this special assessment and will be at the Public Hearing in an hour.

Thank you,
Dr. Priyanka Watwe



City of Lansing

Principal Shopping District Appeal Form

Please provide the following information to document your appeal of your Principal Shopping District Assessment

NAME: Charles Abraham DATE: 10/30/2023
MAILING ADDRESS: 431 S. Capital
CITY: Lansing STATE: Mich ZIP CODE: 48933
Preferred Method of Contact (Email or phone): 517 204-1002 -
char.abraham@hotmail.com

Please provide the following information on the incident(s) for which you are filing a protest. If you do not provide all of the information below, we may not be able to process your claim.

ADDRESS ASSESSED: VARIOUS Parcels

PROPERTY PARCEL # _____ AMOUNT OF ASSESSMENT: \$ _____

TOTAL AMOUNT YOU ARE CONTESTING: \$ _____

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should reduce or not have charged you this fee.

415 E. SAGINAW
400 E. SAGINAW
415 S. WASHINGTON
VARIOUS parcels on center st
33-01-01-09-479-002
33-01-01-09-479-051
33-01-01-09-479-071
33-01-01-09-479-081
33-01-01-09-479-091

S:\Clerk_Staff\City Council\Public Hearings and Legal Notices\Postings 2023\principal shopping district appeal form.docx

SEE ATTACHED

Kuhnlein, Evelyn T.

From: Rana Kardahji <rana@abrahamre.com>
Sent: Friday, October 27, 2023 11:45 AM
To: Clerk, City
Cc: chazabraham@hotmail.com
Subject: [EXTERNAL] Special Assessment Roll # PSD23 - appeal

Chris,

Thank you for taking our call this morning. We appreciate your assistance.

In reference to the Special Assessment Roll # PSD23, we would like to appeal the following properties:

- 418 S Washington Sq parcel # 33-01-01-16-378-092
- 400 E Saginaw parcel # 33-01-01-16-203-013
- Center St parcel # 33-01-01-09-479-111
- Saginaw St parcel # 33-01-01-09-479-121
- Saginaw St parcel # 33-01-01-09-479-131
- 415 E Saginaw St parcel # 33-01-01-09-479-141
- Center St parcel: 33-01-01-09-479-002
- Center St parcel: 33-01-01-09-479-051
- Center St parcel: 33-01-01-09-479-061
- Center St parcel: 33-01-01-09-479-071
- Center St parcel: 33-01-01-09-479-081
- Center St parcel: 33-01-01-09-479-091
- Center St parcel: 33-01-01-09-479-101

If you have any question or would like further detail, please contact Chuck Abraham on his cell at (517) 204-1002.

Thank you,

Rana Kardahji



431 S. Capitol Ave
Lansing, MI 48933
Off: (517) 484-3800
Cell: (517) 402-6573
Fax: (517) 485-8776

Kuhnlein, Evelyn T.

From: Karen Flores <kefloresolive@gmail.com>
Sent: Friday, October 27, 2023 1:33 PM
To: Clerk, City
Cc: Barry Hart
Subject: [EXTERNAL] Appeal of Special Assessment Roll # PSD23

Re: Special Assessment Roll #PSD23

Property Address:

Parcel # 33-01-01-16-401-031

111 S. Washington Square

This email is to appeal the Principal Shopping District Special Assessment Roll#PSD23 due to an extended period of reduced rental income and increased property expenses:

The tenant occupying the south half of the commercial space at 111 S. Washington Square was delinquent with rent payments for 20 months, and only recently resumed paying monthly rent in August, 2023. A substantial rent arrearage is currently owed.

The north half of the commercial space had been vacant for over 2 years. During this extended vacancy, utility, taxes, and insurance expenses continued to be incurred. To attract the current tenant, lease negotiations required costly concessions, including rent abatements as well as interior and exterior renovations.

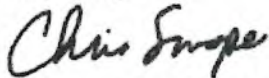
Thank you,

Karen E. Flores
Property Manager
Lan Washington Square LLC

Kuhnlein, Evelyn T.

From: Clerk, City
Sent: Saturday, October 28, 2023 9:30 AM
To: Jackson, Brian; Kuhnlein, Evelyn T.
Subject: FW: [EXTERNAL] Appeal of Special Assessment Role PSD23 for 909 N. Washington Ave.
Attachments: 2023.notice.of.PSD.assessment.pdf

Sincerely,



Chris Swope, MMC/MiPMC level 3 | pronouns: He/Him
Lansing City Clerk

Michigan Association of Municipal Clerks (MAMC), Past President

Lansing City Clerk's Office

City Hall/Main Office | 124 W. Michigan Ave. | 9th Floor | Lansing MI 48933
Elections Unit/Marijuana Licensing | 2500 S. Washington Ave. | Rear Entrance | Lansing MI 48910
Main: (517) 483-4131
Direct: (517) 483-4130 | Mobile: (517) 230-1566
chris.swope@lansingmi.gov
[Website](#) | [Facebook](#) | [Twitter](#)



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From: barristerbosticlaw@gmail.com <barristerbosticlaw@gmail.com>
Sent: Wednesday, October 25, 2023 1:05 PM
To: Clerk, City <City.Clerk@lansingmi.gov>
Subject: [EXTERNAL] Appeal of Special Assessment Role PSD23 for 909 N. Washington Ave.

Mr. Swope,

I received a notice for Parcel #33-01-01-09-378-111 indicating that my property was to be assessed \$147.07 for the Principal Shopping District Assessment Roll (PSD23). I reviewed the map on the back of that notice and it does NOT

include our parcel at 909 N. Washington Ave. Our parcel is on the west side of North Washington Avenue north of Oakland. The map provided shows that it applies only to the east side of North Washington.

Please consider this e-mail as an appeal of the assessment for consideration at the October 30, 2023 public hearing. I do not plan to attend or further address the City Council regarding this appeal.

J. Nicholas Bostic
Bostic & Associates
909 N. Washington Ave.
Lansing, MI 48906
517-706-0132
barristerbosticlaw@gmail.com

Pamela J. Bostic

THIS IS NOT A BILL



Office of the City Clerk City of Lansing

BOSTIC J NICHOLAS & PAMELA J
909 N WASHINGTON AVE
LANSING, MI 48906-5137

For: Parcel # 33-01-01-09-378-111

Property Address: 909 N WASHINGTON AVE

FROM: Chris Swope, Lansing City Clerk

SUBJECT: **Notice of Public Hearing on October 30, 2023 at 7:00 P.M.**

RE: Special Assessment Roll # PSD23, known as the Principal Shopping District Assessment Roll.

The Principal Shopping District special assessment district is confirmed by City Council to include all of the parcel in Zones A, B & C as depicted on the map on the reverse side of this notice.

PROPERTY BENEFITTED -

The records of the Lansing City Assessor indicate that you are the owner or a party of interest in one of the above named property which exists within the project limits. By Ordinance adopted by the Lansing City Council Chapter 1026 of the Lansing Code of Ordinance, the City is directed to provide you with the following information regarding the project:

YOUR ESTIMATED COST OF THE IMPROVEMENT IS: \$147.07

Subject to confirmation of the Assessment Roll

PUBLIC HEARING INFORMATION

The City Council will hold a Public Hearing in the Tony Benavides Lansing City Council Chambers on the 10th Floor of City Hall, 124 W. Michigan Ave., Lansing, Michigan 48933 on **October 30, 2023 at 7:00 P.M.** to review, prior to confirmation, said assessment roll, and consider any complaints or objections that there may be with respect to the assessment.

HOW TO APPEAL

A property owner or party in interest, or his or her representative, may protest the special assessment in one of the following ways:

See Reverse Page

- Send a letter appealing the assessment to: City Clerk's Office, 9th Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933; -or-
- Send an email appealing the assessment via email to: city.clerk@lansingmi.gov; -or-

- Appear in person at the Public Hearing and either hand deliver the appeal letter or speak at the Public Hearing (must sign in at meeting to speak).

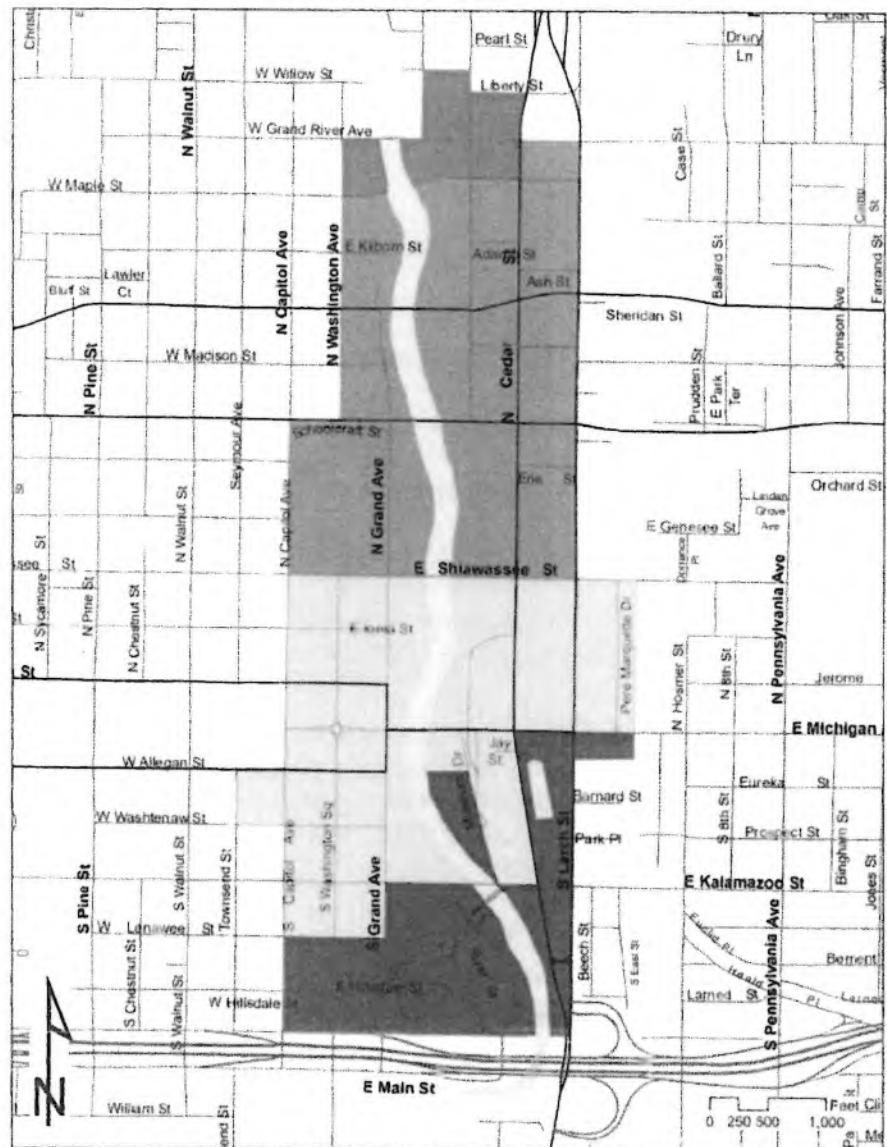
Note: Written appeals must be received before the close of the public hearing on October 30, 2023.

Further appeal of the Special Assessment may be made to the Michigan Tax Tribunal, *if* filed within 35 days after confirmation of the special assessment roll *and* that special assessment was protested at the **October 30, 2023** hearing. Visit www.michigan.gov/taxtrib for more information.

The City Council typically confirms an assessment roll two weeks after the hearing, providing there is concurrence. Initial billing will be placed on your property tax bill in December 2023. For tax years 2024 and 2025, Treasurer will mail the invoices by September 1st.

If you have any questions regarding the calculation of this assessment call the Assessor's Office at (517) 483-7624.

If you have questions about the Shopping District, please call Downtown Lansing Inc. at (517) 487-3322.



**Downtown Lansing, Inc.
Principal Shopping Districts**



Created By: A. Schor (IT GIS)
Date Created: 1 Aug 2021
Source: City of Lansing, State of Michigan

Jackson, Brian

From: midtownco517@gmail.com
Sent: Monday, October 30, 2023 2:08 PM
To: Clerk, City
Subject: [EXTERNAL] Special Assessment Roll # PSD23 TAX Appeal

Hi,

This is regarding property:
Saini Family Llc
Parcel # 33-01-01-16-390-006
Address: 212 S. Washington Sq, Lansing Mi 48933

We would like to appeal this special tax assessment for the "Principal Shopping District". We tried to appeal this last year but were sent a response with no real information except:

Appeal Denied because we missed the deadline by a day.

Even this letter notifying of the hearing was received last week, making it real close to the appeal deadline.

The reason for the appeal is that Downtown Lansing is "vacant". There is no shopping district in downtown Lansing. There is one dept store and the rest is all food places and empty storefronts. Not much shopping is happening downtown. We have paid all the taxes plus the shopping district taxes every year since purchasing the parcel without appealing. We have not seen any improvement on the block or in front of our storefront.

There is a big pothole, actually a whole parking spot worth of road torn up in front of our storefront. Which has been there for the past five years if not more.

In conclusion, we would like to appeal this Special Assessment tax since it has not gone to any improvements that we can see.

Thank you for your time,

Midtownco517 LLC

Jackson, Brian

From: Mark Clouse <clouse@eyde.com>
Sent: Monday, October 30, 2023 2:13 PM
To: Jackson, Brian
Cc: Swope, Chris
Subject: RE: [EXTERNAL] Special Assessment Roll PSD23 / Eyde Knapp Development LLC

300 S. Washington.
Knapp's Centre.

Thank you

Mark Clouse | Chief Financial Officer | General Counsel



Eyde Development

Generations Ahead

300 S. Washington Square, Suite 400 | Lansing, MI 48933

O: (517) 903-EYDE (3933)

D: (517) 512-6834

M: (517) 282-7210

F: (517) 484-4365

clouse@eyde.com

www.eyde.com



On Oct 30, 2023, at 2:02 PM, Jackson, Brian <Brian.Jackson@lansingmi.gov> wrote:

Mark, we also have this appeal from Jim Rundell for another Eyde Property (see attached).

Do you have address or parcel(s) # for this appeal? We want to keep them straight. Thanks.

Brian Jackson
Lansing City Clerk's Office

From: Mark Clouse <clouse@eyde.com>
Sent: Monday, October 30, 2023 1:27 PM
To: Clerk, City <City.Clerk@lansingmi.gov>
Subject: [EXTERNAL] Special Assessment Roll PSD23 / Eyde Knapp Development LLC

Please consider this email as our protest of the "uncapping" / increase in this Special Assessment.

It is our understanding that the \$10,000 cap is being removed and the notice letter received indicates that our new assessment would be \$14,054.32.

We specially oppose this increase.

Thank you.

Mark

Mark Clouse | Chief Financial Officer | General Counsel

Eyde Development

Generations Ahead

300 S. Washington Square, Suite 400 | Lansing, MI 48933

O: (517) 903-EYDE (3933)

D: (517) 512-6834

<image001.png> M: (517) 282-7210

F: (517) 484-4365

clouse@eyde.com

www.eyde.com

<image002.png>

<image003.png>

<image004.png>

<mime-attachment>

Kuhnlein, Evelyn T.

From: Jim Rundell <jim.rundell@eydecompany.com>
Sent: Monday, October 23, 2023 3:21 PM
To: Assessor; Clerk, City
Subject: [EXTERNAL] 2023 Shopping District Assessment Parcel # 33-01-01-16-183-031 Appeal Notice

City Clerk,

We have received notice that our estimated cost of the Shopping District Improvements is to be \$5,417.82. I have reached out to the Assessor's office and the Shopping District office to try and obtain an explanation of what these costs consist of and cannot get an answer. We wish to appeal these costs until an understanding of what they are can be obtained, reviewed and justified.

Regards,

Jim Rundell

Chief Operating Officer
Associate Broker / CPM

Eyde Company

2947 Eyde Parkway Suite 200
East Lansing, MI 48823

Direct (517) 271-4307
Main (517) 351-2480

rundell@eydecompany.com



www.eydecompany.com

Jackson, Brian

From: Ashley Wohlscheid - Controller <controller@egco.us>
Sent: Monday, October 30, 2023 4:10 PM
To: Clerk, City
Cc: Ashley Wohlscheid - Controller
Subject: [EXTERNAL] Special Assessment Roll #PSD23 - Appeal

RE: Parcel # 33-01-01-16-401-002, 101 S Washington Sq

Please let this email serve as formal notice of protest regarding the City of Lansing Principal Shopping District special assessment, #PSD23.

The need for Class-A office space in Downtown Lansing has been decimated over the last three years with no end in sight. There is no visible marketing to bring potential business Downtown to fill office space, the area is not well maintained, the streets and sidewalks remain dirty and ultimately undesirable for potential tenants to fill office space, not to mention the already extremely high property taxes for this building.

The idea of being assessed a special assessment during these difficult times is comical.

Please consider this our formal appeal of this assessment.

Regards,

--

Ashley Wohlscheid

Controller | Evergreen Companies
PO Box 4067
East Lansing, MI 48826
P: 517-374-2870 | F: 517.374.2874

-CONFIDENTIALITY NOTICE-

Information in this email may be confidential and/or privileged. This email is intended to be reviewed by only the individual named above. If you are not the intended recipient or an authorized representative of the intended recipient, you are hereby notified that any review, dissemination or copying of this email and its attachments, if any, or the information contained herein is prohibited. If you have received this email in error, please notify the sender immediately by return email and delete this email from your network and/or hard drive.



City of Lansing

Principal Shopping District Appeal Form

Please provide the following information to document your appeal of your Principal Shopping District Assessment

NAME: Richard Preuss DATE: 10/30/2023
MAILING ADDRESS: 1127 N. Cedar St + 409^E Cedar Ch
CITY: LANSING STATE: MI ZIP CODE: 48906
Preferred Method of Contact (Email or phone): 5177495938

Please provide the following information on the incident(s) for which you are filing a protest. If you do not provide all of the information below, we may not be able to process your claim.

ADDRESS ASSESSED: 409 E. Cesar Chavez
PROPERTY PARCEL # 33-01-01-09²⁷⁹⁻⁰⁷¹ AMOUNT OF ASSESSMENT: \$ 1361.19
TOTAL AMOUNT YOU ARE CONTESTING: \$ all but 640.00 + 5%

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should reduce or not have charged you this fee.

The Parking lot is part of Preuss Pets
used exclusively for employee parking.
It is across the street so is not
continuous but required. I CAN'T legally
make it one property because ^{it's} across the street
I would think it should be assessed
as the same ^{Property} not a stand alone property
parking lot.

You will not be called to speak unless all required blanks on this form are completed.



Public Comment on Legislative Matters Registration

*The City of Lansing welcomes and encourages public comment relating to City Legislative Matters. In order to facilitate public input, you **MUST** complete this card and submit it to the City Clerk or City Clerk Staff prior the close of registration as announced by the City Clerk.*

*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*.*

Agenda Item Number(s) or Description(s) P S D appeal

Name (print) Richard Preuss

E-Mail (optional) Richard.Kirby123@gmail.com

Address (street, city, zip) 409 E. Cesar Chavez

Company or organization represented, etc. (if applicable) Preuss Pets

Signature [Signature]

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
- Direct your comments to the Council President.
- No speaker called upon to speak shall by speech or conduct disturb, disrupt, delay, interfere with, or otherwise impede the orderly conduct of the Council meeting.
- No personal attacks or defamatory remarks towards any person will be permitted.
- Questions raised during public comment may or may not be answered by the President, another Council Member, the Mayor, or member of the City Staff during the meeting.
- Time limit to address the council on legislative matters is **3 Minutes***.
- Spokespersons for a group or shared viewpoint are encouraged; however, a speaker's time limit may not be increased through assignment of someone else's time or opportunity to speak.
- No registrations will be accepted after the deadline as announced by the City Clerk.
- If you wish to submit written materials, please provide them to the City Clerk or City Clerk staff along with this form.
- The City Council conducts its open meetings in an orderly manner in accordance with the Open Meetings Act. Council meetings will not be conducted as interactive forums or "town meetings."

Thank you for your involvement and interest in our City,
Chris Swope, Lansing City Clerk, MiPMC / MMC

* *The Presiding Officer may reduce the amount of time for each speaker if he or she determines that the number of registered speakers is so numerous that the meeting cannot be timely concluded without a reduction in the time allocated for each speaker.*

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.

Begin forwarded message:

From: Amee O'Leary <ameeoleary@mac.com>

Subject: Appeal Special Assessment Roll #PDS23, Principal Shopping District Old Town, Lansing

Date: October 30, 2023 at 11:19:09 AM EDT

To: city.clerk@lansingmi.gov

Cc: Dan O'Leary <dol@silverleadco.com>

Dear Chris Swope, Lansing City Clerk,

As property owners of Parcel # 33-01-01-09-404-013, which is located at 1115 Center St. Lansing, MI 48906, we use this building as a Business warehouse for wholesale distributing. We have been assessed this Special Assessment for the Principal

Shopping District for many, many years. We have probably paid this longer than most businesses in the area. It is also probably a higher amount than most, as it is calculated per square foot.

We understand that this is to benefit the surrounding residential retail shopping district to clean up, maintain, and bring more business into this area. This is wonderful. However, this special assessment offers little to no benefit to our specific business and over the years, we have not seen any real improvements to our direct surroundings.

The adjacent building to us on the Northwest side is abandoned, causing security issues, especially lately over the summer of 2023. There have been several instances of homeless people surrounding this site with questionable behavior and bringing baggage and debris. One of our employees has also been a victim of a car jacking this year on site.

We maintain our lawn, trash removal, snow removal, etc. There is clearly no benefit to this tax for our property, which is estimated at \$1794.19 this year.

We are asking that you please reconsider this tax on our wholesale distributing business that has zero retail traffic, and zero benefit to us.

Respectfully,

Dan and Amee O'Leary

ameeoleary@mac.com

517-719-5676

Richmond, Renee

To: Boak, Sherrie
Subject: RE: [EXTERNAL] Fwd: Appeal Special Assessment Roll #PDS23, Principal Shopping District Old Town, Lansing

From: Amee O'Leary <ameeoleary@mac.com>
Sent: Wednesday, November 1, 2023 5:23 PM
To: Clerk, City <City.Clerk@lansingmi.gov>
Cc: Dan O'Leary <dol@silverleadco.com>
Subject: [EXTERNAL] Fwd: Appeal Special Assessment Roll #PDS23, Principal Shopping District Old Town, Lansing

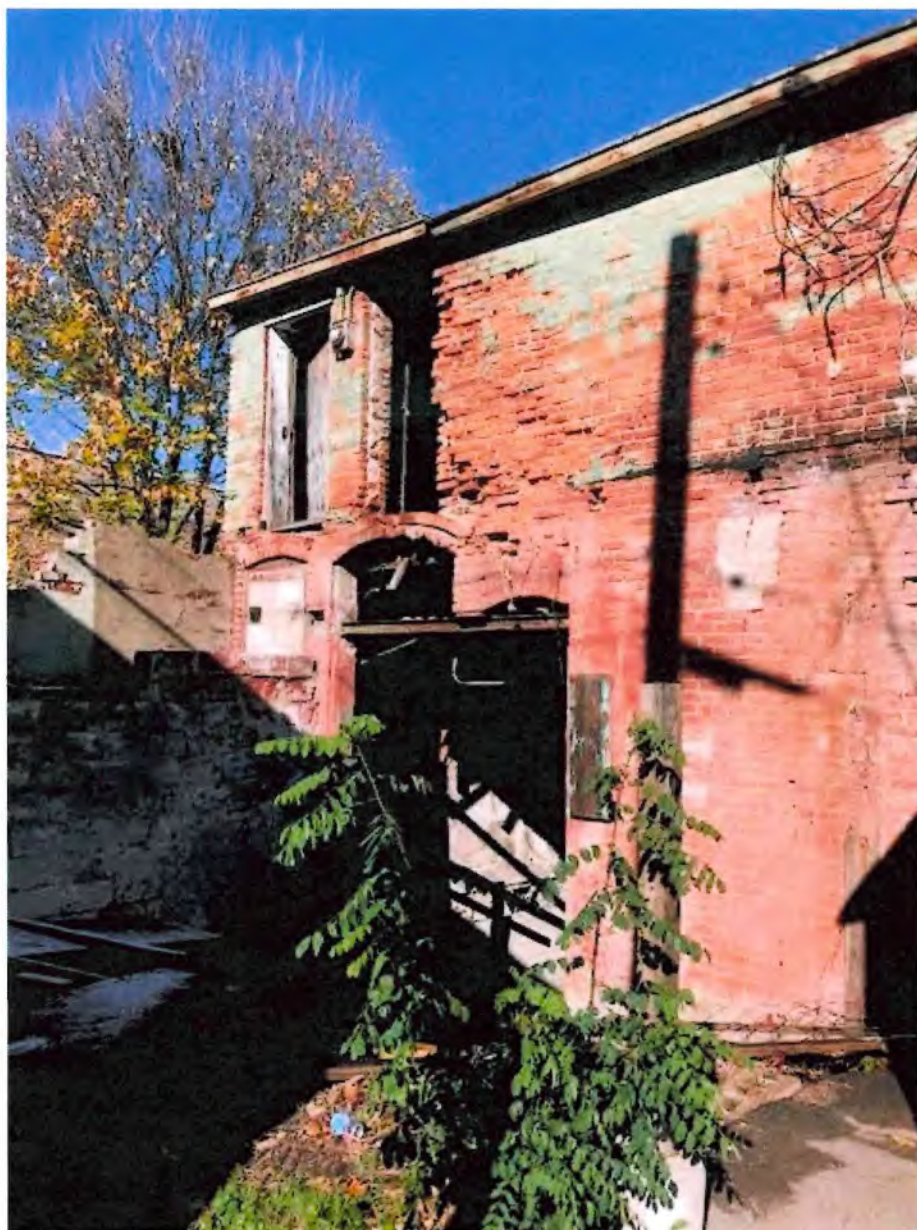
Dear Chris Swope, Lansing City, Clerk,

I would like to add some details to support the environment surrounding our property at 1115 Center St., as mentioned in my previous email.

Details from the Car Jacking that took place in our parking lot to one of our employees,
Report No. 2351901483, Officer Andy Becker,
Lansing Police Detective Garrett Hamilton can be reached at 517-483-6808, Garrett.hamilton@lansingmi.gov

The following photos were taken on 11/1/23 of the building NorthWest of us and west of Arctic Corner. It is the building that is on E Cesar Chavez between Arctic Corner(314 E Cesar Chavez) and Great Lakes Arts and Gifts (306 Cesar Chavez.) and across the street from Bradleys.

Back of abandoned building that faces us



Syringes in the grass in front of the large opening in the back of the building.



Front of the abandoned building:



Thank you for your attention to this. Also, if there is some place we can find details on the improvements made with the special assessment money, we would be interested in those details.

Respectfully,
Dan and Amee O'Leary
ameeoleary@mac.com
517-719-5676

BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the City of Lansing desires to encourage and support shopping and commercial activity in the Principal Shopping District area by public improvement to develop, redevelop, promote economic activity, and provide for the maintenance, security, and operation of the Principal Shopping District by such public improvement which especially benefits any property within a district; and

WHEREAS, the City of Lansing desires to encourage promotional efforts, business recruitment in all zones and physical improvements and maintenance services (in zone "A") of the Principal Shopping District; and

WHEREAS, the City of Lansing has determined that this should be provided through special assessment zones established for the purpose of financing Principal Shopping District activities; and

WHEREAS, the City of Lansing has determined that the cost of providing such services should be recovered by a special assessment against properties especially benefited as authorized by Act No. 120 of the Public Acts of 1961, as amended, and Chapters 812 and 1026 of the Lansing Code of Ordinances; and

WHEREAS, the City of Lansing has reviewed the proposed special assessment boundaries; and

WHEREAS, the City of Lansing has also reviewed the proposed services within the boundaries with an estimated cost of these services; and

WHEREAS, a public hearing was held on October 30, 2023, in the City Council Chamber, 10th Floor City Hall, Lansing, Michigan to consider the establishment of the Principal Shopping District special assessment roll; and

WHEREAS, notice to the affected owners of the properties in said district were given at least a 12 (twelve) day notice prior to the date of the hearing and in accordance with Chapter 1026 of the Lansing Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED that the special assessment zones for the Principal Shopping District are established by City Council as follows:

Principal Shopping District: Beginning at the intersection of West right-of-way line of S. Capitol Avenue and the north right-of-way line of W. St. Joseph Street, "Point of Beginning," North along S. Capitol Avenue right-of-way line to the center-line of W. Washtenaw Street, west along the centerline of W. Washtenaw Street to the center-line of Townsend Street, north along the center-line of Townsend Street to the center-line of W. Allegan Street, then east along the W. Allegan Street center-line to the center-line of S. Capitol Avenue, north along the S. Capitol Avenue center-line to the center-line of W.

Saginaw Street, east along the W. Saginaw Street center-line to the west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the north right-of-way line of W. Grand River Avenue, east along the W. Grand River Avenue right-of-way line to the west right-of-way line of Turner Street, north along the Turner Street right-of-way line to the north right-of-way line of Clinton Street, east along Clinton Street right-of-way to the east right-of-way line of Center Street, south along the Center Street right-of-way line to the north right-of-way line of Liberty Street, east along the Liberty Street right-of-way line to the centerline of N. Cedar Street, south along the N. Cedar Street center-line to the south right-of-way line of East Grand River Avenue, east along the E. Grand River Avenue right-of-way line to the west right-of-way line of N. Larch Street, south along the N. Larch Street right-of-way line to the center-line of E. Shiawassee Street, east along the E. Shiawassee Street center-line to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the south right-of-way line of E. Michigan Avenue, west along the E. Michigan Avenue right-of-way to the east right-of-way line of S. Larch Street, south along the S. Larch Street right-of-way line to the center-line of E. Kalamazoo Street, then west along E. Kalamazoo Street center-line to the center-line of S. Larch Street, then south along the S. Larch Street center-line to the north right-of-way line of St. Joseph Street (extended), west along the St. Joseph Street right-of-way line (extended) to the Point of Beginning.

The Principal Shopping District, as described herein, shall contain zones as described below:

Zone A: Beginning at the intersection of the center-line of W. Shiawassee Street and the centerline of N. Capitol Avenue, the "Point of Beginning -A", east along the center-line of Shiawassee Street to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the center-line of E. Michigan Avenue, west along the center-line of E. Michigan Avenue to the center-line of S. Cedar Street, south along the S. Cedar Street center-line to the center-line of E. Kalamazoo Street, west along the E. Kalamazoo Street center-line to the center-line of Museum Drive, northwesterly along the center-line of Museum Drive to the north line of Impression Five Condominium (extended), west along the said north line of Impression Five Condominium (extended) to the center-line of the Grand River, southeasterly along the center of the Grand River to the center-line of E. Kalamazoo Street, continuing along the center-line of E. Kalamazoo Street to the center-line of Grand Avenue, south along the Grand Avenue center-line to the center-line of W. Lenawee Street, west along the W. Lenawee Street center-line to the west right-of-way line of S. Capitol Avenue, north along the west right-of-way line of S. Capitol Avenue to W. Washtenaw street, west along the centerline of W. Washtenaw Street to the centerline of Townsend Street, north along the centerline of Townsend Street to the centerline of W. Allegan Street, then east along the W. Allegan Street center-line of W. Allegan Street to the center-line of S. Capitol Avenue, north along the S. Capitol Avenue center-line to the Point of Beginning -A.

Zone B: Beginning at the intersection of west right-of-way line of N. Washington Avenue and the north right-of-way line of W. Grand River Avenue, the "Point of Beginning -B," east along the W. Grand River right-of-way line to the west right-of-way line of Turner

Street, north along the Turner Street right-of-way line to the north right-of-way line of Clinton Street, east along the Clinton Street right-of-way line to the east right-of-way line of Center Street, south along the Center Street right-of-way line to the north right-of-way line of Liberty Street, east along the Liberty Street right-of-way line to the center, line of N. Cedar Street, south along the N. Cedar Street center-line to the centerline of E. Maple Street, west along E. Maple Street center-line (as aligned) to the west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the Point of Beginning –B.

Zone C -North: Beginning at the intersection of the center-line of N. Capitol Avenue and the center-line of W. Shiawassee Street, the "Point of Beginning -C (North)," north along the N. Capitol Avenue center-line to the center-line of W. Saginaw Street, east along the W. Saginaw Street center-line to west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the center-line of E. Maple Street, east along E. Maple Street (as aligned) center-line to the center-line of N. Cedar Street, north along the N. Cedar Street center-line to the south right-of-way line of E. Grand River Avenue, east along the E. Grand River Avenue right-of-way line to the west right-of-way line of N. Larch Street, south along the N. Larch Street right-of-way line to the center-line of E. Shiawassee Street, west along the E. Shiawassee Street Center-line to the Point of Beginning - C (North).

Zone C -South: Beginning at the intersection of the west right-of-way line of S. Capitol Avenue and the center-line of W. Lenawee Street, the "Point of Beginning -C (South)," east along the W. Lenawee Street center-line to the center-line of Grand Avenue, north along Grand Avenue centerline to the center-line of E. Kalamazoo Street, east along the Kalamazoo Street center-line to the center of the Grand River, northwesterly along the center-line of the Grand River to the north line of Impression Five Condominium (extended), east along the north line of Impression Five Condominium (extended) to the center-line of Museum Drive, southeasterly along the center-line of Museum Drive to the center-line of E. Kalamazoo Street, east along the Kalamazoo Street centerline to the center-line of S. Cedar Street, north along the Cedar Street center-line to the center-line of E. Michigan Avenue, east along the E. Michigan Avenue center-line to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the south right-of-way line of E. Michigan Avenue, then west along the E. Michigan Avenue right-of-way line to the east right-of-way line of S. Larch Street, south along the S. larch Street right-of-way line to the center-line of E. Kalamazoo Street, west along the E. Kalamazoo Street center-line to the center-line of S. Larch Street, south along the S. larch Street center-line to the north right-of-way line of St. Joseph Street (extended), west along the St. Joseph Street right-of-way line (extended) to the west right-of-way line of S. Capitol Avenue, then north along the S. Capitol Avenue right-of-way to the Point of Beginning -C (South).

BE IT FURTHER RESOLVED, that the Principal Shopping District public improvements and services be supported by a special assessment of these costs against the properties especially benefited as follows:

	1st Floor	2nd floor & above	Parking Structure, 1st level	Parking Structure, 2nd level and above	Surface Parking Lots	Vacant Lots	Industrial	Industrial Upper levels
Zone A	0.1514	0.0691	0.0546	0.0275	0.0757	0.02	0.0275	0.0136
Zone B	0.0966	0.0362	0.0483	0.02415	0.0483	0.02	0.0275	0.0136
Zone C	0.0483	0.0181	0.0241	0.012	0.0241	0.02	0.0275	0.0136

BE IT FURTHER RESOLVED, that these rates shall increase by 3% each year for collection years 2024, 2025, 2026, 2027, and 2028.

BE IT FURTHER RESOLVED, that the maximum assessment shall be \$10,000 plus inflation since 1994 pursuant to MCL 125.985.

BE IT FURTHER RESOLVED, that in zones "A," "B," and "C " (North & South), any property owned by a non-profit entity that is tax exempt on the current assessment roll under any section other than 211.7l, m or n or under 211.71g according to the General Property Tax Act shall have their property assessment capped at 75% of the proposed assessment rate; property exempt under 211.7l, 211.7m, 211.7n or 211.71g shall be 100% exempt from this assessment. Property classified as Residential pursuant to MCL 211.34c shall not be assessed. All other property shall be assessed that is not exempted by the General Property Tax Act. Square footage and exempt status is determined by December 31st of the previous year and coincides with Tax Day according to the General Property Tax Act.

BE IT FURTHER RESOLVED that Special Assessment Roll number PSD23 as presented and as returned by the City Assessor, is hereby, ratified and confirmed, and the Mayor is authorized to affix within ten days his warrant directing the City Treasurer to collect said tax. The Special Assessment shall be billed on October 1st annually, except for the 2023 tax year. The 2023 special assessment shall be added directly to the 2023 December tax bill.

BE IT FINALLY RESOLVED that if said payment is not received by October 30th, said tax will be placed on the December tax roll without interest or penalty.



Peter Spadafore, At-Large Councilmember
124 W. Michigan Avenue – Tenth Floor
Lansing, MI 48933

MEMO

TO: Lansing City Council
FROM: Peter Spadafore
RE: Principal Shopping District Assessment Roll
DATE: November 12, 2023

After hearing from constituents, business owners, Downtown Lansing, Inc, and members of the City Council, we've worked with the City Assessor to present a revised roll for Zones A, B, and C of the Principal Shopping District (PSD).

The revised roll presents several changes with an overall reduction in total collections vs. the roll originally presented at the public hearing on October 30, 2023.

1. A 5% increase for the first year and a 3% increase for subsequent years (2024, 2025, 2026, 2027, and 2028)
2. The assessment revises the formula for vacant parking lots. Rather than assessing the same rate as first-floor retail as presented on 10/30, they will see the same 5% increase as all other parcels.
3. The overall roll went from \$545,000 to \$467,000 – about a 15% reduction from the 10/30 proposal.

The Committee on City Operations will take up this revised roll on Monday, November 13, 2023 at 3:30 PM. As of writing this memo, I have not heard from other Councilmembers regarding possible changes, but if you wish to provide some input, please let me know. My City cell phone is 517.648.4445.

cmto

Boak, Sherrie

From: Steve Japinga <sjapinga@lansingchamber.org>
Sent: Monday, November 13, 2023 12:37 PM
To: Spadafore, Peter; Hussain, Adam; Kost, Ryan
Cc: Boak, Sherrie; tdaman@lansingchamber.org
Subject: [EXTERNAL] LRCC Memo on Proposed Special Assessment - Principal Shopping District 2023
Attachments: LRCC Memo on Proposed Special Assessment - Principal Shopping District 2023
Roll_CMTE on City Operations_11-13-2023.pdf

Lansing City Council Committee on City Operations,

On behalf of the Lansing Regional Chamber of Commerce (LRCC), we appreciate the opportunity to express our concerns and seek clarification regarding the recent recommendations put forth by Downtown Lansing, Inc. (DLI) to increase the special assessments, specifically the Principal Shopping District Assessment Roll, on downtown businesses. **Please find attached memo.**

Thank you for your consideration.

Steve Japinga

Senior Vice President, Public Affairs

O: (517) 853-6460 | C: (517) 449-3732

www.lansingchamber.org

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MEMO TO: Lansing City Council Committee on City Operations

FROM: Steve Japinga, SVP, Public Affairs

DATE: November 13, 2023

RE: Discussion/Action – ITEM E. RESOLUTION -Special Assessment, Principal Shopping District 2023 roll

On behalf of the Lansing Regional Chamber of Commerce (LRCC), we appreciate the opportunity to express our concerns and seek clarification regarding the recent recommendations put forth by Downtown Lansing, Inc. (DLI) to increase the special assessments, specifically the Principal Shopping District Assessment Roll, on downtown businesses.

Our primary concern is understanding the reason and the timing for these proposed assessments, especially considering the state dollars that have been secured and appropriated to DLI throughout these past few years due to the pandemic. A transparent account of their utilization is necessary for us to comprehend the urgency and necessity of the proposed assessments.

At this juncture, we find ourselves inclined to oppose the proposed special assessment until we gain a clearer understanding of the reasons for its urgency, how the allocated funds, especially those from the state of Michigan, have been spent, and the specific initiatives or projects the proposed increase are intended to support.

We kindly request that the Lansing City Council Committee on City Operations hold on moving this proposal for all interested stakeholders to obtain the necessary information to make informed decisions regarding the proposed assessments.

As the principal district in downtown Lansing continues its recovery phase, additional financial burdens, such as the proposed special assessments, stand to impede the progress of businesses as they strive to grow and thrive. It is imperative to consider the delicate nature of our ongoing recovery and the importance of minimizing additional challenges for our downtown.

Thank you for your consideration.

BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, pursuant to Rule 41 of the Lansing City Council Rules, a proposed rule revision shall be placed on the Council Agenda for Council receipt and review, but “shall not be considered for adoption sooner than the next council meeting;”

THEREFORE BE IT RESOLVED, that the City Council hereby moves to amend the City Council Rules to add Rule 48:

LANSING CITY COUNCIL RULES

(Rule amendment introduced _____, and to be considered for adoption
_____)

Rule 48. Electronic Participation in Public Comment at Meetings of Council, Committees. Electronic participation by members of the public, for the purpose of making public comment on legislative matters (as that term is defined above), is permitted at Meetings of City Council, Committee of the Whole, and all other Committees of City Council.

To register to speak electronically on legislative matters at a regularly scheduled or special meeting of the City Council or Committee of the Whole, a member of the public may send a request to the City Clerk no later than four (4) hours prior to the meeting in a form and manner determined by the City Clerk. Prior to the meeting , the City Clerk will email the member of the public instructions to participate.

City Council office staff will post, with agendas of all other Committees of City Council, instructions on how members of the public may attend and speak electronically on legislative matters..

The City Clerk will establish and maintain procedures and protocols for electronic participants, consistent with this rule and technologies being utilized for electronic participation. The procedures and protocols will be available for viewing by any person wishing to register for electronic participation.

The Presiding Officer of City Council, Committee of the Whole, or any other Committee of City Council may reduce the amount of time allowed for each speaker if he or she has determined that the number of registered speakers is so numerous that the meeting cannot be timely concluded without a reduction in the time allocated for each speaker.

The Rules of Decorum for Meetings, at Rule 18, apply to members of the public participating electronically. The Presiding Officer reserves the right to mute and end the comment of anyone who violates this rule.

2023 Construction Project Status

MDOT

I-496 – Capitol Ave will reopen soon. Project should be completed by the end of the construction season with some punch list work remaining into 2024.

Ingham County Drain Commission

Montgomery Drain – Frandora Hills – Paving to be completed this week. Punch list items complete by Thanksgiving. Coolidge sidewalk project has started. Water quality plaza at Michigan/Morgan/Cascade is complete except for punch list items. Intersection should open within a week. Ranney Park improvements are ongoing. Most of the paths have been paved. Water wall feature still under construction. Floral clock and restoration should be completed spring 2024. MDOT trunk sewer construction should commence this winter or next spring with completion next construction season.

Board of Water & Light

Watermain Replacement with sewer and road work – Vernon, Glendale, Parkway. Scheduled to finish by end of 2023 season.

City of Lansing

In Progress

CSO Area 15S – Butler & Bancroft will have base paving by end of 2023 season. Utility work on Lapeer and Genesee will take place through the winter. Work on MLK Jr. Blvd and in the Westside Neighborhood will start in early 2024.

CSO Area 34D – Colonial Village – Scheduled for 2023 completion.

CSO Area 34E – Strathmore, Eaton, Wayburn, Rockford, Markey, Greencroft will have base paving by the end of 2023 season. Utility work on Kensington to take place over the winter. Kensington, Wakefield, Greenlawn will be completed next spring/summer.

Completed Projects

Major Streets: Waverly, Pennsylvania, Miller

Micro surface: (layer added to 2022 work) Cooper, Poxson, Clark, Maryland, Schafer, Wabash, Frederick

Chip & Fog Seal – Keystone, Executive, Holmes

Paving – Deerfield, Gibson (O&M) Custer, Rumsey, Clifford, Foster, Prospect (contractor)

As of 11/13/2023

This is a detailed street map of Lansing, Michigan. The map shows a grid of streets with major thoroughfares highlighted. Key features include:

- Streets:** Major roads like N Grand River Ave, W Saginaw St, E Grand River Ave, and I-96 are clearly marked. Local streets such as W Willow St, W Oakland Ave, and E Saginaw St are also labeled.
- Parks and Recreation:** Numerous parks are shown, including Gier Park, Potter Park, Grand River Park, and Scott Woods Park. The Potter Park Zoo is also indicated.
- Landmarks:** The Sparrow Hospital and the Country Club of Lansing are marked on the map.
- Water Bodies:** The Grand River is shown flowing through the city, with several bridges crossing it.
- City Center:** The word "Lansing" is printed in the center of the map, indicating the downtown area.
- Infrastructure:** Highways 96, 43, 69, and 496 are shown with their respective shields.

The map uses a color-coded system: green for parks, blue for water, and grey for roads. Red lines and symbols are used to highlight specific areas or routes of interest.