

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



AGENDA FOR FEBRUARY 25, 2019

TO THE HON. MAYOR AND MEMBERS OF THE CITY COUNCIL:

The following items were listed on the agenda in the City Clerk's Office in accordance with Section 3-103(2) of the City Charter and will be ready for your consideration at the regular meeting of the City Council on Monday, February 25, 2019 at 7:00 p.m. at the Council Chambers, 10th Floor, City Hall.

I. ROLL CALL

II. MEDITATION AND PLEDGE OF ALLEGIANCE

III. READING AND APPROVAL OF PRINTED COUNCIL PROCEEDINGS

Approval of the Printed Council Proceedings of February 4 and February 11, 2019

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

V. TABLED ITEMS

VI. SPECIAL CEREMONIES

VII. COMMENTS BY COUNCIL MEMBERS AND CITY CLERK

VIII. COMMUNITY EVENT ANNOUNCEMENTS (Time, place, purpose, or definition of event – 1 minute limit)

IX. SPEAKER REGISTRATION FOR PUBLIC COMMENT ON LEGISLATIVE MATTERS

X. MAYOR'S COMMENTS

XI. SHOW CAUSE HEARINGS

XII. PUBLIC COMMENT ON LEGISLATIVE MATTERS (Legislative matters consist of the following items on the agenda: public hearings, resolutions, ordinances for introduction, and ordinances for passage. The public may comment for up to three minutes. Speakers must sign up on blue form.)

A. SCHEDULED PUBLIC HEARINGS

1. In consideration of Adoption of the 2015 International Property Maintenance Code (PEND-676)

2. In consideration of Brownfield Plan #62 Amendment #1; George F. Eyde Family LLC, Oliver Towers Redevelopment Project, 310 N. Seymour Ave. (PEND-729)
3. In consideration of Lansing Economic Development Corporation REO Town Project, Pablo's Mexican Restaurant, 1102 S. Washington Avenue and W. Elm Street (PEND-731)

XIII. COUNCIL CONSIDERATION OF LEGISLATIVE MATTERS

A. REFERRAL OF PUBLIC HEARINGS

B. CONSENT AGENDA

1. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
 - a. Confirmation of Reappointment; Benjamin Bakken as a City of Lansing Member of the Local Development Finance Authority for a term to expire June 30, 2021 (PEND-755)
 - b. Confirmation of Appointment; James A. Houthoofd, Jr. as a member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2021 (PEND-714)
 - c. Confirmation of Appointment; Gary Manns as an At-Large member of the Planning Board for a term to expire June 30, 2020 (PEND-772)
 - d. Setting a Public Hearing in consideration of SLU-2-2018; Residential Use in the "I" Heavy Industrial District, 1609 N. Larch Street (PEND-746, 747)
 - e. Revoke Obsolete Property Rehabilitation Exemption Certificate #3-08-0005, Spartan Internet Properties, LLC at 1030 South Holmes Street (PEND-767)
2. BY THE COMMITTEE ON PUBLIC SAFETY
 - a. Confirmation of Appointment; Stephen K. Purchase as an At-Large Member of the Board of Fire Commissions for a term to expire June 30, 2021 (PEND-769)
 - b. Setting a Show Cause Hearing in Consideration of Orders to Make Safe or Demolish; 3815 Marion (PEND-776, 761)
 - c. Setting a Show Cause Hearing in Consideration of Orders to Make Safe or Demolish; 4704 Hughes Road (PEND-762, 774)
 - d. Setting a Show Cause Hearing in Consideration of Orders to Make Safe or Demolish; 434 S. Francis (PEND-775, 763)

3. BY THE COMMITTEE ON PUBLIC SERVICES
 - a. Act-10-2018; Development Sewer Easements, McLaren New Hospital Parcel (PEND-749)
4. BY THE COMMITTEE ON WAYS AND MEANS
 - a. Confirmation of Reappointment; Kenneth Salzman as an At-Large member of the Income Tax Board of Review for a term to expire June 30, 2022 (PEND-773)
5. BY THE COMMITTEE OF THE WHOLE
 - a. Confirmation of Appointment; Bettie J. Trice as a 4th Ward Member of the Medical Marijuana Commission for a term to expire November 27, 2020 (PEND-697)
 - b. Confirmation of Appointment; Joan Elizabeth Knapp as an At-Large Member of the Board of Review for a term to expire June 30, 2020 (PEND-784)
 - c. Confirmation of Appointment; Felicia B. Eshragh as an At-Large Member of the Board of Review for a term to expire June 30, 2020 (PEND-783)

C. RESOLUTIONS FOR ACTION

1. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
 - a. Act-1-2019; 212 E. Howe Avenue, requested by Nathan Shell (PEND-745)
2. BY THE COMMITTEE ON WAYS AND MEANS
 - a. Grant Acceptance; Byrne Justice Assistance Grant (JAG), Lansing Police Department (PEND-748)
 - b. Grant Acceptance; Michigan Office of Highway Safety Planning (OHSP) Grant, Lansing Police Underage Drinking Enforcement Program (PEND-750)
 - c. Grant Acceptance; Byrne Justice Assistance Grant (JAG) for Technology, Lansing Police Department (PEND-751)
3. BY THE COMMITTEE OF THE WHOLE
 - a. Act-4-2019; Sale of City Property, Townsend Parking Ramp located at 221 Townsend Street to the Michigan Senate (PEND-753)
 - b. Sale of Townsend Parking Ramp, Resolution Defeating Bonds (PEND-739)

D. REPORTS FROM COUNCIL COMMITTEES

E. ORDINANCES FOR INTRODUCTION and Setting of Public Hearings

1. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING

- a. Z-8-2018; 5400 S. Cedar Street, Rezoning from “F” Commercial & “J” Parking Districts to “G-2” Wholesale District (PEND-743, 744)
- b. Z-9-2018; Parcel No. 33-01-01-17-480-021, Rezoning from “C” Residential District to “F” Commercial District (PEND-741, 742)

F. ORDINANCES FOR PASSAGE

XIV. SPEAKER REGISTRATION FOR PUBLIC COMMENT ON CITY GOVERNMENT RELATED MATTERS

XV. REPORTS OF CITY OFFICERS, BOARDS, AND COMMISSIONS; COMMUNICATIONS AND PETITIONS; AND OTHER CITY RELATED MATTERS
(Motion that all items be considered as being read in full and that the proper referrals be made by the President)

A. REPORTS FROM CITY OFFICERS, BOARDS, AND COMMISSIONS

- 1. Letter(s) from the City Clerk re:
 - a. Minutes of Boards, Commissions, and Authorities placed on file in the Clerk’s Office
 - b. Report of Board, Authority, and Commission Term Expirations
- 2. Letter(s) from the Mayor re:
 - a. Special Assessment; Glenburne Commons, Trash & Grass Abatement, Roll #GB-2018 (PEND-777, 726)
 - b. Land Acquisition Grant Application; Authorizing Michigan Natural Resources Trust Fund (MNRTF) Grant Funding to acquire parcel #33-01-01-34-425-011, 1624 E. Cavanaugh Road (PEND-778, 781)
 - c. Land Acquisition Grant Application; Authorizing Michigan Natural Resources Trust Fund (MNRTF) Grant Funding to acquire #33-01-01-21-202-001, 342 E. St. Joseph Street, #1(PEND-779, 781)

- d. Land Acquisition Grant Application; Authorizing Michigan Natural Resources Trust Fund (MNRTF) Grant Funding to acquire #33-01-01-21-202-011, 700 River Street (PEND-780, 781)
- e. Grant Acceptance; HRCS Collaborative Applicant for Continuum of Care for Lansing under the Emergency Solutions Grant Notice of Funding Availability (NOFA) (PEND 771)
- f. Grant Acceptance; Ingham County Parks & Trails Millage funding (PEND-782)
- g. Appointment; Joan Elizabeth Knapp as an At-Large Member of the Board of Review for a term to expire June 30, 2020 (PEND-784)
- h. Appointment; Felicia B. Eshragh as an At-Large Member of the Board of Review for a term to expire June 30, 2020 (PEND-783)
- i. Payment in Lieu of Taxes (PILOT) 517 N. Walnut Apartments (PEND-786, 787)
- j. Payment in Lieu of Taxes (PILOT) Ferris Manor, 516 West Saginaw Apartments (PEND-788, 789)
- k. 2009 TIFA Bond Refinancing (PEND-793)
- l. 2009 Build America Bond (PEND-785)
- m. Brownfield Plan #72 Public Hearing, 203 S. Clippert, Red Cedar Development (PEND-790, 792)

B. COMMUNICATIONS AND PETITIONS, AND OTHER CITY RELATED MATTERS

- 1. Notice from the Liquor Control Commission for a request to:
 - a. Transfer Ownership of a 2018 Class C and SDM Licensed Business With Sunday Sales Permit, Dance-Entertainment Permit, and Outdoor Service From Leo's Outpost, Inc. located at 600 S Pennsylvania, Lansing MI 48912
 - b. Transfer Ownership of an escrowed 2018 Class C licensed business with Dance-Entertainment Permit from Tini Bikinis-Lansing, LLC; transfer location from 511 East Hazel, Lansing; cancel existing Outdoor Service and request new Sunday Sales Permit (AM & PM) to Bar Mitena, LLC, 2001 East Michigan Ave, Lansing

2. Claim Appeal (#1672), Pontius Investment Portfolio1, LLC for \$2,892 due to trash fees at 1827 W. Holmes Road.

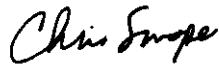
XVI. MOTION OF EXCUSED ABSENCE

XVII. REMARKS BY COUNCIL MEMBERS

XVIII. REMARKS BY THE MAYOR OR EXECUTIVE ASSISTANT

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

XX. ADJOURNMENT



CHRIS SWOPE, CITY CLERK

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

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, February 25, 2019 at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An Ordinance of the City of Lansing, Michigan, for the purpose of an amendment to Chapter 1460, Sections 1460.01 and 1460.02 of the Lansing Codified Ordinances to adopt the 2015 International Property Maintenance Code with certain additions, deletions, and alterations.

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

Chris Swope, Lansing City Clerk, MMC/CMMC

www.lansingmi.gov/Clerk

www.facebook.com/LansingClerkSwope

ORDINANCE NO. _____

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

THE CITY OF LANSING ORDAINS:

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

1460.01. PROPERTY MAINTENANCE CODE

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

(a) When used in the IPMC:

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

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

- 1 (3) "International Mechanical Code" is replaced with "the Mechanical Code, as adopted in
- 2 Chapter 1426 of the Lansing Codified Ordinances."
- 3 (4) "ICC Electrical Code" is replaced with "the Electrical Code, as adopted in Chapter
- 4 1424 of the Lansing Codified Ordinances."
- 5 (5) "International Zoning Code" is replaced with "the Zoning Code, Title Six of Part
- 6 Twelve of the Lansing Codified Ordinances."
- 7 (6) "International Fire Code" is replaced with "the Fire Code, as adopted in Chapter 1610
- 8 of the Lansing Codified Ordinances."
- 9 (7) "International Plumbing Code" is replaced with "the Plumbing Code, as adopted in
- 10 Chapter 1422 of the Lansing Codified Ordinances."
- 11 (8) "Department of Property Maintenance Inspection" and "Department" are replaced with
- 12 "Office of Code Compliance."
- 13 (9) "Legal representative of the jurisdiction," "legal officer of the jurisdiction," and "legal
- 14 counsel of the jurisdiction" are replaced with "City Attorney."
- 15 (10) "Appointing authority" AND "CHIEF APPOINTING AUTHORITY" ~~is~~ARE
- 16 replaced with "Mayor."
- 17 (11) "Appeals Board" is replaced with "Building Board of Appeals."
- 18 (b) The following language is added to Section 102.6 after the word "designated": By the Federal,
- 19 State, or local government.
- 20 (c) Section 103.2 is deleted.

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

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

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

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

14 (h) The text of Section 106.3 is replaced with the following: The Code Official and all Code
15 Compliance Officers are hereby designated as authorized City Officials for the purpose of
16 issuing municipal civil infraction notices directing alleged violators to appear at the City of
17 Lansing Municipal Ordinance Violations Bureau or a local court of competent jurisdiction.
18 Unless otherwise provided in this Code or by State law, any person in violation of any
19 provision of this Code is responsible for a municipal civil infraction and subject to a \$500.00
20 fine and all other penalties and remedies allowed by law. Any person in violation of Section
21 108.4.1 or Section 108.5 is responsible for a misdemeanor and subject to the penalties provided
22 in Section 202.99(b) of the Lansing Codified Ordinances and all other penalties and remedies

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

12 (i) Section 106.6 is added, to read as follows: Violations of Section 302.4 and violations of Section
13 308 are hereby declared to be nuisances and may be abated by the City if not corrected within
14 the time provided in the notice given pursuant to Section 107. Any expense incurred in abating
15 a nuisance pursuant to this section, including an administrative service fee, shall be paid by the
16 owner or party in interest whose name appears on the City's real property tax assessment
17 records. The owner or party in interest whose name appears on the City's real property tax
18 assessment records shall be notified of the amount owed by first class mail at the address shown
19 on the City's real property tax assessment records. After 30 days, any unpaid amount shall be
20 reported to the City Assessor for placement on the next tax roll of the City and imposition of a
21 lien against the property on which the nuisance was located, as permitted by State law.

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

1 (k) In Section 107.2:

2 (1) The following language is added to the end of number 4: For violations of Section
3 302.4, the notice shall require correction within 7 days.

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

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

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

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

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

7 (o) Section 108.9 is added, to read as follows: The Code Official may request permission to inspect
8 any structure intended to be used as a dwelling when that structure has remained vacant for
9 180 days. If permission to inspect is denied, the Code Official may seek a warrant from a court
10 of competent jurisdiction.

11 (p) Section 110 is deleted. In its place, MCL 125.538-125.542, with the exception of MCL
12 125.541c, from Article VII of the Housing Law of Michigan, PA 167 of 1917, are hereby
13 adopted by reference. Pursuant to MCL 125.534(6), regardless of whether or not the cost of
14 repair of a structure exceeds its state equalized value, the Code Official may bring a court
15 action to remove or rehabilitate it if (1) it is an unsafe structure pursuant to Section 108.1.1,
16 (2) it remains vacant or boarded, and (3) a significant attempt has not been made to rehabilitate
17 it for a period of 24 consecutive months.

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

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

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

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

9 *PERSON. ANY LEGAL ENTITY.*

10 (t) The definitions of "COST OF SUCH DEMOLITION OR EMERGENCY REPAIRS,"
11 "inoperable motor vehicle," and "operator" are deleted.

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

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

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

16 c. *Dwelling.* Any "dwelling," as defined in the Housing Law of Michigan, PA 167 of
17 1917.

18 d. *Leasehold.* Any "leasehold" as defined in the Housing Law of Michigan, PA 167 of
19 1917.

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

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

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

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

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

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

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

16 (aa) Section 404.5 is deleted.

17
18 Section 2. That Section 1460.02 of the Lansing Code of Ordinances of the City of Lansing
19 Michigan, is hereby amended as follows:

20 **1460.02. - COPY OF ~~2009~~2015 International Property Maintenance Code for Public**
21 **Inspection.**

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

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

6 Section 4. Should any Section, clause or phrase of this ordinance be declared to be invalid,
7 the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the
8 part so declared to be invalid.

9 Section 5. This ordinance shall take effect on the 30th day after enactment, unless given
10 immediate effect by City Council, and shall expire on December 31, 2027.

11
12 APPROVED BY THE ORDINANCE REVIEW COMMITTEE
13 OF THE OFFICE OF THE CITY ATTORNEY

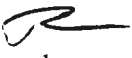
**Department of Economic
Development and Planning**
Brian McGrain, Director



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

MEMORANDUM

TO: Mayor Andy Schor

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

DATE: November 9, 2018

SUBJECT: Adoption of 2015 IPMC Ordinance

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

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

Please let me know if you have any questions.

Attachment

**Department of Economic
Development and Planning**
Brian McGrain, Director



Andy Schor, Mayor

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

DATE: September 5, 2018
TO: Brian McGrain, Director
FROM: Scott Sanford, Lead Housing Manager
Code Enforcement
SUBJECT: Adoption of the 2015 IPMC

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

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

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

Respectfully,

Scott Sanford
Manager
Code Enforcement

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on February 25, 2019 at 7:00 p.m. in the City Council Chambers, 10th Floor, Lansing City Hall, Lansing, MI, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Amended Brownfield Plan #62 – Oliver Towers Brownfield Redevelopment Project pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 310 North Seymour Avenue located in the City of Lansing, but more particularly described as:

The South 210 feet of Block 84 of Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 2 of plats, page 36. Commonly known as 310 N. Seymour Avenue, Lansing, MI 48933, Tax Parcel No. 33-01-01-16-177-022.

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

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

Chris Swope, Lansing City Clerk, MMC/CMMC
www.lansingmi.gov/Clerk
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*Lansing Brownfield
Redevelopment Authority*



Lansing Brownfield Redevelopment Authority
Oliver Towers Redevelopment Project

*Brownfield Plan #62
Amendment #1*

310 North Seymour Avenue
Lansing, Michigan

PREPARED BY:

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

REVIEWED BY:

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

November 30, 2018

Approved by the LBRA on December 7, 2018

Adopted by the Lansing City Council on _____

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ATTACHMENTS

Attachment A: Legal Description of the Property Conditions

Attachment B: Summary of Known Environmental

Attachment C: Letter of Functional Obsolescence

1. Project Summary Sheet

The purpose of this Brownfield Plan is to identify eligible activities and cost estimates for redevelopment of the property located at 310 N. Seymour Avenue in Lansing, Michigan. Brownfield tax increment financing is necessary to support redevelopment of the property. Brownfield Plan #62 was approved by the City of Lansing Brownfield Redevelopment Authority (the “LBRA” or the “Authority”) on September 11, 2015. The Lansing City Council approved the Brownfield Plan on November 9, 2015.

Project Name: Oliver Towers Redevelopment Project

Developer: George F. Eyde Family, LLC

Property Location: 310 N. Seymour Avenue, Lansing, Michigan

Parcel Information: Parcel ID 33-01-01-16-177-022

Type of Eligible Property: “Facility” and “Functionally Obsolete”

Project Description: A complete rehabilitation of the vacant, 8-story “Oliver Towers” site located in heart of Downtown Lansing just north of the State Capitol. The Mixed-use Development includes rehabilitation of the building including office/retail on the first floor and 96 residential units on floors two through eight. Brownfield Eligible activities include asbestos surveys and abatement, extensive interior demolition, Baseline Environmental Assessment activities, due care and additional response activities and public infrastructure improvements.

Total Capital Investment: Property and Building Improvements: Estimated at \$14,700,000 of which \$1,373,761 is estimated as eligible for Brownfield Reimbursement.

Estimated Job Creation/Retention: This redevelopment will result in the creation/retention of 20 to 40 temporary construction related jobs. In addition to the construction related jobs, the redevelopment is anticipated to generate 10 new full-time equivalent jobs in the commercial/office and retail components of the project.

Duration of Plan: 12 years (starting in 2020)

**Uses of New Taxes and Tax
Increment Revenue (TIR):**

Sources	Uses	
TIR	To Reimburse Developer for Eligible Activity Costs (including contingency and interest)	\$ 1,373,761
TIR	To LBRA Plan Administration	\$ 48,674
TIR	To LBRA Local Site Remediation Revolving Fund (LSRRF)	\$ 48,674
	Total TIR Captured	\$ 1,471,110
New Taxes	To State Brownfield Revolving Fund (BRF)	\$ 79,355
New Taxes	(10%) Distribution to Taxing Units	\$ 163,457
New Taxes	New Taxes to Lansing School Sink Fund, City Debt, School Debt	\$ 172,928
	Total New Taxes	\$ 415,740
	Total TIR and New Taxes	\$ 1,886,849

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

This Brownfield Plan is presented to support George F. Eyde Family, LLC in the redevelopment of the “Oliver Towers” property located 310 North Seymour Avenue in the City of Lansing, Ingham County, Michigan (the “Property”). The location of the Property is depicted on Figure 1.

A summary of the parcel is presented in the table below:

Eligible Property		
Address	Tax ID	Basis of Eligibility
310 N. Seymour Avenue	33-01-01-16-177-022	Facility and Functionally Obsolete

The Property consists of approximately 1.6 acres of land developed with an 8-story, approximately 100 unit apartment complex. A one-story office building is attached to the south side of the apartment complex. A courtyard was located on the southeastern portion of the Property. The remainder of the Property was developed with paved parking areas, grass, and landscaped areas. The area surrounding the Property was generally used for commercial purposes. Property layout and boundaries are depicted on Figure 2. The legal description of the Property is included in Attachment A.

The Property has remained vacant for the past 18 years. The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial and residential property; (b) it is located within the City of Lansing, a qualified local governmental unit under MCL 125.2782(k); (c) the property is a “facility” as defined by Part 201 of Michigan’s Natural Resources and Environmental Protection Act (P.A. 451, as amended); and (d) the Property has been determined to be “functionally obsolete” as defined in Section 2(u) of Act 381.

On April 22, 2016, the City of Lansing, Assessors Office formally determined the Property is “functionally obsolete” as the term is defined in Section 2(u), of Act 381. The Assessing Office conducted a site inspection and determined the building suffers in excess of 50% functional obsolescence. Refer to Attachment C, Letter of Functional Obsolescence.

The presence of contaminants at levels greater than generic residential use criteria is demonstrated by the results of a site assessment presented in the following document: Baseline Environmental Assessment (BEA) dated June 26, 2015, completed for George F. Eyde Family, LLC, prepared by Triterra. A summary of known environmental conditions is included in Attachment B. A map depicting environmental impact at the Property is provided as Figure 3.

3. Brownfield Project Description

George F. Eyde Family, LLC (the “Developer”) proposes to rehabilitate and redevelop the building and associated property with an investment estimated at \$14,700,000. The Mixed-use Development includes rehabilitation of the building including office/retail on the first floor and approximately 96 residential units on floors two through eight.

The redevelopment will result in the creation/retention of 20 to 40 temporary construction related jobs. In addition to the construction related jobs, the redevelopment is anticipated to generate 10 new full-time equivalent jobs in the retail and commercial components.

4. Developer Eligible Activities

The Developer will be reimbursed for the costs of eligible activities necessary to prepare the Property for redevelopment. The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local and state tax revenues generated by the Property redevelopment and captured by the LBRA, subject to any limitations and conditions described in this Plan. The total cost of activities eligible for reimbursement from tax increment revenues is projected to be \$1,373,761 (including contingencies and interest).

STATE AND LOCAL ELIGIBLE ACTIVITIES

DEQ Eligible Activities

Department Specific Activities

Phase I Environmental Site Assessment	\$1,000
Baseline Environmental Assessment Activities.....	\$2,100
Due Care Investigation	\$7,500
Due Care Planning to Meet Compliance with Section 2017a.....	\$3,500
Contingency*	\$0
Interest (5%)	\$3,754
Total DEQ Eligible Activities	\$17,854

MSF Eligible Activities

Asbestos and Lead Activities

Asbestos Survey.....	\$6,200
<i>Subtotal Asbestos and Lead Activities.....</i>	<i>\$6,200</i>

Demolition

Demolition and Asbestos/Mold Abatement.....	\$588,000
Building Demolition – Exterior Panels & Windows	\$30,000
Building Demolition – Interior	\$297,500
Site Demolition	\$17,000
<i>Subtotal Demolition Activities</i>	<i>\$932,500</i>

Infrastructure Improvements

Sidewalks, Curbs, Gutters, Pavement/Approaches in R.O.W.....	\$39,000
Landscaping and Irrigation in R.O.W.....	\$15,000
<i>Subtotal Infrastructure Improvements</i>	<i>\$54,000</i>
Contingency*	\$36,281
Brownfield Plan and Act 381 Work Plan.....	\$17,700
Interest (5%)	\$309,225
Total MSF Eligible Activities	\$1,355,907

TOTAL ELIGIBLE COST FOR REIMBURSEMENT.....\$1,373,761

* Contingency calculation excludes costs for Phase I ESA, Phase II ESA, BEA, Asbestos Survey, Due Care Investigation/Planning, Brownfield Plan and Act 381 Work Plan activities.

** Interest is calculated annually at 5% simple interest on Developer unreimbursed eligible activities

These estimates were developed with uncertainties and assumptions about the final development of the Property and the estimates are subject to change. These estimates should not be assumed to be precise or final.

5. Captured Taxable Value and Tax Increment Revenues

The 2015 taxable value of the Property was \$0, which is the initial taxable value for this Plan. The anticipated taxable value in 2024, after the expiration of the tax abatement under the Obsolete Property Rehabilitation Act (“OPRA”), will be \$2,938,095. This is based on estimates developed by the Project’s development team. The actual taxable value will be determined by the City’s Assessor after the Project is completed.

The LBRA is authorized to capture the tax increment revenues from 2020 through 2031 which will be generated by the increase in taxable value. Ten percent of the local and state taxes generated by the increase in taxable value will be returned to the taxing units. The impact of the LBRA incremental tax capture on local and state taxing authorities is presented in the following table and in Table 2 (attached). Capture will cease after the end of 2031 regardless of whether the Developer has been reimbursed in full.

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

6. Method of Brownfield Plan Financing

The Developer and the Authority will be reimbursed for eligible costs as listed in Section 4. The current estimated impact to taxing jurisdictions as a result of eligible activities (including a contingency and interest of 5%) is \$1,373,761. The LBRA is not obligated to reimburse more than \$1,373,761 in total Eligible Activities during the life of this Plan. No Eligible Activities conducted by the Developer after December 31, 2019 will be reimbursed by the Authority.

The LBRA will provide financing for its costs to implement and administer the Plan by utilizing 5% of the new local taxes captured per year for the duration of the Plan. The LBRA will also deposit 5% of the new local taxes captured per year for the duration of the Plan for deposit into

its Revolving Fund.

7. Amount of Note or Bonded Indebtedness Incurred

None.

8. Duration of the Brownfield Plan

Unless amended by the Lansing City Council, the Plan is anticipated to remain in effect until all approved activities in this plan are covered or until the end of the year 2031, whichever occurs first.

9. Estimated Impact on Taxing Jurisdictions

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

Projected Impact to Taxing Jurisdictions			
Taxing Unit	10% of New Taxes to Taxing Units	90% of New Taxes for Reimbursement	100% Total New Taxes
City of Lansing	\$48,107	\$432,965	\$481,072
Ingham County	\$24,944	\$224,500	\$249,445
Airport Authority	\$1,730	\$15,568	\$17,298
CATA	\$7,441	\$66,971	\$74,413
Capital Area District Library	\$3,860	\$34,744	\$38,605
Potter Park Zoo	\$1,015	\$9,131	\$10,146
Lansing Community College	\$9,421	\$84,793	\$94,215
Ingham Inter. School District	\$11,646	\$104,816	\$116,462
Lansing School District Operating	\$47,356	\$426,202	\$473,557
State Education Tax (3 mills)	\$7,935	\$71,419	\$79,355
Subtotals	\$163,457	\$1,471,110	\$1,634,567
State Education Tax (3 mills State BRF) *			\$79,355

Projected Impact to Taxing Jurisdictions			
Taxing Unit	10% of New Taxes to Taxing Units	90% of New Taxes for Reimbursement	100% Total New Taxes
City Debt*			\$9,251
School Debt*			\$163,677
<i>Subtotal</i>			\$252,283
Total			\$1,886,849

* Increased by investment, but not captured for TIF reimbursement

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

10. Legal Description & Site Map

The Property location, boundaries, and areas of environmental impact are shown on Figures 1 through 3. The legal description of the Property is provided in Attachment A.

11. Personal Property

Incremental tax revenues resulting from new personal property will be captured if available. Any such funds will be used to reimburse the LBRA and Developer for eligible activities.

12. Displacement of Persons

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

13. LBRA Local Site Remediation Revolving Fund

No Local Site Remediation Revolving Funds will be used on this Brownfield Project. The LBRA will deposit 5% the new local taxes captured per year for the duration of the Plan into the LBRA's Revolving Fund as permitted by Act 381 of 1996, as amended ("the Act"). Any excess local tax capture not used to reimburse the Developer will be deposited in the Revolving Fund as permitted by the Act.

14. Other Information

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

FIGURES

Figure 1: Property Location Map

Figure 2: Property Boundary Diagram

Figure 3: Soil Sample Analytical Results in Exceedance of MDEQ GRCC

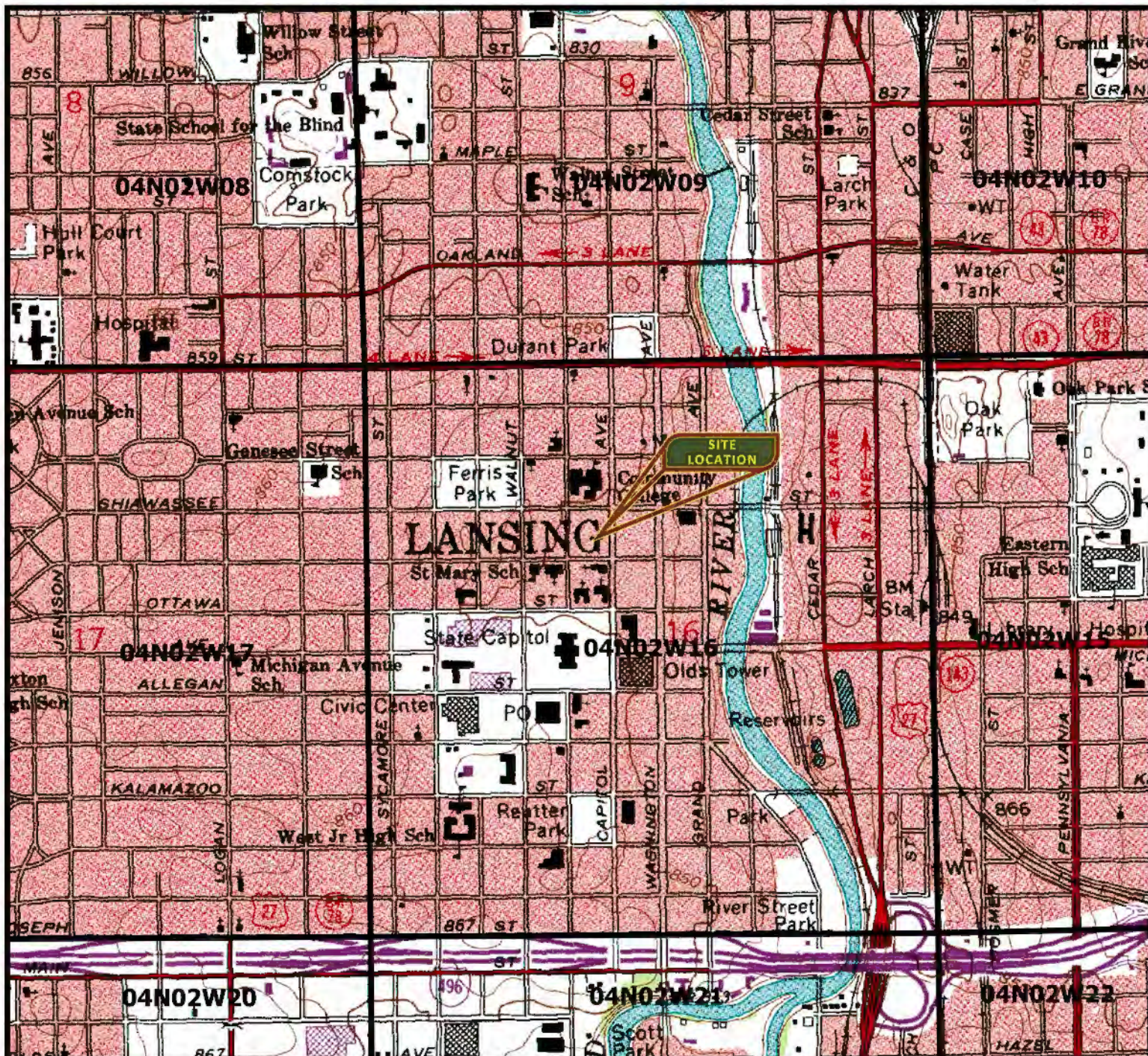


FIGURE 1 SITE LOCATION

**310 NORTH SEYMOUR AVENUE
LANSING, MICHIGAN 48933**

**INGHAM COUNTY
T. 04 N., R. 02 W., SECTION 16**

PROJECT NUMBER: 15-1450

ADAPTED FROM MI GEOGRAPHIC DATA LIBRARY DRG

TRI TERRA



1000 0 1000 2000 ft



1:16,000



Lansing Community College
Parking Lot

Oliver Towers (Vacant)

City of Lansing
316 N. Capitol Ave

Residential

N. SEYMOUR AVENUE

N. CAPITOL AVENUE

Approximate Property Boundary

W. IONIA STREET

State of Michigan
220 N. Setmour Ave

First Baptist Church
235 N. Capitol Ave



TRI TERRA

FIGURE 2

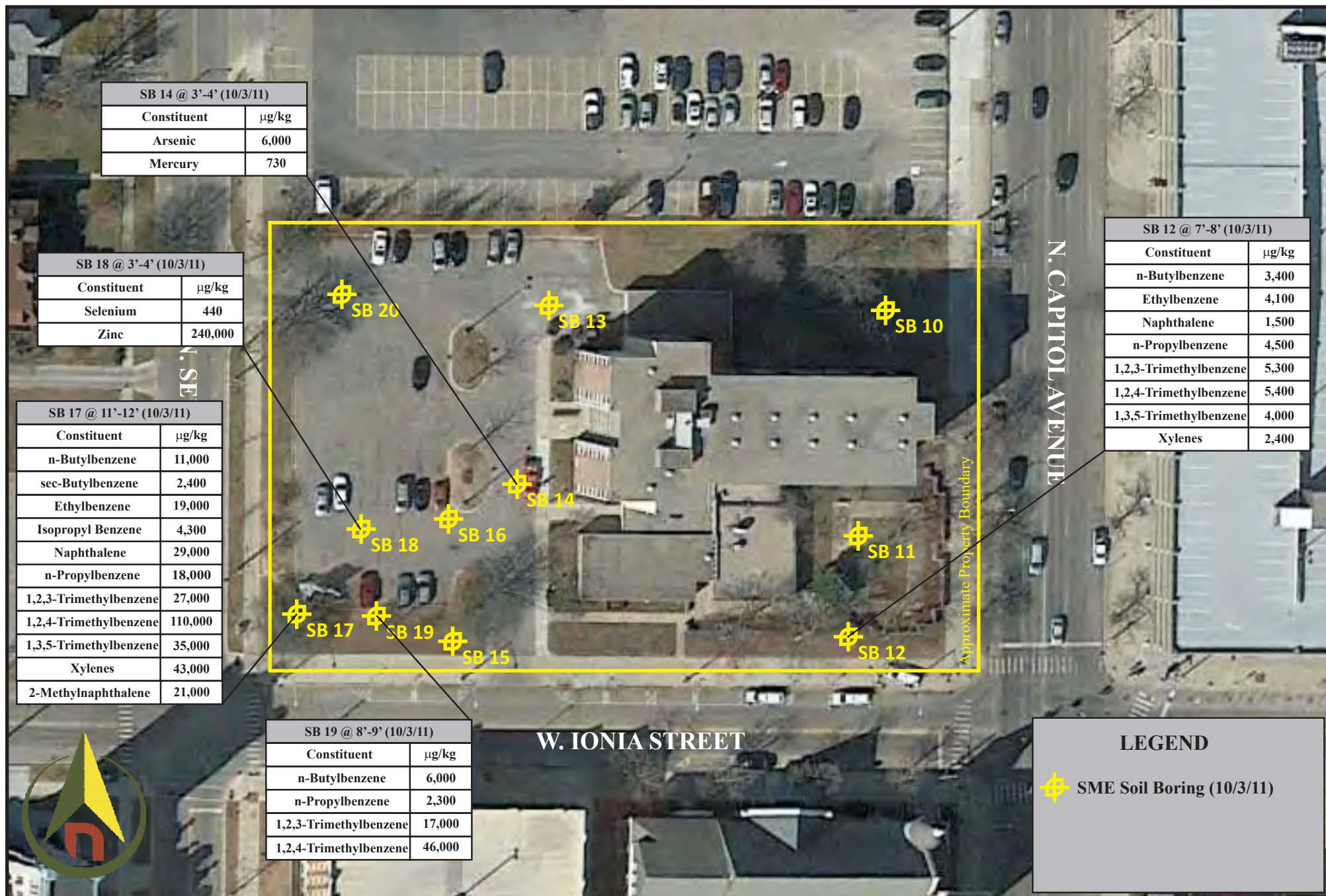
PROPERTY ORIENTATION DIAGRAM

PROJECT NUMBER: 15-1450

**310 N. SEYMOUR AVENUE
LANSING, MICHIGAN 48933**

DIAGRAM CREATED BY: IOS

DATE: 07/06/15



TRI TERRA

FIGURE 3

SOIL SAMPLE LOCATIONS & ANALYTICAL RESULTS IN
EXCEEDANCE OF MDEQ GRCC

PROJECT NUMBER: 15-1450

310 N. SEYMOUR AVENUE
LANSING, MICHIGAN 48933

DIAGRAM CREATED BY: IOS

DATE: 07/06/15

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 1
Brownfield Eligible Activities
310 N. Seymour Avenue
Lansing, MI
November 30, 2018

					REIMBURSEMENT ALLOCATION		
ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	DEQ ACTIVITIES	MSF ACTIVITIES	LOCAL-ONLY ACTIVITIES
DEQ ELIGIBLE ACTIVITIES							
Department Specific Activities							
Phase I Environmental Site Assessments	1	LS	\$ 1,000	\$ 1,000	\$ 1,000		
Baseline Environmental Assessments	1	LS	\$ 2,100	\$ 2,100	\$ 2,100		
Due Care Investigation	1	LS	\$ 7,500	\$ 7,500	\$ 7,500		
Due Care Planning to meet Compliance with Section 2017a	1	LS	\$ 3,500	\$ 3,500	\$ 3,500		
DEQ ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 14,100	\$ 14,100	\$ -	\$ -
MSF ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
Asbestos - Surveys	1	LS	\$ 6,200	\$ 6,200		\$ 6,200	
Subtotal Asbestos and Lead Activities				\$ 6,200		\$ 6,200	
Demolition							
Demolition and Asbestos/Mold Abatement	1	LS	\$ 588,000	\$ 588,000		\$ 588,000	
Building Demolition - Exterior Panels & Windows	1	LS	\$ 30,000	\$ 30,000		\$ 30,000	
Building Demolition - Interior	1	LS	\$ 297,500	\$ 297,500		\$ 72,625	\$ 224,875
Site Demolition	1	LS	\$ 17,000	\$ 17,000			\$ 17,000
Subtotal Demolition Activities				\$ 932,500		\$ 690,625	\$ 241,875
Infrastructure Improvements							
Sidewalks, Curbs, Gutters, Pavement/Approaches in R.O.W.	3,900	SF	\$ 10	\$ 39,000		\$ 39,000	
Landscaping and Irrigation in R.O.W	1	LS	\$ 15,000	\$ 15,000		\$ 15,000	
Subtotal Infrastructure Improvement Activities				\$ 54,000		\$ 54,000	
MSF ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 992,700	\$ -	\$ 750,825	\$ 241,875
MSF AND DEQ ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 1,006,800	\$ 14,100	\$ 750,825	\$ 241,875
Contingency				\$ 36,281	\$ -	\$ -	\$ 36,281
Brownfield Plan & Act 381 Work Plan Preparation				\$ 17,700		\$ 13,500	\$ 4,200
Interest (5%, simple)				\$ 312,979	\$ 3,754	\$ 203,471	\$ 105,754
TOTAL ELIGIBLE COST FOR REIMBURSEMENT:				\$ 1,373,761	\$ 17,854	\$ 967,796	\$ 388,110
State Brownfield Revolving Fund				\$ 79,355			
BRA Administrative Fees				\$ 48,674			
Local Brownfield Revolving Fund (LBRF)				\$ 48,674			
GRAND TOTAL				\$ 1,550,464			
					1.30%	70.45%	28.25%

NOTES:

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

Table 2
Tax Increment Revenue Capture Estimates
310 N. Seumour Avenue
Lansing, MI
November 30, 2018

Estimated Taxable Value (TV) Increase Rate: 1% per year													
Plan Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	1	2	3	4	5	6	7	8	9	10	11	12	
Base TV of Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Base TV of Building	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Estimated New TV of Land	\$ 153,353	\$ 154,887	\$ 156,435	\$ 158,000	\$ 159,580	\$ 161,176	\$ 162,787	\$ 164,415	\$ 166,059	\$ 167,720	\$ 169,397	\$ 171,091	\$ 172,802
Estimated New TV of Building	\$ 376,300	\$ 2,668,565	\$ 2,695,251	\$ 2,722,203	\$ 2,749,425	\$ 2,776,919	\$ 2,804,689	\$ 2,832,736	\$ 2,861,063	\$ 2,889,674	\$ 2,918,570	\$ 2,947,756	\$ 2,977,234
Incremental Difference for Land (New TV - Base TV)	\$ 153,353	\$ 154,887	\$ 156,435	\$ 158,000	\$ 159,580	\$ 161,176	\$ 162,787	\$ 164,415	\$ 166,059	\$ 167,720	\$ 169,397	\$ 171,091	\$ 172,802
Incremental Difference for Building (New TV - Base TV)	\$ 376,300	\$ 2,668,565	\$ 2,695,251	\$ 2,722,203	\$ 2,749,425	\$ 2,776,919	\$ 2,804,689	\$ 2,832,736	\$ 2,861,063	\$ 2,889,674	\$ 2,918,570	\$ 2,947,756	\$ 2,977,234
Total Incremental Difference	\$ 529,653	\$ 2,823,452	\$ 2,851,686	\$ 2,880,203	\$ 2,909,005	\$ 2,938,095	\$ 2,967,476	\$ 2,997,151	\$ 3,027,122	\$ 3,057,393	\$ 3,087,967	\$ 3,118,847	\$ 2,923,540
School Capture		Millage Rate											
School Operating	17.9028	\$ -	\$ 50,548	\$ 51,053	\$ 51,564	\$ 52,079	\$ 52,600	\$ 53,126	\$ 53,657	\$ 54,194	\$ 54,736	\$ -	\$ -
State Education Tax (SET)	6.0000	\$ -	\$ 16,941	\$ 17,110	\$ 17,281	\$ 17,454	\$ 17,629	\$ 17,805	\$ 17,983	\$ 18,163	\$ 18,344	\$ -	\$ -
School Total:	23.9028	35.35%	\$ -	\$ 67,488	\$ 68,163	\$ 68,845	\$ 69,533	\$ 70,229	\$ 70,931	\$ 71,640	\$ 72,357	\$ 73,080	\$ -
Local Capture		Millage Rate											
Lansing Operating	19.4400	\$ -	\$ 3,011	\$ 3,041	\$ 3,072	\$ 3,102	\$ 57,117	\$ 57,688	\$ 58,265	\$ 58,847	\$ 59,436	\$ 60,030	\$ 60,630
Ingham County	3.2800	\$ -	\$ 508	\$ 513	\$ 518	\$ 523	\$ 9,637	\$ 9,733	\$ 9,831	\$ 9,929	\$ 10,028	\$ 10,129	\$ 10,230
Ingham County Sum	6.8000	\$ -	\$ 1,053	\$ 1,064	\$ 1,074	\$ 1,085	\$ 19,979	\$ 20,179	\$ 20,381	\$ 20,584	\$ 20,790	\$ 20,998	\$ 21,208
Airport Authority	0.6990	\$ -	\$ 108	\$ 109	\$ 110	\$ 112	\$ 2,054	\$ 2,074	\$ 2,095	\$ 2,116	\$ 2,137	\$ 2,158	\$ 2,180
CATA	3.0070	\$ -	\$ 466	\$ 470	\$ 475	\$ 480	\$ 8,835	\$ 8,923	\$ 9,012	\$ 9,103	\$ 9,194	\$ 9,286	\$ 9,378
Capital Area District Library	1.5600	\$ -	\$ 242	\$ 244	\$ 246	\$ 249	\$ 4,583	\$ 4,629	\$ 4,676	\$ 4,722	\$ 4,770	\$ 4,817	\$ 4,865
Potter Park Zoo	0.4100	\$ -	\$ 64	\$ 64	\$ 65	\$ 65	\$ 1,205	\$ 1,217	\$ 1,229	\$ 1,241	\$ 1,254	\$ 1,266	\$ 1,279
Lansing Community College	3.8072	\$ -	\$ 590	\$ 596	\$ 602	\$ 608	\$ 11,186	\$ 11,298	\$ 11,411	\$ 11,525	\$ 11,640	\$ 11,757	\$ 11,874
Ingham Intermediate School District	4.7062	\$ -	\$ 729	\$ 736	\$ 744	\$ 751	\$ 13,827	\$ 13,966	\$ 14,105	\$ 14,246	\$ 14,389	\$ 14,533	\$ 14,678
Local Total:	43.7094	64.65%	\$ -	\$ 6,770	\$ 6,838	\$ 6,906	\$ 6,975	\$ 128,422	\$ 129,707	\$ 131,004	\$ 132,314	\$ 133,637	\$ 134,973
Total Capturable Taxes:	67.6122	100.00%	\$ -	\$ 74,258	\$ 75,001	\$ 75,751	\$ 76,508	\$ 198,651	\$ 200,638	\$ 202,644	\$ 204,670	\$ 206,717	\$ 134,973
Non-Capturable Millages - New Tax Revenue		Millage Rate											
Lansing Debt	0.2600	\$ -	\$ 734	\$ 741	\$ 749	\$ 756	\$ 764	\$ 772	\$ 779	\$ 787	\$ 795	\$ 803	\$ 811
Lansing School Debt	4.6000	\$ -	\$ 12,988	\$ 13,118	\$ 13,249	\$ 13,381	\$ 13,515	\$ 13,650	\$ 13,787	\$ 13,925	\$ 14,064	\$ 14,205	\$ 14,347
Lansing School Sinking	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Capturable Taxes:	4.8600												

Notes:
Period of 7-year OPRA (2017-2023); Local Capture during OPRA is based on Estimated Captured TV of the Land only

Table 3
Tax Increment Revenue Reimbursement Allocation Table
310 N. Seymour Avenue
Lansing, MI
November 30, 2018

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	36.2%	\$ 497,621		\$ 497,621
Local	63.8%	\$ 488,030	\$ 388,110	\$ 876,140
TOTAL		\$ 985,650	\$ 388,110	\$ 1,373,761
DEQ	1.8%	\$ 17,854		
MSF	98.2%	\$ 967,796		

Estimated Total
Years of Plan: 12

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ 79,355
BRA Administrative Fees	\$ 48,674
Local Brownfield Revolving Fund	\$ 48,674

* During the life of the Plan

																	TOTALS
Available Tax Increment Revenue (TIR)																	
Total State Tax Capture Available	\$ -	\$ 67,488	\$ 68,163	\$ 68,845	\$ 69,533	\$ 70,229	\$ 70,931	\$ 71,640	\$ 72,357	\$ 73,080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ -	\$ 8,470	\$ 8,555	\$ 8,641	\$ 8,727	\$ 8,814	\$ 8,902	\$ 8,991	\$ 9,081	\$ 9,172	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,355
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ -	\$ 5,902	\$ 5,961	\$ 6,020	\$ 6,081	\$ 6,141	\$ 6,203	\$ 6,265	\$ 6,328	\$ 6,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,291
State TIR Available for Reimbursement to Developer	\$ -	\$ 53,116	\$ 53,647	\$ 54,184	\$ 54,726	\$ 55,273	\$ 55,826	\$ 56,384	\$ 56,948	\$ 57,517	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Local Tax Capture Available	\$ -	\$ 6,770	\$ 6,838	\$ 6,906	\$ 6,975	\$ 128,422	\$ 129,707	\$ 131,004	\$ 132,314	\$ 133,637	\$ 134,973	\$ 136,323	\$ 127,786				
Local Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ -	\$ 677	\$ 684	\$ 691	\$ 698	\$ 12,842	\$ 12,971	\$ 13,100	\$ 13,231	\$ 13,364	\$ 13,497	\$ 13,632	\$ 12,779	\$ 108,165			
Capture for BRA Administrative Fees (5% of available Local TIR)	\$ -	\$ 305	\$ 308	\$ 311	\$ 314	\$ 5,779	\$ 5,837	\$ 5,895	\$ 5,954	\$ 6,014	\$ 6,074	\$ 6,135	\$ 5,750	\$ 48,674			
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	\$ -	\$ 305	\$ 308	\$ 311	\$ 314	\$ 5,779	\$ 5,837	\$ 5,895	\$ 5,954	\$ 6,014	\$ 6,074	\$ 6,135	\$ 5,750	\$ 48,674			
Local TIR Available for Reimbursement to Developer	\$ -	\$ 5,484	\$ 5,539	\$ 5,594	\$ 5,650	\$ 104,022	\$ 105,062	\$ 106,113	\$ 107,174	\$ 108,246	\$ 109,328	\$ 110,422	\$ 103,507				
Total State & Local TIR Available for Reimbursement to Developer	\$ -	\$ 58,600	\$ 59,186	\$ 59,778	\$ 60,376	\$ 159,295	\$ 160,888	\$ 162,497	\$ 164,122	\$ 165,763	\$ 109,328	\$ 110,422	\$ 103,507				
DEVELOPER and LBRA	Beginning Balance																
	\$ 1,373,761	\$ 1,373,761	\$ 1,315,161	\$ 1,255,975	\$ 1,196,197	\$ 1,135,821	\$ 976,526	\$ 815,638	\$ 653,141	\$ 489,019	\$ 323,256	\$ 213,928	\$ 103,506	\$ (0)			
MSF Eligible Activities	\$ 967,796	\$ 967,796	\$ 910,258	\$ 852,144	\$ 793,449	\$ 734,167	\$ 577,757	\$ 419,783	\$ 260,230	\$ 99,081	\$ (0)	\$ -	\$ -	\$ -			
State Tax Reimbursement	\$ 488,607	\$ -	\$ 52,154	\$ 52,676	\$ 53,202	\$ 53,734	\$ 54,272	\$ 54,814	\$ 55,363	\$ 55,916	\$ 56,475	\$ -	\$ -	\$ -	\$ 488,607		
Local Tax Reimbursement	\$ 479,189	\$ -	\$ 5,384	\$ 5,438	\$ 5,493	\$ 5,548	\$ 102,138	\$ 103,159	\$ 104,191	\$ 105,233	\$ 42,606	\$ -	\$ -	\$ -	\$ 479,189		
DEQ Eligible Activities	\$ 17,854	\$ 17,854	\$ 16,793	\$ 15,720	\$ 14,638	\$ 13,544	\$ 10,659	\$ 7,744	\$ 4,801	\$ 1,828	\$ (0)	\$ (0)	\$ (0)	\$ (0)			
State Tax Reimbursement	\$ 9,014	\$ -	\$ 962	\$ 972	\$ 981	\$ 991	\$ 1,001	\$ 1,011	\$ 1,021	\$ 1,032	\$ 1,042	\$ -	\$ -	\$ -	\$ 9,014		
Local Tax Reimbursement	\$ 8,840	\$ -	\$ 99	\$ 100	\$ 101	\$ 102	\$ 1,884	\$ 1,903	\$ 1,922	\$ 1,941	\$ 786	\$ -	\$ -	\$ -	\$ 8,840		
LOCAL-ONLY Activities	\$ 388,110	\$ 388,110	\$ 388,110	\$ 388,110	\$ 388,110	\$ 388,110	\$ 388,110	\$ 388,110	\$ 388,110	\$ 388,110	\$ 323,256	\$ 213,928	\$ 103,507	\$ (0)			
Local-Only Tax Reimbursement	\$ 388,110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,854	\$ 109,328	\$ 110,422	\$ 103,507	\$ 388,110		
TOTAL ANNUAL DEVELOPER/LBRA REIMBURSEMENT		\$ -	\$ 58,600	\$ 59,186	\$ 59,778	\$ 60,376	\$ 159,295	\$ 160,888	\$ 162,497	\$ 164,122	\$ 165,763	\$ 109,328	\$ 110,422	\$ 103,507			

Attachment A

Legal Description of the Property

Legal Description

George F. Eyde Family, LLC

Oliver Towers Redevelopment Project

The South 210 feet of Block 84 of Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 2 of plats, page 36.

Commonly known as 310 N. Seymour Avenue, Lansing, MI 48933

Tax Parcel No. 33-01-01-16-177-022

Attachment B

Summary of Known Environmental Conditions

Summary of Known Environmental Conditions
Oliver Towers Redevelopment Project
310 North Seymour Avenue
Lansing, Michigan

Based on review of historical records, portions of the Property were used for residential purposes from at least 1898 until the 1950's. From approximately 1931 to 1966 various businesses operated on the Property including the following: Ritchie's All-Car Service, Ehinger Garage, Brisbin Auto Storage, Capitol Printing Company, Schubel Trim and Auto Body, Randall's Downtown Shell Service, Capitol Shell Service Gas Station, Lansing Olds Used Car Repair Department, State Highway Garage, Bergau's Gas Station, Central Car and Truck Rental Co. and Hertz Rent-A-Car. Sanborn Fire Insurance maps show up to six gasoline underground storage tanks (USTs) on the Property or within the right-of-way along West Ionia Avenue. In 1971, the existing apartment complex (Oliver Towers) was constructed on the Property. In 1992, a one-story office addition was added to the south side of the apartment complex. From 1971 to 2000, the building was used as an apartment complex and office space for the Lansing Housing Commission (LHC). In 2000, Oliver Towers apartment building was closed due to a fire. From 2000 to approximately 2012, the southern building addition has remained in use by the LHC. From approximately 2012 to present, the building has been vacant.

Historical automobile fueling stations with associated USTs and automobile servicing and repair operations at the Property represents an environmental concern in connection with the Property. As a result, environmental assessments were conducted to evaluate current conditions of the Property. The results were presented in the following reports:

- Phase I ESA dated September 30, 2011, prepared by Soil and Materials Engineers, Inc. (SME);
- Phase II Environmental Site Assessment Report dated January 9, 2012, completed by SME;
- Phase I Environmental Site Assessment (ESA) dated June 23, 2015, completed by Triterra; and
- Baseline Environmental Assessment (BEA) dated June 26, 2015, prepared by Triterra.

Ten (10) soil borings were drilled to depths of approximately 8 to 16 feet below grade on the property. A total of 9 soil samples were collected and submitted for laboratory analysis. A summary of contaminants detected in soil at concentrations exceeding current Michigan Department of Environmental Quality (MDEQ) Generic Residential Cleanup Criteria is presented below:

- Arsenic, n-butylbenzene, sec-butylbenzene, ethylbenzene, n-propylbenzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene and xylenes were detected in soil at concentrations exceeding respective Part 201 Drinking Water Protection (DWP) criteria.
- Ethylbenzene, isopropyl benzene, 2-methylnaphthalene, naphthalene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, xylenes, arsenic, mercury, selenium and zinc were detected in soil at concentrations exceeding respective 201 Groundwater Surface Water Interface Protection (GSIP) criteria.

As a result, the Property is a "facility" as defined by Part 201 of Michigan's Natural Resources and Environmental Protection Act (P.A. 451, as amended).

Attachment C

Letter of Functional Obsolescence



**CITY OF LANSING
ASSESSING DEPARTMENT**

3rd Floor, City Hall
124 W. Michigan Ave.
Lansing, MI 48933
517-483-4020

Virg Bernero, Mayor

Sharon L Frischman, Assessor

April 22, 2016

Statement of Functional Obsolescence
In Compliance with the Obsolete Property Rehabilitation Act (OPRA)
P.A. 146 of 2000

Subject: Oliver Towers
310 N. Seymour Ave., Lansing, MI
Parcel # 33-01-01-16-177-022

The subject is an eight story apartment building built in 1970. The building was originally constructed to be a low income housing apartment building. The building consists of 56-efficiency, 44-one bedroom and 11-two bedroom apartments. The building has been vacant since a 2000 fire. The building appears to have black mold thru-out the entire building. It is our belief that the mold has been present since 2000. The presence of the mold prohibits any use of the building in its current condition. The windows and doors are old and inefficient to today's standards. The windows are single pane, metal frame casement; these types of windows are no longer used and are obsolete. The electrical, mechanical and plumbing are also inefficient for today's standards. It is our opinion that this building suffers in excess of 50% functional obsolescence.

Respectfully,

A handwritten signature in black ink, appearing to read "Sharon L Frischman".

Sharon L Frischman, MMAO
City Assessor
517-483-4136
Sharon.Frischman@lansingmi.gov

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING AMENDED BROWNFIELD PLAN #62
OLIVER TOWERS BROWNFIELD REDEVELOPMENT PROJECT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Amended Brownfield Plan #62 – Oliver Towers Brownfield Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on November 19, 2018 and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on February 11, 2019 reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$14,700,000,
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on December 7, 2018, unanimously recommended approval of the Plan, for this Project;

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

- The Plan constitutes a public purpose under the Act;
- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;

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

IT IS FINALLY RESOLVED that the Lansing City Council hereby approves the 'Amended Brownfield Plan #62 – Oliver Towers Brownfield Redevelopment Project'.

NOTICE OF PUBLIC HEARING
BEFORE THE CITY COUNCIL OF THE CITY OF LANSING
RELATING TO A PROJECT PLAN
FOR THE LANSING ECONOMIC DEVELOPMENT CORPORATION

Pablo's Mexican Restaurant, LLC
1102 S. Washington Avenue and W. Elm Street

NOTICE IS HEREBY GIVEN that the City Council of the City of Lansing will hold a public hearing at 7:00 p.m., in the City Council Chambers, 10th Floor, Lansing City Hall, Lansing, Michigan, on February 25, 2019, on a Project Plan prepared by the Lansing Economic Development Corporation for a business finance assistance loan to Pablo's Mexican Restaurant, LLC (the "Project") for building renovations, operational licenses, and inventory necessary to open a second Pablo's Mexican Restaurant located on the property at 1102 S. Washington Avenue and W. Elm Street in REO Town Lansing.

A description of the proposed Project Plan is available for public inspection at the office of the Lansing Economic Development Corporation, 1000 S. Washington Ave., Suite 201, Lansing, Michigan. All aspects of the proposed Project Plan will be open for discussion at the public hearing, including the proposed loan of a maximum principal amount of \$143,100 by the Lansing Economic Development Corporation's Business Finance Assistance Program to assist in the financing of the Project. The Project Plan contains further information about the loan.

The City Council will consider the approval of the Project Plan only after the public hearing has been completed.

The City Council shall provide an opportunity for all interested persons to be heard and shall receive and consider communications in writing with reference to the hearing. The public hearing shall provide the fullest opportunity for expression of opinion, for argument on the merits, and for introduction of documentary evidence pertinent to the proposed Project Plan.

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

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

BY THE DEVELOPMENT AND PLANNING COMMITTEE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING PROJECT PLAN
(Pablo's Mexican Restaurant, LLC - REO Town Project)

WHEREAS, the Lansing Economic Development Corporation (LEDC) Board of Directors has identified REO Town Lansing as a major economic development project investment area; and

WHEREAS, in an effort to foster business development, expansion and renovation of properties within and surrounding the project investment areas, the LEDC has initiated a Business Financing Assistance Program and believes this project has a significant impact on the REO Town District; and

WHEREAS, this Business Financing Assistance Program will utilize a portion of the LEDC's capital to make funds available for financing this project; and

WHEREAS, Pablo's Mexican Restaurant - REO Town Project has made application with the LEDC for a business loan for building renovations, operational licenses, and inventory necessary to open a restaurant at the property located at 1102 S. Washington Avenue and W. Elm Street, Lansing and legally described as:

Parcel #1: 1102 S WASHINGTON AVE, LANSING, MI 48910

Parcel Number: 33-01-01-21-178-040

N 1/2 LOT 1 & E 46 FT OF N 1/2 LOT 2 BLOCK 195 ORIG PLAT, CITY OF LANSING, INGHAM COUNTY, MICHIGAN

Parcel #2: W ELM ST, LANSING, MI 48910

Parcel Number: 33-01-01-21-178-030

E 4 FT OF W 20 FT OF N 82.5 FT LOT 2 BLOCK 195 ORIG PLAT, CITY OF LANSING, INGHAM COUNTY, MICHIGAN

Parcel #3: W ELM ST, LANSING, MI 48910

Parcel Number: 33-01-01-21-178-021

COM S LINE ELM ST 49 FT E OF NE COR LOT 4, TH E 33 FT, S 82.5 FT, W 33 FT, N 82.5 FT TO BEG; BLOCK 195 ORIG PLAT, CITY OF LANSING, INGHAM COUNTY, MICHIGAN

Parcel #4: W ELM ST, LANSING, MI 48910

Parcel Number: 33-01-01-21-178-011

E 43 FT OF W 49 FT OF N 1/2 LOT 3 BLOCK 195 ORIG PLAT, CITY OF LANSING, INGHAM COUNTY, MICHIGAN

WHEREAS, the Project will result in new private investment of approximately \$461,667; and

WHEREAS, Section 8 of Act No. 338 of the Michigan Public Acts of 1974, as amended (the Act), requires that before the LEDC acquires an interest in property or incurs obligations for a specific project, the corporation shall prepare a project plan, conduct a public hearing on the matter and secure the recommendations of the local governing body; and

WHEREAS, the LEDC has prepared a Project Plan for the Pablo's Mexican Restaurant - REO Town Project (Project Plan), submitted it to Council and placed it on file in the office of the City Clerk in accordance with the Act; and

WHEREAS, at such hearing held on the 11th day of February, 2019, the fullest opportunity was given for expression of opinion, for arguments on the merits, and for introduction of documentary evidence pertinent to the Project Plan, and further, this City Council has given due consideration to all communications received in writing with reference thereto; and

WHEREAS, the City Council desires to express its approval of said Project Plan;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, approves the Pablo's Mexican Restaurant - REO Town Project Plan submitted by the LEDC after determining the following:

- a. The Project Plan meets the requirements set forth in Section 8 of the Act.
- b. The persons who will be active in the management of the Project for not less than one year after the approval of the Project Plan have sufficient ability and experience to manage the plan properly.
- c. The proposed method of financing the Project is feasible and the LEDC has the ability to arrange the financing of a not to exceed loan in the amount of \$143,100.00 to complete building renovation, obtain operational licenses, and purchase inventory necessary to open a restaurant at the property.
- d. The Project is reasonable and necessary to carry out the purpose of the Act.

BE IT FURTHER RESOLVED that the LEDC is hereby authorized to proceed with the Project and the financing thereof.

BE IT FINALLY RESOLVED that the City Clerk is hereby requested to provide three certified copies of this resolution to the LEDC.

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

WHEREAS, the Mayor made the following reappointment as stated below:

Local Development Finance Authority:

Benjamin Bakken as a City of Lansing Member for a term to expire June 30, 2021; and

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

WHEREAS, the Committee on Development & Planning took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment as stated below:

Local Development Finance Authority:

Benjamin Bakken as a City of Lansing Member for a term to expire June 30, 2021.

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

WHEREAS, the Mayor made the appointment of James A. Houthoofd, Jr. 5787 Green Road, Haslett, MI 48840 as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2021; and

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

WHEREAS, the Committee on Development & Planning met on February 18, 2019 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of James A. Houthoofd, Jr as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2021.

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

WHEREAS, the Mayor made the appointment of Gary E. Manns, 1832 Vassar Drive, Lansing, MI 48912 as an At-Large Member of the Planning Board for a term to expire June 30, 2020; and

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

WHEREAS, the Committee on Development & Planning met on February 18, 2019 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Gary E. Manns, 1832 Vassar Drive, Lansing, MI 48912 as an At-Large Member of the Planning Board for a term to expire June 30, 2020.

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, March 25, 2019, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

SLU-2-2018: 1609 N. Larch Street, Special Land Use Permit, Residential use in the "I" Heavy Industrial zoning district

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

WHEREAS, on March 24, 2008, the Lansing City Council adopted Resolution #2008-111 to approve an application filed by Spartan Internet Properties, LLC requesting an Obsolete Property Rehabilitation Exemption Certificate (OPRA Certificate) for a period of 12 years on property legally described as LOTS 1 THRU 13 INCL & LOTS 21 THRU 34 INCL BLOCK 11 MANUFACTURERS ADD NO 2, commonly known as 1030 South Holmes Street, Lansing, Michigan (Property) pursuant to Public Act 146 of 2000, as amended (the OPRA Act); and

WHEREAS, on May 12, 2008, the State Tax Commission approved the OPRA Certificate #3-08-0005 for Spartan Internet Properties, LLC for the Property, beginning December 31, 2008, and ending December 30, 2020; and

WHEREAS, Section 12 of the OPRA Act states that the legislative body of the qualified local governmental unit may, by resolution, revoke the OPRA Certificate of a facility if it finds that the completion of rehabilitation of the facility has not occurred within the time authorized by the legislative body; and

WHEREAS, Spartan Internet Properties, LLC has failed to proceed in good faith with the rehabilitation of the facility within the construction period allowed; and

WHEREAS, the Lansing Economic Development Corporation and the City of Lansing Administration both recommend and request that OPRA Certificate #3-08-0005 be revoked.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby revokes OPRA Certificate #3-08-0005 previously granted to Spartan Internet Properties, LLC for property located at 1030 South Holmes Street, Lansing, Michigan.

BE IT FINALLY RESOLVED that the City Clerk shall immediately cause a certified copy of this resolution to be filed with the Michigan State Tax Commission.

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

WHEREAS, the Mayor made the appointment of Stephen K. Purchase, 1717 Moores River Drive, Lansing, MI 48910 as an At-Large Member of the Board of Fire Commissions for a term to expire June 30, 2021; and

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

WHEREAS, the Committee on Public Safety met on February 21, 2019 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment Stephen K. Purchase, 1717 Moores River Drive, Lansing, MI 48910 as an At-Large Member of the Board of Fire Commissions for a term to expire June 30, 2021.

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 3815 MARION, Parcel # 33-01-01-32-203-191 and Legal Description: N ½ OF E ½ LOT 45 EXC W 11 FT SUPERVISORS PLAT OF HILLCREST FARMS to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on 2/02/2016 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on 12/06/2018, the Lansing Demolition Board held a special meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Premises Code (1460.09) to order the property owner to make safe or demolish the structure; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby schedules a show cause hearing for Monday, March 11, 2019 at 7:00 p.m. in the Lansing City Council Chambers, 10th Floor City Hall, 124 W. Michigan, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 816 Hickory Street to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

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

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 4704 Hughes, Parcel # 33-01-01-32-352-451 and Legal Description: LOT 99 & 100 S ½ LOT 98 PLEASANT GROVE SUB to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on 2/02/2016 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on 10/25/2018, the Lansing Demolition Board held a special meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Premises Code (1460.09) to order the property owner to make safe or demolish the structure; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby schedules a show cause hearing for Monday, March 11, 2019 at 7:00 p.m. in the Lansing City Council Chambers, 10thFloor City Hall, 124 W. Michigan, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 4704 HUGHES to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

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

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 434 S FRANCIS AVE, Parcel # 33-01-01-14-376-011 and Legal Description: LOT 168 SNYDERS SUB be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on 2/02/2016 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on 10/25/2018, the Lansing Demolition Board held a special meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Premises Code (1460.09) to order the property owner to make safe or demolish the structure; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby schedules a show cause hearing for Monday, March 11, 2019 at 7:00 p.m. in the Lansing City Council Chambers, 10thFloor City Hall, 124 W. Michigan, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 816 Hickory Street to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

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

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

Act-10-2018, McLaren Development Sewer Easements

WHEREAS, McLaren Hospital, in developing its new hospital site, proposes easements for sewer improvements for the new facility; and

WHEREAS, the Planning Board, at its meeting on December 4, 2018 reviewed the location, character, and extent of the proposal in accordance with its Act 33 Review procedures and found that the proposed easements are necessary and appropriate to accommodate and facilitate the proposed McLaren development; and

WHEREAS, the Planning Board voted unanimously (6-0) to recommend approval of Act-10-2018, acquisition of storm and sanitary easements for the new hospital, including:

- Sanitary Sewer Easement – a strip running E-W along the southern edge of the McLaren parcel,
- Detention Pond Easement – Stormwater from City roads, the McLaren and MSU Foundation properties, and MSU-owned farmland across Collins Road will drain into this detention pond. For this easement, which will be located on MSU Foundation's parcel, plans are for the City, McLaren, MSU, and the Foundation to operate this facility according to a joint agreement,
- Storm Sewer Easement – a crooked "L" shaped easement in the NE corner of the site (between Collins Road and the proposed detention pond) on the McLaren parcel bordering the MSU Foundation property on the south and west; and

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

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council hereby approves Act-10-2018, and accepts storm and sanitary sewer easements legally described as:

- Sanitary Sewer Easement – a strip running E-W along the southern edge of the McLaren parcel, legally described as:

A 30-foot wide sanitary sewer easement located in the Southwest 1/4 of Section 25 and the Southeast 1/4 of Section 26, Town 04 North – Range 02 West, City of Lansing, Ingham County, Michigan, is described as: Commencing at the East 1/4 Corner of said Section 26, also known as the West 1/4 Corner of said Section 25, said point being the point of beginning for a parcel of land conveyed to the Michigan State University Foundation and described in a Deed recorded in Liber 1774, Page 912, Ingham County records; thence North 89 degrees 51 minutes 03 seconds West, along the East-West 1/4 line of Section 26 and the Northerly

line of the Michigan State University Foundation parcel, 270.08 feet; thence South 00 degrees 16 minutes 22 seconds West, parallel with the Easterly Right-of-Way of U.S. 127 and the Westerly line of Michigan State University Foundation parcel, 87.02 feet to a point of curvature; thence continuing parallel with the Easterly Right-of-Way of U.S. 127 and the Westerly line of the Michigan State University Foundation parcel southeasterly 955.86 feet along a 3666.72-foot curve to the left whose central angle is 14 degrees 56 minutes 10 seconds and whose chord bears South 07 degrees 11 minutes 44 seconds East, 953.15 feet; thence South 14 degrees 39 minutes 49 seconds East, parallel with the Easterly Right-of-Way of U.S. 127 and the Westerly line of the Michigan State University Foundation parcel, 227.22 feet to the Point of Beginning of this 30-foot wide sanitary sewer easement; thence South 69 degrees 53 minutes 39 seconds East, 78.17 feet; thence North 88 degrees 17 minutes 20 seconds East, 291.43 feet; thence South 63 degrees 40 minutes 48 seconds East, 262.72 feet; thence South 57 degrees 07 minutes 48 seconds East, 226.46 feet; thence South 55 degrees 41 minutes 53 seconds East, 31.93 feet to the Westerly boundary of lands conveyed to University Corporate Research Park-I, Inc. and described in a Deed recorded in Liber 2428, Page 244, Ingham County records; thence along the Westerly Boundary of the University Corporate Research Park-I, Inc. parcel Southwesterly 30.02 feet along a 367.00-foot radius curve to the left whose central angle is 04 degrees 41 minutes 13 seconds and whose chord bears South 32 degrees 34 minutes 30 seconds West, 30.01 feet; thence North 55 degrees 41 minutes 53 seconds West, 32.46 feet; thence North 57 degrees 07 minutes 48 seconds West, 224.37 feet; thence North 63 degrees 40 minutes 48 seconds West, 253.51 feet, thence South 88 degrees 17 minutes 20 seconds West, 289.72 feet; thence North 69 degrees 53 minutes 39 seconds West, 63.12 feet; thence North 14 degrees 39 minutes 49 seconds West, parallel with the Easterly Right-of-Way of U.S. 127 and the Westerly line of the Michigan State University Foundation parcel, 36.52 feet returning to the Point of Beginning of this easement. Covering 0.60 acres (26,302 square feet) of land.

- Detention Pond Easement – Stormwater from City roads, the McLaren and MSU Foundation properties, and MSU-owned farmland across Collins Road will drain into this detention pond, legally described as:

A parcel of land being part of the Southwest 1/4 of Section 25 and the Southeast 1/4 of Section 26, Town 04 North - Range 02 West, City of Lansing, Ingham County, Michigan, the surveyed boundary of this parcel is described as; Commencing at the West 1/4 of Section 25, also known as the East 1/4 of Section 26, of Town 04 North - Range 02 West, said point being the same point of beginning for a parcel of land conveyed to the Michigan State University Foundation and described in a Deed recorded in Liber 1774, Page 912, Ingham County records; thence North 89 degrees 51 minutes 03 seconds West, along the East-West 1/4 line of Section 26 and the northerly line of the Michigan State University Foundation parcel, 270.08 feet; thence South 00 degrees 16 minutes 22 seconds West, parallel with the easterly right-of-way of U.S. 127 and the

westerly line of the Michigan State University Foundation parcel, 87.02 feet to a point of curvature; thence continuing parallel with the easterly right-of-way of U.S. 127 and the westerly line of the Michigan State University Foundation parcel southeasterly 164.03 feet along a 3666.72-foot radius curve to the left whose central angle is 02 degrees 33 minutes 47 seconds and whose chord bears South 01 degrees 00 minutes 33 seconds East, 164.01 feet to the POINT OF BEGINNING of this easement; thence South 89 degrees 51 minutes 03 seconds East, parallel with the East-West 1/4 line of Section 26, 228.02 feet; thence North 45 degrees 08 minutes 57 seconds East, 36.77 feet; thence North 00 degrees 08 minutes 57 seconds East, perpendicular to the East-West 1/4 line of Section 26, 150.00 feet; thence South 89 degrees 51 minutes 03 seconds East, parallel with the East-West 1/4 line of Section 26, 13.00 feet to the East line of Section 26, also known as the West line of Section 25; thence South 89 degrees 47 minutes 19 seconds East, parallel with the East-West 1/4 line of Section 25, 114.33 feet; thence South 00 degrees 12 minutes 41 seconds West, perpendicular to the East-West 1/4 line of Section 25, 204.50 feet; thence southwesterly 120.78 feet along a 170.00-foot radius curve to the right whose central angle is 40 degrees 42 minutes 19 seconds and whose chord bears South 20 degrees 33 minutes 51 seconds West, 118.25 feet; thence southwesterly 158.08 feet along a 222.50-foot radius curve to the left whose central angle is 40 degrees 42 minutes 19 seconds and whose chord bears South 20 degrees 33 minutes 51 seconds West, 154.77 feet; thence South 00 degrees 12 minutes 41 seconds West, perpendicular to the East-West 1/4 line of Section 25, 276.65 feet; thence North 89 degrees 47 minutes 19 seconds West, parallel with the East-West 1/4 line of Section 25, 218.13 feet; thence northwesterly, parallel with the easterly right-of-way of U.S. 127 and the westerly line of the Michigan State University Foundation parcel, 565.52 feet along a 3666.72-foot radius curve to the right whose central angle is 08 degrees 50 minutes 12 seconds and whose chord bears North 06 degrees 42 minutes 32 seconds West, 564.96 feet returning to the point of beginning of this easement. Covering 4.19 acres of land.

- Storm Sewer Easement – a crooked “L” shaped easement in the NE corner of the site (between Collins Road and the proposed detention pond) on the McLaren parcel bordering the MSU Foundation property on the south and west, legally described as:

A 12-foot wide storm sewer easement located in the Southwest 1/4 of Section 25, Town 04 North – Range 02 West, City of Lansing, Ingham County, Michigan, is described as: Commencing at the West 1/4 of Section 25, said point being the same point of beginning for a parcel of land conveyed to the Michigan State University Foundation and described in a Deed recorded in Liber 1774, Page 912, Ingham County records; thence South 89 degrees 47 minutes 19 seconds East, along the East-West 1/4 line of Section 25 and the north line of the Michigan State University Foundation parcel, 1139.15 feet; thence southeasterly along the construction centerline of Forest Road and north line of the Michigan State University Foundation parcel 303.43 feet along a 386.34-foot radius curve

to the right whose central angle is 44 degrees 59 minutes 59 seconds and whose chord bears South 67 degrees 17 minutes 19 seconds East, 295.69 feet; thence South 44 degrees 47 minutes 19 seconds East, continuing along the construction centerline of Forest Road and north line of the Michigan State University Foundation parcel, 237.85 feet to the construction centerline of Collins Road and east line of the Michigan State University Foundation parcel; thence along the construction centerline of Collins Road and east line of the Michigan State University Foundation parcel southwesterly 472.25 feet along a 916.73-foot radius curve to the left whose central angle is 29 degrees 30 minutes 58 seconds and whose chord bears South 30 degrees 12 minutes 13 seconds West, 467.05 feet to the Point of Beginning for this 12-foot wide storm sewer easement; thence continuing southwesterly along the construction centerline of Collins Road and east line of the Michigan State University Foundation parcel 12.42 feet along a 916.73-foot radius curve to the left whose central angle is 00 degrees 46 minutes 34 seconds and whose chord bears South 15 degrees 03 minutes 27 seconds West, 12.42 feet; thence North 89 degrees 48 minutes 39 seconds West, 353.03 feet; thence North 89 degrees 15 minutes 06 seconds, 349.36 feet; thence North 00 degrees 11 minutes 35 seconds East, 318.22 feet; thence North 51 degrees 53 minutes 15 seconds West, 54.61 feet; thence North 89 degrees 58 minutes 49 seconds West, 457.88 feet; thence North 72 degrees 51 minutes 25 seconds West, 36.43 feet; thence Northeasterly 12.00 feet along a 170.00-foot radius curve to the left whose central angle is 04 degrees 02 minutes 43 seconds and whose chord bears North 16 degrees 50 minutes 00 seconds East, 12.00 feet; thence South 72 degrees 51 minutes 25 seconds East, 34.69 feet; thence South 89 degrees 58 minutes 49 seconds East, 460.21 feet; thence South 51 degrees 53 minutes 15 seconds East, 57.69 feet; thence North 60 degrees 48 minutes 11 seconds East, 23.58 feet; thence South 00 degrees 12 minutes 41 seconds West, 13.78 feet; thence South 60 degrees 48 minutes 11 seconds West, 17.30 feet; thence South 00 degrees 11 minutes 35 seconds West, 264.46 feet; thence South 89 degrees 52 minutes 10 seconds East, 14.99 feet; thence South 00 degrees 12 minutes 41 seconds West, 12.00 feet; thence North 89 degrees 52 minutes 10 seconds West, 14.98 feet; thence South 00 degrees 11 minutes 35 seconds West, 29.30 feet; thence South 89 degrees 15 seconds 06 seconds East, 337.41 feet; thence South 89 degrees 48 minutes 39 seconds East, 356.16 feet returning to the Point of Beginning of this easement. Covering 0.43 acres of land

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is hereby authorized to sign and execute all documents necessary to effectuate the aforementioned transaction(s), subject to their prior approval as to content and form by the City Attorney.

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

WHEREAS, the Mayor made the follow reappointment as stated below:

Income Tax Board of Review

Kenneth L. Salzman as an At-Large Member for a term to expire June 30, 2022; and

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

WHEREAS, the Committee on Ways & Means took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment as stated below:

Income Tax Board of Review

Kenneth L. Salzman as an At-Large Member for a term to expire June 30, 2022.

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

WHEREAS, the Mayor made the appointment of Bettie J. Trice of 1426 W. Willow St., Lansing, MI 48915 as a 4th Ward Member of the Medical Marijuana Commission for a term to expire November 27, 2020; and

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

WHEREAS, the Committee of the Whole met on February 11, 2019 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Bettie J. Trice of 1426 W. Willow St., Lansing, MI 48915 as a 4th Ward Member of the Medical Marijuana Commission for a term to expire November 27, 2020.

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

WHEREAS, the Mayor made the appointment of Joan Elizabeth Knapp, 515 Dunlap Street, Lansing, MI 48910 as an At-Large Member of the Board of Review for a term to expire June 30, 2020; and

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

WHEREAS, the Committee _____ took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms that Joan Elizabeth Knapp, 515 Dunlap Street, Lansing, MI 48910 as an At-Large Member of the Board of Review for a term to expire June 30, 2020.

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

WHEREAS, the Mayor made the appointment of Felicia B. Eshragh, 1418 W. Kalamazoo Street, Lansing, MI 48915 as an At-Large Member of the Board of Review for a term to expire June 30, 2022; and

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

WHEREAS, the Committee _____ took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the Felicia B. Eshragh, 1418 W. Kalamazoo Street, Lansing, MI 48915 as an At-Large Member of the Board of Review for a term to expire June 30, 2022.

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

Act-1-2019, 212 E. Howe Ave., Easement

WHEREAS, Nathan Shell, owner of 212 E. Howe Avenue, requests a 15' wide easement across a 66' City Sewer ROW for the purpose of providing driveway access to 212 E. Howe Ave., which is currently land-locked; and

WHEREAS, East Howe Ave. is a discontinuous street - the east end of the west leg of Howe Avenue ends with a sewer ROW, and 212 E. Howe Ave. lies just east of the sewer ROW; and

WHEREAS, on January 22, 2019, the Planning Board reviewed the proposal in accordance with its Act 33 Review procedures, and found that

- the easement is necessary and appropriate to provide access for 212 E. Howe Ave.,
- the Public Service Department has no objection,
- any paving or structures on the easement would be subject to Public Service Dept. approval; and

WHEREAS, the Planning Board voted unanimously (7-0) to recommend approval of the proposed easement; and

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

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-1-2019, and grants of the proposed easement to Nathan Shell, said easement being legally described as:

That part of the Northeast one-quarter of Section 4, T4N, R2W, Lansing Township, Ingham County, Michigan, described as follows:

Commencing at the Northeast corner of Lot 126, Supervisor's Plat of Walker Heights No. 1, as recorded in Plat Book 13, Page 4, Ingham County Records;

Thence Northwesterly along the West line of said Plat, 18.14 feet on a curve to the right, said curve having a radius of 5763.00 feet, a delta angle of 00°10'49", and a chord bearing North 20°08'02" West, 18.14' feet, to the Point of Beginning;

Thence continuing Northwesterly along the West line of said Plat, 15.96 feet on a curve to the right, said curve having a radius of 5763.00 feet, a delta angle of 00°09'31", and a chord bearing North 19°57'52" West, 15.96 feet;

Thence South 89°58'49" East, 38.21 feet, parallel with the centerline of Howe Street;

Thence North 77°49'58" East, 30.37 feet, to the East line of the Former Michigan Urban Railroad, said line also being the Westerly line of a parcel recorded in Document No. 20166035465, Ingham County Records;

Thence Southeasterly along said East line, 15.15 feet along a curve to the left, said curve having a radius of 5697.00 feet, a delta angle of 00°09'08", and a chord bearing South 20°07'59" East, 15.15 feet;

Thence South 77°49'58" West, 34.07 feet;

Thence North 89°58'49" West, 34.36 feet, parallel with the centerline of Howe Street to the Point of Beginning.

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

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

WHEREAS, the Tri-County Metro Narcotics Squad has submitted application to the Michigan State Police (MSP) , Grants and Community Services Division for funding to be utilized for personnel costs; and

WHEREAS, the Tri-County Metro Narcotics Squad was informed that it has been selected to receive funding in the amount of \$132,000; and

WHEREAS, local match funds are not required; and

WHEREAS, the Tri-County Metro Narcotics Squad will be a sub recipient of MSP for this Byrne Justice Assistance Grant (JAG); and

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the State of Michigan Byrne JAG in the amount of \$132,000.00 for the program period (October 1, 2018 through September 30, 2019); and

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

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

WHEREAS, Lansing Police Department has submitted application to the Michigan Office of Highway Safety Planning (OHSP) for funding to be utilized for a Lansing Police Underage Drinking Enforcement program; and

WHEREAS, the Lansing Police Department was informed on January 10, 2019, that it has been selected to receive funding in the amount of \$24,999.00; and

WHEREAS, local match funds are not required; and

WHEREAS, from 2012 – 2016 in Lansing, there were 39 fatal and injury crashes involving drivers ages 16 – 20 who had been drinking; and

WHEREAS, the Lansing Police Underage Drinking Enforcement program will include such activities as party patrols, alcohol compliance checks, and enforcement at special events where minors may be consuming alcohol;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the Office of High Safety Planning grant in the amount of \$24,999 for the program period (January 10, 2019 through September 30, 2019); and

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

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

WHEREAS, Lansing Police Department has submitted application to the Michigan State Police (MSP) , Grants and Community Services Division for funding to be utilized for Lansing Police Technology Enhancements; and

WHEREAS, the Lansing Police Department was informed on January 3, 2019, that it has been selected to receive funding in the amount of \$55,855.00; and

WHEREAS, local match funds are not required; and

WHEREAS, the Lansing Police Department (LPD) will be a sub recipient of MSP for this Byrne Justice Assistance Grant (JAG); and

WHEREAS, the designated Lansing Police Technology Enhancements will include Tru-Narc analyzers and a mobile fingerprint scanner, which will greatly increase LPD's ability to identify both illegal substances and detained individuals increasing officer safety and Department efficiency;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the State of Michigan Byrne JAG in the amount of \$55,855.00 for the program period (October 1, 2018 through September 30, 2019); and

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

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

Planning Board Act-4-2019, 221 Townsend, Sale of Townsend Ramp

WHEREAS, the City of Lansing proposes to sell the Townsend Parking Ramp to the Michigan Senate for \$18,000,000.00; and

WHEREAS, Robert J. Vertalka, MAI, SRA, JD, on November 21, 2018, appraised the value of the property at \$17,840,000 (Seventeen Million Eight Hundred Forty Thousand Dollars); and

WHEREAS, the Real Estate Purchase Agreement between the City of Lansing and the Michigan Senate was placed on file with the City Clerk on December 21, 2018, and is presented for approval; and

WHEREAS, on January 22, 2019, the Planning Board conducted an Act 33 Review of the proposed sale of property pursuant to Section 208.08 of the Code of Ordinances; and

WHEREAS, the Planning Board reviewed the location, character, and extent of the Act-4-19 proposal in accordance with its Act 33 Review procedures, and found that:

- the parking structure was constructed primarily to accommodate the occupants of the Capitol View building,
- if the ramp is sold, there would be up to 228 parking spaces reserved for City employees pursuant to a parking agreement, 50 parking spaces reserved for the public, and ample public parking opportunities at other nearby City locations,
- City ownership of the ramp is not required for the provision of employee and public parking,
- the change in ownership will have no effect on the location, character, and extent of the site; and

WHEREAS, at the Special Meeting held open to the public on January 22, 2019, the Board voted unanimously (7-0) to recommend approval of Act 4-19, the sale of the Townsend Parking Ramp to the Michigan Senate; and

WHEREAS, the Lansing City Council held a duly noticed public hearing on this matter at its meeting on February 11, 2019; and

WHEREAS, the Committee of the Whole has reviewed the report and recommendation of the Planning Board, as well as the Purchase Agreement, and concurs therewith;

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council hereby approves the Real Estate Purchase Agreement for the Townsend Parking Ramp property, dated December 19, 2018.

DRAFT

BE IT FURTHER RESOLVED, that the Lansing City Council finds that ownership of the Townsend Parking Ramp Property is not necessary for public purposes.

BE IT FURTHER RESOLVED, that the Lansing City Council hereby authorizes the sale of the Townsend Parking Ramp Property, located at 221 Townsend Street, Lansing, Michigan, and legally described as

Lots 7, 8, 9, and 10, ALSO that part of Lot 11 described as beginning at a point on the East line of Lot 11 a distance of 104.04 feet Southerly from the Northeast corner of Lot 12; thence Southerly along the East line of Lot 11 to the Southeast corner of Lot 11; thence Westerly along the South line of Lot 11 to the Southwest corner of Lot 11; thence Northerly along the West line of Lot 11 to a point on the West line of Lot 11 a distance of 104.33 feet Southerly from the Northwest corner of Lot 12; thence Easterly to the point of beginning of Block 116, of the Original Plat of the City of Lansing, according to the recorded Plat as thereof recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Subject to easements, encumbrances, and restrictions of record.

to the Michigan Senate, for the sum of \$18,000,000.

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

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

RESOLUTION AUTHORIZING DEFEASANCE OF BONDS

WHEREAS, the City of Lansing (the "City") has previously issued its \$7,200,000 General Obligation Limited Tax Refunding Bonds, Series 2012 (Taxable) dated December 27, 2012 (the "2012 Bonds") and its General Obligation Refunding Bonds (Limited Tax), Series 2018, dated September 27, 2018 (the "2018 Bonds" and together with the 2012 Bonds, the "Bonds"); and

WHEREAS, proceeds of the Bonds were used to refinance prior issues of bonds previously issued to finance the Townsend Parking Ramp; and

WHEREAS, the City has accepted an offer to sell the Townsend Parking Ramp, and it wishes to use a portion of the proceeds of the sale to purchase securities to defease the Bonds, and to enter into an escrow agreement to provide for defeasance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED THAT proceeds of the sale of the Townsend Parking Ramp shall be applied first to purchase of securities to defease the Bonds.

BE IT FURTHER RESOLVED that U.S. Bank National Association, Lansing, Michigan is selected to serve as Escrow Trustee (the "Escrow Trustee"). The Finance Director is authorized to enter into an Escrow Agreement (the "Escrow Agreement") on behalf of the City to provide for the creation and disposition of an Escrow Fund (the "Escrow Fund") for deposit of monies for the payment of the Bonds which are defeased. The Escrow Agreement shall irrevocably direct the Escrow Trustee to hold the Escrow Fund in trust for the payment of the principal of and interest on the Bonds being defeased, and to take all necessary steps to call for redemption any Bonds which can be called for redemption prior to maturity. The Finance Director is authorized to execute and deliver the Escrow Agreement and to purchase escrow securities to deposit to the Escrow Fund. The Finance Director is authorized to transfer monies from the debt retirement funds for the Bonds to the Escrow Fund. Costs of the defeasance and related matters shall be paid from a fund established for that purpose in the Escrow Agreement, including but not limited to including but not limited to costs of notices of call and defeasance of the Bonds, escrow trustee fees, verification agent fees, bond counsel fees, municipal advisor fees and bidding agent fees.

BE IT FURTHER RESOLVED that the Finance Director is directed to select an independent certified public accountant to serve as verification Trustee to verify that the securities and cash to be deposited to the Escrow Fund will be sufficient to provide, at the times and in the amounts required, sufficient moneys to pay the principal of and interest on the Bonds being defeased as the principal and interest becomes due upon maturity or call for redemption.

BE IT FURTHER RESOLVED that The City requests PFM Financial Advisors LLC (the "Municipal Advisor") to act as municipal advisor to the City with respect to defeasance of the Bonds.

BE IT FURTHER RESOLVED that the City requests Miller, Canfield, Paddock and Stone, P.L.C. to act as counsel to the City with respect to defeasance of the Bonds.

BE IT FURTHER RESOLVED that the Finance Director is authorized, in her discretion, to select a bidding agent, which may be the Municipal Advisor, to assist the City with purchase of the securities to be deposited to the Escrow Fund.

BE IT FURTHER RESOLVED that in the event that the Finance Director is not available to undertake responsibilities delegated to her under this resolution, then a person designated by the Finance Director is authorized to take such actions. The officers, administrators, agents and attorneys of the City are authorized and directed to take all other actions necessary and convenient to facilitate defeasance of the Bonds, and to execute and deliver all other agreements, documents and certificates and to take all other actions necessary or convenient to complete the defeasance of the Bonds in accordance with this resolution, and to pay costs of the defeasance including but not limited to costs of notices of call and defeasance of the Bonds, escrow trustee fees, verification agent fees, bond counsel fees, municipal advisor fees and bidding agent fees.

BE IT FINALLY RESOLVED that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

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INTRODUCTION OF ORDINANCES

The following ordinance of the City of Lansing, Michigan, providing that the Code of Ordinances be amended by providing for the rezoning of property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1246.02 of the Code for property located at:

Z-8-2018: 5400 S. Cedar Street, Rezoning from “F” Commercial & “J” Parking Districts to “G-2” Wholesale District

was introduced by the Committee on Development & Planning, read a first time by its title and referred to the Committee on Development and Planning.

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, March 25, 2019, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-8-2018: 5400 S. Cedar Street, Rezoning from "F" Commercial & "J" Parking Districts to "G-2" Wholesale District

ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1246.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1246.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number: Z-8-2018

Parcel Number's: 33-01-05-04-202-021

Address: 5400 S. Cedar Street

Legal Descriptions: Commencing 7 feet West of the Southeast Corner of Lot 7, Jolly-Cedar Plaza, Thence South 501.78 feet to the North line of the Consumers Power right-of-way, West 913.64 feet, North 600 feet, East 405.33 feet, South 98.07 feet, East 506.14 feet to the point of beginning; Section 4, T3N R2W, from "F" Commercial & "J" Parking Districts to "G-2" Wholesale District.

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

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2019, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect on the 30th day after enactment.

INTRODUCTION OF ORDINANCES

The following ordinance of the City of Lansing, Michigan, providing that the Code of Ordinances be amended by providing for the rezoning of property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1246.02 of the Code for property located at:

Z-9-2018: Parcel No. 33-01-01-17-480-021, Rezoning from "C" Residential District to "F" Commercial District

was introduced by the Committee on Development & Planning, read a first time by its title and referred to the Committee on Development and Planning.

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, March 25, 2019, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-9-2018: Parcel No. 33-01-01-17-480-021, Rezoning from "C" Residential District to "F" Commercial District

ORDINANCE # _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1246.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1246.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number: Z-9-2018

Parcel Number's: 33-01-01-17-480-021

Address: Vacant parcel of land located immediately south of 601 S. M.L. King Jr. Blvd.

Legal Descriptions: The South 31 feet of the West ½ of Lot 9, the South 31 feet of Lot 10, and the North 2 feet of Lot 11, Block 7, Bush, Butler & Sparrow's Addition to the City of Lansing, from "C" Residential District to "F" Commercial District.

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

Section 3. This ordinance was duly adopted by the Lansing City Council on _____, 2019, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect on the 30th day after enactment.

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Chris Swope
Lansing City Clerk

February 22, 2019

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

Dear Councilmembers:

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

BOARD NAME

DATE OF MEETING

Lansing Park Board

January 9, 2019

TIFA Board

January 11, 2019

Lansing Economic Development Corporation

December 7, 2018

Medical Marihuana Commission

February 1, 2019

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

Sincerely,

Chris Swope, CMC, CMMC
Lansing City Clerk



Chris Swope
Lansing City Clerk

February 22, 2019

Mayor Schor, President Wood and Council Members
124 W. Michigan Ave., 10th Floor
Lansing, MI 48933

Dear Mayor Schor, President Wood and Council Members:

In accordance with Article 5, Section 5-103.4 of the Lansing City Charter, I have prepared the attached report of **Board, Authority, and Commission Term Expirations**.

Please let me know if I can provide any further information in this matter.

Sincerely,

Chris Swope
Lansing City Clerk

Board, Authority, and Commission Term Expirations

Board of Ethics

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2019	Gardner, Penny	Mayoral - At-Large
6/30/2019	Simon, Lori Adams	Council - 3rd Ward

Board of Fire Commissioners

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2019	Ludman, Wyatt	At-Large
6/30/2019	McConnell, Yvonne	3rd Ward

Board of Plumbing

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2015	Steele, Walter	Citizen
6/30/2016	Mowry, Geoffrey	Journeyman Plumber
6/30/2016	Pond, William	Master Plumber
6/30/2016	Reck, Stephen	Citizen
6/30/2019	vacant (Kelly, Emmett)	Master Plumber

Board of Police Commissioners

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2019	Coates, Kecia	At-Large
6/30/2019	Kowalk-Thompson, Sandra J.	3rd Ward

Board of Public Service

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2019	Anderson, Cleophus	3rd Ward
6/30/2019	Wilkes, Jason	At-Large

Board of Review

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2019	Sanborn, Diane	At-Large

Board, Authority, and Commission Term Expirations

Board of Water & Light

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2019	Hayes, Deon'trae (Lansing Twp)	Meridian/Delhi/DeWitt/Lan
6/30/2019	Jester, Douglas	East Lansing
6/30/2019	Long, Bill	Delta Township
6/30/2019	McCloud, Anthony	3rd Ward
6/30/2019	Ross, Ken	At-Large

Board of Zoning Appeals

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2018	Hovey, Josh	Planning Board Represen
6/30/2019	Alling, Marcie	At-Large
6/30/2019	Rice, Mitch	At-Large

Building Board of Appeals

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2016	Drake, James R.	
6/30/2017	Knoy, Thomas	
6/30/2018	Heck, Donald	
6/30/2018	vacant	
6/30/2019	Space, Stephanie	

Capital Area Transportation Authority

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
9/30/2018	Kuhnmunech, Peter	City of Lansing

Community Corrections Adv. Bd.

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
9/17/2017	Jahner, Monica	Joint - Community Alterna
12/31/2018	Jackson, Brian	City Council Representati
9/17/2019	Barron, Tim	Joint - Communications/M
9/17/2019	vacant	Joint - Business Communi

Board, Authority, and Commission Term Expirations

Downtown Lansing, Inc. Board

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2018	Richard, Tameko	Business Owner
6/30/2019	Dorshimer, Karl	City Representative
6/30/2019	Tischler, James	Business Owner

Elected Officers Compensation Commission

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
10/1/2019	Melot, Derek	At-Large

Electrical Board

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2016	Peters, Joseph	Electric Utility
6/30/2019	Calkins, Craig	Electrical Journeyman

Employees Retirement Board of Trustees

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
12/31/2018	Washington, Jody	City Council

Historic District Commission

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2019	Connors, Paul G.	At-Large
6/30/2019	Nelson, Cassandra	At-Large
6/30/2019	Skillings, Carol	At-Large

Human Rel. & Comm. Serv. Board

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2019	Earl, Ryan	3rd Ward
6/30/2019	Fournier, Gail	At-Large

Income Tax Board of Review

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2014	Salzman, Kenneth	At-Large

Joint Building Authority

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2006	Lannoye, Mary	Joint Appointee

Board, Authority, and Commission Term Expirations

Lansing Entertainment & Pub. Facil. Auth

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2019	Bowen, Cynthia	At-Large
6/30/2019	Stajos, James	At-Large
6/30/2019	vacant	City Market Vendor

Lansing Housing Commission

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2017	Baltimore, Tony	At-Large
6/30/2019	Robinson, Ryan	At-Large

Local Development Finance Authority

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2017	Bakken, Benjamin	City of Lansing
6/30/2019	McGrain, Brian	City of Lansing

Mechanical Board

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2013	Ryan, Patrick	Contractor
6/30/2017	Gilmore, Paul	Commercial Heat & AC
6/30/2017	Metoyer, Marcus J	Residential Heat & AC
6/30/2018	Cortright, Richard	Residential Contractor
6/30/2018	Irish, Ryan	Citizen

Medical Marihuana Commission

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
11/27/2019	Winston, Tracy	At-Large
12/11/2019	Peek, Jason	2nd Ward

Michigan Ave. Corridor Improvement Auth.

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2018	Serkaian, Colleen	
6/30/2019	Barr, Elaine	
6/30/2019	Nelson, Joan	

Board, Authority, and Commission Term Expirations

Next Michigan Development Corporation

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
4/15/2015	Nicholoff, Kris	At-Large

Park Board

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2019	Ahlstrom, Zoe	At-Large
6/30/2019	Hernandez, Rosalinda	3rd Ward

Planning Board

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2019	Cerna, Martha	At-Large
6/30/2019	Cox, Anthony	3rd Ward

Police & Fire Retirement Bd of Ttees

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
12/31/2018	Wood, Carol	City Council

Saginaw St. Corridor Improvement Auth.

TERM EXPIRATION	LAST NAME/FIRST NAME	POSITION
6/30/2017	Marks, Jerome	
6/30/2019	Lukco, Jonathon	

BY THE COMMITTEE ON PUBLIC SERVICES
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
GLENBURNE GRASS & TRASH ASSESSMENT ROLL SUMMER 2019

WHEREAS, the City of Lansing has reviewed the proposed special assessment boundaries by Resolution 2017-047; and

WHEREAS, the City of Lansing has reviewed the services provided within those boundaries and the cost incurred between May 22, 2018 and November 5, 2018, by the City totals \$29,638.00; and

NOW, THEREFORE, BE IT RESOLVED, that the Glenburne Commons special assessment district is hereby confirmed by City Council to include all of the parcels within these subdivisions, excluding unoccupied units:

Glenburne Subdivision
Glenburne Subdivision No. 2
Glenburne Subdivision No. 3
Glenburne Subdivision No. 4
Glenburne Subdivision No. 5
Part of the North ½ and South East ¼ of Section 36, T4N, R3W
City of Lansing, Eaton County, Michigan

BE IT FURTHER RESOLVED, that the Glenburne Commons improvement be supported by a special assessment of improvement costs against the properties which are especially benefitted as follows: \$65.72 per occupied parcel for the 2018 maintenance costs;

BE IT FURTHER RESOLVED, that the cost and expense of plans and assessments incidental to this preparation of the assessment and the roll, and for providing notices shall be included in the expense of the assessment;

BE IT FURTHER RESOLVED, that the Glenburne Commons assessment roll No. GB-2018, compiled by the City Assessor is attached and incorporated herein, and, presented and accepted by City Council with this resolution;

BE IT FURTHER RESOLVED, that a public hearing be held at 7:00 p.m. on Monday, March 11, 2019 in the City Council Chamber, 10th Floor, City Hall, Lansing, Michigan to consider the establishment of the Glenburne Commons District Special Assessment Roll;

BE IT FINALLY RESOLVED, that notice to the affected owners of the properties in said district be given in accordance with Chapter 1026 of the Lansing Code of Ordinances.

Parcel Number	Prop Class	Legal Description	Prop. Number
23-50-40-36-177-001	401	LOT 240 GLENBURNE NO 5	4232
23-50-40-36-177-011	401	LOT 241 GLENBURNE NO 5	4223
23-50-40-36-177-021	401	LOT 242 GLENBURNE NO 5	4215
23-50-40-36-177-030	402	LOT 243 GLENBURNE NO 5	0
23-50-40-36-177-040	401	LOT 244 GLENBURNE NO 5	4201
23-50-40-36-177-051	401	LOT 245 GLENBURNE NO 5	4200
23-50-40-36-177-061	401	LOT 246 GLENBURNE NO 5	4210
23-50-40-36-177-071	705	LOT 247 GLENBURNE NO 5	4220
23-50-40-36-177-082	401	LOTS 248 & 249 GLENBURNE NO 5	4310
23-50-40-36-177-113	401	LOTS 250, 251 & 252 GLENBURNE NO 5	4324
23-50-40-36-177-131	401	LOT 253 GLENBURNE NO 5	4336
23-50-40-36-177-141	401	LOT 254 GLENBURNE NO 5	4340
23-50-40-36-177-151	401	LOT 257 GLENBURNE NO 5	4348
23-50-40-36-177-161	401	LOT 256 GLENBURNE NO 5	4412
23-50-40-36-177-171	401	LOT 255 GLENBURNE NO 5	4418
23-50-40-36-255-001	401	LOT 89 GLENBURNE SUB	4024
23-50-40-36-255-011	401	LOT 90 GLENBURNE SUB	4028
23-50-40-36-255-021	401	LOT 91 GLENBURNE SUB	4034
23-50-40-36-255-031	401	LOT 92 GLENBURNE SUB	4038
23-50-40-36-255-041	401	LOT 93 GLENBURNE SUB	4042
23-50-40-36-255-051	401	LOT 94 GLENBURNE SUB	4046
23-50-40-36-255-061	401	LOT 95 GLENBURNE SUB	4050
23-50-40-36-255-071	401	LOT 96 GLENBURNE SUB	4054
23-50-40-36-255-081	401	LOT 97 GLENBURNE SUB	4058
23-50-40-36-255-091	401	LOT 98 GLENBURNE SUB	4062
23-50-40-36-255-101	401	LOT 99 GLENBURNE SUB	4100
23-50-40-36-255-111	401	LOT 100 GLENBURNE SUB	4104
23-50-40-36-255-121	401	LOT 101 GLENBURNE SUB	4110
23-50-40-36-255-131	401	LOT 102 GLENBURNE SUB	4116
23-50-40-36-255-141	401	LOT 103 GLENBURNE SUB	4122
23-50-40-36-255-151	401	LOT 104 GLENBURNE SUB	4128
23-50-40-36-255-161	401	LOT 105 GLENBURNE SUB	4134
23-50-40-36-255-171	401	LOT 106 GLENBURNE SUB	4200
		LOT 107 & PART COMMONS B COM MOST E'LY COR SAID LOT, TH SE'LY ALONG SEAWAY DR 58.51 FT, N 85DEG 40MIN 23SCD W 262.73 FT, N 66DEG 54MIN 10SCD E 152.73 FT TO MOST W'LY COR SAID LOT, SE'LY 35.83 FT TO S'LY LOT COR, NE'LY TO BEG; GLENBURNE	
23-50-40-36-255-183	401	SUB LOT 108, ALSO PART COMMONS B COM NE COR LOT 108, TH N'LY ALONG SEAWAY DR 39.46 FT, N 85DEG 40MIN 23SCD W 70.4 FT, S 15DEG 38MIN 20 SCD E 35.3 FT TO NW COR SAID LOT, E'LY 70 FT TO BEG;	4206
23-50-40-36-255-192	401	GLENBURNE SUB	4224

23-50-40-36-255-202	401 LOT 109 EXC W'LY 4 FT GLENBURNE SUB	4304
23-50-40-36-255-212	401 LOT 110 & THE W'LY 4 FT LOT 109 GLENBURNE SUB PRIVATE GLENBURNE COMMONS, GLENBURNE NO 5; AND ALSO PRIVATE COMMONS "B" EXCEPT PARTS PREVIOUSLY DEEDED TO THE OWNERS OF LOTS 107 & 99 108; GLENBURNE SUB	4308 0
23-50-40-36-255-230	99 108; GLENBURNE SUB	0
23-50-40-36-256-002	401 LOT 88 GLENBURNE SUB	4023
23-50-40-36-256-011	401 LOT 87 GLENBURNE SUB	4029
23-50-40-36-256-021	401 LOT 86 GLENBURNE SUB	4037
23-50-40-36-256-031	401 LOT 85 GLENBURNE SUB	4045
23-50-40-36-256-041	401 LOT 84 GLENBURNE SUB	4101
23-50-40-36-256-051	401 LOT 83 GLENBURNE SUB	4107
23-50-40-36-256-061	401 LOT 82 GLENBURNE SUB	4111
23-50-40-36-256-071	401 LOT 81 GLENBURNE SUB	4115
23-50-40-36-256-081	401 LOT 80 GLENBURNE SUB	4121
23-50-40-36-256-091	401 LOT 79 GLENBURNE SUB	4127
23-50-40-36-256-101	401 LOT 78 GLENBURNE SUB	4131
23-50-40-36-256-111	401 LOT 77 GLENBURNE SUB	4135
23-50-40-36-256-121	401 LOT 76 GLENBURNE SUB	4154
23-50-40-36-256-131	401 LOT 175 GLENBURNE NO 3	4148
23-50-40-36-256-141	401 LOT 176 GLENBURNE NO 3	4144
23-50-40-36-256-151	401 LOT 177 GLENBURNE NO 3	4140
23-50-40-36-256-161	401 LOT 178 GLENBURNE NO 3	4136
23-50-40-36-256-171	401 LOT 179 GLENBURNE NO 3	4130
23-50-40-36-256-181	401 LOT 180 GLENBURNE NO 3	4124
23-50-40-36-257-001	401 LOT 75 GLENBURNE SUB	4201
23-50-40-36-257-011	401 LOT 174 GLENBURNE NO 3	4149
23-50-40-36-257-021	401 LOT 173 GLENBURNE NO 3	4143
23-50-40-36-257-031	401 LOT 172 GLENBURNE NO 3	4137
23-50-40-36-257-041	401 LOT 171 GLENBURNE NO 3	4131
23-50-40-36-257-051	401 LOT 170 GLENBURNE NO 3	4127
23-50-40-36-257-061	401 LOT 169 GLENBURNE NO 3	4123
23-50-40-36-257-071	401 LOT 168 GLENBURNE NO 3	4117
23-50-40-36-257-081	401 LOT 167 GLENBURNE NO 3	4113
23-50-40-36-257-091	401 LOT 166 GLENBURNE NO 3	4109
23-50-40-36-257-101	401 LOT 165 GLENBURNE NO 3	4101
23-50-40-36-257-111	401 LOT 164 GLENBURNE NO 3	4206
23-50-40-36-257-121	401 LOT 163 GLENBURNE NO 3	4210
23-50-40-36-257-131	401 LOT 162 GLENBURNE NO 3	4214
23-50-40-36-257-141	401 LOT 161 GLENBURNE NO 3	4218
23-50-40-36-257-151	401 LOT 160 GLENBURNE NO 3	4222
23-50-40-36-257-161	401 LOT 159 GLENBURNE NO 3	4223
23-50-40-36-257-171	401 LOT 158 GLENBURNE NO 3	4219
23-50-40-36-257-181	401 LOT 157 GLENBURNE NO 3	4215
23-50-40-36-257-191	401 LOT 156 GLENBURNE NO 3	4211
23-50-40-36-257-201	401 LOT 155 GLENBURNE NO 3	4207
23-50-40-36-257-211	401 LOT 154 GLENBURNE NO 3	4053

23-50-40-36-278-011	401 LOT 181 GLENBURNE NO 3	4116
23-50-40-36-278-021	401 LOT 182 GLENBURNE NO 3	4112
23-50-40-36-278-031	401 LOT 183 GLENBURNE NO 3	4106
23-50-40-36-278-041	401 LOT 184 GLENBURNE NO 3	4100
23-50-40-36-278-051	401 LOT 185 GLENBURNE NO 3	4054
23-50-40-36-278-061	401 LOT 186 GLENBURNE NO 3	4048
23-50-40-36-278-071	401 LOT 187 GLENBURNE NO 3	4042
23-50-40-36-278-081	401 LOT 188 GLENBURNE NO 3	4038
23-50-40-36-278-091	401 LOT 189 GLENBURNE NO 3	4034
23-50-40-36-278-101	401 LOT 190 GLENBURNE NO 3	4030
23-50-40-36-278-111	401 LOT 191 GLENBURNE NO 3	4024
23-50-40-36-278-121	401 LOT 192 GLENBURNE NO 3	4018
23-50-40-36-278-131	401 LOT 193 GLENBURNE NO 3	4014
23-50-40-36-278-141	401 LOT 194 GLENBURNE NO 3	4010
23-50-40-36-278-151	401 LOT 195 GLENBURNE NO 3	4008
23-50-40-36-278-161	401 LOT 196 GLENBURNE NO 3	4000
23-50-40-36-278-171	401 LOT 197 GLENBURNE NO 3	3944
23-50-40-36-278-181	401 LOT 198 GLENBURNE NO 3	3938
23-50-40-36-278-191	401 LOT 199 GLENBURNE NO 3	3932
23-50-40-36-278-201	401 LOT 200 GLENBURNE NO 3	3926
23-50-40-36-278-211	401 LOT 201 GLENBURNE NO 3	3920
23-50-40-36-278-221	401 LOT 202 GLENBURNE NO 3	3916
23-50-40-36-278-231	401 LOT 203 GLENBURNE NO 3	3910
23-50-40-36-278-241	401 LOT 204 GLENBURNE NO 3	3900
23-50-40-36-279-001	401 LOT 153 GLENBURNE NO 3	4047
23-50-40-36-279-011	401 LOT 152 GLENBURNE NO 3	4043
23-50-40-36-279-021	401 LOT 151 GLENBURNE NO 3	4037
23-50-40-36-279-031	401 LOT 150 GLENBURNE NO 3	4031
23-50-40-36-279-041	401 LOT 149 GLENBURNE NO 3	4025
23-50-40-36-279-051	401 LOT 148 GLENBURNE NO 3	4021
23-50-40-36-279-061	401 LOT 147 GLENBURNE NO 3	4017
23-50-40-36-279-071	401 LOT 146 GLENBURNE NO 3	4013
23-50-40-36-279-081	401 LOT 145 GLENBURNE NO 3	4009
23-50-40-36-279-091	401 LOT 144 GLENBURNE NO 3	4001
23-50-40-36-279-101	401 LOT 143 GLENBURNE NO 3	4200
23-50-40-36-279-111	401 LOT 142 GLENBURNE NO 3	4206
23-50-40-36-279-121	401 LOT 141 GLENBURNE NO 3	4210
23-50-40-36-279-131	401 LOT 140 GLENBURNE NO 3	4216
	PRIVATE COMMONS "A" AND THE TWO PRIVATE ADJACENT PEDESTRIAN WALKWAYS, GLENBURNE SUB; ALSO PRIVATE COMMONS "C" AND THE THREE ADJACENT PRIVATE PEDESTRIAN WALKWAYS;	
23-50-40-36-280-002	99 GLENBURNE NO 3	0

	COM S 41DEG 13MIN 23SCD E 242.87 FT, S 44DEG 07MIN 41SCD E 129.65 FT, S 50DEG 02MIN 14SCD E 40.28 FT FROM SW COR LOT 210 GLENBURNE SUB NO 5, TH S 29DEG 15MIN W 380 FT, S 43DEG 20MIN W 325 FT, S 49DEG 30MIN W 535 FT, S 44DEG 27MIN W 110 FT, S 35DEG 30MIN W 105 FT, S 15DEG 10MIN W 105 FT, S 01DEG 43MIN 38SCD W 165.27 FT, E 3120 FT TO SW COR GLENBURNE NO 4, N'LY & W'LY ALONG W'LY & S'LY LINES OF GLENBURNE NO 4 & NO 2 TO A POINT S 64DEG W 29 FT FROM SE'LY COR LOT 324 GLENBURNE NO 5, S 64DEG W 196.76 FT, S 10DEG 31MIN 58SCD E 362.93 FT, S 79DEG 28MIN 02SCD W 491.35 FT, NW'LY 153 FT ALONG 1010 FT RADIUS CURVE TO LEFT CHORD BEARING N 14DEG 52MIN 21SCD W 152.85 FT, N 19DEG 12MIN 44SCD W 145.65 FT, NE'LY 261.35 FT ALONG 543.97 FT RADIUS CURVE TO RIGHT CHORD BEARING N 05DEG 26MIN 54SCD W 258.85 FT, TO S'LY LINE GLENBURNE BLVD, W'LY TO NE COR LOT 322, S'LY 121.21 FT TO SE COR LOT 322, NW'LY ALONG S LINE OF GLENBURNE NO 5 TO POB; EXC COM SW COR GLENBURNE NO 4 SUB, TH N 00DEG 26MIN 37SCD E ALONG W LINE ROSCOMMON DR 175.38 FT, N 89DEG 33MIN 23SCD W 100 FT, S 00DEG 26MIN 37SCD W 175.38 FT, S 89DEG 33MIN 23SCD E 100 FT TO BEG; SEC	
23-50-40-36-326-006	704 36 T4N R3W	0
	COM SW COR GLENBURNE NO 4 SUB, TH N 00DEG 26MIN 37SCD E ALONG W LINE ROSCOMMON DR 175.38 FT, N 89DEG 33MIN 23SCD W 100 FT, S 00DEG 26MIN 37SCD W 175.38 FT, S 89DEG 33MIN 23SCD E	
23-50-40-36-326-008	99 100 FT TO BEG; SEC 36 T4N R3W	0
	COM AT A PT S 00DEG 01MIN 20SCD W 599.65 FT & W 2409.71 FT OF E 1/4 POST, TH S 10DEG 31MIN 58SCD E 501.15 FT, S 79DEG 28MIN 02SCD W 491.35 FT, NW'LY 153 FT ON 1010 FT RAD CURVE TO LT CHORD BEARING N 14DEG 52MIN 21SCD W 152.85 FT, N 19DEG 12MIN 44SCD W 145.65 FT, NW'LY 261.35 FT ON 543.97 FT RAD CURVE TO RT CHORD BEARING N 5DEG 26MIN 54SCD W 258.85 FT, NE'LY 508 FT ON 1138 FT RAD CURVE TO LT CHORD BEARING N 85DEG 30MIN 09SCD E 504.76 FT TO	
23-50-40-36-326-011	704 BEG; SEC 36 T4N R3W	0
23-50-40-36-327-001	705 LOT 263 GLENBURNE NO 5	4309
23-50-40-36-327-012	401 LOTS 286 & 287 GLENBURNE NO 5	4324
23-50-40-36-327-031	401 LOT 285 GLENBURNE NO 5	4308
23-50-40-36-327-041	705 LOT 284 GLENBURNE NO 5	4300

23-50-40-36-327-051	401 LOT 283 GLENBURNE NO 5	4236
23-50-40-36-327-061	401 LOT 282 GLENBURNE NO 5	4230
23-50-40-36-327-071	401 LOT 281 GLENBURNE NO 5	4224
23-50-40-36-327-081	401 LOT 269 GLENBURNE NO 5	4219
23-50-40-36-327-091	705 LOT 268 GLENBURNE NO 5	4223
23-50-40-36-327-101	401 LOT 267 GLENBURNE NO 5	4229
23-50-40-36-327-111	705 LOT 266 GLENBURNE NO 5	4237
23-50-40-36-327-121	401 LOT 265 GLENBURNE NO 5	4241
23-50-40-36-327-131	401 LOT 264 GLENBURNE NO 5	4301
23-50-40-36-328-001	401 LOT 262 GLENBURNE NO 5	4325
23-50-40-36-328-011	705 LOT 261 GLENBURNE NO 5	4331
23-50-40-36-328-021	401 LOT 260 GLENBURNE NO 5	4337
23-50-40-36-328-031	401 LOT 259 GLENBURNE NO 5	4345
23-50-40-36-328-041	705 LOT 258 GLENBURNE NO 5	4351
23-50-40-36-328-051	401 LOT 309 GLENBURNE NO 5	4342
23-50-40-36-328-061	401 LOT 308 GLENBURNE NO 5	4336
23-50-40-36-328-071	705 LOT 307 GLENBURNE NO 5	4330
23-50-40-36-328-081	401 LOT 306 GLENBURNE NO 5	4324
23-50-40-36-328-091	401 LOT 305 GLENBURNE NO 5	4318
23-50-40-36-328-101	705 LOT 304 GLENBURNE NO 5	4312
23-50-40-36-328-111	401 LOT 303 GLENBURNE NO 5	4306
23-50-40-36-328-122	401 LOTS 301 & 302 GLENBURNE NO 5	4260
23-50-40-36-328-141	401 LOT 300 GLENBURNE NO 5	4254
23-50-40-36-328-151	705 LOT 299 GLENBURNE NO 5	4248
23-50-40-36-328-161	401 LOT 298 GLENBURNE NO 5	4240
23-50-40-36-328-171	401 LOT 297 GLENBURNE NO 5	4232
23-50-40-36-328-181	401 LOT 296 GLENBURNE NO 5	4215
23-50-40-36-328-191	705 LOT 295 GLENBURNE NO 5	4229
23-50-40-36-328-201	401 LOT 294 GLENBURNE NO 5	4237
23-50-40-36-328-211	401 LOT 293 GLENBURNE NO 5	4307
23-50-40-36-328-221	401 LOT 292 GLENBURNE NO 5	4311
23-50-40-36-328-231	401 LOT 291 GLENBURNE NO 5	4315
23-50-40-36-328-241	705 LOT 290 GLENBURNE NO 5	4321
23-50-40-36-328-251	401 LOT 289 GLENBURNE NO 5	4325
23-50-40-36-328-261	401 LOT 288 GLENBURNE NO 5	4331
23-50-40-36-329-001	401 LOT 310 GLENBURNE NO 5	4417

LOT 311 GLENBURNE NO 5; ALSO COM 3120.38 FT W OF SW COR GLENBURNE NO 4, TH N 01DEG 43MIN 38SCD W 165.27 FT, N 15DEG 10MIN E 105 FT, N 35DEG 30MIN E 105 FT, N 44DEG 27MIN E 110 FT, N 49DEG 30 MIN E 535 FT, N 43DEG 20MIN E 325 FT, N 29DEG 15MIN E 380 FT, N 50 DEG 02MIN 14SCD W 40.28 FT, N 44 DEG 07MIN 41SCD W 129.651 FT, N 41 DEG 13MIN 23SCD W 242.87 FT, S 34 DEG 23MIN 20SCD W 440.88 FT, N 52 DEG 06MIN 40SCD W 288 FT +/- TO BANK OF THE GRAND RIVER, SW'LY ALONG RIVER 1100 FT +/- TO W LINE SEC 36, S 00DEG 06MIN 05SCD E 1060 FT +/- TO A

23-50-40-36-329-012	703 PT 732.6 FT W OF BEG, E TO BEG; SEC 36 T4N R2W	4500
23-50-40-36-329-021	705 LOT 312 GLENBURNE NO 5	4405
23-50-40-36-329-031	402 LOT 313 GLENBURNE NO 5	0
23-50-40-36-329-041	401 LOT 314 GLENBURNE NO 5	4355
23-50-40-36-329-051	401 LOT 315 GLENBURNE NO 5	4347
23-50-40-36-329-061	705 LOT 316 GLENBURNE NO 5	4341
23-50-40-36-329-071	705 LOT 317 GLENBURNE NO 5	0
23-50-40-36-329-081	705 LOT 318 GLENBURNE NO 5	4327
23-50-40-36-329-091	401 LOT 319 GLENBURNE NO 5	4321
23-50-40-36-329-101	401 LOT 320 GLENBURNE NO 5	4315
23-50-40-36-329-111	705 LOT 321 GLENBURNE NO 5	4307
23-50-40-36-329-121	705 LOT 322 GLENBURNE NO 5	0

COMM 433 FT W OF SE CORNER SEC. 36, W 147.8 FT, N

23-50-40-36-400-236	401 825 FT, E 147.8 FT, S 825 FT TO BEG SEC. 36, R4N, R3W	11907
23-50-40-36-401-001	401 LOT 111 GLENBURNE SUB	4312
23-50-40-36-401-011	401 LOT 112 GLENBURNE SUB	4316
23-50-40-36-401-021	401 LOT 113 GLENBURNE SUB	4318
23-50-40-36-401-031	401 LOT 114 GLENBURNE SUB	4324
23-50-40-36-401-041	401 LOT 115 GLENBURNE SUB	4332
23-50-40-36-401-051	401 LOT 116 GLENBURNE SUB	4336
23-50-40-36-401-061	401 LOT 117 GLENBURNE SUB	4340
23-50-40-36-401-071	401 LOT 228 GLENBURNE NO 5	4166
23-50-40-36-401-081	401 LOT 229 GLENBURNE NO 5	4108
23-50-40-36-401-091	401 LOT 230 GLENBURNE NO 5	4114
23-50-40-36-401-101	401 LOT 231 GLENBURNE NO 5	4120
23-50-40-36-401-111	401 LOT 232 GLENBURNE NO 5	4126
23-50-40-36-401-121	705 LOT 233 GLENBURNE NO 5	4132
23-50-40-36-401-131	401 LOT 234 GLENBURNE NO 5	4138
23-50-40-36-401-143	401 LOTS 235 & 236; GLENBURNE NO 5	4200
23-50-40-36-401-161	705 LOT 237 GLENBURNE NO 5	4212
23-50-40-36-401-171	401 LOT 238 GLENBURNE NO 5	4218
23-50-40-36-401-181	401 LOT 239 GLENBURNE NO 5	4224
23-50-40-36-402-001	705 LOT 270 GLENBURNE NO 5	4211
23-50-40-36-402-011	401 LOT 271 GLENBURNE NO 5	4205

23-50-40-36-402-021	401 LOT 272 GLENBURNE NO 5	4135
	Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003	
23-50-40-36-402-031	401 expiring 12/30/2018. LOT 273 GLENBURNE NO 5	4123
23-50-40-36-402-041	401 LOT 274 GLENBURNE NO 5	4115
23-50-40-36-402-051	401 LOT 275 GLENBURNE NO 5	4109
23-50-40-36-402-061	401 LOT 276 GLENBURNE NO 5	4214
23-50-40-36-402-071	401 LOT 277 GLENBURNE NO 5	4200
23-50-40-36-402-081	705 LOT 278 GLENBURNE NO 5	4206
23-50-40-36-402-091	401 LOT 279 GLENBURNE NO 5	4212
23-50-40-36-402-101	401 LOT 280 GLENBURNE NO 5	4218
23-50-40-36-403-011	401 LOT 74 GLENBURNE SUB	4223
23-50-40-36-403-021	401 LOT 73 GLENBURNE SUB	4227
23-50-40-36-403-031	401 LOT 72 GLENBURNE SUB	4301
23-50-40-36-403-041	401 LOT 71 GLENBURNE SUB	4305
23-50-40-36-403-051	401 LOT 70 GLENBURNE SUB	4311
23-50-40-36-403-061	401 LOT 69 GLENBURNE SUB	4317
23-50-40-36-403-071	401 LOT 68 GLENBURNE SUB	4154
23-50-40-36-403-081	401 LOT 67 GLENBURNE SUB	4146
23-50-40-36-403-091	401 LOT 66 GLENBURNE SUB	4142
23-50-40-36-403-101	401 LOT 65 GLENBURNE SUB	4138
23-50-40-36-403-111	401 LOT 64 GLENBURNE SUB	4318
23-50-40-36-403-121	401 LOT 63 GLENBURNE SUB	4312
23-50-40-36-403-131	401 LOT 62 GLENBURNE SUB	4306
23-50-40-36-403-141	401 LOT 61 GLENBURNE SUB	4302
23-50-40-36-403-151	401 LOT 60 GLENBURNE SUB	4300
23-50-40-36-403-161	401 LOT 59 GLENBURNE SUB	4301
23-50-40-36-403-171	401 LOT 58 GLENBURNE SUB	4305
23-50-40-36-403-181	401 LOT 57 GLENBURNE SUB	4307
23-50-40-36-403-191	401 LOT 56 GLENBURNE SUB	4311
23-50-40-36-403-201	401 LOT 55 GLENBURNE SUB	4315
23-50-40-36-403-211	401 LOT 54 GLENBURNE SUB	4321
23-50-40-36-403-221	401 LOT 53 GLENBURNE SUB	4110
23-50-40-36-403-231	401 LOT 52 GLENBURNE SUB	4104
23-50-40-36-403-241	401 LOT 51 GLENBURNE SUB	4100
23-50-40-36-403-251	401 LOT 50 GLENBURNE SUB	4052
23-50-40-36-403-261	401 LOT 49 GLENBURNE SUB	4048
23-50-40-36-403-271	401 LOT 48 GLENBURNE SUB	4044
23-50-40-36-403-281	401 LOT 47 GLENBURNE SUB	4328
23-50-40-36-403-291	401 LOT 46 GLENBURNE SUB	4322
23-50-40-36-403-301	401 LOT 45 GLENBURNE SUB	4318
23-50-40-36-403-311	401 LOT 44 GLENBURNE SUB	4312
23-50-40-36-403-321	401 LOT 43 GLENBURNE SUB	4308
23-50-40-36-403-331	401 LOT 42 GLENBURNE SUB	4304
23-50-40-36-403-341	401 LOT 41 GLENBURNE SUB	4300
23-50-40-36-403-351	401 LOT 40 GLENBURNE SUB	4301

23-50-40-36-403-361	401 LOT 39 GLENBURNE SUB	4305
23-50-40-36-403-371	401 LOT 38 GLENBURNE SUB	4309
23-50-40-36-403-381	401 LOT 37 GLENBURNE SUB	4315
23-50-40-36-403-391	401 LOT 36 GLENBURNE SUB	4319
23-50-40-36-403-401	401 LOT 35 GLENBURNE SUB	4325
23-50-40-36-403-411	401 LOT 34 GLENBURNE SUB	4329
23-50-40-36-403-421	401 LOT 33 GLENBURNE SUB	4333
23-50-40-36-403-431	401 LOT 32 GLENBURNE SUB	4014
23-50-40-36-403-441	401 LOT 31 GLENBURNE SUB	4008
23-50-40-36-403-451	401 LOT 30 & S 20 FT LOT 29 GLENBURNE SUB	4336
	N'LY 30 FT LOT 29 ALSO S'LY 35 FT LOT 28 GLENBURNE	
23-50-40-36-403-471	401 SUB	4330
23-50-40-36-403-481	401 LOT 27 & N 15 FT LOT 28 GLENBURNE SUB	4328
23-50-40-36-403-491	401 LOT 26 GLENBURNE SUB	4324
23-50-40-36-403-501	401 LOT 25 GLENBURNE SUB	4318
23-50-40-36-403-511	401 LOT 24 GLENBURNE SUB	4314
23-50-40-36-403-521	401 LOT 23 GLENBURNE SUB	4310
23-50-40-36-403-541	401 LOT 138 GLENBURNE NO 3	4306
23-50-40-36-403-551	401 LOT 139 GLENBURNE NO 3	4300
23-50-40-36-405-001	705 LOT 119 GLENBURNE SUB	4151
23-50-40-36-405-011	401 LOT 120 GLENBURNE SUB	4141
23-50-40-36-405-021	401 LOT 121 GLENBURNE SUB	4133
23-50-40-36-405-031	401 LOT 122 GLENBURNE SUB	4125
23-50-40-36-405-041	401 LOT 123 GLENBURNE SUB	4117
23-50-40-36-405-051	401 LOT 124 GLENBURNE SUB	4109
23-50-40-36-405-061	401 LOT 125 GLENBURNE SUB	4101
23-50-40-36-405-071	401 LOT 126 GLENBURNE SUB	4049
23-50-40-36-405-081	401 LOT 127 GLENBURNE SUB	4043
23-50-40-36-405-091	402 LOT 128 GLENBURNE SUB	0
23-50-40-36-405-101	705 LOT 129 GLENBURNE SUB	4025
23-50-40-36-405-111	401 LOT 130 GLENBURNE SUB	4017
23-50-40-36-405-121	401 LOT 131 GLENBURNE SUB	4009
23-50-40-36-405-131	401 LOT 132 GLENBURNE SUB	4400
23-50-40-36-407-001	401 LOT 118 GLENBURNE SUB	4400
23-50-40-36-407-011	201 LOT 137 GLENBURNE NO 2	ROCO WOC
23-50-40-36-407-021	201 LOT 226 GLENBURNE NO 4	ROCO WOC
23-50-40-36-407-031	705 LOT 323 GLENBURNE NO 5	4217
23-50-40-36-407-041	705 LOT 324 GLENBURNE NO 5	0
23-50-40-36-407-051	705 LOT 325 GLENBURNE NO 5	0
23-50-40-36-407-061	703 LOT 326 GLENBURNE NO 5	0
23-50-40-36-426-001	401 LOT 22 GLENBURNE SUB	4315
23-50-40-36-426-011	401 LOT 21 GLENBURNE SUB	3928
23-50-40-36-426-021	401 LOT 20 GLENBURNE SUB	3922
23-50-40-36-426-031	401 LOT 19 GLENBURNE SUB	3914
23-50-40-36-426-041	401 LOT 18 GLENBURNE SUB	3906

23-50-40-36-426-051	401 LOT 17 GLENBURNE SUB	3900
23-50-40-36-426-061	401 LOT 218 GLENBURNE NO 3	3901
23-50-40-36-426-071	401 LOT 219 GLENBURNE NO 3	3909
23-50-40-36-426-081	401 LOT 220 GLENBURNE NO 3	3915
23-50-40-36-426-091	401 LOT 221 GLENBURNE NO 3	3923
23-50-40-36-426-101	401 LOT 222 GLENBURNE NO 3	4307
23-50-40-36-428-001	401 LOT 10 GLENBURNE SUB	3937
23-50-40-36-428-011	401 LOT 9 GLENBURNE SUB	3950
23-50-40-36-428-021	401 LOT 8 GLENBURNE SUB	3944
23-50-40-36-428-031	401 LOT 7 GLENBURNE SUB	3938
23-50-40-36-428-041	401 LOT 6 GLENBURNE SUB	3932
23-50-40-36-428-051	401 LOT 5 GLENBURNE SUB	3926
23-50-40-36-428-061	402 LOT 4 GLENBURNE SUB	0
23-50-40-36-428-071	402 LOT 3 GLENBURNE SUB	0
23-50-40-36-428-081	713 LOT 2 GLENBURNE SUB	0
23-50-40-36-428-091	713 LOT 1 GLENBURNE SUB	0
23-50-40-36-428-101	402 LOT 16 GLENBURNE SUB	0
23-50-40-36-428-111	713 LOT 15 GLENBURNE SUB	0
23-50-40-36-428-121	713 LOT 14 GLENBURNE SUB	0
23-50-40-36-428-131	401 LOT 13 GLENBURNE SUB	3919
23-50-40-36-428-141	401 LOT 12 GLENBURNE SUB	3925
23-50-40-36-428-151	401 LOT 11 GLENBURNE SUB	3931
23-50-40-36-429-001	401 LOT 133 GLENBURNE SUB	3951
23-50-40-36-429-021	401 LOT 134 GLENBURNE SUB	3941
23-50-40-36-481-001	401 LOT 210 GLENBURNE NO 3	3939
23-50-40-36-481-011	401 LOT 211 GLENBURNE NO 3	4209
23-50-40-36-481-021	401 LOT 212 GLENBURNE NO 3	4213
23-50-40-36-481-031	401 LOT 213 GLENBURNE NO 3	3924
23-50-40-36-481-041	401 LOT 214 GLENBURNE NO 3	3918
23-50-40-36-481-051	401 LOT 215 GLENBURNE NO 3	3914
23-50-40-36-481-061	401 LOT 216 GLENBURNE NO 3	3908
23-50-40-36-481-071	401 LOT 217 GLENBURNE NO 3	3900
23-50-40-36-481-081	401 LOT 205 GLENBURNE NO 3	3901
23-50-40-36-481-091	401 LOT 206 GLENBURNE NO 3	3911
23-50-40-36-481-101	401 LOT 207 GLENBURNE NO 3	3915
23-50-40-36-481-111	401 LOT 208 GLENBURNE NO 3	3923
23-50-40-36-481-121	401 LOT 209 GLENBURNE NO 3	3927

Prop. Street	Owner Name	Taxpayer/Deedholder
BALMORAL DR	GROSE RANDY C	
LOCHINVER CIRCLE	HOLMES NATASHA RENE &	
LOCHINVER CIRCLE	SNOW JESSICA	
LOCHINVER CIRCLE	ADDISS & ASSOCIATES INC	
LOCHINVER CIRCLE	MORAN-GUERRA JOSE N &	
LOCHINVER CIRCLE	CONNELLY JENNIFER K	
LOCHINVER CIRCLE	OTIS CRAIG M & OTIS-HOUSTON ELIZA	FIRST NATIONAL BANK OF AMERIC
LOCHINVER CIRCLE	LANSING HOUSING COMMISSION	
BALMORAL DR	VANG TOU & LISA	
BALMORAL DR	BENNEFIELD WALTER L & TAMARA J	
BALMORAL DR	GASORSKI DAVID & VICTORIA L	
BALMORAL DR	ZHANG HUIZHEN	
BALMORAL DR	RHODES JOHN N & WILMA J	
GLENBURNE BLVD	DILWORTH ANTHONY	
GLENBURNE BLVD	TRAN KIET	
SEAWAY DR	SHERMAN CAROLYN A	
SEAWAY DR	LEFANTY NANCY L	
SEAWAY DR	SOUKKAI JOHN H &	
SEAWAY DR	HOOPER JOHNNI & KECK DELLA	
SEAWAY DR	BELANGER ROBERT	
SEAWAY DR	MUDREY GINA MARIE	
SEAWAY DR	GRAY LOIS E	
SEAWAY DR	ESTES TRAVIS D	
SEAWAY DR	SMITH CHARLOTTE	
SEAWAY DR	FRANCISCO ISAAC & JENNET	
SEAWAY DR	STEPP CHRISTINA D	
SEAWAY DR	PENDELL DIANE R	
SEAWAY DR	BROWN LANITA S	
SEAWAY DR	TREICHEL GARY L	
SEAWAY DR	SMITH SARAH A	
SEAWAY DR	DONELSON AISHA & KING ABRAHAM	
SEAWAY DR	ANDERSON CLEOPHUS & SARITA	
SEAWAY DR	WRIGHT LINDA	
SEAWAY DR	MOSES AMANDA L	
SEAWAY DR	HOMICK DARRYL & HOMICK DEVIN &	

HICKS CALEB & LAUREN E
LEVKOVITZ NOAM

HEATHGATE DR	WHITEPIGEON WILLIAM	
HEATHGATE DR	DOWNS GERALD A & JULIE A	
HEATHGATE DR	VONGPHACHANH BOUBPHA & KYLANH	
HEATHGATE DR	DOWRICK TODD	
HEATHGATE DR	FOX LAND HOLDINGS LLC	
HEATHGATE DR	WRATHER SHEILA M	SMITH BRUCE
HEATHGATE DR	TAYLOR DARNELL & MARKETA S	
HEATHGATE DR	DENSON SAMATRA	
HEATHGATE DR	RAYMOND MARIA, BIANCA, JERRY III	NDB REALTY LLC
HEATHGATE DR	DODOBOVE L L C	
HEATHGATE DR	J & D PROPERTIES OF MICHIGAN L L C	
HEATHGATE DR	REDDICK ANDRE	
HEATHGATE DR	HUBER DALE D & SARA E	
HEATHGATE DR	DUFFY BARBARA J	
HEATHGATE DR	HARPER DOROTHY	
HEATHGATE DR	SMITHWICK BRANDON J	KIRBY ALYSSA & KIRBY CATHY JO
WINDEMERE DR	FOMBY BENJAMIN E & VANESSA	
WINDEMERE DR	HEDDEN MICHAEL J & SHERYL	
WINDEMERE DR	STEVENS EARL L III & JANIS E	
WINDEMERE DR	BEVERLY FRANK & BARBARA	
WINDEMERE DR	LOVETT CENTHA	
WINDEMERE DR	ALANIZ FERNANDO	
WINDEMERE DR	CHAMBERLAIN BECKY MARIE	
WINDEMERE DR	HER PETER	
HEATHGATE DR	DOWRICK TODD	
HEATHGATE DR	FOX LAND HOLDINGS LLC	
HEATHGATE DR	SIMPSON JERRY	
HEATHGATE DR	CAO LUPIN & MAO CHAOLIN	
HEATHGATE DR	HAMMOND DANIEL S	
HEATHGATE DR	LUCKY RENTAL L L C	
HEATHGATE DR	LINDSEY JOHN	
HEATHGATE DR	BERTRAM WARREN E JR	
HEATHGATE DR	WARD DONALD L & JOAN M	
HEATHGATE DR	ORCHARD RANDALL L & JESSICA M	
CHADBURNE DR	BARBER ARTHUR L & AMANDA L	
CHADBURNE DR	BROWN DEBORA J	
CHADBURNE DR	SEARS MICHAEL J & NANCY R	
CHADBURNE DR	BLACK TERRY & VICKIE	

SEAWAY DR	GLENBURNE COMMONS
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GLENBURNE BLVD	LANSING SCHOOL DISTRICT
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ROSCOMMON DR	BOARD OF WATER & LIGHT
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GLENBURNE BLVD	LANSING SCHOOL DISTRICT
BALMORAL DR	LANSING HOUSING COMMISSION
COURTLAND DR	LANE LENORA
COURTLAND DR	HAMIDOU NOREDDINE
COURTLAND DR	LANSING HOUSING COMMISSION

COURTLAND DR	CHAMBERS CHARLES H	
COURTLAND DR	XC & LILLY'S APARTMENTS L L C	
COURTLAND DR	LUO XUE YUN	
BALMORAL DR	BRANDELL MARSHA C	
BALMORAL DR	LANSING HOUSING COMMISSION	
BALMORAL DR	MONGER TEK N & BASNET GOPI MAYA	
BALMORAL DR	LANSING HOUSING COMMISSION	
BALMORAL DR	MARTINEZ YARENIS R	
BALMORAL DR	MCCLLOUD REGINA M	
BALMORAL DR	RANDLE RONNIE & JOCELYN V	
BALMORAL DR	LANSING HOUSING COMMISSION	
BALMORAL DR	PACE GUY E	
BALMORAL DR	FRANKLIN APRIL	
BALMORAL DR	LANSING HOUSING COMMISSION	
GLENBURNE BLVD	PIERSON TROY A	
GLENBURNE BLVD	WOLFSEN KEITH & WELCH LINDA	
GLENBURNE BLVD	LANSING HOUSING COMMISSION	
GLENBURNE BLVD	CASTILLA RICARDO & PAMELA	
GLENBURNE BLVD	RAPPE KRISTY	
GLENBURNE BLVD	LANSING HOUSING COMMISSION	
GLENBURNE BLVD	CONNORS JENNIFER & WILLIAM III	
GLENBURNE BLVD	HENGESBACH JANICE M	
GLENBURNE BLVD	HARTLEY NATHAN & JULIE	
GLENBURNE BLVD	LANSING HOUSING COMMISSION	
GLENBURNE BLVD	CANTU SIMONA	CONKLIN ELIZABETH
GLENBURNE BLVD	CAO MARY ANN	
COURTLAND DR	YAMBIUT CHARLE C	NONA ADEL ADDA
COURTLAND DR	LANSING HOUSING COMMISSION	
COURTLAND DR	VO THU VAN PHAN & MINH TIEN	
COURTLAND DR	BROWN RAYMOND & PEGGY	
COURTLAND DR	SANDERS JAN A	
COURTLAND DR	MWANGU ANGELEE	
COURTLAND DR	LANSING HOUSING COMMISSION	
COURTLAND DR	STRONG GLORIA M	
COURTLAND DR	VUE CHRIST & YANG SANDY	
GLENBURNE BLVD	POWELL ROGER & ADAMS-POWELL KAREN	

GLENBURNE BLVD	CITY OF LANSING	FINANCE DEPARTMENT
GLENBURNE BLVD	LANSING HOUSING COMMISSION	
GLENBURNE BLVD	HEATHCOTE JEROME G	
GLENBURNE BLVD	INHULSEN JOHN & INHULSEN MICHAEL	
GLENBURNE BLVD	PANJAITAN EDWARD	
GLENBURNE BLVD	LANSING HOUSING COMMISSION	
GLENBURNE BLVD	CITY OF LANSING	
GLENBURNE BLVD	LANSING HOUSING COMMISSION	
GLENBURNE BLVD	SMITH JARED M	
GLENBURNE BLVD	BOUIE HEATHER	
GLENBURNE BLVD	LANSING HOUSING COMMISSION	
GLENBURNE BLVD	CITY OF LANSING	

JOLLY RD	MURRAY DANIEL E & SARAH M
DUMFRIES CIRCLE	COREY ASHLEY
DUMFRIES CIRCLE	HICKS CARRIE E & DODD BOB F
DUMFRIES CIRCLE	DOWRICK TODD
DUMFRIES CIRCLE	HESTER KENNETH L
SEAWAY DR	FREEMAN MYRON S SR & DELORES
SEAWAY DR	KEO RABIA V
SEAWAY DR	DEFRENN DENNIS D
GLENBURNE BLVD	SIMMER TROY M & NATASHA L
BALMORAL DR	PIGGOTT EMILY & BRIAN
BALMORAL DR	AKWANGIRO JOHN
BALMORAL DR	HERBERT KEVIN J
BALMORAL DR	BUSH SHAIRES
BALMORAL DR	LANSING HOUSING COMMISSION
BALMORAL DR	THOLE RUTH
BALMORAL DR	LLOYD THOMAS J & HEATHER L
BALMORAL DR	LANSING HOUSING COMMISSION
BALMORAL DR	LOPEZ RAFAEL & RUIZ MARIA C
BALMORAL DR	J & D PROPERTIES OF MICHIGAN L L C
BALMORAL DR	LANSING HOUSING COMMISSION
BALMORAL DR	AFFORDABLE RENTAL PROPERTIES L L C

BALMORAL DR	KELLER KAREN	
BALMORAL DR	ALTON JOHN F	
BALMORAL DR	LIRA EDWARD & BEVERLY S	
BALMORAL DR	VALERIO SHAMEREL R & VALERIO MARY	
GLENBURNE BLVD	RAYMOND CAMIE	
COURTLAND DR	MIKALA ROGER FOTUE	
COURTLAND DR	LANSING HOUSING COMMISSION	
COURTLAND DR	STEWART TERRELL A & JESSICA L	
COURTLAND DR	HILL CASSIETTA	
SEAWAY DR	NEFF WILLIAM S	
SEAWAY DR	HOWARD RUTH & HOWARD JULIE	
SEAWAY DR	HOLLIE XERION	CHARTRAND MARY
SEAWAY DR	PUETZ WILLIAM J & VICKIE E	
SEAWAY DR	SHANKLIN ROGER & ADAMS WILLIE MAE	
SEAWAY DR	SANCHEZ JOSE & ELEANOR H	
GLENBURNE BLVD	MORALES RAFAEL C	
GLENBURNE BLVD	SANCHEZ ERNESTO & HERLINDA	
GLENBURNE BLVD	HOMICK DEVIN	
GLENBURNE BLVD	HART EMERLISA	
OLD CASTLE CIRCLE	BUKUR OREN	
OLD CASTLE CIRCLE	HOUSTON JANIELLE L	
OLD CASTLE CIRCLE	ESCOJIDO CRUZ L	
OLD CASTLE CIRCLE	VUE PHONE	
OLD CASTLE CIRCLE	BOOKER CHRISTOPHER M &	
OLD CASTLE CIRCLE	PARKER ASHLEY N	
OLD CASTLE CIRCLE	GEORGE DANIEL M & JAMIE	
OLD CASTLE CIRCLE	FILEDS ANTHONY	
OLD CASTLE CIRCLE	HAYES JOHN H & JOYCE	
OLD CASTLE CIRCLE	FOREMAN HEATH	
OLD CASTLE CIRCLE	HOMICK DARRYL & SMITH DOUGLAS A	
GLENBURNE BLVD	SEARS MICHAEL J & NANCY R	
GLENBURNE BLVD	GET IT TODAY PROPERTIES L L C	
GLENBURNE BLVD	DELEON RALPH & MARY F	
GLENBURNE BLVD	VOLKER KEVIN L & MICHELE	
GLENBURNE BLVD	POLAND TRAVIS L & ERIKA A	
GLENBURNE BLVD	WILLIAMS GEORGE E & MARCIA	
MACDOUGAL CIRCLE	KUYKENDOLL TINISHA	
MACDOUGAL CIRCLE	TEMPLETON LEONARD L &	
MACDOUGAL CIRCLE	TOLBERT JANICE F	
MACDOUGAL CIRCLE	EGHAREVBA SANDRA	
MACDOUGAL CIRCLE	SADA HERMOSINA A	
MACDOUGAL CIRCLE	WILSON ERNEST W	
MACDOUGAL CIRCLE	DELONG JACK L	
MACDOUGAL CIRCLE	COVINGTON ERIKA C	

MACDOUGAL CIRCLE	SEARS MICHAEL J & NANCY R	
MACDOUGAL CIRCLE	DOWRICK TODD	
MACDOUGAL CIRCLE	J & D PROPERTIES OF MICHIGAN L L C	
MACDOUGAL CIRCLE	STEWART KANDY	
MACDOUGAL CIRCLE	AHO BAMBI S	
MACDOUGAL CIRCLE	DOWRICK TODD	
MACDOUGAL CIRCLE	MARK SANDERS LANSING #3 L L C	
GLENBURNE BLVD	HALL-SIMMONS DREANA D	
GLENBURNE BLVD	REED JOHNITA	
CHADBURNE DR	THOMAS CELESTE	
CHADBURNE DR	RYAN KATHLEEN	
CHADBURNE DR	HENSTOCK STEVEN J &	
CHADBURNE DR	BURK LISA	
CHADBURNE DR	GONZALES SARAH	MOORE DENNIS & AMY
CHADBURNE DR	ALDACO JUVE & MARIA	
CHADBURNE DR	K B & C PROPERTIES L L C	
CHADBURNE DR	COUTHEN DESSIE & COUTHEN JAMES	
CHADBURNE DR	ROGERS GLORIA	
GLENBURNE BLVD	LANSING HOUSING COMMISSION	
GLENBURNE BLVD	KRUGER BRUCE	
GLENBURNE BLVD	ZARGOZA GARCIA DIANA C	
GLENBURNE BLVD	KITE AARON T	
GLENBURNE BLVD	KITE AARON T	
GLENBURNE BLVD	JOHNSON JOHNNY L & SARA &	
GLENBURNE BLVD	KITE AARON T	
GLENBURNE BLVD	JAMES CHAUNCEY & MONIQUE	KITE AARON T
GLENBURNE BLVD	STUBER KARLA	
GLENBURNE BLVD	MURPHY PATRICK & LINDA L	
GLENBURNE BLVD	LANSING HOUSING COMMISSION	
GLENBURNE BLVD	MAGERS ERICA L	
GLENBURNE BLVD	DOWRICK TODD K & SANDRA L	
CHADBURNE DR	SEARS MIKE & NANCY	
SEAWAY DR	YONG MALL INC	
WDSIDE MEADOWS APTS		4590 SEAWAY DR
WDSIDE MEADOWS APTS		4032 WOODBRIDGE
GLENBURNE BLVD	LANSING HOUSING COMMISSION	
GLENBURNE BLVD	CITY OF LANSING	
GLENBURNE BLVD	CITY OF LANSING	
GLENBURNE BLVD	OAK PARK DEVELOPMENT GROUP LLC	
CHADBURNE DR	SIMEON NDIKURIYO	
LIMERICK CIRCLE	CANNON REX	
LIMERICK CIRCLE	MELVIN CANDANCE S	
LIMERICK CIRCLE	SMITH SAMANTHA & PARR JASON	ASTERA CREDIT UNION
LIMERICK CIRCLE	BROOKS THERESA	

LIMERICK CIRCLE	BAKER MARTHA
LAUDERHILL CIRCLE	MCINTYRE FRANKIE E & JOANNE
LAUDERHILL CIRCLE	HATT LINDA
LAUDERHILL CIRCLE	DOWRICK TODD K & SANDRA L
LAUDERHILL CIRCLE	ROUSER JEANETTE K
CHADBURNE DR	VOLKER GARY L & ELAINE R
LIMERICK CIRCLE	RIPLEY LARRY A & MELANIE M
GLENBURNE BLVD	BOWLER DARCY Y
GLENBURNE BLVD	WILLIAMS NORMA J
GLENBURNE BLVD	BERRY LORETTA M
GLENBURNE BLVD	DYER JEFFREY A &
GLENBURNE BLVD	KING LINDA M
GLENBURNE BLVD	BENNETT THOMAS
GLENBURNE BLVD	MICHIGAN LAND BANK FAST TRACK AUTH
GLENBURNE BLVD	CITY OF LANSING
GLENBURNE BLVD	CITY OF LANSING
LIMERICK CIRCLE	MICHIGAN LAND BANK FAST TRACK AUTH
LIMERICK CIRCLE	CITY OF LANSING
LIMERICK CIRCLE	CITY OF LANSING
LIMERICK CIRCLE	VINING GARY
LIMERICK CIRCLE	FOX JEROME C & MILLICENT I
LIMERICK CIRCLE	MORLOCK PATTY J
GLENBURNE BLVD	SEARS MICHAEL J & NANCY R
GLENBURNE BLVD	SEARS MICHAEL J & NANCY R
WINDEMERE DR	HOSSINGER JEFFERY R
CHADBURNE DR	SMITH JEFFREY D & PAMELA J &
CHADBURNE DR	BREHLER JOSEPH C
LAUDERHILL CIRCLE	WILLIAMS ARTHUR & PHYLLIS
LAUDERHILL CIRCLE	GALLEGOS ERNESTO
LAUDERHILL CIRCLE	ALLEN LEROY
LAUDERHILL CIRCLE	NELSON MAURICE
LAUDERHILL CIRCLE	IAFANO ROBERT & ZIEGLER KELSEY
WINDEMERE DR	KENNY LORETTA D
WINDEMERE DR	RUIZ ARTURO R & EVA C
WINDEMERE DR	DOWRICK TODD
WINDEMERE DR	ESTRADA MARTIN V & MARISOL
WINDEMERE DR	MCCLINTOCK DALE W & MARSHA

Owner Address	Owner City	Owner State	Owner Zip	Number of Housing Units*
2334 E CAVANAUGH RD	LANSING	MI	48910-5815	1
4223 LOCHINVER CIRCLE	LANSING	MI	48911	1
4215 LOCHINVER CIR	LANSING	MI	48911-2575	1
913 W HOLMES RD, #240F	LANSING	MI	48910	0
4201 LOCHINVER CIR	LANSING	MI	48911-2575	1
4200 LOCHINVER CIR	LANSING	MI	48911-2575	1
4210 LOCHINVER CIRCLE	LANSING	MI	48911	1
419 CHERRY ST	LANSING	MI	48933	1
4310 BALMORAL DR	LANSING	MI	48911-2566	1
4324 BALMORAL DR	LANSING	MI	48911-2566	1
4336 BALMORAL DR	LANSING	MI	48911	1
908 LONGWOOD	CHALFONT	PA	18914-4427	1
4348 BALMORAL DR	LANSING	MI	48911-2566	1
4412 GLENBURNE BLVD	LANSING	MI	48911	1
3798 SHEARWATER LN	EAST LANSING	MI	48823	1
4024 SEAWAY DR	LANSING	MI	48911-2551	1
4028 SEAWAY DR	LANSING	MI	48911-2551	1
4034 SEAWAY DR	LANSING	MI	48911-2551	1
4038 SEAWAY DR	LANSING	MI	48911-2551	1
4042 SEAWAY DR	LANSING	MI	48911-2551	1
1378 FOXCROFT RD	EAST LANSING	MI	48823	1
4050 SEAWAY DR	LANSING	MI	48911-2551	1
4054 SEAWAY DR	LANSING	MI	48911-2551	1
4058 SEAWAY DR	LANSING	MI	48911-2551	1
4062 SEAWAY DR	LANSING	MI	48911	1
4100 SEAWAY DR	LANSING	MI	48911-2553	1
4104 SEAWAY DR	LANSING	MI	48911-2553	1
4110 SEAWAY DR	LANSING	MI	48911-2553	1
10909 HART HWY	DIMONDALE	MI	48821-9560	1
4122 SEAWAY DR	LANSING	MI	48911	1
4128 SEAWAY DR	LANSING	MI	48911-2553	1
4134 SEAWAY DR	LANSING	MI	48911-2553	1
4200 SEAWAY DR	LANSING	MI	48911-2555	1
4206 SEAWAY DR	LANSING	MI	48911-2555	1
TILLSONBORG ON N4G 4G7			XXXXX	1

1273 HARVEST LANE	HOSCHTON	GA	30548	1
33 RASHI ST			XXXXX	1
124 W MICHIGAN AVE	LANSING	MI	48933-2500	0
4023 SEAWAY DR	LANSING	MI	48911-2552	1
4029 SEAWAY DR	LANSING	MI	48911-2552	1
4037 SEAWAY DR	LANSING	MI	48911-2552	1
4045 SEAWAY DR	LANSING	MI	48911-2552	1
4101 SEAWAY DR	LANSING	MI	48911	1
6435 HEATHFIELD DR	EAST LANSING	MI	48823	1
4111 SEAWAY DR	LANSING	MI	48911-2554	1
4115 SEAWAY DR	LANSING	MI	48911-2554	1
4121 SEAWAY DR	LANSING	MI	48911-2554	1
4127 SEAWAY DR	LANSING	MI	48911-2554	1
PO BOX 80131	LANSING	MI	48908-0131	1
4135 SEAWAY DR	LANSING	MI	48911-2554	1
4154 HEATHGATE DR	LANSING	MI	48911-2518	1
4148 HEATHGATE DR	LANSING	MI	48911-2518	1
4144 HEATHGATE DR	LANSING	MI	48911-2518	1
4140 HEATHGATE DR	LANSING	MI	48911-2518	1
P O BOX 70001	LANSING	MI	48908	1
P O BOX 70001	LANSING	MI	48908	1
13199 BLAISDELL DR	DEWITT	MI	48820-8188	1
4201 SEAWAY DR	LANSING	MI	48911-2556	1
4149 HEATHGATE DR	LANSING	MI	48911-2517	1
7736 MADRID DR	LANSING	MI	48917-7706	1
4137 HEATHGATE DR	LANSING	MI	48911-2517	1
1010 SEMINOLE RD	NORTON SHORES	MI	49441-4344	1
4127 HEATHGATE DR	LANSING	MI	48911-2517	1
4123 HEATHGATE DR	LANSING	MI	48911	1
4117 HEATHGATE DR	LANSING	MI	48911	1
13501 COTTONWOOD CT	DEWITT	MI	48820-9057	1
4109 HEATHGATE DR	LANSING	MI	48911-2517	1
1825 E MICHIGAN AVE	LANSING	MI	48912-2826	1
4206 KILLARNEY CT	LANSING	MI	48911-2530	1
PO BOX 1392	EAST LANSING	MI	48826	1
4214 KILLARNY CT	LANSING	MI	48911	1
4218 KILLARNEY CT	LANSING	MI	48911-2530	1
4546 WARWICK DR	SUGAR LAND	TX	77479	1
4223 KILLARNEY CT	LANSING	MI	48911-2530	1
4219 KILLARNEY CT	LANSING	MI	48911-2530	1
4215 KILLARNEY CT	LANSING	MI	48911-2530	1
3678 E HIAWATHA DR	OKEMOS	MI	48864-4040	1
4207 KILLARNEY CT	LANSING	MI	48911-2530	1
4053 HEATHGATE DR	LANSING	MI	48911-2515	1

5453 HOUGHSTON RD	HARBOR SPRINGS	MI	49740-9041	1
4112 HEATHGATE DR	LANSING	MI	48911-2516	1
4106 HEATHGATE DR	LANSING	MI	48911	1
6435 HEATHFIELD DR	EAST LANSING	MI	48823	1
PO BOX 1392	EAST LANSING	MI	48826	1
4048 HEATHGATE DR	LANSING	MI	48911-2514	1
4381 KEELSON DR	LANSING	MI	48911-8132	1
4038 HEATHGATE DR	LANSING	MI	48911	1
4034 HEATHGATE DR	LANSING	MI	48911	1
714 EDMONT BLVD	LANSING	MI	48917	1
13199 BLAISDELL DR	DEWITT	MI	48820-8188	1
4018 HEATHGATE DR	LANSING	MI	48911	1
7730 WOLVERINE DR	EATON RAPIDS	MI	48827	1
4010 HEATHGATE DR	LANSING	MI	48911-2514	1
4008 HEATHGATE DR	LANSING	MI	48911-2514	1
8635 NW 8TH ST APT 109	MIAMI	FL	33126	1
3944 WINDEMERE DR	LANSING	MI	48911-2519	1
7020 DEEPWATER POINT RD	WILLIAMSBURG	MI	49690-9248	1
3932 WINDEMERE DR	LANSING	MI	48911-2519	1
3926 WINDEMERE DR	LANSING	MI	48911-2519	1
3920 WINDEMERE DR	LANSING	MI	48911-2519	1
3916 WINDEMERE DR	LANSING	MI	48911-2519	1
3910 WINDEMERE DR	LANSING	MI	48911-2519	1
3900 WINDEMERE DR	LANSING	MI	48911-2519	1
6435 HEATHFIELD DR	EAST LANSING	MI	48823	1
PO BOX 1392	EAST LANSING	MI	48826	1
4037 HEATHGATE DR	LANSING	MI	48911	1
2542 HOLLY ST	FULLERTON	CA	92835-4418	1
4025 HEATHGATE DR	LANSING	MI	48911	1
1701 S WAVERLY RD	LANSING	MI	48917-4300	1
4017 HEATHGATE DR	LANSING	MI	48911-2515	1
4013 HEATHGATE DR	LANSING	MI	48911-2515	1
4009 HEATHGATE DR	LANSING	MI	48911-2515	1
4 HARRIMAN CT	CAMERON	NC	28326-6375	1
4200 CHADBURNE DR	LANSING	MI	48911	1
4206 CHADBURNE DR	LANSING	MI	48911-2576	1
16910 BLACK WALNUT LN	EAST LANSING	MI	48823-9656	1
308 N SWEGLES ST	SAINT JOHNS	MI	48879-1632	1

124 W MICHIGAN AVE	LANSING	MI	48933-2500	0
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519 W KALAMAZOO ST	LANSING	MI	48933-2080	0
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PO BOX 13007	LANSING	MI	48901-3007	0
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519 W KALAMAZOO ST	LANSING	MI	48933-2080	0
419 CHERRY ST	LANSING	MI	48933	1
4324 COURTLAND DR	LANSING	MI	48911-2571	1
4308 COURTLAND DR	LANSING	MI	48911-2571	1
419 CHERRY ST	LANSING	MI	48933	1

4236 COURTLAND DR	LANSING	MI	48911-2569	1
2611 COCHISE LN	OKEMOS	MI	48864-2055	1
4224 COURTLAND DR	LANSING	MI	48911-2569	1
4219 BALMORAL DR	LANSING	MI	48911-2565	1
419 CHERRY ST	LANSING	MI	48933	1
4229 BALMORAL DR	LANSING	MI	48911	1
419 CHERRY ST	LANSING	MI	48933	1
4241 BALMORAL DR	LANSING	MI	48911	1
4301 BALMORAL DR	LANSING	MI	48911-2567	1
4325 BALMORAL DR	LANSING	MI	48911-2568	1
419 CHERRY ST	LANSING	MI	48933	1
4337 BALMORAL DR	LANSING	MI	48911	1
4345 BALMORAL DR	LANSING	MI	48911-2568	1
419 CHERRY ST	LANSING	MI	48933	1
4342 GLENBURNE BLVD	LANSING	MI	48911-2543	1
4336 GLENBURNE BLVD	LANSING	MI	48911-2543	1
419 CHERRY ST	LANSING	MI	48933	1
4324 GLENBURNE BLVD	LANSING	MI	48911-2543	1
4318 GLENBURNE BLVD	LANSING	MI	48911-2543	1
419 CHERRY ST	LANSING	MI	48933	1
4306 GLENBURNE BLVD	LANSING	MI	48911-2543	1
4260 GLENBURNE BLVD	LANSING	MI	48911-2541	1
4254 GLENBURNE BLVD	LANSING	MI	48911-2541	1
419 CHERRY ST	LANSING	MI	48933	1
315 E MT HOPE AVE	LANSING	MI	48910	1
5891 HORTSMEYER RD	LANSING	MI	48911	1
4215 COURTLAND DR	LANSING	MI	48911	1
419 CHERRY ST	LANSING	MI	48933	1
4237 COURTLAND DR	LANSING	MI	48911	1
4307 COURTLAND DR	LANSING	MI	48911-2572	1
4311 COURTLAND DR	LANSING	MI	48911-2572	1
4315 COURTLAND DR	LANSING	MI	48911	1
419 CHERRY ST	LANSING	MI	48933	1
4325 COURTLAND DR	LANSING	MI	48911-2572	1
4331 COURTLAND DR	LANSING	MI	48911-2572	1
4417 GLENBURNE BLVD	LANSING	MI	48911-2546	1

124 W MICHIGAN AVE FL 8TH	LANSING	MI	48933-1665	0
419 CHERRY ST	LANSING	MI	48933	1
PO BOX 4341	EAST LANSING	MI	48826-4341	0
4355 GLENBURNE BLVD	LANSING	MI	48911-2544	1
4347 GLENBURNE BLVD	LANSING	MI	48911-2544	1
419 CHERRY ST	LANSING	MI	48933	1
124 W MICHIGAN AVE 9TH FLR	LANSING	MI	48933	0
419 CHERRY ST	LANSING	MI	48933	1
12756 11 MILE RD	CERESCO	MI	49033	1
4315 GLENBURNE BLVD	LANSING	MI	48911	1
419 CHERRY ST	LANSING	MI	48933	1
124 W MICHIGAN AVE 9TH FLR	LANSING	MI	48933	0

11907 W JOLLY RD	LANSING	MI	48911	1
4312 DUMFRIES CIR	LANSING	MI	48911	1
4316 DUMFRIES CIR	LANSING	MI	48911-2573	1
6435 HEATHFIELD DR	EAST LANSING	MI	48823-9659	1
4324 DUMFRIES CIR	LANSING	MI	48911-2573	1
6023 SLEEPY HOLLOW LN	EAST LANSING	MI	48823-9225	1
4336 SEAWAY DR	LANSING	MI	48911-2726	1
4340 SEAWAY DR	LANSING	MI	48911-2726	1
16295 NULL RD	THREE RIVERS	MI	49093	1
4108 BALMORAL DR	LANSING	MI	48911	1
4114 BALMORAL DR	LANSING	MI	48911	1
4120 BALMORAL DR	LANSING	MI	48911	1
4126 BALMORAL DR	LANSING	MI	48911-2562	1
419 CHERRY ST	LANSING	MI	48933	1
4138 BALMORAL DR	LANSING	MI	48911-2562	1
4200 BALMORAL DR	LANSING	MI	48911-2564	1
419 CHERRY ST	LANSING	MI	48933	1
4218 BALMORAL DR	LANSING	MI	48911-2564	1
13199 BLAISDELL DR	DEWITT	MI	48820-8188	1
419 CHERRY ST	LANSING	MI	48933	1
866 S BROOKSIDE DR	NORTON SHORES	MI	49441	1

4135 BALMORAL DR	LANSING	MI	48911-2563	1
4123 BALMORAL DR	LANSING	MI	48911-2563	1
1669 HARTEL RD	CHARLOTTE	MI	48813-9331	1
4109 BALMORAL DR	LANSING	MI	48911-2563	1
4214 GLENBURNE BLVD	LANSING	MI	48911	1
4200 COURTLAND DR	LANSING	MI	48911	1
419 CHERRY ST	LANSING	MI	48933	1
4212 COURTLAND DR	LANSING	MI	48911-2569	1
4218 COURTLAND DR	LANSING	MI	48911	1
4223 SEAWAY DR	LANSING	MI	48917	1
PO BOX 16271	DURHAM	NC	27704-7271	1
4301 SEAWAY DR	LANSING	MI	48911	1
4305 SEAWAY DR	LANSING	MI	48911-2727	1
4311 SEAWAY DR	LANSING	MI	48911-2727	1
4317 SEAWAY DR	LANSING	MI	48911-2727	1
4154 GLENBURNE BLVD	LANSING	MI	48911-2538	1
4146 GLENBURNE BLVD	LANSING	MI	48911-2538	1
TILLSONBORG ON N4G 4G7			XXXXX	1
4138 GLENBURNE BLVD	LANSING	MI	48911-2538	1
FROID 34			XXXXX	1
4312 OLD CASTLE CIR	LANSING	MI	48911-2528	1
4306 OLD CASTLE CIR	LANSING	MI	48911-2528	1
4302 OLD CASTLE CIRCLE	LANSING	MI	48911	1
4300 OLD CASTLE CIR	LANSING	MI	48911-2528	1
4301 OLD CASTLE CIR	LANSING	MI	48911	1
4305 OLD CASTLE CIR	LANSING	MI	48911-2528	1
2194 CEDARBEND DR	HOLT	MI	48842	1
4311 OLD CASTLE CIR	LANSING	MI	48911-2528	1
4315 OLD CASTLE CIR	LANSING	MI	48911-2528	1
225 GOSHEN RD			XXXXX	1
16910 BLACK WALNUT LN	EAST LANSING	MI	48823-9656	1
P O BOX 4636	EAST LANSING	MI	48826	1
4100 GLENBURNE BLVD	LANSING	MI	48911-2536	1
4052 GLENBURNE BLVD	LANSING	MI	48911-2535	1
4048 GLENBURNE BLVD	LANSING	MI	48911	1
4044 GLENBURNE BLVD	LANSING	MI	48911-2535	1
4328 MACDOUGAL CIR	LANSING	MI	48911-2529	1
4322 MACDOUGAL CIR	LANSING	MI	48911-2529	1
4318 MACDOUGAL CIR	LANSING	MI	48911-2529	1
1077 VINEYARD DR	OAKLEY	CA	94561-3805	1
4308 MACDOUGAL CIR	LANSING	MI	48911-2529	1
4304 MACDOUGAL CIR	LANSING	MI	48911-2529	1
4300 MACDOUGAL CIRCLE	LANSING	MI	48911	1
4301 MACDOUGAL CIR	LANSING	MI	48911-2529	1

16910 BLACK WALNUT LN	EAST LANSING	MI	48823-9656	1
6435 HEATHFIELD DR	EAST LANSING	MI	48823-9659	1
13199 BLAISDELL DR	DEWITT	MI	48820-8188	1
4319 MACOUGAL CIR	LANSING	MI	48911	1
4325 MACDOUGAL CIR	LANSING	MI	48911	1
6435 HEATHFIELD DR	EAST LANSING	MI	48823	1
8787 COLEMAN RD	HASLETT	MI	48840-9318	1
4014 GLENBURNE BLVD	LANSING	MI	48911	1
4008 GLENBURNE BLVD	LANSING	MI	48911-2533	1
4336 CHADBURNE DR	LANSING	MI	48911-2740	1
4330 CHADBURNE DR	LANSING	MI	48911-2740	1
4328 CHADBURNE DR	LANSING	MI	48911	1
4324 CHADBURNE DR	LANSING	MI	48911	1
4318 CHADBURNE DR	LANSING	MI	48911	1
4314 CHADBURNE DR	LANSING	MI	48911-2740	1
PO BOX 881	EAST LANSING	MI	48826-0881	1
4306 CHADBURNE DR	LANSING	MI	48911	1
1105 EASTFIELD RD	LANSING	MI	48917-2347	1
419 CHERRY ST	LANSING	MI	48933	1
7721 WILLIAMS RD	LANSING	MI	48911-3046	1
4133 GLENBURNE BLVD	LANSING	MI	48911-2537	1
3339 WAVERLY HILLS RD	LANSING	MI	48917	1
3339 WAVERLY HILLS RD	LANSING	MI	48917	1
4109 GLENBURNE BLVD	LANSING	MI	48911-2537	1
3339 WAVERLY HILLS RD	LANSING	MI	48917	1
3500 KAREN ST	LANSING	MI	48911	1
4043 GLENBURNE BLVD	LANSING	MI	48911	1
605 N GUNNELL RD	EATON RAPIDS	MI	48827-9385	0
419 CHERRY ST	LANSING	MI	48933	1
13130 HIDE AWAY LN	DEWITT	MI	48820	1
6435 HEATHFIELD DR	EAST LANSING	MI	48823-9659	1
16910 BLACK WALNUT LN	EAST LANSING	MI	48823-9656	1
2440 SOWER BLVD	OKEMOS	MI	48864-3251	1
33 BLOOMFIELD HILLS PRKWY	BLOOMFIELD HILLS	MI	48304	90
33 BLOOMFIELD HILLS PRKWY	BLOOMFIELD HILLS	MI	48304	66
419 CHERRY ST	LANSING	MI	48933	1
124 W MICHIGAN AVE 9TH FLR	LANSING	MI	48933	0
124 W MICHGIAN AVE 9TH FLR	LANSING	MI	48933	0
428 LESHER PLACE	LANSING	MI	48912	0
4315 CHADBURNE DR	LANSING	MI	48911-2741	1
3928 LIMERICK CIR	LANSING	MI	48911-2527	1
3922 LIMERICK CIR	LANSING	MI	48911-2527	1
3914 LIMERICK	LANSING	MI	48911	1
3906 LIMERICK CIR	LANSING	MI	48911	1

3609 JERREE ST	LANSING	MI	48911-2635	1
3901 LAUDERHILL CIR	LANSING	MI	48911-2526	1
3909 LAUDERHILL CIR	LANSING	MI	48911-2526	1
6435 HEATHFIELD DR	EAST LANSING	MI	48823-9659	1
3923 LAUDERHILL CIR	LANSING	MI	48911-2526	1
4307 CHADBURNE DR	LANSING	MI	48911-2741	1
3937 LIMERICK CIR	LANSING	MI	48911-2527	1
1885 MAPLE ST	HOLT	MI	48842	1
3944 GLENBURNE BLVD	LANSING	MI	48911-2531	1
3441 LAREDO DR UNIT 37	LEXINGTON	KY	40517-2241	1
3932 GLENBURNE BLVD	LANSING	MI	48911-2531	1
3926 GLENBURNE BLVD	LANSING	MI	48911-2531	1
1865 E STOLL RD	LANSING	MI	48906	0
300 N WASHINGTON SQ	LANSING	MI	48933-1244	0
124 W MIGHIGAN AVE	LANSING	MI	48911	0
124 W MICHIGAN AVE	LANSING	MI	48933	0
300 N WASHINGTON SQ	LANSING	MI	48933-1244	0
124 W MICHIGAN AVE	LANSING	MI	48933	0
124 W MICHIGAN AVE	LANSING	MI	48933	0
P O BOX 70001	LANSING	MI	48908	0
3925 LIMERICK CIR	LANSING	MI	48911-2527	1
3931 LIMERICK CIR	LANSING	MI	48911-2527	1
16910 BLACK WALNUT LN	EAST LANSING	MI	48823-9656	1
16910 BLACK WALNUT LN	EAST LANSING	MI	48823-9656	1
3939 WINDEMERE DR	LANSING	MI	48911-2520	1
4209 CHADBURNE DR	LANSING	MI	48911-2577	1
4213 CHADBURNE DR	LANSING	MI	48911-2577	1
47979 PAW TRAIL	LANSING	MI	48911	1
4828 INGHAM ST	LANSING	MI	48911	1
3914 LAUDERHILL CIR	LANSING	MI	48911-2526	1
3908 LAUDERHILL CIR	LANSING	MI	48911-2526	1
3900 LAUDERHILL CIR	LANSING	MI	48911	1
3901 WINDEMERE DR	LANSING	MI	48911-2520	1
3911 WINDEMERE DR	LANSING	MI	48911-2520	1
6435 HEATHFIELD DR	EAST LANSING	MI	48823-9659	1
3923 WINDEMERE DR	LANSING	MI	48911-2520	1
3927 WINDEMERE DR	LANSING	MI	48911	1

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ide vacant land

BY THE COMMITTEE ON PUBLIC SERVICES
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
CONFIRMATION GLENBURNE GRASS & TRASH ASSESSMENT ROLL SUMMER 2019

WHEREAS, pursuant to resolution 2016-202, adopted by this Council, the City Council held a public hearing on March 11, 2019 regarding Assessment Roll GB-2018 for the removal of trash and grass in the Glenburne Commons adjacent to certain properties; and

WHEREAS, the cost incurred between May 22, 2018 and November 5, 2018, by the City totals \$29,638.00; and

WHEREAS, the Committee on Public Services met on March __, 2019 to review the public hearing findings; and

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council hereby directs that special assessment roll number GB-2018 as returned by the City Assessor, be ratified and confirmed.

BE IT FURTHER RESOLVED, the Lansing City Council hereby directs the City Assessor notify the owners of properties affected by this roll in accordance with City Ordinance 1026.06.

Contiguous Boundaries of properties benefitted to include all the parcels within the following subdivisions in their entirety as follows:

Glenburne Subdivision

Glenburne Subdivision No. 2

Glenburne Subdivision No. 3

Glenburne Subdivision No. 4

Glenburne Subdivision No. 5

Part of the North ½ and South East ¼ of Section 36, T4N, R3W

City of Lansing, Eaton County, Michigan

BE IT FINALLY RESOLVED THAT Special Assessment Roll No. GB-2018 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 this special assessment tax. If payment is not received by _____, 2019, this special assessment tax will be placed on the July 2019 tax roll without interest or penalty.

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

Authorizing Michigan Natural Resources Trust Fund (MNRTF)
Land Acquisition Grant
Acquisition of Parcel 33-01-01-34-425-011

WHEREAS, on March 23, 2015 the City Council adopted Resolution #2015-077 the City of Lansing Parks and Recreation Five Year Master Plan for 2015 - 2020 which states as a goal to acquire land; and

WHEREAS, MNRTF will be accepting grant applications for the next grant cycle no later than April 1, 2019; and

WHEREAS, MNRTF requires a resolution from the governing body of the applicant supporting the application, acknowledging the required match and committing to the amount and source of match that are specified in the application; and

WHEREAS, the Parks and Recreation Director is recommending the City apply for grant funding to acquire parcel #33-01-01-34-425-011, 1624 E. Cavanaugh Road, Lansing, MI 48910 currently owned by Mary C. Boegner, for park purposes; and

WHEREAS, the amounts and sources of the project funding are as follows:

Total Project Cost	\$100,000.00
Amount Requested from the MNRTF (75% grant)	\$75,000.00
Amount Requested from local sources (25%)	\$25,000.00

WHEREAS, sufficient funds for the local match are currently available in the Park Acquisition and Development account; and

NOW, THEREFORE BE IT RESOLVED, the Lansing City Council approves the submission of the grant to the Michigan Natural Resources Trust Fund (MNRTF)

BE IT FINALLY RESOLVED the City of Lansing, Michigan, will accept the terms of the grant as received from the MNRTF

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

Authorizing Michigan Natural Resources Trust Fund (MNRTF)
Land Acquisition Grant
Acquisition of Parcel 33-01-01-21-202-001

WHEREAS, on March 23, 2015 the City Council adopted Resolution #2015-077 the City of Lansing Parks and Recreation Five Year Master Plan for 2015 - 2020 which states as a goal to acquire land; and

WHEREAS, MNRTF will be accepting grant applications for the next grant cycle no later than April 1, 2019; and

WHEREAS, MNRTF requires a resolution from the governing body of the applicant supporting the application, acknowledging the required match and committing to the amount and source of match that are specified in the application; and

WHEREAS, the Parks and Recreation Director is recommending the City apply for grant funding to acquire parcel #33-01-01-21-202-001, 342 E. St. Joseph Street, #1, Lansing, MI 48933 currently owned by Jonathan Graves, for park purposes; and

WHEREAS, the amounts and sources of the project funding are as follows:

Total Project Cost	\$100,000.00
Amount Requested from the MNRTF (75% grant)	\$75,000.00
Amount Requested from local sources (25%)	\$25,000.00

WHEREAS, sufficient funds for the local match are currently available in the Park Acquisition and Development account.

NOW, THEREFORE BE IT RESOLVED, the Lansing City Council approves the submission of the grant to the Michigan Natural Resources Trust Fund (MNRTF).

BE IT FINALLY RESOLVED the City of Lansing, Michigan, will accept the terms of the grant as received from the MNRTF.

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

Authorizing Michigan Natural Resources Trust Fund (MNRTF)
Land Acquisition Grant
Acquisition of Parcel 33-01-01-21-202-011

WHEREAS, on March 23, 2015 the City Council adopted Resolution #2015-077 the City of Lansing Parks and Recreation Five Year Master Plan for 2015 - 2020 which states as a goal to acquire land; and

WHEREAS, MNRTF will be accepting grant applications for the next grant cycle no later than April 1, 2019; and

WHEREAS, MNRTF requires a resolution from the governing body of the applicant supporting the application, acknowledging the required match and committing to the amount and source of match that are specified in the application; and

WHEREAS, the Parks and Recreation Director is recommending the City apply for grant funding to acquire parcel #33-01-01-21-202-011, 700 River Street, Lansing, MI 48933 currently owned by Judith Morella, for park purposes; and

WHEREAS, the amounts and sources of the project funding are as follows:

Total Project Cost	\$80,000.00
Amount Requested from the MNRTF (75% grant)	\$60,000.00
Amount Requested from local sources (25%)	\$20,000.00

WHEREAS, sufficient funds for the local match are currently available in the Park Acquisition and Development account.

NOW, THEREFORE BE IT RESOLVED, the Lansing City Council approves the submission of the grant to the Michigan Natural Resources Trust Fund (MNRTF).

BE IT FINALLY RESOLVED the City of Lansing, Michigan, will accept the terms of the grant as received from the MNRTF.

BY <<COMMITTEES>>
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

RESOLUTION FOR PUBLIC HEARING
APPLICATIONS FOR MNRTF LAND ACQUISITION GRANTS

WHEREAS, on March 23, 2015 the City Council adopted Resolution #2015-077 the City of Lansing Parks and Recreation Five Year Master Plan for 2015 - 2020 which states as a goal to identify current natural areas throughout the city for acquisition; and

WHEREAS, MNRTF will be accepting grant applications for the next grant cycle no later than April 1, 2019; and

WHEREAS, the Parks and Recreation Director is recommending the City apply for grant funding to acquire parcel #33-01-01-34-425-011, currently owned by Mary C. Boegner; parcel #33-01-01-21-202-001, currently owned by Jonathan Graves and parcel #33-01-01-21-202-011, currently owned by Judith Morella, all for park purposes.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be held, at the City Council Meeting held on Monday, March 11, 2019 at 7:00 p.m. in the City Council Chambers on the tenth floor of City Hall, in consideration of the grant applications.

BE IT FINALLY RESOLVED The Clerk shall publish once in a publication of general circulation within the community a notice of the March 11, 2019 scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.

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

WHEREAS, the Department of Human Relations and Community Services (HRCS) was renewed as the Collaborative Applicant for the Continuum of Care for the Lansing, East Lansing, Ingham County area, to the Michigan State Housing Development Authority (MSHDA) under the 2018-2019 Emergency Solutions Grant Notice of Funding Availability (NOFA) process; and

WHEREAS, the HRCS is planning to manage the Emergency Services Grant (ESG) and apply for any available new funding for at least the following agencies: Child and Family Charities - Gateway Division, Haven House, Advent House Ministries, Loaves and Fishes Ministries, Mid-Michigan Recovery Services, Holy Cross Services, and the HRCS- HMIS and Grant Administration funds. This is a one-year renewal to support the existing Continuum of Care initiatives; and

WHEREAS, the HRCSD will manage the MSHDA funds for an amount at least \$453,579 total; and

WHEREAS, MSHDA is not requiring any cash and/or in-kind match for the 2018-2019 MSHDA NOFA;

NOW, THEREFORE, BE IT RESOLVED the City of Lansing, Michigan, accepts the terms of the grant renewal as stipulated by MSHDA and the City of Lansing does hereby specifically agree, but not by way of limitation, as follows:

1. That the administration is authorized to create appropriate accounts and transfer necessary funds to administer and monitor the grants and to appropriate such additional funds as shall be necessary to complete the project subject to the City Council transfer policies.
2. To maintain satisfactory financial accounts, documents, and records to make them available to MSHDA for auditing at reasonable times.
3. To implement the project and provide such funds, services, and materials as may be necessary to satisfy the terms of said Agreements.
4. To authorize the Mayor of the City of Lansing or designee to be the local authorized representative to sign documents in behalf of the City of Lansing.
5. To comply with any and all terms of said MSHDA agreements, including all terms not specifically set forth in the foregoing portion of this resolution.

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

WHEREAS, in November 2014, the Ingham County electorate approved a countywide trails and parks millage level of 50/100 (.50) of one mill to be used for the purpose of creating and maintaining a county system of recreational trails and adjacent parks trail system, which may incorporate trails or parks created by local units of government, including Lansing's River Trail, and may acquire rights of way to connect and extend existing trails; and

WHEREAS, the Ingham County Board of Commissioners Resolution #18-257 approved a fourth round of applications that would address new construction as identified as regional priority corridors in figure 24 of the Ingham County Trails and Parks Comprehensive Report, and special projects (including blue ways) as well as repairs, rehabilitation, and long-term maintenance projects; and

WHEREAS, the Parks & Recreation Department of the City of Lansing received approval from the Ingham County Board of Commissioners for up to \$2,034,026 in trails and parks millage funding; and

WHEREAS, the funding will be used for seven (7) projects within the trail system within the City of Lansing as follows;

Trail connect – Cambridge to Frances Park	\$400,030.00
Volunteer Trail Ambassador/Coordinator	\$15,000.00
Bridges (#13, 14, 15, 18 and 31)	\$1,618,996.00

And

WHEREAS, the Parks and Recreation Department is requesting acceptance of the Ingham County trails and parks millage funding; and

WHEREAS, the City of Lansing recognizes the importance of the continued maintenance of these and other enhancements and has committed to implementing a maintenance plan/program over the design life of the facilities and has budgeted specific monies to ensure the continued maintenance of the enhancements; and

WHEREAS, the Administration and the City Council recognize the importance and need for safe recreation and non-motorized transportation facilities;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves acceptance of the Ingham County parks and trails millage funding.

BE IT FINALLY RESOLVED, the Administration is authorized to receive the funds, create the necessary accounts, and make necessary transfers for their administration in accordance with the requirements of the grantor.

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

WHEREAS, the Mayor made the appointment of Joan Elizabeth Knapp, 515 Dunlap Street, Lansing, MI 48910 as an At-Large Member of the Board of Review for a term to expire June 30, 2020; and

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

WHEREAS, the Committee _____ took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms that Joan Elizabeth Knapp, 515 Dunlap Street, Lansing, MI 48910 as an At-Large Member of the Board of Review for a term to expire June 30, 2020.

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

WHEREAS, the Mayor made the appointment of Felicia B. Eshragh, 1418 W. Kalamazoo Street, Lansing, MI 48915 as an At-Large Member of the Board of Review for a term to expire June 30, 2022; and

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

WHEREAS, the Committee _____ took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the Felicia B. Eshragh, 1418 W. Kalamazoo Street, Lansing, MI 48915 as an At-Large Member of the Board of Review for a term to expire June 30, 2022.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND CHAPTER 888 OF THE CODE OF ORDINANCES OF THE CITY OF LANSING FOR THE PURPOSES OF RENAMING THE PROJECT SPONSOR AND PROVIDING FOR AN EXTENSION OF A SERVICE CHARGE IN LIEU OF TAXES FOR EXISTING LOW INCOME FAMILY UNITS FOR A PROJECT KNOWN AS 517 N. WALNUT APARTMENTS, PURSUANT TO THE PROVISIONS OF THE STATE HOUSING DEVELOPMENT AUTHORITY ACT OF 1966, AS AMENDED.

THE CITY OF LANSING ORDAINS:

SECTION 1. THAT CHAPTER 888 OF THE CODE OF ORDINANCES OF THE CITY OF LANSING, MICHIGAN BE AMENDED TO READ AS FOLLOWS:

888.26. - Rental properties located at 517 North Walnut.

(a)

Purpose. It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions, including the City of Lansing, to provide housing for citizens of low income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966 (Act No. 346 of the Public Acts of 1966, as amended). The City is authorized by this act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this act at any amount it chooses not to exceed the taxes that would be paid but for this act. It is further acknowledged that housing for persons of low income is a public necessity, and as the City will be benefitted and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose; further, that the continuation of the provisions of this ordinance section for tax exemption and the service charge in lieu of taxes during the period contemplated in this section are essential to the determination of economic feasibility of the housing development project which is to be rehabilitated and financed in reliance on such tax exemption and service charge.

1 The City acknowledges that the sponsor, as defined in this section of the ordinance, is a
2 Michigan Non-profit Corporation and has offered, subject to receipt of an allocation under the
3 Low Income Housing Tax Credit (LIHTC) Program and a mortgage loan, to rehabilitate, own,
4 and operate rental properties identified as the housing development project located in the City to
5 serve persons of low income, and that the sponsor has offered to pay the City on account of this
6 housing development an annual service charge for public service in lieu of taxes.

7 (b) Definitions.

8 (1) "Act" means the State Housing Development Authority Act, being Michigan Public Act 346
9 of 1966, as amended; MCL Section 125.1401, et seq.

10 (2) "Annual shelter rent" means the total collections during an agreed annual period from all
11 occupants of a housing development representing rent or occupancy charges, exclusive of
12 charges for gas, electricity, heat, or other utilities furnished to the occupants.

13 (3) "Authority" means the Michigan State Housing Development Authority; MCL Section
14 125.1401, et seq.

15 (4) "City" means the City of Lansing, a Michigan Municipal Corporation.

16 (5) "Commencement of construction" means the commencement of the rehabilitation of the
17 existing facilities located in Lansing at 517 North Walnut.

18 (6) "Housing development" means a development which contains a significant element of
19 housing for persons of low income and such elements of other housing, commercial, recreational,
20 industrial, communal, and educational facilities as the authority determines improve the quality
21 of the development as it relates to housing for persons of low income.

22 (7) "Housing development project" means the rehabilitation of rental properties located within
23 Lansing at 517 North Walnut (parcel ID #33-01-01-16-108-161).

24 (8) "Low income persons or families" means low income persons or families as defined in
25 Section 15(a)(7) of the act.

26 (9) "Mortgage loan" means a federally-aided or authority-aided mortgage or advance from the
27 authority, as defined in the act, to the sponsor for the construction and/or permanent financing of
28 the housing development.

29 (10) "Sponsor" means person(s) or entities which have applied to the authority for a mortgage
30 loan or for an allocation under the low income housing tax credit program to finance the project.
31 The sponsor under this section of the ordinance is the ~~Greater Lansing Housing Coalition, a~~
32 ~~Michigan Nonprofit Corporation~~ WALNUT FERRIS LDHA LP, OR ITS SUCCESSORS OR ASSIGNS
33 WHICH CONTINUE TO MEET ALL REQUIREMENTS HEREIN.

1 (11) "Utilities" means fuel, water, sanitary sewer service and/or electrical service which are paid
2 by the housing development.

3 All terms referencing the act but not defined in this section shall have the meanings given them
4 in the act.

5 (c) Class of Housing Development. It is determined that the class of housing developments to
6 which the tax exemption shall apply and for which a service charge shall be paid in lieu of such
7 taxes shall be housing developments which are financed or assisted pursuant to the act. It is
8 further determined that the housing development project is of this class.

9
10 (d) Establishment of Annual Service Charge in Lieu of Property Taxes.

11 (1) Subject to the conditions precedent in this section, the housing development project and the
12 property on which it is situated shall be exempt from all property taxes for not more A PERIOD
13 ESTABLISHED IN SECTION (H) HEREIN~~than 30 years from and after the commencement of~~
14 ~~construction~~. The City acknowledges that the sponsor and the authority have established the
15 economic feasibility of the housing development project in reliance upon the enactment and
16 continuing effect of this section and the qualification of the housing development project for the
17 exemption from all property taxes and a payment in lieu of taxes as established in this section,
18 and in consideration of the sponsor's offer, subject to receipt of a mortgage loan and an allocation
19 under the LIHTC program, to rehabilitate, own and operate the housing development project.
20 The City agrees to accept payment of an annual service charge for public services in lieu of all
21 property taxes, provided the sponsor furnishes the City with proof of its annual certification
22 pursuant to the requirements of the act and at the request of the City, proof that the sponsor has
23 received and is maintaining its allocation of low income housing credits by the authority and that
24 the housing development project units have not increased, decreased or been altered in any form,
25 unless the City has otherwise amended the provisions of this section.

26 (2) In addition to the annual certification requirement in paragraph (1) of this subsection, the tax
27 exemption shall commence when the sponsor complies with Section 15a of the act, which
28 provides: the owner of a housing project eligible for the exemption shall file with the local
29 assessing officer a notification of the exemption, which shall be in an affidavit form as provided
30 by the authority. The completed affidavit form first shall be submitted to the authority for
31 certification by the authority that the project is eligible for the exemption. The owner then shall
32 file the certified notification of the exemption with the local assessing officer before November 1
33 of the year preceding the tax year in which the exemption is to begin.

34 (3) The annual service charge shall be equal to four percent of the difference between the annual
35 shelter rents actually collected and utilities.

1

2 (e) Limitation on the Payment of the Annual Service Charge. Notwithstanding subsection (d), the
3 service charge to be paid each year in lieu of taxes for the part of the housing development
4 project that is tax exempt and occupied by other than low income persons or families shall be
5 equal to the full amount of the taxes that would otherwise be due and payable on that portion of
6 the housing development project if the project were not tax exempt.

7

8 (f) Payment of Service Charge. The service charge in lieu of taxes as determined under this
9 section shall be payable in the same manner as general property taxes are payable to the City,
10 except that the annual payment shall be paid on or before July 1 of the year following the year
11 upon which such charge is calculated.

12

13 (g) Contractual Effect of this Section. Notwithstanding the provisions of Section 15(a)(5) of the
14 act to the contrary, a contract between the City and the sponsor, with the authority as third-party
15 beneficiary under the contract, to provide tax exemption and accept payments in lieu of taxes, as
16 previously described, is effectuated by enactment of this section.

17

18 (h) Duration; Commencement of Construction.

19 (1) The property tax exempt status of the housing development project approved by this section
20 shall remain in effect and shall not terminate so long as the mortgage loan for the housing
21 development project remains outstanding and unpaid, or for such period as the authority or other
22 governmental entity has any interest in the property or the project is subject to income and rent
23 restrictions under § 42 of the Internal Revenue Code. As amended; provided that the
24 rehabilitation of the housing development project commences within one year from the effective
25 date of this section, that the project is in part financed by low income housing tax credits from
26 the authority and that the number of units and the purposes for the housing development project
27 remain unchanged, subject to amendment in accordance with the law. If the rehabilitation of the
28 housing development project does not commence within one year from the effective date of this
29 section, this Section 888.26 of the ordinance shall automatically expire, terminate and be of no
30 effect. If the sponsor fails to obtain within one year of the effective date of this section low
31 income housing tax credits from the authority or changes the scope or purpose of the housing
32 development project without the consent of the people of the City, by and through its
33 representatives, and in accordance with the requirements of the law, this section shall
34 automatically expire, terminate and be of no effect.

1 (2) Notwithstanding paragraph (1) of this subsection, the exemption from property taxes shall
2 terminate not later than 30 years from and after the date of the commencement of construction.
3 OR, IN THE EVENT THE FINANCING IS RESTUCUTRED BETWEEN MARCH 25, 2019
4 AND MARCH 25, 2021, THE EXEMPTION FROM PROPERTY TAXES SHALL
5 TERMINATE NOT LATER THAN FIFTEEN (15) YEARS FROM AND AFTER THE DATE
6 OF COMMENCEMENT OF CONSTRUCTION FINANCED BY THE RESTRUCTURING,
7 WHCHEVER IS LATER.

8 SECTION 2. ALL ORDINANCES, RESOLUTIONS OR RULES, PARTS OF
9 ORDINANCES, RESOLUTIONS OR RULES INCONSISTENT WITH THE PROVISIONS
10 HEREOF ARE HEREBY REPEALED AS THEY PERTAIN TO THE PORTER SENIOR
11 APARTMENTS.

12 SECTION 3. SHOULD ANY SECTION, CLAUSE OR PHRASE OF THIS
13 ORDINANCE BE DECLARED TO BE INVALID, THE SAME SHALL NOT AFFECT THE
14 VALIDITY OF THE ORDINANCE AS A WHOLE, OR ANY PART THEREOF OTHER THAN
15 THE PART SO DECLARED TO BE VALID.

16 SECTION 4. THIS ORDINANCE SHALL TAKE EFFECT ON THE 30TH DAY AFTER
17 ENACTMENT UNLESS GIVEN IMMEDIATE EFFECT BY THE CITY COUNCIL.

18

BY THE COMMITTEE ON DEVELOPMENT & PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____, 2019, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting and/or opposing the Ordinance renaming the project sponsor and providing for an extension of a Service Charge In Lieu of Taxes for existing low income family units for a project known as 517 N. Walnut apartments, pursuant to the provisions of the State Housing Development Authority Act of 1966, as amended.



Andy Schor, Mayor

APPLICATION FOR PAYMENT IN LIEU OF TAXES (PILOT)

PROJECT NAME:	Walnut Street Apartments/Ferris Manor Apartments
PILOT PERIOD REQUESTED:	Existing PILOT -add 2 and 4 years Years (Should match term of qualifying mortgage)
NUMBER OF PARCELS IN PROJECT:	3 Parcels (will be 2 with the combining of 516 W Saginaw and 714 N Pine)
APPLICATION TYPE: (Check all that apply)	☐ NEW PROJECT ☒ RESTRUCTURE OF PROJECT FINANCING ☒ CHANGE IN OWNERSHIP

A. OWNERSHIP INFORMATION

NAME OF OWNERSHIP ENTITY:	Current: Walnut Street LDHA LP; Ferris LDHA LP 01-1 New: Walnut Ferris LDHA LP
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TYPE OF OWNERSHIP:	☒ LIMITED DIVIDEND HOUSING ASSOCIATION ☒ QUALIFIED NONPROFIT HOUSING CORPORATION ☐ CONSUMER HOUSING COOPERATIVE ☐ OTHER: (DESCRIBE)
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DEVELOPER/SPONSOR:	Capital Area Housing Partnership
DEVELOPER ADDRESS:	600 W Maple, Suite D, Lansing, MI 48906

CONTACT PERSON:	Mikki Droste
TELEPHONE:	(517)256-0286
EMAIL:	mikki@housinglinks.net



Andy Schor, Mayor

B. CITY APPROVALS NEEDED

PLANNING BOARD	☐ YES ☐ NO ☐ NOT APPLICABLE
	STATUS:
ZONING BOARD OF APPEALS	☒ YES ☐ NO ☐ NOT APPLICABLE
	STATUS: 714 N Pine rezoning request submitted 2/11
HISTORIC DISTRICT COMMISSION	☐ YES ☒ NO ☐ NOT APPLICABLE
	STATUS:
OTHER:	STATUS:
EXPECTED PROJECT START DATE:	9/1/2019
EXPECTED PROJECT COMPLETION DATE:	7/31/2020

C. PROJECT INFORMATION

Project Address:	517 N Walnut and 516 W Saginaw; 714 N Pine to be added to 516 W Saginaw
General Location (e.g. cross streets)	Walnut/Saginaw and Pine/Saginaw
Is Project located in a Renaissance Zone?	☐ Yes ☒ No
Is Project located in a Neighborhood Enterprise Zone?	☐ Yes ☒ No
Is Ownership Entity able to demonstrate site control?	☒ Yes ☐ No

Note: Project is not eligible for PILOT if Ownership Entity is not able to demonstrate site control. Site control is demonstrated through ownership, purchase/option agreement, etc. Contact the Community Development Department with questions regarding sufficient documentation.

Provide a complete description of the project including the parties involved, necessary background information, number of parking spaces being provided, and any special certification (e.g. LEED) the project will target. (Provide attachment if necessary)



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See attached project narrative.

If project financing is being restructured, detail all physical improvements to the project completed within the last five (5) years and any planned improvements. (Provide as attachment if necessary)

No improvements in previous 5 years. See Attached for proposed improvements with LIHTC funding award.

D. BUILDING INFORMATION

Building Type (e.g. single/multi-family, number of floors)
Total Number of Units: 32
Number of Rent Restricted Units: 32
Number of Market Rate Units: 0
Total Number of Barrier-Free Units: will be 4
Target Demographic(s) (seniors, families, persons with disabilities): Family and persons with special needs (35% PSH)

Transitional Housing for Homeless Project	☐ Yes ☒ No
Emergency Shelter Project	☐ Yes ☒ No
Targeted Income (% of Area Median Income)	30 – 60% AMI
Residential Space Square Footage:	5,520 + 17,232 (est) = 22,752
Non-Residential (N/R Space):	☐ Yes ☒ No
Square Footage (of N/R Space):	n/a
Use (of N/R Space):	n/a
Neighborhood District:	Downtown

Describe how the project will fit into the neighborhood:

Projects are both existing affordable/special needs housing that have been operating as such for 15+ years.

Provide neighborhood feedback regarding any proposed new construction: N/A



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E. UNIT INFORMATION

Unit Type	Number of Units	Average Unit Size (sq. ft.)	Projected Monthly Rent per Unit (including utility allowances)	
Rent Restricted Units			Restricted Rate	Market Rate *
0- Bedroom				
1- Bedroom	32	500	\$416 - \$690	\$832 (FMR)
2- Bedroom				
3- Bedroom				
4- Bedroom				
5- Bedroom				
Subtotal	32			

*The expected market rate for the rent restricted unit. The information is used for comparison purposes.

Provide a description of the units in the project:	1 Bedroom apartments, in both buildings, are approx. 500 square feet, will include air conditioning, new kitchens, on-site parking, on-site laundry facilities, and locations that are walkable to area amenities. The PSH units are furnished and include all utilities in the rent.
--	---

Unit Type	Number of Units	Average Unit Size (sq. ft.)	Projected Monthly Rent per Unit (including utility allowances)
Market Rate Units			
0- Bedroom	0		
1- Bedroom	0		
2- Bedroom	0		
3- Bedroom	0		
4- Bedroom	0		
5- Bedroom	0		
Subtotal	0		
Total	32		



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F. PROJECT FINANCING

Federally-aided Mortgage, Advance, or Grant	☐ Yes	☒ No
Name of Loan/Credit Program	Term of Financing	Amount
		\$
		\$
		\$

State-aided Mortgage, Advance, or Grant	☐ Yes	☒ No
Name of Loan/Credit Program	Term of Financing	Amount
		\$
		\$
		\$

City-aided Mortgage, Advance, or Grant	☒ Yes	☐ No
Name of Loan/Credit Program	Term of Financing	Amount
HOME loan	15 years	\$380,000
		\$
		\$

Low Income Housing Tax Credits (LIHTC)	☒ Yes	☐ No
Name of Loan/Credit Program	Term of Financing	Amount
LIHTC – 15 year compliance; 45 year	15 compl/45 afford	\$3,341,210
Affordability commitment		\$
Amounts are estimated at this time		\$

LIHTC Application Date:	4/1/2019	
LIHTC Status:	Application in process	
Initial Use Commitment in LIHTC Application:	15	Years
Extended Use Commitment in LIHTC Application:	30	Years
Total Length of Affordability Commitment in LIHTC Application:	45	Years



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Contact Person for Qualifying Federal or State Financing	Andy Martin, MSHDA
Phone Number:	517.241.0599
Email:	Martina4@michigan.gov

Description and status of other (private) financing:	CAHP's Deferred Developer Fee (\$242,442), Supportive Services Reserve from CAHP (\$48,000), HOME funding from the City of Lansing Development Department (above)
Description why PILOT is necessary:	Rents/Income restricted due to income restriction for Residents. With the extension of the existing PILOT and the pre-funding of an operating reserve account the project will break even through year 15, as required for funding eligibility.

G. ADDITIONAL INFORMATION

Attach the following required documents to this application.

- ☐ Ownership Entity Organizational Documents
- ☐ Description of Project
- ☐ Legal Description of property (electronic version should be available on request)
- ☐ Evidence of Site Control
- ☐ Statement of Development Team Experience (be specific)
- ☐ Sources and Uses Statement (indicate if the funding is committed or pending)
- ☐ Operating Proforma (highlighting PILOT contribution to project)
- ☐ Financing Mortgage
- ☐ Financing Note
- ☐ Financing or Development Agreement/Copy of Regulatory Agreement
- ☐ Location Map of Project Parcels
- ☐ Property Manager Portfolio (of properties)
- ☐ PILOT "Savings Worksheet" (template provided by Development Office)
- ☐ Other Attachment (Describe)



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Provide explanation below if any required documents are unavailable at the time of this application.

The applicant is responsible for providing written notification to the Development Office of any change in the information contained in this application or its attachments as soon as the applicant becomes aware of the change.

The Development Office reserves the right to request additional information and/or supporting documentation related to this application

The undersigned hereby attests that to the best of his or her knowledge the information presented herein, including the attachments, is true and correct.

Date: 2/19/19

Signature of Authorized Representative
Name: Mikki Droste
Title: Director

Walnut Street/Ferris Manor



Affordable Housing – Permanent Supportive Housing
32 Residential Apartments
517 N Walnut – Walnut Street Apartments
516 W Saginaw – Ferris Manor Apartments

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EXECUTIVE SUMMARY

Project Type:	The proposed development includes the preservation of 32 affordable rental apartments, twelve of which are reserved for persons with special needs.
Owner:	Walnut Street Limited Dividend Housing Association Limited Partners CAHP GLHC, LLC Capital Area Housing Partnership
Location:	517 N Walnut Street and 516 W Saginaw, Lansing, MI 48933 – both within ½ mile of downtown Lansing.
Project Description:	Walnut Street Apartments were developed in 2003 as 9 one-bedroom apartments for adults with mental illness. The original developers, the Greater Lansing Housing Coalition, partnered with the local Continuum of Care, Community Mental Health and the Justice in Mental Health Organization to create a safe, comfortable haven for persons with a need for ongoing support services to remain independently housed. The CoC voted the project the 1 st priority of the community, utilizing HUD Supportive Housing Program funding for construction and ongoing operating and support service funding.

Upon completion, the units were immediately occupied with residents who formed a 'community' where they share not only support services but who looked out for one another and remain invested in successful housing for all involved. Current support service partners include Clinton, Eaton, Ingham County Community Mental Health and Advent House Ministries.

In July of 2018 the local CoC voted, as suggested by the City of Lansing's Human Relations & Community Services Department, to discontinue use of HUD supportive housing program funding for operational and support services at Walnut Street beginning June 30, 2019, leaving the current residents without the supports needed to remain successfully housed. Project redevelopment will, in addition to improving the current structures, include the request for project based vouchers and funding to create a supportive service reserve to insure residents will continue to receive the support necessary for them to remain successfully housed.

Ferris Manor includes 23 one-bedroom apartments, originally developed as affordable housing units for families/individuals. The re-development of the property in 2001 included a number of changes to the site designed to target residents who are interested in making the site an asset to the neighborhood and reduce the inappropriate activity the site was previously known for. These improvements reduced area crime and continues to highlight the need for stable, affordable housing opportunities in the neighborhood.

Upon completion of the renovation the project will reserve 12 units for persons with special needs, as defined by HUD, mixed between the two sites. Support service space will be provided at a site accessible to the properties, will meet MSHDA's community space for supportive housing unit criteria and will be available on-demand.

Rental Unit Mix

<u>Income Target (AMI)</u>	<u># Bedrooms</u>	<u># Units</u>	<u>Net Rents</u>
30-80%	1	20	\$374-\$690
(average 60% or less)			
30 - PBV units	1	12	\$690

2018 Ingham County Area Median Incomes between 30-80% by family size:

1 person	\$15,540-\$41,440
2 person	\$17,760-\$47,360

Residential Amenities:

- Leadership in Energy and Environmental Rehab (LEED)
- Modern kitchen with full appliance package
- Computer outlets and cable TV hook-ups
- Community Room with Kitchen (NEC)
- Raised Garden Beds

Management:

KMG Prestige Management, an experienced, professional management company, currently manages and will remain as the management agent.

Supportive Services:

CAHP has Memorandums of Understanding with both Advent House Ministries and Community Mental Health to provide both support services and peer mentoring at Walnut Street, previously made possible with a grant with the City of Lansing/HUD CoC funds. Because this funding will be redirected 7/1/19, new funding sources and methods are required to allow for the ongoing housing of the clientele served. The proposed support service reserve account that will set aside funding for the continued provision of support services to special needs clients is a key factor in the success of these residents.

FINANACIAL CAPABIITY

Type of Financing:

The financing mechanisms planned for this proposal are the Low Income Housing Tax Credit (LIHTC) program, administered by the Michigan State Housing Development Authority (MSHDA) and owner equity contributions. The City of Lansing has committed funds from the Lead Safe Lansing program to reduce lead paint hazards at Walnut Street Apartments.

DEVELOPMENT TEAM

Outlined below are the team members assembled to develop, design, construct, manage and finance this mixed use development.

Owner:	Walnut Street Limited Dividend Housing Association Limited Partners
General Partners:	CAHP GLHC, LLC Capital Area Housing Partnership
Developer:	Capital Area Housing Partnership
Architect:	Hooker DeJong Architects
Construction:	Rohde Construction Chad White, Vice President
Property Management:	KMG Prestige Management Karen Mead, Vice President
Support Service Partners:	Clinton, Eaton, Ingham Community Mental Health Brooke Hall, Housing Specialist/Mental Health Therapist Advent House Ministries Susan Cancro, Director
Syndicator:	Cinnaire Tom Edmiston, Affordable Vice President
Commercial Lender:	Dart Bank Kassie Rhodes, Vice President of Commercial Lending
Legal Counsel:	Lumberg, Freeman, Gleeson, Hicks & Khalil PLLC William Freeman, Member
Title Insurance:	Cinnaire Title Company Steve Smith, Vice President, Real Estate Services
Environmental Services:	ASTI Environmental

DEVELOPMENT SUMMARY

The Capital Area Housing Partnership (CAHP) became the owners of Walnut Street Apartments and Ferris Manor in November, 2018, following the dissolution of previous owners, the Greater Lansing Housing Coalition.

The developments include thirty-two (32) affordable housing units, 9 of which are currently reserved as permanent supportive housing (Walnut Street). The apartments are all one-bedroom units.

Renovations that address lead paint hazards, improve energy efficiency and upgrade systems that are nearing the end of their life cycle are planned as a part of the re-development and improvement to the properties. The addition of on-site management and support services for residents is included in the acquisition of 714 N Pine, which currently sits in the parking lot of the property. Project-based vouchers and support service reserves will allow the ongoing success of residents who rely on these programs to remain independently housed.

The walk-score ratings for the sites are 83 and 86, labeling them 'very walkable' to shopping, entertainment, schools, parks and medical facilities. The sites are both within ½ mile of downtown Lansing and the Neighborhood Empowerment Center (owned/operated by CAHP), a space that will be utilized to provide expanded support services to the residents.

The preservation of this project is in alignment with the City of Lansing's 'Design Lansing' revitalization plan which references the need for the maintenance and development of quality affordable housing as both a strategy for improving the city's neighborhoods as well as a way to expand housing choices for new and existing residents. Improvement to existing housing is listed as a building block to neighborhood stability (*Design Lansing, 2012 Comprehensive Plan*).

The developer/general partner, the Capital Area Housing Partnership (CAHP), of the project brings a long history of affordable housing development, management and community collaboration to the project. Capital Area Housing Partnership began as an East Lansing specific nonprofit in 1993 and has grown to provide affordable housing opportunities and community services throughout mid-Michigan. CAHP owns and develops projects similar to the proposed projects as well as administering programs that include development of affordable housing for homeownership, counseling and education programs, HERO (Homeowner Education & Resource Opportunities) home improvement classes, a Tuesday Toolmen (volunteer home improvements for seniors/persons with a handicap) program and ownership/management of the Neighborhood Empowerment Center, a building of non-profit service providers in Lansing as well as community space for education and service provision. CAHP brings a strong understanding of federal funding regulations and a staff and board with development, property management and compliance experience that will be valuable to the development and ongoing prosperity of this project.

ECONOMIC IMPACTS

The redevelopment of these buildings will provide quality, safe and sanitary, affordable housing for families/individuals/persons with special needs as a resource that is basic to public health, safety and welfare. Creating affordable housing opportunities for both income-qualified and market rate households also provides opportunities for job creation and/or retention. Additional consideration to the incorporation of energy efficient and green improvements in the project design improves the overall impact on the environment.

Short term benefits of the re-development of the property as mixed income, affordable housing creates both immediate employment opportunities and spending in the local economy. As with market-rate housing, research consistently shows that developing affordable housing creates jobs – both during construction and through new consumer spending after the units have been occupied. The impacts of building affordable rental housing are on par with the impacts of comparable market-rate units.

Using the same model that hundreds of local jurisdictions have used to quantify housing construction impacts within their borders, a 2010 report published by the National Association of Home Builders (NAHB) demonstrates the impact of building a 100-unit Housing Tax Credit development for families in a typical metropolitan area using national averages as model inputs. Updates to this report in 2014 estimate that building 1,000 units of rental housing *leads to the creation of 1,130 jobs from the direct and indirect effects of construction and 42 jobs supported by the induced effects of the spending.*

Extrapolating the data to account for the 32 planned redevelopment of units can expect *the creation of 28 jobs from the direct and indirect effects of construction, and 2 jobs supported by the induced effects of the spending.* In addition, the 32 households of the project will continue to provide local spending estimated at \$1,000,000 annually. This estimate is calculated utilizing the Housing Policy Department of the National Association of Home Builders (NAHB) economic model discussed below.

(The following is excerpted from the National Association of Home Builders 2010 Study: The Local Economic Impact of Typical Housing Tax Credit Developments. The full study can be found at:

http://www.nahb.org/fileUpload_details.aspx?contentTypeID=3&contentID=35601&subContentID=265044)

In 1996, the Housing Policy Department of the National Association of Home Builders (NAHB) developed an economic model to estimate the local economic benefits of home building. Although at first calibrated to a typical metropolitan area using national averages, the model could be adapted to a specific local economy by replacing national averages with specific local data for key housing market variables. The initial version of the model could be applied to single-family construction, multifamily construction, or a combination of the two.

In 2002, NAHB developed new versions of the model to analyze active adult housing projects and multifamily development financed with the Housing Tax Credit and a version of the model that analyzes remodeling. Results from NAHB's local impact model have been used by outside organizations such as universities, state housing authorities and affordable housing agencies.

The NAHB model is divided into three phases: (Phases I and II are one-time effects.)

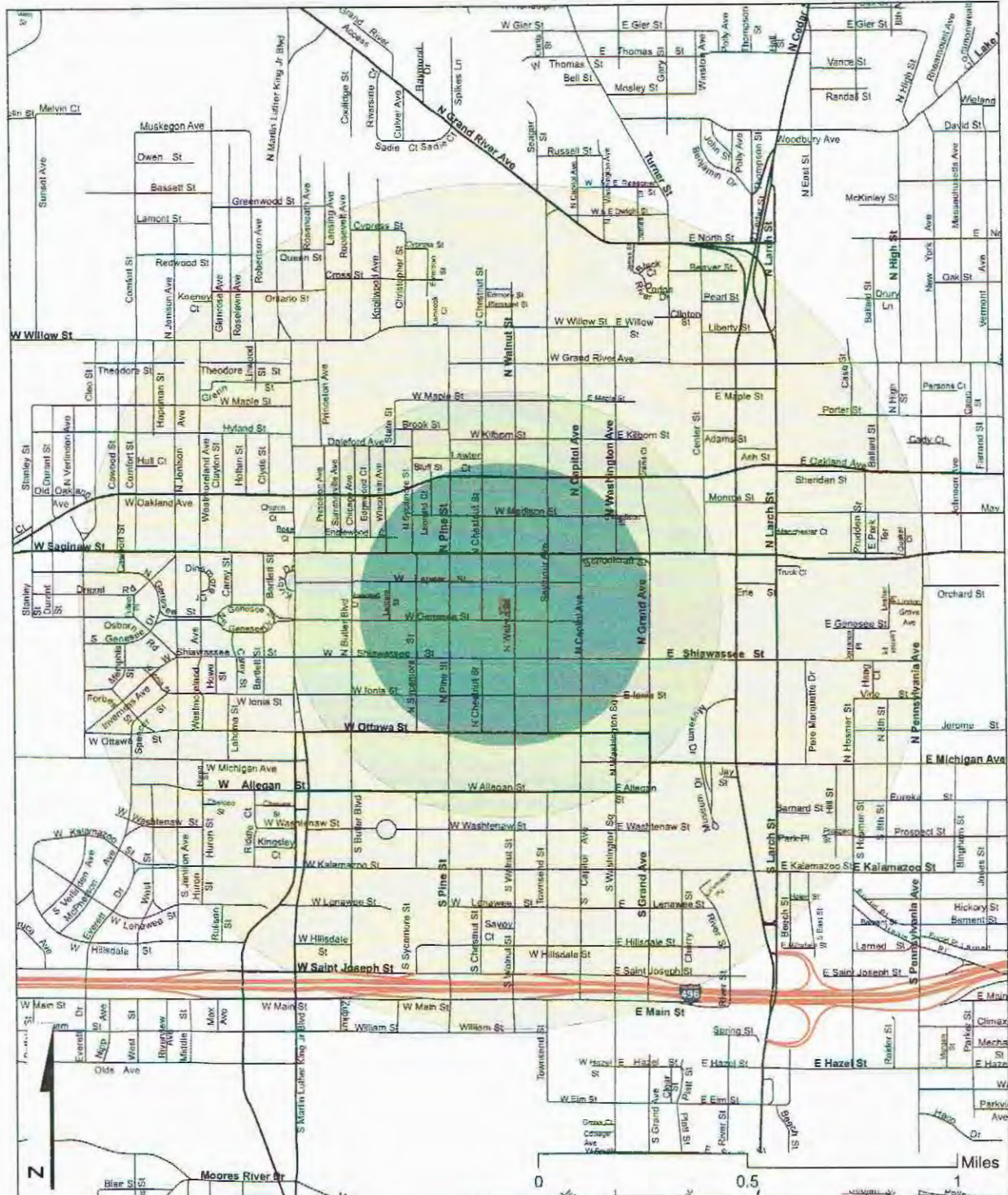
Phase I captures the effects that result directly from the construction activity itself and the local industries that contribute to it. The jobs, wages, and local taxes (including permit, utility connection and impact fees) generated by the actual development and construction of the property. These jobs include on-site and off-site construction work as well as jobs generated in retail and wholesale sales of components, transportation to the site, and the professional services required to build the property and deliver it for occupancy.

Phase II captures the effects that occur as a result of the wages and profits from Phase I being spent in the local economy. The wages and profits for local area residents earned during the construction period are spent on other locally produced goods and services. This generates additional income for local residents, which is spent on still more locally produced goods and services and so on. This continuing recycling of income back into the community is usually called a multiplier or ripple effect.

Phase III is an ongoing, annual effect that includes payments to the municipality and the result of the completed unit being occupied. A household moving into a community generally spends about three-fifths of its income on goods and services sold in the local economy. A fraction of this will become income for local workers and local business proprietors. In a typical, local area, the household will also pay 1.25% of its income to the local municipality in the form of various taxes and user fees, and a fraction of this will become income for the local government employees. This is the first step in another set of economic ripples that cause a permanent increase in the level of economic activity, jobs, wages and local receipts.

CAHP Site Buffer Zones

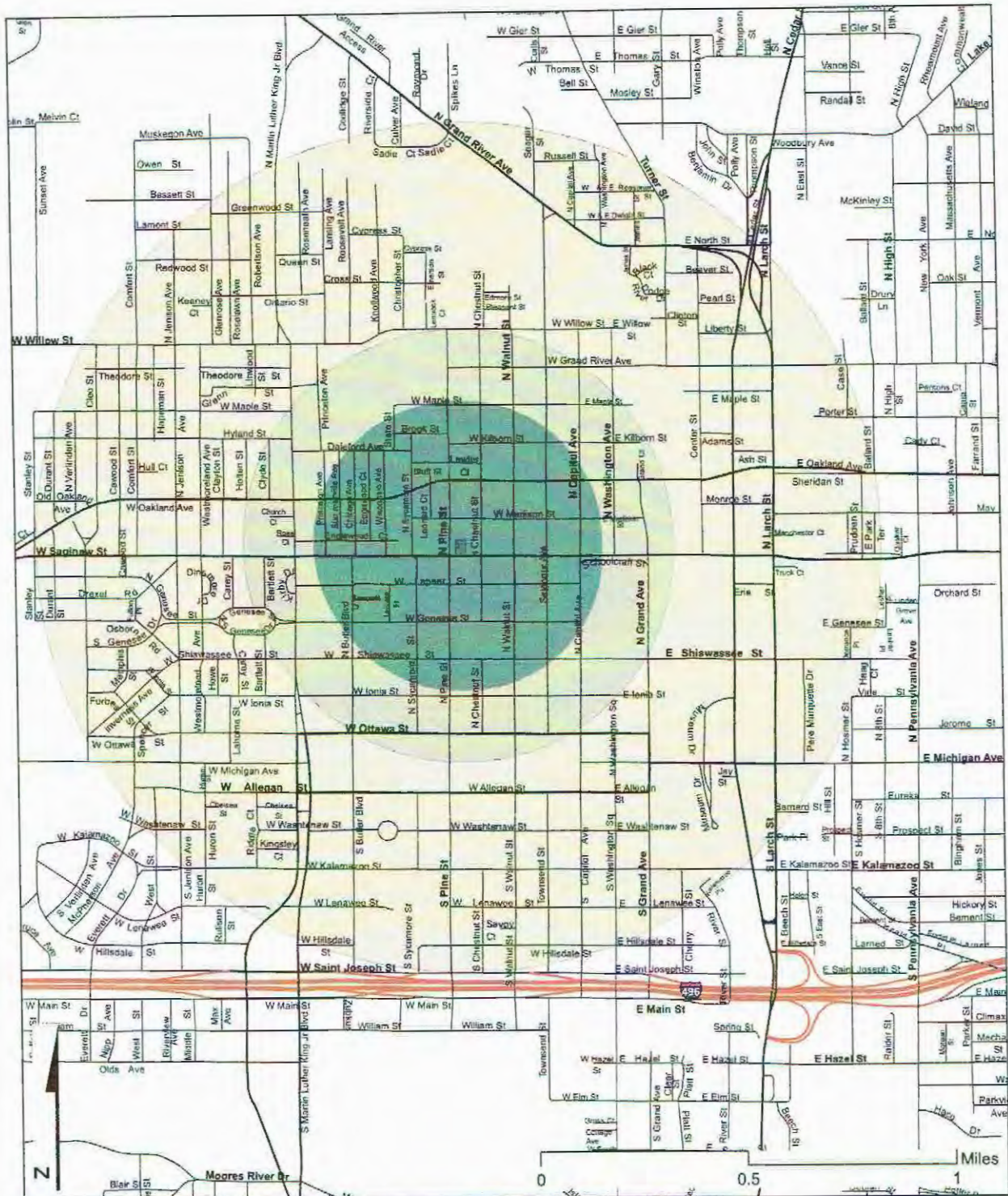
517 N Walnut



- Freeway
- Freeway Onramp
- Main Arterial
- Collector Road
- 1/3 Mile Buffer Zone
- 1/2 Mile Buffer Zone
- One Mile Buffer Zone
- Site Location

CAHP Site Buffer Zones

516 W Saginaw



- | | | |
|----------------|----------------------|---------------|
| Freeway | 1/3 Mile Buffer Zone | Site Location |
| Freeway Onramp | 1/2 Mile Buffer Zone | |
| Main Arterial | One Mile Buffer Zone | |
| Collector Road | | |

Development: Walnut/Ferris
Financing: N/A
MSHDA No. 1615;
Step: Notice of Intent to Apply
Date: 02/13/2019
Type: Preservation - LIHTC

Instructions

TOTAL DEVELOPMENT COSTS

	Per Unit	Total	% in Basis	Included in Tax Credit Basis	Included in Historic TC Basis
Acquisition					
Land	94	3,000	0%	0	0
Existing Buildings	1,156	37,000	100%	37,000	0
Other:	0	0	0%	0	0
Subtotal	1,250	40,000			
Construction/Rehabilitation					
Off Site Improvements	0	0	100%	0	0
On-site Improvements	2,719	87,000	100%	87,000	0
Landscaping and Irrigation	3,125	100,000	100%	100,000	100,000
Structures	53,219	1,703,000	100%	1,703,000	1,703,000
Community Building and/or Maintenance Facility	3,125	100,000	100%	100,000	100,000
Construction not in Tax Credit basis (i.e. Carports and Commercial Space)	0	0	0%	0	0
General Requirements % of Contract 10.35%	6,438	206,000	100%	206,000	206,000
Builder Overhead % of Contract 2.14%	1,469	47,000	100%	47,000	47,000
Builder Profit % of Contract 6.78%	4,750	152,000	100%	152,000	152,000
Permits, Bond Premium, Tap Fees, Cost Cert.	2,000	64,000	100%	64,000	64,000
Other:	0	0	100%	0	0
Subtotal	76,844	2,459,000			
15% of acquisition and \$15,000/unit test: met					
Professional Fees					
Design Architect Fees	3,750	120,000	100%	120,000	120,000
Supervisory Architect Fees	188	6,000	100%	6,000	6,000
Engineering/Survey	989	31,000	100%	31,000	31,000
Other: Audit	188	6,000	100%	6,000	6,000
Subtotal	5,094	163,000			
Interim Construction Costs					
Property & Casualty Insurance	313	10,000	100%	10,000	10,000
Construction Loan Interest	2,777	88,879	67%	59,253	59,253
Title Work	469	15,000	100%	15,000	0
Legal Fees (In Tax Credit Basis)	1,250	40,000	100%	40,000	0
Construction Taxes	125	4,000	100%	4,000	4,000
Other: Origination	219	7,000	100%	7,000	7,000
Subtotal	5,152	164,879			
Permanent Financing					
Loan Commitment Fee to MSHDA	2%	1,424	45,579	0%	0
Other:	0	0	0%	0	0
Subtotal	1,424	45,579			
Other Costs (In Basis)					
Application Fee	0	0	100%	0	0
Market Study	203	6,500	100%	6,500	6,500
Environmental Studies	375	12,000	100%	12,000	12,000
Cost Certification	266	8,500	100%	8,500	8,500
Equipment and Furnishings	1,563	50,000	100%	50,000	0
Temporary Tenant Relocation	0	0	100%	0	0
Construction Contingency	5,000	160,000	100%	160,000	160,000
Appraisal and C.N.A.	156	5,000	100%	5,000	5,000
Other:	0	0	100%	0	0
Subtotal	7,583	242,000			
Other Costs (NOT In Basis)					
Start-up and Organization	0	0	0%	0	0
Tax Credit Fees (based on 2017 QAP)	24,223	45,104	0%	0	0
Compliance Monitoring Fee (based on 2017 QAP)	475	15,200	0%	0	0
Marketing Expense	156	5,000	0%	0	0
Syndication Legal Fees	313	10,000	0%	0	0
Rent Up Allowance	0	0	0%	0	0
Other: Points	94	3,000	0%	0	0
Subtotal	2,447	78,304			

Summary of Acquisition Price

Attributed to Land	3,000	1st Mortgage Balance	0
Attributed to Existing Structures	37,000	Subordinate Mortgage(s)	0
Other:	0	Subordinate Mortgage(s)	0
Fixed Price to Seller	40,000	Subordinate Mortgage(s)	0

Premium/(Deficit) vs Existing Debt: 40,000

Appraised Value

Value As of:	40,000
"Encumbered As-Is" value as determined by appraisal:	0
Plus 5% of Appraised Value:	0
LESS Fixed Price to the Seller:	40,000
Surplus/(Gap):	0

Construction Loan Term

Construction Contract	12
Holding Period (50% Test)	6
Construction Loan Period	18

Project Reserves

Operating Assurance Reserve	2.0 months	Funded in Cash	1,133	36,269	0%	0	0
Replacement Reserve		Required	700	22,400	0%	0	0
Operating Deficit Reserve			2,856	91,377	0%	0	0
Rent Subsidy Reserve			0	0	0%	0	0
Syndicator Held Reserve			0	0	0%	0	0
Rent Lag Escrow			0	0	0%	0	0
Tax and Insurance Escrows			368	11,778	0%	0	0
Other: Support Service Reserve			7,813	250,000	0%	0	0
Other:			0	0	0%	0	0
Subtotal			12,870	411,824			

Miscellaneous

Deposit to Development Operating Account (1MGRF Not Required)	0	0	0%	0	0
Other (Not in Basis):	0	0	0%	0	0
Other (In Basis):	0	0	100%	0	0
Other (In Basis):	0	0	100%	0	0
Subtotal	0	0			

Total Acquisition Costs

Total Acquisition Costs	1,250	40,000
Total Construction Hard Costs	76,844	2,459,000
Total Non-Construction ("Soft") Costs	34,550	1,105,588

Developer Overhead and Fee

Maximum	506,801	15,838	506,801	100%	506,801	506,801
7.5% of Acquisition/Project Reserves		Override	5% Attribution Test			
15% of All Other Development Costs			met			
Total Development Cost	128,481	4,111,387				

TOTAL DEVELOPMENT SOURCES

MSHDA Permanent Mortgage	0.00%	0	0			
Conventional/Other Mortgage	0.00%	0	0			
Equity Contribution from Tax Credit Syndication	81.27%	104,413	3,341,210			
MSHDA NSP Funds	0.00%	0	0			
MSHDA HOME or Housing Trust Funds	0.00%	0	0			
MSHDA Preservation Fund	0.00%	0	0			
Other MSHDA:	0.00%	0	0			
Local HOME	9.24%	11,875	380,000			
Income from Operations	0.00%	0	0			
Other Equity	0.00%	0	0			
Transferred Reserves:	3.59%	4,617	147,735			
Other:	0.00%	0	0			
Other:	0.00%	0	0			
Deferred Developer Fee	5.90%	7,576	242,442			
Total Permanent Sources			4,111,387			

Sources Equal Uses?

Surplus/(Gap)	Balanced	0
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MSHDA Construction Loan

Construction Loan Rate	5.200%	71,218	2,278,961
Repaid from equity prior to final closing			2,278,961

Eligible Basis for LIHTC/TCAP

Acquisition	39,000	Value of LIHTC/TCAP	1,283
Construction	4,204,865	Construction	378,438
Acquisition Credit %	3.29%	Total Yr Credit	379,721
Rehab/New Const Credit %	9.00%	Equity Price	\$0.8800
Qualified Percentage	100.00%	Equity Effective Price	\$0.8800
QCT/DDA Basis Boost	120%	Equity Contribution	3,341,210
Historic?	No		

Initial Owner's Equity Calculation

Equity Contribution from Tax Credit Syndication	3,341,210
Brownfield Equity	-
Historic Tax Credit Equity	-
General Partner Capital Contributions	-
Other Equity Sources	-

New Owner's Equity

	3,341,210
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Existing Reserve Analysis

DCE Interest:	
Insurance:	
Taxes:	11,778
Rep. Reserve:	73,222
ORC:	82,735
DCE Principal:	
Other:	

Development Walnut/Farris
 Financing N/A
 MSHDA No. 1615;
 Step Notice of Intent to Apply
 Date 02/13/2019
 Type Preservation - LIHTC

Instructions

TOTAL DEVELOPMENT COSTS

	Per Unit	Total	% in Basis	Included in Tax Credit Basis	Included in Historic TC Basis
Acquisition					
Land	94	3,000	0%	0	0
Existing Buildings	1,156	37,000	100%	37,000	0
Other:	0	0	0%	0	0
Subtotal	1,250	40,000			
Construction/Rehabilitation					
Off Site Improvements	0	0	100%	0	0
On-site Improvements	2,719	87,000	100%	87,000	0
Landscaping and Irrigation	3,125	100,000	100%	100,000	100,000
Structures	53,219	1,703,000	100%	1,703,000	1,703,000
Community Building and/or Maintenance Facility	3,125	100,000	100%	100,000	100,000
Construction not in Tax Credit basis (i.e. Carports and Commercial Space)	0	0	0%	0	0
General Requirements % of Contract 10.35%	6,438	206,000	100%	206,000	206,000
Builder Overhead % of Contract 2.14%	1,469	47,000	100%	47,000	47,000
Builder Profit % of Contract 6.78%	4,750	152,000	100%	152,000	152,000
Permits, Bond Premium, Tap Fees, Cost Cert.	2,000	64,000	100%	64,000	64,000
Other:	0	0	100%	0	0
Subtotal	76,844	2,459,000			
Professional Fees					
Design Architect Fees	3,750	120,000	100%	120,000	120,000
Supervisory Architect Fees	188	6,000	100%	6,000	6,000
Engineering/Survey	969	31,000	100%	31,000	31,000
Other: Audit	188	6,000	100%	6,000	6,000
Subtotal	5,094	163,000			
Interim Construction Costs					
Property & Casualty Insurance	313	10,000	100%	10,000	10,000
Construction Loan Interest	2,777	88,879	87%	59,253	59,253
Title Work	469	15,000	100%	15,000	0
Legal Fees (in Tax Credit Basis)	1,250	40,000	100%	40,000	0
Construction Taxes	125	4,000	100%	4,000	4,000
Other: Origination	219	7,000	100%	7,000	7,000
Subtotal	5,162	164,879			
Permanent Financing					
Loan Commitment Fee to MSHDA	2%	1,424	45,579	0	0
Other:	0	0	0%	0	0
Subtotal	1,424	45,579			
Other Costs (In Basis)					
Application Fee	0	0	100%	0	0
Market Study	203	6,500	100%	6,500	6,500
Environmental Studies	375	12,000	100%	12,000	12,000
Cost Certification	266	8,500	100%	8,500	8,500
Equipment and Furnishings	1,563	50,000	100%	50,000	0
Temporary Tenant Relocation	0	0	100%	0	0
Construction Contingency	5,000	160,000	100%	160,000	160,000
Appraisal and C.N.A.	156	5,000	100%	5,000	5,000
Other:	0	0	100%	0	0
Subtotal	7,563	242,000			
Other Costs (NOT In Basis)					
Start-up and Organization	0	0	0%	0	0
Tax Credit Fees (based on 2017 QAP)	24,223	45,104	0%	0	0
Compliance Monitoring Fee (based on 2017 QAP)	475	15,200	0%	0	0
Marketing Expense	156	5,000	0%	0	0
Syndication Legal Fees	313	10,000	0%	0	0
Rent Up Allowance	0	0	0%	0	0
Other: Points	94	3,000	0%	0	0
Subtotal	2,447	78,304			

Summary of Acquisition Price		As of February 28, 2019
Attributed to Land	3,000	1st Mortgage Balance
Attributed to Existing Structure	37,000	Subordinate Mortgage(s)
Other:	0	Subordinate Mortgage(s)
Fixed Price to Seller	40,000	Subordinate Mortgage(s)
Premium/(Deficit) vs Existing Debt		40,000

Appraised Value		Value As of:
"Encumbered As-is" value as determined by appraisal:	40,000	Override
Plus 5% of Appraised Value:	0	
LESS Fixed Price to the Seller:	40,000	
Surplus/(Gap)	0	Within Range

Construction Loan Term		Months
Construction Contract	12	
Holding Period (50% Test)	6	
Construction Loan Period	18	

Project Reserves

Operating Assurance Reserv	2.0 months	Funded in Cas	1,133	36,269	0%	0	0
Replacement Reserve		Required	700	22,400	0%	0	0
Operating Deficit Reserve			2,856	91,377	0%	0	0
Rent Subsidy Reserve			0	0	0%	0	0
Syndicator Held Reserve			0	0	0%	0	0
Rent Lag Escrow			0	0	0%	0	0
Tax and Insurance Escrows			368	11,778	0%	0	0
Other: Support Service Reserve			7,813	250,000	0%	0	0
Other:			0	0	0%	0	0
Subtotal			12,870	411,824			

Miscellaneous

Deposit to Development Operating Account (1MGRI Not Required)	0	0	0%	0	0
Other (Not in Basis):	0	0	0%	0	0
Other (In Basis):	0	0	100%	0	0
Other (In Basis):	0	0	100%	0	0
Subtotal	0	0			

Total Acquisition Costs

Total Construction Hard Costs

Total Non-Construction ("Soft") Costs

Total Acquisition Costs	1,250	40,000
Total Construction Hard Costs	76,844	2,459,000
Total Non-Construction ("Soft") Costs	34,550	1,105,586

Developer Overhead and Fee

Maximum	506,801	15,838	506,801	100%	506,801	506,801
7.5% of Acquisition/Project Reserves		Override	5% Attribution Test			
15% of All Other Development Costs			met			
Total Development Cost	128,481	4,111,387				

TOTAL DEVELOPMENT SOURCES

	% of TDC					
MSHDA Permanent Mortgage	0.00%	0	0			
Conventional/Other Mortgage	0.00%	0	0			
Equity Contribution from Tax Credit Syndication	81.27%	104,413	3,341,210			
MSHDA NSP Funds	0.00%	0	0			
MSHDA HOME or Housing Trust Funds	0.00%	0	0			
MSHDA Preservation Fund	0.00%	0	0			
Other MSHDA:	0.00%	0	0			
Local HOME	9.24%	11,875	380,000			
Income from Operations	0.00%	0	0			
Other Equity	0.00%	0	0			
Transferred Reserves:	3.59%	4,617	147,735			
Other:	0.00%	0	0			
Other:	0.00%	0	0			
Deferred Developer Fee	5.90%	7,576	242,442			
Total Permanent Sources			4,111,387			

Sources Equal Uses?

Surplus/(Gap)	Balanced	0
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MSHDA Construction Loan

MSHDA Construction Loan	55.43%	71,218	2,278,961
Construction Loan Rate	5.200%		
Repaid from equity prior to final closing			2,278,961

Eligible Basis for LIHTC/TCAP

Acquisition	39,000	Value of LIHTC/TCAP	1,283
Construction	4,204,865	Construction	378,438
Acquisition Credit %	3.29%	Total Yr Credit	379,721
Rehab/New Const Credit %	9.00%	Equity Price	\$0.8800
Qualified Percentage	100.00%	Equity Effective Price	\$0.8800
QCT/DDA Basis Boost	120%	Equity Contribution	3,341,210
Historic?	No		

Initial Owner's Equity Calculation

Equity Contribution from Tax Credit Syndication	3,341,210
Brownfield Equity	-
Historic Tax Credit Equity	-
General Partner Capital Contributions	
Other Equity Sources	

New Owner's Equity

3,341,210

Existing Reserve Analysis

DCE Interest:	
Insurance:	
Taxes:	11,778
Rep. Reservi	73,222
ORC:	62,735
DCE Principal:	
Other:	

Cash Flow Projections

Development Walnut/Ferris
Financing N/A
MSHDA No. 1615;
Step Notice of Intent to Apply
Date 02/13/2019
Type Preservation - LIHTC

	Initial Inflator	Starting in Yr	Future Inflator	1	2	3	4	5	6	7	8	9	10
Income													
Annual Rental Income	1.0%	6	2.0%	261,336	263,949	266,589	269,255	271,947	277,386	282,934	288,593	294,364	300,252
Annual Non-Rental Income	1.0%	6	2.0%	0	0	0	0	0	0	0	0	0	0
Total Project Revenue				261,336	263,949	266,589	269,255	271,947	277,386	282,934	288,593	294,364	300,252
Expenses													
Vacancy Loss	8.0%	6	8.0%	20,907	21,116	21,327	21,540	21,756	22,191	22,635	23,087	23,549	24,020
Management Fee	3.0%	1	3.0%	16,864	17,370	17,891	18,428	18,981	19,550	20,136	20,741	21,363	22,004
Administration	3.0%	1	3.0%	26,000	26,780	27,583	28,411	29,263	30,141	31,045	31,977	32,936	33,924
Project-paid Fuel	3.0%	6	3.0%	18,000	18,540	19,096	19,669	20,259	20,867	21,493	22,138	22,802	23,486
Common Electricity	4.0%	6	3.0%	18,000	18,720	19,469	20,248	21,057	21,689	22,340	23,010	23,700	24,411
Water and Sewer	5.0%	6	5.0%	32,000	33,600	35,280	37,044	38,896	40,841	42,883	45,027	47,279	49,643
Operating and Maintenance	3.0%	1	3.0%	37,500	38,625	39,784	40,977	42,207	43,473	44,777	46,120	47,504	48,929
Real Estate Taxes	5.0%	1	5.0%	0	0	0	0	0	0	0	0	0	0
Payment in Lieu of Taxes (PILOT)				10,346	10,318	10,285	10,245	10,199	10,308	10,415	10,520	10,622	10,722
Insurance	3.0%	1	3.0%	18,000	18,540	19,096	19,669	20,259	20,867	21,493	22,138	22,802	23,486
Replacement Reserve	3.0%	1	3.0%	9,600	9,888	10,185	10,490	10,805	11,129	11,463	11,807	12,161	12,526
Other: Professional Fees	3.0%	1	3.0%	8,000	8,240	8,487	8,742	9,004	9,274	9,552	9,839	10,134	10,438
Other: Investor Service Fee	3.0%	1	3.0%	2,400	2,472	2,546	2,623	2,701	2,782	2,866	2,952	3,040	3,131
Subtotal: Operating Expenses				217,617	224,209	231,029	238,086	245,387	253,112	261,098	269,355	277,892	286,720
Debt Service													
Debt Service Part A				0	0	0	0	0	0	0	0	0	0
Debt Service Conventional/Other Financing				0	0	0	0	0	0	0	0	0	0
Total Expenses				217,617	224,209	231,029	238,086	245,387	253,112	261,098	269,355	277,892	286,720
Cash Flow/(Deficit)				43,719	39,740	35,559	31,169	26,560	24,274	21,836	19,238	16,473	13,532
Cash Flow Per Unit				1,366	1,242	1,111	974	830	759	682	601	515	423
Debt Coverage Ratio on Part A Loan				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Debt Coverage Ratio on Conventional/Other Financing				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Interest Rate on Reserves 3%

Average Cash Flow as % of Net Income

Operating Deficit Reserve (ODR) Analysis

Maintained Debt Coverage Ratio (Hard Debt)	1.00
Maintained Operating Reserve (No Hard Debt)	250
Initial Balance	Initial Deposit 91,377
Total Annual Draw to achieve 1.0 DCR	0
Total Annual Deposit to achieve Maintained DCR	0
Total 1.0 DCR and Maintained DCR	0
Interest	2,741
Ending Balance at Maintained DCR	94,119
Maintained Cash Flow Per Unit	1,366
Maintained Debt Coverage Ratio on Part A Loan	N/A
Maintained Debt Coverage Ratio on Conventional/Other	N/A
Standard ODR	16,810
Non-standard ODR	74,567

Operating Assurance Reserve Analysis

Required in Year: 1	36,269
Initial Balance	Initial Deposit 36,269
Interest Income	1,088
Ending Balance	37,358

Cash Flow Projections

	Initial Inflator	Starting in Yr	Future Inflator	11	12	13	14	15	16	17	18	19	20
Income													
Annual Rental Income	1.0%	6	2.0%	306,257	312,382	318,630	325,002	331,502	338,132	344,895	351,793	358,829	366,005
Annual Non-Rental Income	1.0%	6	2.0%	0	0	0	0	0	0	0	0	0	0
Total Project Revenue				306,257	312,382	318,630	325,002	331,502	338,132	344,895	351,793	358,829	366,005
Expenses													
Vacancy Loss	8.0%	6	8.0%	24,501	24,991	25,490	26,000	26,520	27,051	27,592	28,143	28,706	29,280
Management Fee	3.0%	1	3.0%	22,664	23,344	24,044	24,765	25,508	26,274	27,062	27,874	28,710	29,571
Administration	3.0%	1	3.0%	34,942	35,990	37,070	38,182	39,327	40,507	41,722	42,974	44,263	45,591
Project-paid Fuel	3.0%	6	3.0%	24,190	24,916	25,664	26,434	27,227	28,043	28,885	29,751	30,644	31,563
Common Electricity	4.0%	6	3.0%	25,144	25,898	26,675	27,475	28,299	29,148	30,023	30,924	31,851	32,807
Water and Sewer	5.0%	6	5.0%	52,125	54,731	57,467	60,341	63,358	66,526	69,852	73,345	77,012	80,862
Operating and Maintenance	3.0%	1	3.0%	50,397	51,909	53,466	55,070	56,722	58,424	60,176	61,982	63,841	65,756
Real Estate Taxes	5.0%	1	5.0%	0	0	0	0	0	0	0	0	0	0
Payment in Lieu of Taxes (PILOT)				10,818	10,911	11,000	11,085	11,166	11,242	11,313	11,378	11,437	11,490
Insurance	3.0%	1	3.0%	24,190	24,916	25,664	26,434	27,227	28,043	28,885	29,751	30,644	31,563
Replacement Reserve	3.0%	1	3.0%	12,902	13,289	13,687	14,098	14,521	14,956	15,405	15,867	16,343	16,834
Other: Profesional Fees	3.0%	1	3.0%	10,751	11,074	11,406	11,748	12,101	12,464	12,838	13,223	13,619	14,028
Other: Investor Service Fee	3.0%	1	3.0%	3,225	3,322	3,422	3,524	3,630	3,739	3,851	3,967	4,086	4,208
Subtotal: Operating Expenses				295,849	305,290	315,055	325,156	335,606	346,417	357,603	369,178	381,157	393,554
Debt Service													
Debt Service Part A				0	0	0	0	0	0	0	0	0	0
Debt Service Conventional/Other Financing				0	0	0	0	0	0	0	0	0	0
Total Expenses				295,849	305,290	315,055	325,156	335,606	346,417	357,603	369,178	381,157	393,554
Cash Flow/(Deficit)				10,408	7,092	3,574	(154)	(4,104)	(8,285)	(12,708)	(17,385)	(22,328)	(27,549)
Cash Flow Per Unit				325	222	112	(5)	(128)	(259)	(397)	(543)	(698)	(861)
Debt Coverage Ratio on Part A Loan				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Debt Coverage Ratio on Conventional/Other Financing				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Interest Rate on Reserves				3%									
Operating Deficit Reserve (ODR) Analysis													
Maintained Debt Coverage Ratio (Hard Debt)				1.00									
Maintained Operating Reserve (No Hard Debt)				250									
Initial Balance				Initial Deposit									
				91,377	122,803	126,487	129,374	128,830	124,540	116,173	103,373	85,766	62,953
Total Annual Draw to achieve 1.0 DCR				0	0	0	(154)	(4,104)	(8,285)	(12,708)	(17,385)	(22,328)	(27,549)
Total Annual Deposit to achieve Maintained DCR				0	(908)	(4,426)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)
Total 1.0 DCR and Maintained DCR				0	(908)	(4,426)	(8,154)	(12,104)	(16,285)	(20,708)	(25,385)	(30,328)	(35,549)
Interest				3,684	3,795	3,881	3,865	3,736	3,485	3,101	2,573	1,889	1,035
Ending Balance at Maintained DCR				126,487	129,374	128,830	124,540	116,173	103,373	85,766	62,953	34,514	(0)
Maintained Cash Flow Per Unit				325	250	250	250	250	250	250	250	250	250
Maintained Debt Coverage Ratio on Part A Loan				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maintained Debt Coverage Ratio on Conventional/Other				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Standard ODR				16,810									
Non-standard ODR				74,567									
Operating Assurance Reserve Analysis				36,269									
Required in Year:	1			Initial Deposit									
Initial Balance				36,269	48,743	50,205	51,712	53,263	54,861	56,507	58,202	59,948	61,746
Interest Income					1,462	1,506	1,551	1,598	1,646	1,695	1,746	1,798	1,852
Ending Balance					50,205	51,712	53,263	54,861	56,507	58,202	59,948	61,746	63,599

INTRODUCTION OF ORDINANCES

The following ordinance of the City of Lansing, Michigan, providing that the Code of Ordinances be amended for the purpose of supporting and/or opposing the Ordinance renaming the project sponsor and providing for an extension of a Service Charge In Lieu of Taxes for existing low income family units for a project known as 517 N. Walnut apartments, pursuant to the provisions of the State Housing Development Authority Act of 1966, as amended, was introduced by the Committee on Development & Planning, read a first time by its title and referred to the Committee on Development and Planning.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND CHAPTER 888 OF THE CODE OF ORDINANCES OF THE CITY OF LANSING FOR THE PURPOSES OF RENAMING THE PROJECT SPONSOR AND PROVIDING FOR AN EXTENSION OF A SERVICE CHARGE IN LIEU OF TAXES FOR EXISTING LOW INCOME FAMILY UNITS FOR A PROJECT KNOWN AS 516 W. SAGINAW APARTMENTS/FERRIS MANOR, PURSUANT TO THE PROVISIONS OF THE STATE HOUSING DEVELOPMENT AUTHORITY ACT OF 1966, AS AMENDED.

THE CITY OF LANSING ORDAINS:

SECTION 1. THAT CHAPTER 888 OF THE CODE OF ORDINANCES OF THE CITY OF LANSING, MICHIGAN BE AMENDED TO READ AS FOLLOWS:

888.14. - 516 W. Saginaw Street Apartments.

(a) Purpose. It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions, including the City of Lansing, to provide housing for citizens of low income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966 (1966 PA 346, as amended). The City is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this Act at any amount it chooses not to exceed the taxes that would be paid but for this Act. It is further acknowledged that housing for persons of low income is a public necessity, and as the City will be benefitted and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose; further, that the continuation of the provisions of this ordinance section for tax exemption and the service

charge in lieu of taxes during the period contemplated in this section are essential to the determination of economic feasibility of the housing development project which is to be constructed or rehabilitated and financed in reliance on such tax exemption and service charge.

The City acknowledges that the sponsor, as defined in this section of the ordinance, is a Michigan non-profit corporation and has offered, subject to receipt of an allocation under the Low Income Housing Tax Credit (LIHTC) program and a mortgage loan, to rehabilitate, own, and operate a housing development, identified as "516 W. Saginaw Rehabilitation Project", on certain property located in the City to serve persons of low income, and that the sponsor has offered to pay the City on account of this housing development an annual service charge for public service in lieu of taxes.

(b) Definitions.

(1) "Act" means the State Housing Development Authority Act, being Michigan Public Act 346 of 1966, as amended; MCL 125.1401 et seq.

(2) "Annual shelter rent" means the total collections during an agreed annual period from all occupants of a housing development representing rent or occupancy charges, exclusive of charges for gas, electricity, heat, or other utilities furnished to the occupants.

(3) "Authority" means the Michigan State Housing Development Authority; MCL 125.1401 et seq.

(4) "City" means the City of Lansing, a Michigan Municipal Corporation.

(5) "Commencement of construction" means the commencement of the rehabilitation of the existing facilities known as 516 W. Saginaw Apartments.

1 (6) "Housing development" means a development which contains a significant element of
2 housing for persons of low income and such elements of other housing, commercial, recreational,
3 industrial, communal, and educational facilities as the authority determines improve the quality
4 of the development as it relates to housing for persons of low income.

5 (7) "Low income persons or families" means low income persons or families as defined in
6 Section 15(a)(7) of the Act.

7 (8) "Mortgage loan" means a federally-aided or authority-aided mortgage or advance from the
8 authority, as defined in the Act, to the sponsor for the construction and/or permanent financing of
9 the housing development.

10 (9) "516 W. Saginaw Rehabilitation Project" and "the project" and "the housing development
11 project" mean the rehabilitation of the facilities at 516 W. Saginaw Street, Lansing, consisting of
12 approximately 23 residential apartment units. This includes the property described in the
13 following tax parcel identification number: ~~3301-09-363-051-6~~ 33-01-01-09-363-051. IN THE
14 EVENT OF A LOT COMBINATION WITH LOT 33-01-01-09-363-041 THE RESULTANT
15 LOT WILL BE SUBJECT TO THIS ORDINANCE.

16 (10) "Sponsor" means person(s) or entities which have applied to the authority for a mortgage
17 loan or for an allocation under the low income housing tax credit program to finance the project.
18 The sponsor under this section of the ordinance is ~~the Michigan Non-Profit Real Estate~~
19 ~~Development Corporation, doing business as Ferris Development, a Michigan nonprofit~~
20 ~~corporation~~ WALNUT FERRIS LDHA LP, OR ITS SUCCESSORS OR ASSIGNS WHICH CONTINUE TO
21 MEET ALL REQUIREMENTS HEREIN.

1 (11) "Utilities" mean fuel, water, sanitary sewer service and/or electrical service which are paid
2 by the housing development.

3 All terms referencing the Act but not defined in this section shall have the meanings given them
4 in the Act.

5
6 (c) Class of Housing Development. It is determined that the class of housing developments to
7 which the tax exemption shall apply and for which a service charge shall be paid in lieu of such
8 taxes shall be housing developments which are financed or assisted pursuant to the Act. It is
9 further determined that 516 W. Saginaw Apartments Rehabilitation Project is of this class.

10
11 (d) Establishment of Annual Service Charge in Lieu of Property Taxes.

12 (1) Subject to the conditions precedent in this section, the housing development project known as
13 the 516 W. Saginaw Apartments Rehabilitation Project and the property on which it is situated
14 shall be exempt from all property taxes for not more than A PERIOD ESTABLISHED IN
15 SECTION (H) HEREIN~~30 years from and after the commencement of construction~~. The City
16 acknowledges that the sponsor and the authority have established the economic feasibility of the
17 housing development project in reliance upon the enactment and continuing effect of this section
18 and the qualification of the housing development project for the exemption from all property
19 taxes and a payment in lieu of taxes as established in this section, and in consideration of the
20 sponsor's offer, subject to receipt of a mortgage loan and an allocation under the LIHTC
21 program, to rehabilitate, own and operate the 516 W. Saginaw Street Apartments Rehabilitation

1 Project, the City agrees to accept payment of an annual service charge for public services in lieu
2 of all property taxes, provided the sponsor furnishes the City with proof of its annual certification
3 pursuant to the requirements of the Act and or at the request of the City, proof that the sponsor
4 has received and is maintaining its allocation of low income housing credits by the authority and
5 that the housing development project units have not increased, decreased or been altered in any
6 form, unless the City has otherwise amended the provisions of this section.

7 (2) In addition to the annual certification requirement in paragraph (1) of this subsection, the tax
8 exemption shall commence when the sponsor complies with Section 15a of the Act, which
9 provides: the owner of a housing project eligible for the exemption shall file with the local
10 assessing officer a notification of the exemption, which shall be in an affidavit form as provided
11 by the authority. The completed affidavit form first shall be submitted to the authority for
12 certification by the authority that the project is eligible for the exemption. The owner then shall
13 file the certified notification of the exemption with the local assessing officer before November 1
14 of the year preceding the tax year in which the exemption is to begin.

15 (3) The annual service charge shall be equal to four percent (4%) of the difference between the
16 annual shelter rents actually collected and utilities.

17
18 (e) Limitation on the Payment of the Annual Service Charge. Notwithstanding subsection (d), the
19 service charge to be paid each year in lieu of taxes for the part of the housing development
20 project which is tax exempt and which is occupied by other than low income persons or families
21 shall be equal to the full amount of the taxes that would otherwise be due and payable on that
22 portion of the housing development project if the project were not tax exempt.

1

2 (f) Payment of Service Charge. The service charge in lieu of taxes as determined under this
3 section shall be payable in the same manner as general property taxes are payable to the City
4 except that the annual payment shall be made on or before July 1 of the year following the year
5 upon which such charge is calculated. Notwithstanding the foregoing, the service charges
6 payable on or before July 1, 2006 through July 1, 2010, shall be deferred and will be due on or
7 before July 1, 2015.

8

9 (g) Contractual Effect of this Section. Notwithstanding the provisions of Section 15(a)(5) of the
10 Act to the contrary, a contract between the City and the sponsor, with the authority as third-party
11 beneficiary under the contract, to provide tax exemption and accept payments in lieu of taxes, as
12 previously described, is effectuated by enactment of this section.

13

14 (h) Duration; Commencement of Construction.

15 (1) The property tax exempt status of the housing development project approved by this section
16 shall remain in effect and shall not terminate so long as the mortgage loan for the housing
17 development project remains outstanding and unpaid, or for such period as the authority or other
18 governmental entity has any interest in the property or the project is subject to income and rent
19 restrictions under § 42 of the Internal Revenue Code, as amended; provided that the
20 rehabilitation of the housing development project commences within one year from the effective
21 date of this section, that the project is in part financed by low income housing tax credits from

1 the authority and that the number of units and the purposes for the housing development project
2 remain unchanged, subject to amendment in accordance with the law. If the rehabilitation of the
3 housing development project does not commence within one year from the effective date of this
4 section, this Section 888.14 of the ordinance shall automatically expire, terminate and be of no
5 effect. If the sponsor fails to obtain within one year of the effective date of this section low
6 income housing tax credits from the authority or changes the scope or purpose of the housing
7 development project without the consent of the people of the City, by and through its
8 representatives, and in accordance with the requirements of the law, this section shall
9 automatically expire, terminate and be of no effect.

10 (2) Except as provided in paragraph (1) of this subsection, the exemption from property taxes
11 shall terminate not later than 30 years from and after the date of the commencement of
12 construction; OR, IN THE EVENT THE FINANCING IS RESTUCUTRED BETWEEN
13 MARCH 25, 2019 AND MARCH 25, 2021, THE EXEMPTION FROM PROPERTY TAXES
14 SHALL TERMINATE NOT LATER THAN FIFTEEN (15) YEARS FROM AND AFTER THE
15 DATE OF COMMENCEMENT OF CONSTRUCTION FINANCED BY THE
16 RESTRUCTURING, WHICHEVER IS LATER.

17 SECTION 2. ALL ORDINANCES, RESOLUTIONS OR RULES, PARTS OF
18 ORDINANCES, RESOLUTIONS OR RULES INCONSISTENT WITH THE PROVISIONS
19 HEREOF ARE HEREBY REPEALED AS THEY PERTAIN TO THE PORTER SENIOR
20 APARTMENTS.

21 SECTION 3. SHOULD ANY SECTION, CLAUSE OR PHRASE OF THIS
22 ORDINANCE BE DECLARED TO BE INVALID, THE SAME SHALL NOT AFFECT THE

1 VALIDITY OF THE ORDINANCE AS A WHOLE, OR ANY PART THEREOF OTHER THAN
2 THE PART SO DECLARED TO BE VALID.

3 SECTION 4. THIS ORDINANCE SHALL TAKE EFFECT ON THE 30TH DAY AFTER
4 ENACTMENT UNLESS GIVEN IMMEDIATE EFFECT BY THE CITY COUNCIL.

5

6

BY THE COMMITTEE ON DEVELOPMENT & PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, _____, 2019, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting and/or opposing the Ordinance renaming the project sponsor and providing for an extension of a Service Charge In Lieu of Taxes for existing low income family units for a project known as 516 W. Saginaw Apartments/Ferris Manor, pursuant to the provisions of the State Housing Development Authority Act of 1966, as amended.



Andy Schor, Mayor

APPLICATION FOR PAYMENT IN LIEU OF TAXES (PILOT)

PROJECT NAME:	Walnut Street Apartments/Ferris Manor Apartments
PILOT PERIOD REQUESTED:	Existing PILOT -add 2 and 4 years Years (Should match term of qualifying mortgage)
NUMBER OF PARCELS IN PROJECT:	3 Parcels (will be 2 with the combining of 516 W Saginaw and 714 N Pine)
APPLICATION TYPE: (Check all that apply)	☐ NEW PROJECT ☒ RESTRUCTURE OF PROJECT FINANCING ☒ CHANGE IN OWNERSHIP

A. OWNERSHIP INFORMATION

NAME OF OWNERSHIP ENTITY:	Current: Walnut Street LDHA LP; Ferris LDHA LP 01-1 New: Walnut Ferris LDHA LP
---------------------------	--

TYPE OF OWNERSHIP:	☒ LIMITED DIVIDEND HOUSING ASSOCIATION ☒ QUALIFIED NONPROFIT HOUSING CORPORATION ☐ CONSUMER HOUSING COOPERATIVE ☐ OTHER: (DESCRIBE)
--------------------	--

DEVELOPER/SPONSOR:	Capital Area Housing Partnership
DEVELOPER ADDRESS:	600 W Maple, Suite D, Lansing, MI 48906

CONTACT PERSON:	Mikki Droste
TELEPHONE:	(517)256-0286
EMAIL:	mikki@housinglinks.net



Andy Schor, Mayor

B. CITY APPROVALS NEEDED

PLANNING BOARD	☐ YES ☐ NO ☐ NOT APPLICABLE
	STATUS:
ZONING BOARD OF APPEALS	☒ YES ☐ NO ☐ NOT APPLICABLE
	STATUS: 714 N Pine rezoning request submitted 2/11
HISTORIC DISTRICT COMMISSION	☐ YES ☒ NO ☐ NOT APPLICABLE
	STATUS:
OTHER:	STATUS:
EXPECTED PROJECT START DATE:	9/1/2019
EXPECTED PROJECT COMPLETION DATE:	7/31/2020

C. PROJECT INFORMATION

Project Address:	517 N Walnut and 516 W Saginaw; 714 N Pine to be added to 516 W Saginaw
General Location (e.g. cross streets)	Walnut/Saginaw and Pine/Saginaw
Is Project located in a Renaissance Zone?	☐ Yes ☒ No
Is Project located in a Neighborhood Enterprise Zone?	☐ Yes ☒ No
Is Ownership Entity able to demonstrate site control?	☒ Yes ☐ No

Note: Project is not eligible for PILOT if Ownership Entity is not able to demonstrate site control. Site control is demonstrated through ownership, purchase/option agreement, etc. Contact the Community Development Department with questions regarding sufficient documentation.

Provide a complete description of the project including the parties involved, necessary background information, number of parking spaces being provided, and any special certification (e.g. LEED) the project will target. (Provide attachment if necessary)



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See attached project narrative.

If project financing is being restructured, detail all physical improvements to the project completed within the last five (5) years and any planned improvements. (Provide as attachment if necessary)

No improvements in previous 5 years. See Attached for proposed improvements with LIHTC funding award.

D. BUILDING INFORMATION

Building Type (e.g. single/multi-family, number of floors)
Total Number of Units: 32
Number of Rent Restricted Units: 32
Number of Market Rate Units: 0
Total Number of Barrier-Free Units: will be 4
Target Demographic(s) (seniors, families, persons with disabilities): Family and persons with special needs (35% PSH)

Transitional Housing for Homeless Project	☐ Yes ☒ No
Emergency Shelter Project	☐ Yes ☒ No
Targeted Income (% of Area Median Income)	30 – 60% AMI
Residential Space Square Footage:	5,520 + 17,232 (est) = 22,752
Non-Residential (N/R Space):	☐ Yes ☒ No
Square Footage (of N/R Space):	n/a
Use (of N/R Space):	n/a
Neighborhood District:	Downtown

Describe how the project will fit into the neighborhood:

Projects are both existing affordable/special needs housing that have been operating as such for 15+ years.

Provide neighborhood feedback regarding any proposed new construction: N/A



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E. UNIT INFORMATION

Unit Type	Number of Units	Average Unit Size (sq. ft.)	Projected Monthly Rent per Unit (including utility allowances)	
Rent Restricted Units			Restricted Rate	Market Rate *
0- Bedroom				
1- Bedroom	32	500	\$416 - \$690	\$832 (FMR)
2- Bedroom				
3- Bedroom				
4- Bedroom				
5- Bedroom				
Subtotal	32			

*The expected market rate for the rent restricted unit. The information is used for comparison purposes.

Provide a description of the units in the project:	1 Bedroom apartments, in both buildings, are approx. 500 square feet, will include air conditioning, new kitchens, on-site parking, on-site laundry facilities, and locations that are walkable to area amenities. The PSH units are furnished and include all utilities in the rent.
--	---

Unit Type	Number of Units	Average Unit Size (sq. ft.)	Projected Monthly Rent per Unit (including utility allowances)
Market Rate Units			
0- Bedroom	0		
1- Bedroom	0		
2- Bedroom	0		
3- Bedroom	0		
4- Bedroom	0		
5- Bedroom	0		
Subtotal	0		
Total	32		



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F. PROJECT FINANCING

Federally-aided Mortgage, Advance, or Grant	☐ Yes	☒ No
Name of Loan/Credit Program	Term of Financing	Amount
		\$
		\$
		\$

State-aided Mortgage, Advance, or Grant	☐ Yes	☒ No
Name of Loan/Credit Program	Term of Financing	Amount
		\$
		\$
		\$

City-aided Mortgage, Advance, or Grant	☒ Yes	☐ No
Name of Loan/Credit Program	Term of Financing	Amount
HOME loan	15 years	\$380,000
		\$
		\$

Low Income Housing Tax Credits (LIHTC)	☒ Yes	☐ No
Name of Loan/Credit Program	Term of Financing	Amount
LIHTC – 15 year compliance; 45 year	15 compl/45 afford	\$3,341,210
Affordability commitment		\$
Amounts are estimated at this time		\$

LIHTC Application Date:	4/1/2019	
LIHTC Status:	Application in process	
Initial Use Commitment in LIHTC Application:	15	Years
Extended Use Commitment in LIHTC Application:	30	Years
Total Length of Affordability Commitment in LIHTC Application:	45	Years



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Contact Person for Qualifying Federal or State Financing	Andy Martin, MSHDA
Phone Number:	517.241.0599
Email:	Martina4@michigan.gov

Description and status of other (private) financing:	CAHP's Deferred Developer Fee (\$242,442), Supportive Services Reserve from CAHP (\$48,000), HOME funding from the City of Lansing Development Department (above)
Description why PILOT is necessary:	Rents/Income restricted due to income restriction for Residents. With the extension of the existing PILOT and the pre-funding of an operating reserve account the project will break even through year 15, as required for funding eligibility.

G. ADDITIONAL INFORMATION

Attach the following required documents to this application.

- ☐ Ownership Entity Organizational Documents
- ☐ Description of Project
- ☐ Legal Description of property (electronic version should be available on request)
- ☐ Evidence of Site Control
- ☐ Statement of Development Team Experience (be specific)
- ☐ Sources and Uses Statement (indicate if the funding is committed or pending)
- ☐ Operating Proforma (highlighting PILOT contribution to project)
- ☐ Financing Mortgage
- ☐ Financing Note
- ☐ Financing or Development Agreement/Copy of Regulatory Agreement
- ☐ Location Map of Project Parcels
- ☐ Property Manager Portfolio (of properties)
- ☐ PILOT "Savings Worksheet" (template provided by Development Office)
- ☐ Other Attachment (Describe)



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Provide explanation below if any required documents are unavailable at the time of this application.

The applicant is responsible for providing written notification to the Development Office of any change in the information contained in this application or its attachments as soon as the applicant becomes aware of the change.

The Development Office reserves the right to request additional information and/or supporting documentation related to this application

The undersigned hereby attests that to the best of his or her knowledge the information presented herein, including the attachments, is true and correct.

Date: 2/19/19

Signature of Authorized Representative
Name: Mikki Droste
Title: Director

Walnut Street/Ferris Manor



Affordable Housing – Permanent Supportive Housing
32 Residential Apartments
517 N Walnut – Walnut Street Apartments
516 W Saginaw – Ferris Manor Apartments

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EXECUTIVE SUMMARY

Project Type:	The proposed development includes the preservation of 32 affordable rental apartments, twelve of which are reserved for persons with special needs.
Owner:	Walnut Street Limited Dividend Housing Association Limited Partners CAHP GLHC, LLC Capital Area Housing Partnership
Location:	517 N Walnut Street and 516 W Saginaw, Lansing, MI 48933 – both within ½ mile of downtown Lansing.
Project Description:	Walnut Street Apartments were developed in 2003 as 9 one-bedroom apartments for adults with mental illness. The original developers, the Greater Lansing Housing Coalition, partnered with the local Continuum of Care, Community Mental Health and the Justice in Mental Health Organization to create a safe, comfortable haven for persons with a need for ongoing support services to remain independently housed. The CoC voted the project the 1 st priority of the community, utilizing HUD Supportive Housing Program funding for construction and ongoing operating and support service funding.

Upon completion, the units were immediately occupied with residents who formed a 'community' where they share not only support services but who looked out for one another and remain invested in successful housing for all involved. Current support service partners include Clinton, Eaton, Ingham County Community Mental Health and Advent House Ministries.

In July of 2018 the local CoC voted, as suggested by the City of Lansing's Human Relations & Community Services Department, to discontinue use of HUD supportive housing program funding for operational and support services at Walnut Street beginning June 30, 2019, leaving the current residents without the supports needed to remain successfully housed. Project redevelopment will, in addition to improving the current structures, include the request for project based vouchers and funding to create a supportive service reserve to insure residents will continue to receive the support necessary for them to remain successfully housed.

Ferris Manor includes 23 one-bedroom apartments, originally developed as affordable housing units for families/individuals. The re-development of the property in 2001 included a number of changes to the site designed to target residents who are interested in making the site an asset to the neighborhood and reduce the inappropriate activity the site was previously known for. These improvements reduced area crime and continues to highlight the need for stable, affordable housing opportunities in the neighborhood.

Upon completion of the renovation the project will reserve 12 units for persons with special needs, as defined by HUD, mixed between the two sites. Support service space will be provided at a site accessible to the properties, will meet MSHDA's community space for supportive housing unit criteria and will be available on-demand.

Rental Unit Mix

<u>Income Target (AMI)</u>	<u># Bedrooms</u>	<u># Units</u>	<u>Net Rents</u>
30-80%	1	20	\$374-\$690
(average 60% or less)			
30 - PBV units	1	12	\$690

2018 Ingham County Area Median Incomes between 30-80% by family size:

1 person	\$15,540-\$41,440
2 person	\$17,760-\$47,360

Residential Amenities:

- Leadership in Energy and Environmental Rehab (LEED)
- Modern kitchen with full appliance package
- Computer outlets and cable TV hook-ups
- Community Room with Kitchen (NEC)
- Raised Garden Beds

Management:

KMG Prestige Management, an experienced, professional management company, currently manages and will remain as the management agent.

Supportive Services:

CAHP has Memorandums of Understanding with both Advent House Ministries and Community Mental Health to provide both support services and peer mentoring at Walnut Street, previously made possible with a grant with the City of Lansing/HUD CoC funds. Because this funding will be redirected 7/1/19, new funding sources and methods are required to allow for the ongoing housing of the clientele served. The proposed support service reserve account that will set aside funding for the continued provision of support services to special needs clients is a key factor in the success of these residents.

FINANACIAL CAPABIITY

Type of Financing:

The financing mechanisms planned for this proposal are the Low Income Housing Tax Credit (LIHTC) program, administered by the Michigan State Housing Development Authority (MSHDA) and owner equity contributions. The City of Lansing has committed funds from the Lead Safe Lansing program to reduce lead paint hazards at Walnut Street Apartments.

DEVELOPMENT TEAM

Outlined below are the team members assembled to develop, design, construct, manage and finance this mixed use development.

Owner:	Walnut Street Limited Dividend Housing Association Limited Partners
General Partners:	CAHP GLHC, LLC Capital Area Housing Partnership
Developer:	Capital Area Housing Partnership
Architect:	Hooker DeJong Architects
Construction:	Rohde Construction Chad White, Vice President
Property Management:	KMG Prestige Management Karen Mead, Vice President
Support Service Partners:	Clinton, Eaton, Ingham Community Mental Health Brooke Hall, Housing Specialist/Mental Health Therapist Advent House Ministries Susan Cancro, Director
Syndicator:	Cinnaire Tom Edmiston, Affordable Vice President
Commercial Lender:	Dart Bank Kassie Rhodes, Vice President of Commercial Lending
Legal Counsel:	Lumberg, Freeman, Gleeson, Hicks & Khalil PLLC William Freeman, Member
Title Insurance:	Cinnaire Title Company Steve Smith, Vice President, Real Estate Services
Environmental Services:	ASTI Environmental

DEVELOPMENT SUMMARY

The Capital Area Housing Partnership (CAHP) became the owners of Walnut Street Apartments and Ferris Manor in November, 2018, following the dissolution of previous owners, the Greater Lansing Housing Coalition.

The developments include thirty-two (32) affordable housing units, 9 of which are currently reserved as permanent supportive housing (Walnut Street). The apartments are all one-bedroom units.

Renovations that address lead paint hazards, improve energy efficiency and upgrade systems that are nearing the end of their life cycle are planned as a part of the re-development and improvement to the properties. The addition of on-site management and support services for residents is included in the acquisition of 714 N Pine, which currently sits in the parking lot of the property. Project-based vouchers and support service reserves will allow the ongoing success of residents who rely on these programs to remain independently housed.

The walk-score ratings for the sites are 83 and 86, labeling them 'very walkable' to shopping, entertainment, schools, parks and medical facilities. The sites are both within ½ mile of downtown Lansing and the Neighborhood Empowerment Center (owned/operated by CAHP), a space that will be utilized to provide expanded support services to the residents.

The preservation of this project is in alignment with the City of Lansing's 'Design Lansing' revitalization plan which references the need for the maintenance and development of quality affordable housing as both a strategy for improving the city's neighborhoods as well as a way to expand housing choices for new and existing residents. Improvement to existing housing is listed as a building block to neighborhood stability (*Design Lansing, 2012 Comprehensive Plan*).

The developer/general partner, the Capital Area Housing Partnership (CAHP), of the project brings a long history of affordable housing development, management and community collaboration to the project. Capital Area Housing Partnership began as an East Lansing specific nonprofit in 1993 and has grown to provide affordable housing opportunities and community services throughout mid-Michigan. CAHP owns and develops projects similar to the proposed projects as well as administering programs that include development of affordable housing for homeownership, counseling and education programs, HERO (Homeowner Education & Resource Opportunities) home improvement classes, a Tuesday Toolmen (volunteer home improvements for seniors/persons with a handicap) program and ownership/management of the Neighborhood Empowerment Center, a building of non-profit service providers in Lansing as well as community space for education and service provision. CAHP brings a strong understanding of federal funding regulations and a staff and board with development, property management and compliance experience that will be valuable to the development and ongoing prosperity of this project.

ECONOMIC IMPACTS

The redevelopment of these buildings will provide quality, safe and sanitary, affordable housing for families/individuals/persons with special needs as a resource that is basic to public health, safety and welfare. Creating affordable housing opportunities for both income-qualified and market rate households also provides opportunities for job creation and/or retention. Additional consideration to the incorporation of energy efficient and green improvements in the project design improves the overall impact on the environment.

Short term benefits of the re-development of the property as mixed income, affordable housing creates both immediate employment opportunities and spending in the local economy. As with market-rate housing, research consistently shows that developing affordable housing creates jobs – both during construction and through new consumer spending after the units have been occupied. The impacts of building affordable rental housing are on par with the impacts of comparable market-rate units.

Using the same model that hundreds of local jurisdictions have used to quantify housing construction impacts within their borders, a 2010 report published by the National Association of Home Builders (NAHB) demonstrates the impact of building a 100-unit Housing Tax Credit development for families in a typical metropolitan area using national averages as model inputs. Updates to this report in 2014 estimate that building 1,000 units of rental housing *leads to the creation of 1,130 jobs from the direct and indirect effects of construction and 42 jobs supported by the induced effects of the spending.*

Extrapolating the data to account for the 32 planned redevelopment of units can expect *the creation of 28 jobs from the direct and indirect effects of construction, and 2 jobs supported by the induced effects of the spending.* In addition, the 32 households of the project will continue to provide local spending estimated at \$1,000,000 annually. This estimate is calculated utilizing the Housing Policy Department of the National Association of Home Builders (NAHB) economic model discussed below.

(The following is excerpted from the National Association of Home Builders 2010 Study: The Local Economic Impact of Typical Housing Tax Credit Developments. The full study can be found at:
http://www.nahb.org/fileUpload_details.aspx?contentTypeID=3&contentID=35601&subContentID=265044)

In 1996, the Housing Policy Department of the National Association of Home Builders (NAHB) developed an economic model to estimate the local economic benefits of home building. Although at first calibrated to a typical metropolitan area using national averages, the model could be adapted to a specific local economy by replacing national averages with specific local data for key housing market variables. The initial version of the model could be applied to single-family construction, multifamily construction, or a combination of the two.

In 2002, NAHB developed new versions of the model to analyze active adult housing projects and multifamily development financed with the Housing Tax Credit and a version of the model that analyzes remodeling. Results from NAHB's local impact model have been used by outside organizations such as universities, state housing authorities and affordable housing agencies.

The NAHB model is divided into three phases: (Phases I and II are one-time effects.)

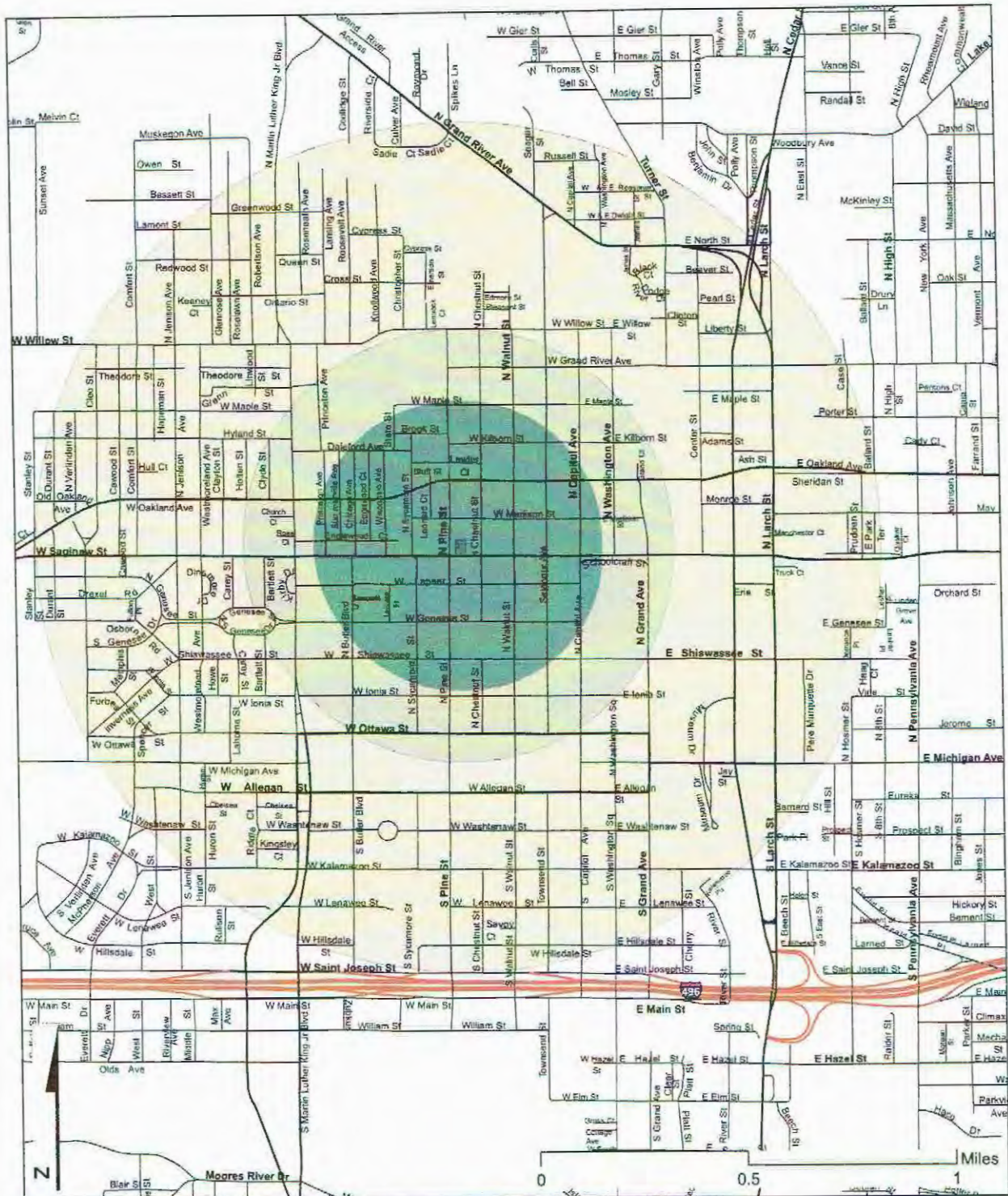
Phase I captures the effects that result directly from the construction activity itself and the local industries that contribute to it. The jobs, wages, and local taxes (including permit, utility connection and impact fees) generated by the actual development and construction of the property. These jobs include on-site and off-site construction work as well as jobs generated in retail and wholesale sales of components, transportation to the site, and the professional services required to build the property and deliver it for occupancy.

Phase II captures the effects that occur as a result of the wages and profits from Phase I being spent in the local economy. The wages and profits for local area residents earned during the construction period are spent on other locally produced goods and services. This generates additional income for local residents, which is spent on still more locally produced goods and services and so on. This continuing recycling of income back into the community is usually called a multiplier or ripple effect.

Phase III is an ongoing, annual effect that includes payments to the municipality and the result of the completed unit being occupied. A household moving into a community generally spends about three-fifths of its income on goods and services sold in the local economy. A fraction of this will become income for local workers and local business proprietors. In a typical, local area, the household will also pay 1.25% of its income to the local municipality in the form of various taxes and user fees, and a fraction of this will become income for the local government employees. This is the first step in another set of economic ripples that cause a permanent increase in the level of economic activity, jobs, wages and local receipts.

CAHP Site Buffer Zones

516 W Saginaw



- | | | |
|----------------|----------------------|---------------|
| Freeway | 1/3 Mile Buffer Zone | Site Location |
| Freeway Onramp | 1/2 Mile Buffer Zone | |
| Main Arterial | One Mile Buffer Zone | |
| Collector Road | | |

Development: Walnut/Ferris
Financing: N/A
MSHDA No. 1615;
Step: Notice of Intent to Apply
Date: 02/13/2019
Type: Preservation - LIHTC

Instructions

TOTAL DEVELOPMENT COSTS

	Per Unit	Total	% in Basis	Included in Tax Credit Basis	Included in Historic TC Basis
Acquisition					
Land	94	3,000	0%	0	0
Existing Buildings	1,156	37,000	100%	37,000	0
Other:	0	0	0%	0	0
Subtotal	1,250	40,000			
Construction/Rehabilitation					
Off Site Improvements	0	0	100%	0	0
On-site Improvements	2,719	87,000	100%	87,000	0
Landscaping and Irrigation	3,125	100,000	100%	100,000	100,000
Structures	53,219	1,703,000	100%	1,703,000	1,703,000
Community Building and/or Maintenance Facility	3,125	100,000	100%	100,000	100,000
Construction not in Tax Credit basis (i.e. Carports and Commercial Space)	0	0	0%	0	0
General Requirements % of Contract 10.35% Within Range	6,438	206,000	100%	206,000	206,000
Builder Overhead % of Contract 2.14% Within Range	1,469	47,000	100%	47,000	47,000
Builder Profit % of Contract 6.78% Within Range	4,750	152,000	100%	152,000	152,000
Permits, Bond Premium, Tap Fees, Cost Cert.	2,000	64,000	100%	64,000	64,000
Other:	0	0	100%	0	0
Subtotal	76,844	2,459,000			
15% of acquisition and \$15,000/unit test: met					
Professional Fees					
Design Architect Fees	3,750	120,000	100%	120,000	120,000
Supervisory Architect Fees	188	6,000	100%	6,000	6,000
Engineering/Survey	989	31,000	100%	31,000	31,000
Other: Audit	188	6,000	100%	6,000	6,000
Subtotal	5,094	163,000			
Interim Construction Costs					
Property & Casualty Insurance	313	10,000	100%	10,000	10,000
Construction Loan Interest Override	2,777	88,879	67%	59,253	59,253
Title Work	469	15,000	100%	15,000	0
Legal Fees (In Tax Credit Basis)	1,250	40,000	100%	40,000	0
Construction Taxes	125	4,000	100%	4,000	4,000
Other: Origination	219	7,000	100%	7,000	7,000
Subtotal	5,162	164,879			
Permanent Financing					
Loan Commitment Fee to MSHDA 2%	1,424	45,579	0%	0	0
Other:	0	0	0%	0	0
Subtotal	1,424	45,579			
Other Costs (In Basis)					
Application Fee	0	0	100%	0	0
Market Study	203	6,500	100%	6,500	6,500
Environmental Studies	375	12,000	100%	12,000	12,000
Cost Certification	266	8,500	100%	8,500	8,500
Equipment and Furnishings	1,563	50,000	100%	50,000	0
Temporary Tenant Relocation	0	0	100%	0	0
Construction Contingency	5,000	160,000	100%	160,000	160,000
Appraisal and C.N.A.	156	5,000	100%	5,000	5,000
Other:	0	0	100%	0	0
Subtotal	7,583	242,000			
Other Costs (NOT In Basis)					
Start-up and Organization	0	0	0%	0	0
Tax Credit Fees (based on 2017 QAP) 24,223 Out of Range	1,410	45,104	0%	0	0
Compliance Monitoring Fee (based on 2017 QAP)	475	15,200	0%	0	0
Marketing Expense	156	5,000	0%	0	0
Syndication Legal Fees	313	10,000	0%	0	0
Rent Up Allowance months	0	0	0%	0	0
Other: Points	94	3,000	0%	0	0
Subtotal	2,447	78,304			

Summary of Acquisition Price

	As of February 28, 2019
Attributed to Land	3,000
Attributed to Existing Structures	37,000
Other:	0
Fixed Price to Seller	40,000

Construction Loan Term

Construction Contract	12 Months
Holding Period (50% Test)	6 Months
Construction Loan Period	18 Months

Premium/(Deficit) vs Existing Debt **40,000**

Appraised Value

Value As of:	
"Encumbered As-Is" value as determined by appraisal:	40,000
Plus 5% of Appraised Value:	0
LESS Fixed Price to the Seller:	40,000
Surplus/(Gap)	Within Range 0

Project Reserves

Operating Assurance Reserve 2.0 months	Funded in Cash	1,133	36,269	0%	0	0
Replacement Reserve	Required	700	22,400	0%	0	0
Operating Deficit Reserve		2,856	91,377	0%	0	0
Rent Subsidy Reserve		0	0	0%	0	0
Syndicator Held Reserve		0	0	0%	0	0
Rent Lag Escrow		0	0	0%	0	0
Tax and Insurance Escrows		368	11,778	0%	0	0
Other: Support Service Reserve		7,813	250,000	0%	0	0
Other:		0	0	0%	0	0
Subtotal		12,870	411,824			

Miscellaneous

Deposit to Development Operating Account (1MGRF Not Required)		0	0	0%	0	0
Other (Not in Basis):		0	0	0%	0	0
Other (In Basis):		0	0	100%	0	0
Other (In Basis):		0	0	100%	0	0
Subtotal		0	0			

Total Acquisition Costs

Total Acquisition Costs	1,250	40,000
Total Construction Hard Costs	76,844	2,459,000
Total Non-Construction ("Soft") Costs	34,550	1,105,588

Developer Overhead and Fee

Maximum	506,801	15,838	506,801	100%	506,801	506,801
7.5% of Acquisition/Project Reserves		Override	5% Attribution Test			
15% of All Other Development Costs			met			

Total Development Cost

Total Development Cost	128,481	4,111,387
LIHTC Basis	3,543,054	3,314,054

TOTAL DEVELOPMENT SOURCES

	% of TDC				
MSHDA Permanent Mortgage	0.00%	0	0		
Conventional/Other Mortgage	0.00%	0	0		
Equity Contribution from Tax Credit Syndication	81.27%	104,413	3,341,210		
MSHDA NSP Funds	0.00%	0	0		
MSHDA HOME or Housing Trust Funds	0.00%	0	0		
MSHDA Preservation Fund	0.00%	0	0		
Other MSHDA:	0.00%	0	0		
Local HOME	9.24%	11,875	380,000		
Income from Operations	0.00%	0	0		
Other Equity	0.00%	0	0		
Transferred Reserves:	3.59%	4,617	147,735		
Other:	0.00%	0	0		
Other:	0.00%	0	0		
Deferred Developer Fee	5.90%	7,576	242,442		
Total Permanent Sources			4,111,387		

Sources Equal Uses?

Surplus/(Gap)	Balanced	0
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MSHDA Construction Loan

MSHDA Construction Loan	55.43%	71,218	2,278,961
Construction Loan Rate	5.200%		
Repaid from equity prior to final closing			2,278,961

Eligible Basis for LIHTC/TCAP

Acquisition	39,000	Value of LIHTC/TCAP	1,283
Construction	4,204,865	Construction	378,438
Acquisition Credit %	3.29%	Total Yr Credit	379,721
Rehab/New Const Credit %	9.00%	Equity Price	\$0.8800
Qualified Percentage	100.00%	Equity Effective Price	\$0.8800
QCT/DDA Basis Boost	120%	Equity Contribution	3,341,210
Historic?	No		

Initial Owner's Equity Calculation

Equity Contribution from Tax Credit Syndication	3,341,210
Brownfield Equity	-
Historic Tax Credit Equity	-
General Partner Capital Contributions	
Other Equity Sources	

New Owner's Equity

New Owner's Equity	3,341,210
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Existing Reserve Analysis

DCE Interest:	
Insurance:	
Taxes:	11,778
Rep. Reserve:	73,222
ORC:	82,735
DCE Principal:	
Other:	

Development Walnut/Farris
 Financing N/A
 MSHDA No. 1615;
 Step Notice of Intent to Apply
 Date 02/13/2019
 Type Preservation - LIHTC

Instructions

TOTAL DEVELOPMENT COSTS		Per Unit	Total	% in Basis	Included in Tax Credit Basis	Included in Historic TC Basis			Per Unit	Total	% in Basis	Included in Tax Credit Basis	Included in Historic TC Basis
Acquisition													
Land		94	3,000	0%	0	0							
Existing Buildings		1,156	37,000	100%	37,000	0							
Other:		0		0%	0	0							
Subtotal		1,250	40,000										
Construction/Rehabilitation													
Off Site Improvements		0	0	100%	0	0							
On-site Improvements		2,719	87,000	100%	87,000	0							
Landscaping and Irrigation		3,125	100,000	100%	100,000	100,000							
Structures		53,219	1,703,000	100%	1,703,000	1,703,000							
Community Building and/or Maintenance Facility		3,125	100,000	100%	100,000	100,000							
Construction not in Tax Credit basis (i.e. Carports and Commercial Space)		0	0	0%	0	0							
General Requirements % of Contract 10.35%	Within Range	6,438	206,000	100%	206,000	206,000							
Builder Overhead % of Contract 2.14%	Within Range	1,469	47,000	100%	47,000	47,000							
Builder Profit % of Contract 6.78%	Within Range	4,750	152,000	100%	152,000	152,000							
Permits, Bond Premium, Tap Fees, Cost Cert.		2,000	64,000	100%	64,000	64,000							
Other:		0		100%	0	0							
Subtotal		76,844	2,459,000										
15% of acquisition and \$15,000/unit test:			met										
Professional Fees													
Design Architect Fees		3,750	120,000	100%	120,000	120,000							
Supervisory Architect Fees		188	6,000	100%	6,000	6,000							
Engineering/Survey		969	31,000	100%	31,000	31,000							
Other: Audit		188	6,000	100%	6,000	6,000							
Subtotal		5,094	163,000										
Interim Construction Costs													
Property & Casualty Insurance		313	10,000	100%	10,000	10,000							
Construction Loan Interest	Override	2,777	88,879	87%	59,253	59,253							
Title Work		469	15,000	100%	15,000	0							
Legal Fees (in Tax Credit Basis)		1,250	40,000	100%	40,000	0							
Construction Taxes		125	4,000	100%	4,000	4,000							
Other: Origination		219	7,000	100%	7,000	7,000							
Subtotal		5,162	164,879										
Permanent Financing													
Loan Commitment Fee to MSHDA	2%	1,424	45,579	0%	0	0							
Other:		0		0%	0	0							
Subtotal		1,424	45,579										
Other Costs (In Basis)													
Application Fee		0		100%	0	0							
Market Study		203	6,500	100%	6,500	6,500							
Environmental Studies		375	12,000	100%	12,000	12,000							
Cost Certification		266	8,500	100%	8,500	8,500							
Equipment and Furnishings		1,563	50,000	100%	50,000	0							
Temporary Tenant Relocation		0	0	100%	0	0							
Construction Contingency		5,000	160,000	100%	160,000	160,000							
Appraisal and C.N.A.		156	5,000	100%	5,000	5,000							
Other:		0		100%	0	0							
Subtotal		7,563	242,000										
Other Costs (NOT In Basis)													
Start-up and Organization		0		0%	0	0							
Tax Credit Fees (based on 2017 QAP)	24,223	Out of Range	1,410	45,104	0%	0	0						
Compliance Monitoring Fee (based on 2017 QAP)			475	15,200	0%	0	0						
Marketing Expense			156	5,000	0%	0	0						
Syndication Legal Fees			313	10,000	0%	0	0						
Rent Up Allowance	months		0	0	0%	0	0						
Other: Points			94	3,000	0%	0	0						
Subtotal		2,447	78,304										
Summary of Acquisition Price													
As of February 28, 2019													
Attributed to Land	3,000	1st Mortgage Balance	0										
Attributed to Existing Structure:	37,000	Subordinate Mortgage(s)											
Other:	0	Subordinate Mortgage(s)											
Fixed Price to Seller	40,000	Subordinate Mortgage(s)											
Premium/(Deficit) vs Existing Debt		40,000											
Appraised Value													
Value As of:													
"Encumbered As-is" value as determined by appraisal:		40,000											
Plus 5% of Appraised Value:		0											
LESS Fixed Price to the Seller:		40,000											
Surplus/(Gap)		Within Range											
Construction Loan Term													
Months													
Construction Contract		12											
Holding Period (50% Test)		6											
Construction Loan Period		18											
Project Reserves													
Operating Assurance Reserv	2.0 months	Funded in Cas	1,133	36,269	0%	0	0						
Replacement Reserve		Required	700	22,400	0%	0	0						
Operating Deficit Reserve			2,856	91,377	0%	0	0						
Rent Subsidy Reserve			0	0	0%	0	0						
Syndicator Held Reserve			0	0	0%	0	0						
Rent Lag Escrow			0	0	0%	0	0						
Tax and Insurance Escrows			368	11,778	0%	0	0						
Other: Support Service Reserve			7,813	250,000	0%	0	0						
Other:			0		0%	0	0						
Subtotal		12,870	411,824										
Miscellaneous													
Deposit to Development Operating Account (1MGRI Not Required)			0	0	0%	0	0						
Other (Not in Basis):			0		0%	0	0						
Other (In Basis):			0	0	100%	0	0						
Other (In Basis):			0	0	100%	0	0						
Subtotal		0	0										
Total Acquisition Costs													
		1,250	40,000										
Total Construction Hard Costs													
		76,844	2,459,000										
Total Non-Construction ("Soft") Costs													
		34,550	1,105,586										
Developer Overhead and Fee													
Maximum	506,801		15,838	506,801	100%	506,801	506,801						
7.5% of Acquisition/Project Reserves	Override		5% Attribution Test	met									
15% of All Other Development Costs													
Total Development Cost													
		128,481	4,111,387										
TOTAL DEVELOPMENT SOURCES													
MSHDA Permanent Mortgage	0.00%	0	0										
Conventional/Other Mortgage	0.00%	0	0										
Equity Contribution from Tax Credit Syndication	81.27%	104,413	3,341,210										
MSHDA NSP Funds	0.00%	0	0										
MSHDA HOME or Housing Trust Funds	0.00%	0	0										
MSHDA Preservation Fund	0.00%	0	0										
Other MSHDA:	0.00%	0	0										
Local HOME	9.24%	11,875	380,000										
Income from Operations	0.00%	0	0										
Other Equity	0.00%	0	0										
Transferred Reserves:	3.59%	4,617	147,735										
Other:	0.00%	0	0										
Other:	0.00%	0	0										
Deferred Developer Fee	5.90%	7,576	242,442										
Total Permanent Sources			4,111,387										
Sources Equal Uses?													
Surplus/(Gap):		Balanced											
		0											
MSHDA Construction Loan													
55.43%		71,218	2,278,961										
Construction Loan Rate 5.200%													
Repaid from equity prior to final closing		2,278,961											
Eligible Basis for LIHTC/TCAP													
Acquisition 39,000		Value of LIHTC/TCAP											
Construction 4,204,865		Acquisition 1,283											
Acquisition Credit % 3.29%		Construction 378,438											
Rehab/New Const Credit % 9.00%		Total Yr Credit 379,721											
Qualified Percentage 100.00%		Equity Price \$0.8800											
QCT/DDA Basis Boost 120%		Equity Effective Price \$0.8800											
Historic? No		Equity Contribution 3,341,210											
Existing Reserve Analysis													
DCE Interest:													
Insurance:													
Taxes:		11,778											
Rep. Reserv:		73,222											
ORC:		62,735											
DCE Principal:													
Other:													
Initial Owner's Equity Calculation													
Equity Contribution from Tax Credit Syndication		3,341,210											
Brownfield Equity		-											
Historic Tax Credit Equity		-											
General Partner Capital Contributions													
Other Equity Sources													

Cash Flow Projections

Development Walnut/Ferris
Financing N/A
MSHDA No. 1615;
Step Notice of Intent to Apply
Date 02/13/2019
Type Preservation - LIHTC

	Initial Inflator	Starting in Yr	Future Inflator	1	2	3	4	5	6	7	8	9	10
Income													
Annual Rental Income	1.0%	6	2.0%	261,336	263,949	266,589	269,255	271,947	277,386	282,934	288,593	294,364	300,252
Annual Non-Rental Income	1.0%	6	2.0%	0	0	0	0	0	0	0	0	0	0
Total Project Revenue				261,336	263,949	266,589	269,255	271,947	277,386	282,934	288,593	294,364	300,252
Expenses													
Vacancy Loss	8.0%	6	8.0%	20,907	21,116	21,327	21,540	21,756	22,191	22,635	23,087	23,549	24,020
Management Fee	3.0%	1	3.0%	16,864	17,370	17,891	18,428	18,981	19,550	20,136	20,741	21,363	22,004
Administration	3.0%	1	3.0%	26,000	26,780	27,583	28,411	29,263	30,141	31,045	31,977	32,936	33,924
Project-paid Fuel	3.0%	6	3.0%	18,000	18,540	19,096	19,669	20,259	20,867	21,493	22,138	22,802	23,486
Common Electricity	4.0%	6	3.0%	18,000	18,720	19,469	20,248	21,057	21,689	22,340	23,010	23,700	24,411
Water and Sewer	5.0%	6	5.0%	32,000	33,600	35,280	37,044	38,896	40,841	42,883	45,027	47,279	49,643
Operating and Maintenance	3.0%	1	3.0%	37,500	38,625	39,784	40,977	42,207	43,473	44,777	46,120	47,504	48,929
Real Estate Taxes	5.0%	1	5.0%	0	0	0	0	0	0	0	0	0	0
Payment in Lieu of Taxes (PILOT)				10,346	10,318	10,285	10,245	10,199	10,308	10,415	10,520	10,622	10,722
Insurance	3.0%	1	3.0%	18,000	18,540	19,096	19,669	20,259	20,867	21,493	22,138	22,802	23,486
Replacement Reserve	3.0%	1	3.0%	9,600	9,888	10,185	10,490	10,805	11,129	11,463	11,807	12,161	12,526
Other: Professional Fees	3.0%	1	3.0%	8,000	8,240	8,487	8,742	9,004	9,274	9,552	9,839	10,134	10,438
Other: Investor Service Fee	3.0%	1	3.0%	2,400	2,472	2,546	2,623	2,701	2,782	2,866	2,952	3,040	3,131
Subtotal: Operating Expenses				217,617	224,209	231,029	238,086	245,387	253,112	261,098	269,355	277,892	286,720
Debt Service													
Debt Service Part A				0	0	0	0	0	0	0	0	0	0
Debt Service Conventional/Other Financing				0	0	0	0	0	0	0	0	0	0
Total Expenses				217,617	224,209	231,029	238,086	245,387	253,112	261,098	269,355	277,892	286,720
Cash Flow/(Deficit)				43,719	39,740	35,559	31,169	26,560	24,274	21,836	19,238	16,473	13,532
Cash Flow Per Unit				1,366	1,242	1,111	974	830	759	682	601	515	423
Debt Coverage Ratio on Part A Loan				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Debt Coverage Ratio on Conventional/Other Financing				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Interest Rate on Reserves 3%

Average Cash Flow as % of Net Income

Operating Deficit Reserve (ODR) Analysis

Maintained Debt Coverage Ratio (Hard Debt)	1.00
Maintained Operating Reserve (No Hard Debt)	250
Initial Balance	Initial Deposit 91,377
Total Annual Draw to achieve 1.0 DCR	0
Total Annual Deposit to achieve Maintained DCR	0
Total 1.0 DCR and Maintained DCR	0
Interest	2,741
Ending Balance at Maintained DCR	94,119
Maintained Cash Flow Per Unit	1,366
Maintained Debt Coverage Ratio on Part A Loan	N/A
Maintained Debt Coverage Ratio on Conventional/Other	N/A
Standard ODR	16,810
Non-standard ODR	74,567

Operating Assurance Reserve Analysis

Required in Year: 1	36,269
Initial Balance	Initial Deposit 36,269
Interest Income	1,088
Ending Balance	37,358

Cash Flow Projections

	Initial Inflator	Starting in Yr	Future Inflator	11	12	13	14	15	16	17	18	19	20
Income													
Annual Rental Income	1.0%	6	2.0%	306,257	312,382	318,630	325,002	331,502	338,132	344,895	351,793	358,829	366,005
Annual Non-Rental Income	1.0%	6	2.0%	0	0	0	0	0	0	0	0	0	0
Total Project Revenue				306,257	312,382	318,630	325,002	331,502	338,132	344,895	351,793	358,829	366,005
Expenses													
Vacancy Loss	8.0%	6	8.0%	24,501	24,991	25,490	26,000	26,520	27,051	27,592	28,143	28,706	29,280
Management Fee	3.0%	1	3.0%	22,664	23,344	24,044	24,765	25,508	26,274	27,062	27,874	28,710	29,571
Administration	3.0%	1	3.0%	34,942	35,990	37,070	38,182	39,327	40,507	41,722	42,974	44,263	45,591
Project-paid Fuel	3.0%	6	3.0%	24,190	24,916	25,664	26,434	27,227	28,043	28,885	29,751	30,644	31,563
Common Electricity	4.0%	6	3.0%	25,144	25,898	26,675	27,475	28,299	29,148	30,023	30,924	31,851	32,807
Water and Sewer	5.0%	6	5.0%	52,125	54,731	57,467	60,341	63,358	66,526	69,852	73,345	77,012	80,862
Operating and Maintenance	3.0%	1	3.0%	50,397	51,909	53,466	55,070	56,722	58,424	60,176	61,982	63,841	65,756
Real Estate Taxes	5.0%	1	5.0%	0	0	0	0	0	0	0	0	0	0
Payment in Lieu of Taxes (PILOT)				10,818	10,911	11,000	11,085	11,166	11,242	11,313	11,378	11,437	11,490
Insurance	3.0%	1	3.0%	24,190	24,916	25,664	26,434	27,227	28,043	28,885	29,751	30,644	31,563
Replacement Reserve	3.0%	1	3.0%	12,902	13,289	13,687	14,098	14,521	14,956	15,405	15,867	16,343	16,834
Other: Profesional Fees	3.0%	1	3.0%	10,751	11,074	11,406	11,748	12,101	12,464	12,838	13,223	13,619	14,028
Other: Investor Service Fee	3.0%	1	3.0%	3,225	3,322	3,422	3,524	3,630	3,739	3,851	3,967	4,086	4,208
Subtotal: Operating Expenses				295,849	305,290	315,055	325,156	335,606	346,417	357,603	369,178	381,157	393,554
Debt Service													
Debt Service Part A				0	0	0	0	0	0	0	0	0	0
Debt Service Conventional/Other Financing				0	0	0	0	0	0	0	0	0	0
Total Expenses				295,849	305,290	315,055	325,156	335,606	346,417	357,603	369,178	381,157	393,554
Cash Flow/(Deficit)				10,408	7,092	3,574	(154)	(4,104)	(8,285)	(12,708)	(17,385)	(22,328)	(27,549)
Cash Flow Per Unit				325	222	112	(5)	(128)	(259)	(397)	(543)	(698)	(861)
Debt Coverage Ratio on Part A Loan				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Debt Coverage Ratio on Conventional/Other Financing				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Interest Rate on Reserves				3%									
Operating Deficit Reserve (ODR) Analysis													
Maintained Debt Coverage Ratio (Hard Debt)	1.00												
Maintained Operating Reserve (No Hard Debt)	250												
Initial Balance	Initial Deposit			91,377	122,803	126,487	129,374	128,830	124,540	116,173	103,373	85,766	62,953
Total Annual Draw to achieve 1.0 DCR				0	0	0	(154)	(4,104)	(8,285)	(12,708)	(17,385)	(22,328)	(27,549)
Total Annual Deposit to achieve Maintained DCR				0	(908)	(4,426)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)
Total 1.0 DCR and Maintained DCR				0	(908)	(4,426)	(8,154)	(12,104)	(16,285)	(20,708)	(25,385)	(30,328)	(35,549)
Interest				3,684	3,795	3,881	3,865	3,736	3,485	3,101	2,573	1,889	1,035
Ending Balance at Maintained DCR				126,487	129,374	128,830	124,540	116,173	103,373	85,766	62,953	34,514	(0)
Maintained Cash Flow Per Unit				325	250	250	250	250	250	250	250	250	250
Maintained Debt Coverage Ratio on Part A Loan				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maintained Debt Coverage Ratio on Conventional/Other				N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Standard ODR	16,810												
Non-standard ODR	74,567												
Operating Assurance Reserve Analysis				36,269									
Required in Year:	1			Initial Deposit									
Initial Balance				36,269	48,743	50,205	51,712	53,263	54,861	56,507	58,202	59,948	61,746
Interest Income				1,462	1,506	1,551	1,598	1,646	1,695	1,746	1,798	1,852	1,908
Ending Balance				50,205	51,712	53,263	54,861	56,507	58,202	59,948	61,746	63,599	65,507

INTRODUCTION OF ORDINANCES

The following ordinance of the City of Lansing, Michigan, providing that the Code of Ordinances be amended for the purpose of supporting and/or opposing the Ordinance renaming the project sponsor and providing for an extension of a Service Charge In Lieu of Taxes for existing low income family units for a project known as 516 W. Saginaw Apartments/Ferris Manor, pursuant to the provisions of the State Housing Development Authority Act of 1966, as amended, was introduced by the Committee on Development & Planning, read a first time by its title and referred to the Committee on Development and Planning.

**City of Lansing
Counties of Ingham and Eaton, State of Michigan**

**RESOLUTION REGARDING REFUNDING OF
TAX INCREMENT FINANCE AUTHORITY BONDS**

WHEREAS, the Tax Increment Finance Authority of Lansing (the “TIFA”) established by the City under the provisions of Act 450, Public Acts of Michigan, 1980, as amended (the “TIFA Act”) has previously issued its 1994 Development and Refunding Bond (Limited Tax General Obligation) in the original aggregate principal amount of \$25,108,133.20 (the “1994 Bond”); and

WHEREAS, pursuant to the provisions of the TIFA Act, the TIFA has previously issued its 2009 Refunding Bonds (Limited Tax General Obligation) (Federally Taxable) in the original aggregate principal amount of \$10,410,265.70 (the “2009 Bonds,” and collectively with the 1994 Bond, the “Prior TIFA Bonds”) for the purpose of refunding the 1994 Bond; and

WHEREAS, the TIFA proposes to refund a portion of the 2009 Bonds through issuance of Refunding Bonds (Limited Tax General Obligation) in one or more series in an original aggregate principal amount not-to-exceed \$8,500,000 (the “TIFA Refunding Bonds”) in order to reduce the TIFA’s annual debt service costs; and

WHEREAS, the TIFA Act has been amended to permit a TIFA to issue a qualified refunding obligation if the TIFA refunds a bond, which is refunding bond that is an other protected obligation issued as a capital appreciation bond delivered to the Michigan Municipal Bond Authority on December 21, 1994, or bonds, such as the 2009 Bonds, issued to refund that bond.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. TIFA Refunding Bonds. The City hereby irrevocably pledges its full faith and credit for the payment of the TIFA Refunding Bonds. If at any time the Tax Increment Revenues are insufficient to pay the principal of and interest on the Bonds as the same become due, the City, upon notification by the TIFA, shall as a first budget obligation advance from its general funds an amount to pay said principal and interest, or in the event of insufficiency of the City's general funds, levy ad valorem taxes on all taxable property within the boundaries of the City in an amount to pay said principal and interest, provided that such tax levy shall be within applicable constitutional, statutory and charter tax rate limitations.

The City acknowledges that the City’s underwriter of the TIFA Refunding Bonds has advised that under current market conditions, the refunding will produce net present value savings.

2. Official Statement and Continuing Disclosure. The City hereby agrees to co-operate with the TIFA in preparation of preliminary and final official statements or other marketing circular describing the TIFA Refunding Bonds (collectively, the “Refunding Bonds”), and in any application for bond ratings and municipal bond insurance. The City hereby agrees to

enter into a Continuing Disclosure Undertaking Agreement in order to enable the underwriters of the Refunding Bonds to comply with the requirements of Rule 15c2-12 promulgated by the Securities and Exchange Commission.

3. Other Actions. The Mayor and City Clerk, Finance Director, Chief Operating Officer and any other officers, administrators, agents and attorneys of the TIFA are authorized and directed to execute and deliver all other agreements, documents and certificates and to take all other actions necessary or convenient to complete the issuance, sale, and delivery of the Refunding Bonds in accordance with this Resolution. The Finance Director or any other officer of the City is hereby authorized to request any approvals or waivers from the Michigan Department of Treasury in support of requests filed by the TIFA in connection with the issuance of the Refunding Bonds.

4. Conflicting Resolutions. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

I hereby certify that the foregoing is a true and complete copy of a resolution duly adopted by the City Council of the City of Lansing, Counties of Ingham and Eaton, State of Michigan, at a Regular meeting held on _____, 2019, at __:___ o'clock __.m., prevailing Eastern Time, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act 267.

I further certify that the following Members were present at said meeting: _____

_____ and that the following Members were absent: _____.

I further certify that Member _____ moved for adoption of said resolution and that Member _____ supported said motion.

I further certify that the following Members voted for adoption of said resolution:

_____ and that the following Members voted against adoption of said resolution: _____.

City Clerk

**City of Lansing
Counties of Ingham and Eaton, State of Michigan**

**RESOLUTION AUTHORIZING ISSUANCE AND SALE OF
GENERAL OBLIGATION REFUNDING BONDS (LIMITED TAX)**

A RESOLUTION TO APPROVE:

- Net Present Value Savings through issuing Bonds to refund the Limited Tax General Obligation Capital Improvement Bonds, Series 2009;
- Continued pledge of City's full faith and credit for payment of the 2019 Bonds;
- Finance Director to sell Bonds within parameters of this Resolution without further Council action.

WHEREAS, the City of Lansing (the "City") has previously issued its Limited Tax General Obligation Capital Improvement Bonds, Series 2009 (Taxable Build America Bonds – Direct Payment) (the "Prior Bonds") for the purpose of paying costs of improvements to the City's sanitary sewer system and transportation system, and related streetscape improvements (the "Project"); and

WHEREAS, PFM Financial Advisors LLC (the "Municipal Advisor") has advised the City that it may be able to accomplish a net savings of debt service costs by current refunding all or a portion of the Prior Bonds; and

WHEREAS, Act 34, Public Acts of Michigan, 2001, as amended ("Act 34") permits the City to issue refunding bonds for the purpose of refunding part of the funded indebtedness of the City, if the refunding would result in net present value savings; and

WHEREAS, the City Council wishes to authorize the Finance Director (the "Finance Director") to sell and deliver and receive payment for the proposed issue of bonds without the necessity of the City Council taking further action.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Bond Details. If, upon the advice of the Municipal Advisor, refunding all or a portion of the Prior Bonds would accomplish a net savings of debt service costs, then Bonds of the City designated as the GENERAL OBLIGATION REFUNDING BONDS (LIMITED TAX), SERIES 2019 (the "Bonds") shall be issued in the aggregate principal amount of not to exceed Seventeen Million Dollars (\$17,000,000), as finally determined by the Finance Director at the time of sale of the Bonds, for the purpose of refunding all or a portion of the Prior Bonds, including payment of legal, financial and other expenses incident thereto.

The Bonds shall mature as serial bonds or term bonds on the dates and in the amounts as shall be determined by the Finance Director at the time of sale of the Bonds. The Bonds shall bear interest at a rate or rates to be determined at the time of sale of the Bonds, but in any event not exceeding the interest rate provided in this resolution.

The Bonds shall consist of bonds registered as to principal and interest of the denominations of any multiple of \$5,000 not exceeding for each maturity the maximum principal amount of the Bonds of that maturity, and numbered consecutively in order of registration or transfer. Principal of and interest on the Bonds will be payable in the manner set forth in the form of Bond shown in this resolution; provided that the date of determination of the registered owner for purposes of payment of interest may be changed by the City to conform to market practice in the future.

The Finance Director is hereby authorized and directed to designate as bond registrar, paying agent and transfer agent (the "Transfer Agent"), a bank or trust company located in the State of Michigan and qualified to carry out such duties under the laws of the State of Michigan. The City may designate a new Transfer Agent by notice mailed to the registered owner of each of the Bonds at such time outstanding not less than sixty (60) days prior to an interest payment date. The Finance Director is hereby authorized to execute an agreement with the Transfer Agent on behalf of the City.

The Bonds may be issued in book-entry only form through The Depository Trust Company in New York, New York ("DTC") and the Finance Director is authorized to execute such custodial or other agreement with DTC as may be necessary to accomplish the issuance of the Bonds in book-entry only form, and to make such changes in the form of the Bonds within the parameters of this resolution as may be required to accomplish the foregoing. Notwithstanding the foregoing, if the Bonds are held in book-entry form by DTC, payment shall be made in the manner prescribed by DTC.

Any bond may be transferred upon the books required to be kept pursuant to this section by the person in whose name it is registered, in person or by the registered owner's duly authorized attorney, upon surrender of the Bond for cancellation, accompanied by delivery of a duly executed written instrument of transfer in a form approved by the Transfer Agent. Whenever any bond or bonds shall be surrendered for transfer, the City shall execute and the Transfer Agent shall authenticate, if necessary, and deliver a new bond or bonds, in like aggregate principal amount. The Transfer Agent shall require the payment by the bondholder requesting the transfer of any tax or other governmental charge required to be paid with respect to the transfer.

The Bonds shall be subject to optional redemption prior to maturity as determined at the time of sale of the Bonds. If term bonds are issued, the Bonds shall be subject to mandatory redemption prior to maturity as determined at the time of sale of the Bonds. Unless waived by the registered owner of any bonds to be redeemed, official notice of redemption shall be given by the Transfer Agent on behalf of the City and shall conform to the requirements set forth in the form of Bond. Such notice shall be dated and shall contain at a minimum the following information: original issue date; maturity dates; interest rates; CUSIP numbers, if any; certificate numbers (and in the case of partial redemption) the called amounts of each certificate; the redemption date; the redemption price or premium; the place where bonds called for redemption are to be surrendered for payment; and that interest on bonds or portions thereof called for redemption shall cease to accrue from and after the redemption date.

In addition, further notice shall be given by the Transfer Agent in such manner as may be required or suggested by regulations or market practice at the applicable time, but no defect in such further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as prescribed herein.

The Bonds shall be executed in the name of the City with manual or the facsimile signatures of the Mayor and the City Clerk and shall have the City's seal or a facsimile thereof affixed thereto or imprinted thereon. If the Bonds are signed by the facsimile signatures of both the Mayor and the City Clerk, then no Bond of this series shall be valid until authenticated by an authorized signature of the Transfer Agent. The Bonds shall be delivered either to the purchaser or to the Transfer Agent who shall authenticate them and deliver them to the purchaser in accordance with instructions from the Finance Director upon payment of the purchase price for the Bonds in accordance with the bid therefor when accepted. Executed blank bonds for registration and issuance to transferees shall simultaneously, and from time to time thereafter as necessary, be delivered to the Transfer Agent for safekeeping.

2. Full Faith and Credit Pledge. The City expressly and irrevocably pledges its full faith and credit for the prompt and timely payment of the principal of and interest on the Bonds. The Bonds shall be payable, as a first budget obligation, from the general fund of the City, and the City shall levy annually ad valorem taxes on all the taxable property in the City which, taking into consideration estimated delinquencies in tax collections, shall be fully sufficient to pay the principal and interest on the Bonds provided, however, that if at the time of making any such tax levy there shall be other legally available funds for the payment of principal of and interest on the Bonds, including but not limited to revenues received from operation of the City's parking system, then credit therefor may be taken against the levy for payment of the Bonds. The levy shall be subject to constitutional, statutory and charter tax rate limitations.

3. Bond Form. The Bonds shall be in substantially the following form with such changes as may be necessary to conform the Bonds to the final terms of sale:

[FORM OF BOND TO BE COMPLETED AFTER BOND SALE]

UNITED STATES OF AMERICA
STATE OF MICHIGAN
COUNTIES OF INGHAM AND EATON

CITY OF LANSING
GENERAL OBLIGATION REFUNDING BOND
(LIMITED TAX), SERIES 2019

Interest Rate	Date of Maturity	Date of Original Issue	CUSIP
Registered Owner:			
Principal Amount:			

The CITY OF LANSING, Counties of Ingham and Eaton, State of Michigan (the “City”), acknowledges itself to owe and for value received, hereby promises to pay to the Registered Owner specified above, or registered assigns, the Principal Amount specified above, in lawful money of the United States of America, on the Date of Maturity specified above, [unless prepaid prior thereto as hereinafter provided,] with interest thereon (computed on the basis of a 360-day year consisting of twelve 30-day months) from the Date of Original Issue specified above or such later date to which interest has been paid, until paid, at the Interest Rate per annum specified above, first payable on [date] and semiannually thereafter. Principal of this bond is payable at the designated corporate trust office of [transfer agent], [city], Michigan, or such other transfer agent as the City may hereafter designate by notice mailed to the registered owner of record not less than sixty (60) days prior to any interest payment date (the “Transfer Agent”). Interest on this bond is payable by check or draft mailed by the Transfer Agent to the person or entity who or which is as of the fifteenth (15th) day of the month prior to each interest payment date, the registered owner of record, at the registered address.

This bond is one of a series of bonds of even Date of Original Issue, aggregating the principal sum of \$[amount] for the purpose of refunding certain outstanding bonds of the City. This bond was issued under and in pursuance of the provisions of Act 34, Public Acts of Michigan, 2001, as amended, and a resolution of the City Council adopted on [date].

The limited tax full faith, credit and resources of the City are pledged for the payment of the bonds of this issue, and the City has pledged that it shall pay the principal of and interest on the bonds of this issue as they mature as a first budget obligation from its general fund and, after taking into account funds which the City may have legally available for payment of principal of and interest on the bonds of this issue, shall levy annually ad valorem taxes on all taxable property in the City sufficient to pay the principal of and interest on the bonds of this issue subject to applicable constitutional, statutory and charter tax rate limitations.

Bonds of this issue maturing on or prior to [date] are not subject to redemption prior to maturity.

Bonds or portions of bonds in multiples of \$5,000 of this issue maturing on or after [date] shall be subject to redemption prior to maturity at the option of the City, in such order as the City

shall determine and within any maturity by lot, on any date on or after [date], at par plus accrued interest to the date fixed for redemption.

[Insert mandatory redemption provisions if term bonds are issued].

Notice of redemption shall be given by the Transfer Agent to each registered owner of bonds or portions thereof to be redeemed by mailing such notice not less than thirty (30) days prior to the date fixed for redemption to the registered owner at the address of the registered owner as shown on the registration books of the City. Bonds shall be called for redemption in multiples of \$5,000, and bonds of denominations of more than \$5,000 shall be treated as representing the number of bonds obtained by dividing the denomination of the bonds by \$5,000, and such bonds may be redeemed in part. The notice of redemption for bonds redeemed in part shall state that, upon surrender of the bond to be redeemed, a new bond or bonds in the same aggregate principal amount equal to the unredeemed portion of the bonds surrendered shall be issued to the registered owner thereof with the same interest rate and maturity. No further interest on bonds or portions of bonds called for redemption shall accrue after the date fixed for redemption, whether the bonds have been presented for redemption or not, provided funds are on hand with the Transfer Agent to redeem the bonds or portion thereof.

Any bond may be transferred by the person in whose name it is registered, in person or by the Registered Owner's duly authorized attorney or legal representative, upon surrender of the bond to the Transfer Agent for cancellation, together with a duly executed written instrument of transfer in a form approved by the Transfer Agent. Whenever any bond is surrendered for transfer, the Transfer Agent shall authenticate and deliver a new bond or bonds, in like aggregate principal amount, interest rate and maturity. The Transfer Agent shall require the bondholder requesting the transfer to pay any tax or other governmental charge required to be paid with respect to the transfer. The Transfer Agent shall not be required (i) to issue, register the transfer of, or exchange any bond during a period beginning at the opening of business 15 days before the day of the mailing of a notice of redemption of bonds selected for redemption and ending at the close of business on the date of that mailing, or (ii) to register the transfer of or exchange any bond so selected for redemption in whole or in part, except the unredeemed portion of bonds being redeemed in part.

It is hereby certified and recited that all acts, conditions and things required by law to be done, exist and happen, precedent to and in the issuance of this bond and the series of bonds of which this is one, in order to make them valid and binding obligations of the City have been done, exist and have happened in regular and due form and time as provided by law, and that the total indebtedness of the City, including this bond and the series of bonds of which this is one, does not exceed any constitutional, statutory, or charter debt limitation.

This bond is not valid or obligatory for any purpose until the Transfer Agent's Certificate of Authentication on this bond has been executed by the Transfer Agent.

IN WITNESS WHEREOF, the City, by its Council, has caused this bond to be signed in the name of the City [by] / [with the facsimile signatures of] its Mayor and its City Clerk and the City seal or a facsimile thereof to be affixed hereto or imprinted hereon, all as of the Date of Original Issue.

CITY OF LANSING

By [definitive bond to be signed]
Mayor

(Seal)

Countersigned:

By [definitive bond to be signed]
City Clerk

[Insert standard forms of certificate of authentication
and assignment at end of bond.]

4. Escrow Fund. The Finance Director shall designate a bank or trust company to serve as escrow trustee (the “Escrow Trustee”). In order to secure payment of the Prior Bonds being refunded, the City will enter into an Escrow Agreement (the “Escrow Agreement”) with the Escrow Trustee which shall provide for the creation of a fund designated as the CITY OF LANSING - GENERAL OBLIGATION REFUNDING BOND [SERIES] ESCROW FUND (the “Escrow Fund”). The Escrow Agreement shall irrevocably direct the Escrow Trustee to hold the Escrow Fund in trust for the payment of the principal of and interest on the Prior Bonds being refunded, and to take all necessary steps to call for redemption of any Prior Bonds specified by the Finance Director upon sale of the Bonds, including publication and mailing of redemption notices, on any date specified by the City on which the Prior Bonds may be called for redemption. The Finance Director is hereby authorized to execute and deliver the Escrow Agreement and to deposit cash and/or escrow securities in an amount sufficient to fund the Escrow Fund. The Finance Director is hereby authorized to purchase, or cause to be purchased, escrow securities, including, but not limited to, United States Treasury Obligations – State and Local Government Series (SLGS) for the Escrow Fund.

The Finance Director is hereby authorized to transfer monies from the debt retirement fund for the Prior Bonds to the Escrow Fund, to be invested as provided in the Escrow Agreement and to be used to pay principal and interest on the Prior Bonds being refunded. The amount to be transferred under this section shall be an amount which will enable the interest on the Bonds and the Prior Bonds to be, or continue to be, excludable from gross income for federal income tax purposes as determined by bond counsel.

5. Debt Retirement Fund. The Finance Director or City Treasurer is authorized and directed to open a separate depository or trust account for the Bonds with a bank or trust company to be designated as the CITY OF LANSING - GENERAL OBLIGATION REFUNDING BOND [SERIES] DEBT RETIREMENT FUND (the “Debt Retirement Fund”). The moneys to be deposited into the Debt Retirement Fund will be specifically earmarked and used solely for the purpose of paying principal of and interest on the Bonds and, as may be necessary, to rebate arbitrage earnings, if any, to the United States Department of Treasury as required by the Internal Revenue Code of 1986, as amended (the “Internal Revenue Code”). An amount sufficient to assure timely payment of the principal of and interest on the Bonds shall be transferred each year from the general fund of the City or other funds legally available therefor into the Debt Retirement Fund. Accrued interest and premium received upon delivery of the Bonds shall also be deposited in the Debt Retirement Fund as provided in Section 6 below.

In the event cash, or direct obligations of the United States, or obligations the principal of and interest on which are guaranteed by the United States, or a combination thereof, the principal of and interest on which, without reinvestment, come due at times and in amounts sufficient to pay at maturity or irrevocable call for earlier redemption, the principal of, premium, if any, and interest on the Bonds, shall be deposited in trust, this resolution shall be defeased and the owners of the Bonds shall have no further rights under this resolution except to receive payment of the principal of, premium, if any, and interest of the Bonds from the cash or securities deposited in trust and the interest and gains thereon and to transfer and exchange Bonds as provided herein.

The Debt Retirement Fund may be pooled or combined with other debt retirement funds for issues of bonds of like character as provided by Act 34, Public Acts of Michigan, 2001, as amended, or other state law.

6. Deposit of Bond Proceeds. Upon receipt of the proceeds of sale of the Bonds, the accrued interest and premium, if any, shall be deposited in the Debt Retirement Fund and used to pay interest on the Bonds on the first interest payment date, provided, however, that at the discretion of the Finance Director, all or a portion of any premium received upon delivery of the Bonds may be deposited in the Escrow Fund.

There shall be deposited to the Escrow Fund from Bond proceeds monies which shall be invested only as described in the Escrow Agreement and which shall be used by the Escrow Trustee solely to pay the principal of and interest on the Prior Bonds being refunded. The amount of Bond proceeds to be deposited to the Escrow Fund shall be an amount which, taken together with amounts transferred to the Escrow Fund from the debt retirement fund for the Prior Bonds, and the investment proceeds to be received from monies in the Escrow Fund, will be sufficient, without reinvestment, to pay the principal of and interest on the Prior Bonds being refunded as they become due or upon call for redemption prior to maturity.

The remaining proceeds of the Bonds shall be used to pay the costs of issuance of the Bonds. At the option of the Finance Director, the costs of the issuance may be paid from a fund established for that purpose in the Escrow Agreement. Any monies remaining after payment of costs of issuance and costs of refunding the Prior Bonds shall be transferred to the Debt Retirement Fund.

7. Non-Arbitrage Covenant. The City covenants and agrees with the Registered Owners of the Bonds that as long as any of the Bonds remain outstanding and unpaid as to either principal or interest, the City shall not invest, reinvest or accumulate any moneys deemed to be proceeds of the Bonds or the Prior Bonds pursuant to the Internal Revenue Code in such a manner as to cause the Bonds to be “arbitrage bonds” within the meaning of the Internal Revenue Code. The City hereby covenants that, to the extent permitted by law, it will take all actions within its control and that it shall not fail to take any action as may be necessary to maintain the exclusion of interest on the Bonds from gross income for federal income tax purposes, including but not limited to, actions relating to the rebate of arbitrage earnings, if applicable, and the expenditure and investment of bond proceeds and moneys deemed to be bond proceeds, all as more fully set forth in the Non-Arbitrage and Tax Compliance Certificate to be delivered by the City with the Bonds.

8. Municipal Advisor. The City requests PFM Financial Advisors LLC to continue as Municipal Advisor to the City to assist in preparation and planning for the sale of the Bonds.

9. Bond Counsel. The City hereby requests that Miller, Canfield, Paddock and Stone, P.L.C. continue to serve as the City’s bond counsel notwithstanding representation by Miller, Canfield, in matters unrelated to the Bonds, of various underwriting firms and financial institutions which are potential purchasers of the Bonds.

10. Bond Ratings; Bond Insurance. The Finance Director is hereby authorized to apply for bond ratings from such municipal bond rating agencies as deemed appropriate, in consultation with the Municipal Advisor, and, if the Municipal Advisor recommends that the City consider purchase of municipal bond insurance, then the Finance Director is hereby authorized and directed to negotiate with insurers regarding acquisition of municipal bond insurance, and, in consultation with the Municipal Advisor, to select an insurer and determine which Bonds, if any, shall be insured.

11. Preliminary Official Statement. The Finance Director is authorized to approve circulation of a Preliminary Official Statement describing the Bonds and to deem such Preliminary Official Statement “final” for purposes of compliance with Securities and Exchange Commission Rule 15c2-12 (“Rule 15c2-12”).

12. Competitive Sale of Bonds. Based on the advice of the Municipal Advisor, the City intends to sell the Bonds by competitive sale. The Finance Director is authorized to fix a date for sale of the Bonds in consultation with the Municipal Advisor, and to approve publication of a Notice of Sale of the Bonds (the “Notice of Sale”) in *The Bond Buyer*, New York, New York, or such other newspaper as may fulfill the requirements of Act 34. The Notice of Sale for the Bonds shall be in substantially the following form, with such revisions as the Finance Director may determine to be in the best interests of the City in consultation with the Municipal Advisor and Bond Counsel.

OFFICIAL NOTICE OF SALE

\$_____,000*

*(Subject to adjustment as described below)

CITY OF LANSING

Counties of Ingham and Eaton, State of Michigan

GENERAL OBLIGATION REFUNDING BOND

(LIMITED TAX), SERIES 2019

BID OPENING: Bids for the purchase of the above bonds (the “Bonds”) will be publicly opened and read by an agent of the City of Lansing on [date], until [time] Eastern Time.

SEALED BIDS for the purchase of the Bonds will be received at the office of the Municipal Advisory Council of Michigan, Buhl Building - 535 Griswold, Suite 1850, Detroit, Michigan 48226, or at the Finance Department located on the 8th floor of the Lansing City Hall, 124 W. Michigan Ave., Lansing, Michigan 48933.

FAXED BIDS, signed by the bidder, may be submitted by members of the Municipal Advisory Council of Michigan to MAC at fax number (313) 963-0943 or by any bidder to the City at fax (517) 483-4524, Attention: Finance Director; provided that faxed bids must arrive before the time of sale and the bidder bears all risks of transmission failure.

ELECTRONIC BIDS: Electronic bids will be received by Bidcomp/Parity as agent of the undersigned. Further information about Bidcomp/Parity, including any fee charged, may be obtained from Bidcomp/Parity, Anthony Leyden or Client Services, 1359 Broadway, Second Floor, New York, New York 10018, (212) 849-5021. If any provision of this Official Notice of Sale shall conflict with information provided by Bidcomp/Parity, as the approved provider of electronic bidding services, this Official Notice of Sale shall control. No change of the dated date will be allowed for the computation of the winning bid.

Bidders may choose any means or location to present bids but a bidder may not present a bid by more than one means or at more than one location. The City will award or reject bids on the date of the bid opening.

BOND DETAILS: The Bonds will be registered bonds of the denomination of \$5,000 or integral multiples thereof up to the principal amount of that maturity, originally dated as of the date of delivery thereof (currently anticipated to be [date]), and will bear interest from their date payable on November 1, 2019, and semiannually thereafter. The Bonds will mature on May 1 of each year, as follows:

YEAR	PRINCIPAL AMOUNT	YEAR	PRINCIPAL AMOUNT	YEAR	PRINCIPAL AMOUNT
2020		2025		2030	
2021		2026		2031	
2022		2027		2032	
2023		2028		2033	
2024		2029		2034	

ADJUSTMENT OF TOTAL PAR AMOUNT OF BONDS AND PRINCIPAL MATURITIES:

The aggregate principal amount of this issue as shown in this Notice of Sale is believed to be the amount necessary to provide adequate funds to refund a prior issue of bonds and to pay transactional costs. The City reserves the right to increase or decrease the aggregate principal amount of the bonds after receipt of the bids and prior to final award. Such adjustment, if necessary, will be made in increments of \$5,000, and may be made in any maturity. The purchase price of the bonds will be adjusted proportionately to the increase or decrease in issue size, but the interest rates specified by the successful bidder for all maturities will not change. The successful bidder may not withdraw its bid as a result of any changes made within these limits.

ADJUSTMENT TO PURCHASE PRICE: Should any adjustment to the aggregate principal amount of the Bonds be made by the City, the purchase price of the Bonds will be adjusted by the City proportionally to the adjustment in principal amount of the Bonds. The adjusted purchase price will reflect changes in the dollar amount of the underwriter's discount and original issue discount/premium, if any, but will not change the per-bond underwriter's discount as calculated from the bid and initial reoffering prices.

INTEREST RATE AND BIDDING DETAILS: The Bonds shall bear interest at a rate or rates not exceeding 6.00% per annum, to be fixed by the bids therefor, expressed in multiples of 1/8 or 1/20 of 1%, or both. The interest on any one Bond shall be at one rate only and all Bonds maturing in any one year must carry the same interest rate. The difference between the highest and lowest interest rate on the Bonds shall not exceed 3.00% per annum. THE INTEREST RATE BORNE BY BONDS MATURING IN ANY ONE YEAR SHALL NOT BE LESS THAN THE INTEREST RATE BORNE BY BONDS MATURING IN THE RESPECTIVE PRECEDING YEAR. No proposal for the purchase of less than all of the bonds or at a price less than 99% or more than 110% of their par value will be considered. In submitting a bid for the Bonds, the bidder agrees to the representation of the City by Miller, Canfield, Paddock and Stone, P.L.C. as bond counsel.

If no bid results in present value debt service savings acceptable to the City, the City may reject all bids.

OPTIONAL PRIOR REDEMPTION: Bonds of this issue maturing or subject to mandatory redemption in the years 2020 to 2029, inclusive, shall not be subject to redemption prior to maturity at the option of the City. Bonds or portions of Bonds in multiples of \$5,000 of this issue maturing or subject to mandatory redemption in the year 2030 and thereafter shall be subject to redemption prior to maturity at the option of the City in such order of maturity as the City shall determine and within any maturity by lot, on any date on or after May 1, 2029, at par and accrued interest to the date fixed for redemption.

TERM BOND OPTION: Bidders shall have the option of designating the Bonds as term bonds or serial bonds or both. The bid must designate whether each of the principal amounts shown above represent a serial maturity or a mandatory redemption requirement for a term bond maturity. In any event, the above principal amount schedule shall be represented by either serial bond maturities or mandatory redemption requirements, or a combination of both. Any such designation must be made within 1 hour of sale.

If the term bond option is selected, then the principal amount of the term bonds of a maturity to be redeemed on the dates set forth above may be reduced by the principal amount of the term bonds of the same maturity which have been previously redeemed or called for redemption (other than as a result of a mandatory redemption) or purchased or acquired by the City and delivered to the transfer agent. The City may satisfy mandatory redemption requirements by the purchase and surrender of term bonds in lieu of the calling of such term bonds for redemption.

NOTICE OF REDEMPTION PRIOR TO MATURITY: Notice of redemption of any bond or portion thereof shall be given by the transfer agent at least thirty (30) days prior to the date fixed for redemption by mail to the registered owner at the registered address shown on the registration books kept by the transfer agent. No further interest on a bond or portion thereof called for redemption shall accrue after the date fixed for redemption, whether presented for redemption or not, provided funds are on hand with the transfer agent to redeem the bond or portion thereof. In case less than the full amount of an outstanding bond is called for redemption, the transfer agent, upon presentation of the bond called for redemption, shall register, authenticate and deliver to the registered owner of record a new bond in the principal amount of the portion of the original bond not called for redemption.

AWARD OF BONDS - TRUE INTEREST COST: The Bonds will be awarded to the bidder whose bid produces the lowest true interest cost determined in the following manner: the lowest true interest cost will be the single interest rate (compounded on November 1, 2019 and semi-annually thereafter) necessary to discount the debt service payments from their respective payment date to [date] in an amount equal to the price bid. [Date] is the anticipated date of delivery of the Bonds. In the event there is an election to exercise the Term Bond option, true interest cost shall be calculated by applying the interest rate of such Term Bonds to each mandatory sinking fund redemption for such Term Bonds.

BOOK-ENTRY-ONLY OPTION: At the option of the purchaser of the Bonds, the Bonds will be issued in book-entry-only form as one fully registered Bond per maturity and will be registered in the name of Cede & Co., as bondholder and nominee for The Depository Trust Company ("DTC"), New York, New York. If this option is selected, then an authorized agent of DTC will act as securities depository for the Bonds, purchase of the Bonds will be made in book-entry only form, in the denomination of \$5,000 or any integral multiple of \$5,000, and bondholders will not receive certificates representing their interest in Bonds purchased. The book-entry-only system is described further in the preliminary Official Statement for the Bonds. It will be the responsibility of the purchaser to obtain DTC eligibility. Failure of the purchaser to obtain DTC eligibility shall not constitute cause for a failure or refusal by the purchaser to accept delivery of and pay for the Bonds.

TRANSFER AGENT AND REGISTRATION: Principal shall be payable at the designated office of [bank], or such other transfer agent as the City may hereafter designate by notice mailed to the registered owner of record not less than 60 days prior to any interest payment date. As long as The Depository Trust Company or its nominee, Cede & Co., is the bondholder, payments will be made directly to DTC. Disbursement of such payments to the DTC Participants is the responsibility of DTC and disbursement of such payments to the beneficial owners of the Bonds is the responsibility of the DTC Participants and Indirect Participants as described in the preliminary official statement for the Bonds. Interest shall be paid by check or draft mailed to

the registered owner of record as shown on the registration books kept by the transfer agent as of the 15th day of the month prior to an interest payment date. The Bonds will be transferred only upon the registration books of the City kept by the transfer agent.

PURPOSE AND SECURITY: The Bonds are issued pursuant to Act 34, Public Acts of Michigan, 2001, as amended, and a resolution of the City Council for the purpose of current refunding bonds previously issued by the City. The Bonds will pledge the limited tax full faith and credit of the City for payment of the principal and interest thereon, and will be payable as a first budget obligation from the general fund of the City, and from ad valorem taxes, which may be levied against all taxable property in the City, subject to applicable constitutional, statutory, and charter tax rate limitations. The rights or remedies of bondholders may be affected by bankruptcy, insolvency, fraudulent conveyance or other laws affecting creditors' rights generally, now existing or hereafter enacted, and by the application of general principles of equity including those relating to equitable subordination.

GOOD FAITH: A good faith deposit in the form of a certified or cashier's check drawn upon an incorporated bank or trust company, or wire transfer, in the amount of [\$amount] payable to the order of the City Treasurer, will be required of the successful bidder. THE SUCCESSFUL BIDDER IS REQUIRED TO SUBMIT ITS GOOD FAITH DEPOSIT TO THE CITY AS INSTRUCTED BY THE CITY OR THE MUNICIPAL ADVISOR NOT LATER THAN NOON, EASTERN TIME, ON THE NEXT BUSINESS DAY FOLLOWING THE SALE. The good faith deposit will be applied to the purchase price of the Bonds. In the event the purchaser fails to honor its accepted bid, the good faith deposit will be retained by the City. No interest shall be allowed on the good faith check. The good faith check of the successful bidder will be cashed and payment for the balance of the purchase price of the Bonds shall be made at the closing.

TAX MATTERS: In the opinion of Miller, Canfield, Paddock and Stone, P.L.C., bond counsel, under existing law, assuming compliance with certain covenants and the issue price rules set forth below, interest on the Bonds is excludable from gross income for federal income tax purposes as described in the opinion, and the Bonds and interest thereon are exempt from all taxation by the State of Michigan or by any taxing authority within the State of Michigan except inheritance and estate taxes and taxes on gains realized from the sale, payment or other disposition thereof.

NOT BANK QUALIFIED: The Bonds have **not** been designated as qualified tax exempt obligations for purposes of deduction of interest expense by financial institutions pursuant to the Internal Revenue Code.

ISSUE PRICE: The winning bidder will be required to assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City at closing an "issue price" or similar certificate setting forth the reasonably expected initial offering price to the public or the sales price or prices of the Bonds, together with the supporting pricing wires or equivalent communications, substantially in the form attached either as Appendix [no.] or [no.] of the preliminary Official Statement, with such modifications as may be appropriate or necessary, in the reasonable judgment of the winning bidder, the City and Bond Counsel.

The City intends that the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining “competitive sale” for purposes of establishing the issue price of the Bonds) will apply to the initial sale of the Bonds (the “Competitive Sale Requirements”) because:

- a. the City is disseminating this Notice of Sale to potential underwriters in a manner that is reasonably designed to reach potential underwriters;
- b. all bidders shall have an equal opportunity to bid;
- c. the City anticipates receiving bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and
- d. the City anticipates awarding the sale of the Bonds to the bidder who submits a firm offer to purchase the Bonds at the lowest true interest cost, as set forth in this Notice of Sale.

Any bid submitted pursuant to this Notice of Sale shall be considered a firm offer for the purchase of the Bonds, as specified in the bid.

In the event that all of the Competitive Sale Requirements are not satisfied, the City shall so advise the winning bidder. The City will not require bidders to comply with the “hold-the-offering price rule,” and therefore does not intend to use the initial offering price to the public as of the sale date of any maturity of the Bonds as the issue price of that maturity, though the winning bidder, in consultation with the City, may elect to apply the “hold-the-offering price rule” (as described below). Bids will not be subject to cancellation in the event the Competitive Sale Requirements are not satisfied. Unless a bidder intends to apply the “hold-the-offering price rule” (as described below), bidders should prepare their bids on the assumption that all of the maturities of the Bonds will be subject to the 10% Test (as described below). The winning bidder must notify the City of its intention to apply either the “hold-the-price rule” or the 10% Test at or prior to the time the Bonds are awarded.

If the winning bidder does not request that the “hold-the-offering price rule” apply to determine the issue price of the Bonds, the following two paragraphs shall apply:

- a. The City shall treat the first price at which 10% of a maturity of the Bonds (the “10% Test”) is sold to the public as the issue price of that maturity, applied on a maturity-by-maturity basis. The winning bidder shall advise the City if any maturity of the Bonds satisfies the 10% Test as of the date and time of the award of the Bonds; and
- b. Until the 10% Test has been satisfied as to each maturity of the Bonds, the winning bidder agrees to promptly report to the City the prices at which the unsold Bonds of that maturity have been sold to the public. That reporting obligation shall continue, whether or not the closing date has occurred, until the 10% Test has been satisfied as to the Bonds of that maturity or until all Bonds of that maturity have been sold.

If the winning bidder does request that the “hold-the-offering price rule” apply to determine the issue price of the Bonds, then following three paragraphs shall apply:

- a. The winning bidder, in consultation with the City, may determine to treat (i) pursuant to the 10% Test, the first price at which 10% of a maturity of the Bonds is sold to the public as the issue price of that maturity and/or (ii) the initial offering price to the public as of the sale date of any maturity of the Bonds as the issue price of that maturity (the “hold-the-offering price rule”), in each case applied on a maturity-by-maturity basis. The winning bidder shall advise the City if any maturity of the Bonds satisfies the 10% Test as of the date and time of the award of the Bonds. The winning bidder shall promptly advise the City, at or before the time of award of the Bonds, which maturities of the Bonds shall be subject to the 10% Test or shall be subject to the hold-the-offering price rule or both.
- b. By submitting a bid, the winning bidder shall (i) confirm that the underwriters have offered or will offer the Bonds to the public on or before the date of the award at the offering price or prices (the “initial offering price”), or at the corresponding yield or yields, set forth in the bid submitted by the winning bidder, and (ii) if the hold-the-offering-price rule applies, agree, on behalf of the underwriters participating in the purchase of the Bonds, that the underwriters will neither offer nor sell unsold Bonds of any maturity to which the hold-the-offering-price rule shall apply to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:
 - a. the close of the fifth (5th) business day after the sale date; or
 - b. the date on which the underwriters have sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public;

The winning bidder shall promptly advise the City when the underwriters have sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5th) business day after the sale date.

- c. The City acknowledges that, in making the representation set forth above, the winning bidder will rely on (i) the agreement of each underwriter to comply with the hold-the-offering-price rule, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event that an underwriter is a party to a retail distribution agreement that was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-offering-price rule, as set forth in the retail distribution agreement and the related pricing wires. The City further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the hold-the-offering-price rule and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a retail distribution agreement to comply with its

corresponding agreement regarding the hold-the-offering-price rule as applicable to the Bonds.

By submitting a bid, each bidder confirms that:

- a. any agreement among underwriters, any selling group agreement and each retail distribution agreement (to which the bidder is a party) relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such retail distribution agreement, as applicable, to (i) report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it until it is notified by the winning bidder that either the 10% Test has been satisfied as to the Bonds of that maturity or all Bonds of that maturity have been sold to the public and (ii) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the winning bidder and as set forth in the related pricing wires; and
- b. any agreement among underwriters relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter that is a party to a retail distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such retail distribution agreement, as applicable, to (i) report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it until it is notified by the winning bidder or such underwriter that either the 10% Test has been satisfied as to the Bonds of that maturity or all Bonds of that maturity have been sold to the public and (ii) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the winning bidder or such underwriter and as set forth in the related pricing wires.

Sales of any Bonds to any person that is a related party to an underwriter shall not constitute sales to the public for purposes of establishing issue price. Further, for purposes of this Notice of Sale:

- a. “public” means any person other than an underwriter or a related party,
- b. “underwriter” means (A) any person that agrees pursuant to a written contract with the City (or with the lead Underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the public);
- c. a purchaser of any of the Bonds is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are

partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

- d. “sale date” means the date that the Bonds are awarded by the City to the winning bidder.

LEGAL OPINION: Bids shall be conditioned upon the approving opinion of Miller, Canfield, Paddock and Stone, P.L.C., attorneys of Lansing and Detroit, Michigan. The opinion will be furnished without expense to the purchaser of the Bonds at the delivery thereof. The fees of Miller, Canfield, Paddock and Stone, P.L.C., for services rendered in connection with such approving opinion are expected to be paid from Bond proceeds. Except to the extent necessary to issue its approving opinion as to the validity of the Bonds, Miller, Canfield, Paddock and Stone, P.L.C. has not been requested to examine or review and has not examined or reviewed any financial documents, statements or materials that have been or may be furnished in connection with the authorization, issuance or marketing of the Bonds, and accordingly will not express any opinion with respect to the accuracy or completeness of any such financial documents, statements or materials.

DELIVERY OF BONDS: The City will furnish executed Bonds to be delivered at its expense to an authorized agent of DTC or such other place to be agreed upon. The usual closing documents, including a certificate that no litigation is pending affecting the issuance of the Bonds, will be delivered at the time of delivery of the Bonds. If the Bonds are not tendered for delivery by twelve o’clock noon, Eastern Time, on the 45th day following the date of sale, or the first business day thereafter if the 45th day is not a business day, the successful bidder may on that day, or any time thereafter until delivery of the Bonds, withdraw its proposal by serving notice of cancellation, in writing, on the undersigned in which event the City shall promptly return the good faith deposit. Payment for the Bonds shall be made in immediately available funds.

BOND INSURANCE AT PURCHASER’S OPTION: If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefor at the option of the bidder/purchaser, the purchase of any such insurance policy or the issuance of any such commitment shall be at the option and expense of the purchaser of the Bonds. Any increased costs of issuance of the Bonds resulting from such purchase of insurance shall be paid by the purchaser, except that, if the City has requested and received a rating on the Bonds from a rating agency, the City will pay for the requested rating. Any other rating agency fees shall be the responsibility of the purchaser of the insurance. **FAILURE OF THE MUNICIPAL BOND INSURER TO ISSUE THE POLICY AFTER THE BONDS HAVE BEEN AWARDED TO THE PURCHASER SHALL NOT CONSTITUTE CAUSE FOR FAILURE OR REFUSAL BY THE PURCHASER TO ACCEPT DELIVERY OF THE BONDS FROM THE CITY.**

CUSIP NUMBERS: It is anticipated that CUSIP numbers will be printed on the Bonds, but neither the failure to print CUSIP numbers nor any improperly printed CUSIP numbers shall be cause for the purchaser of the Bonds to refuse to take delivery of and pay for the Bonds. Application for CUSIP numbers will be made by PFM Financial Advisors LLC, municipal

advisor to the City. The CUSIP Service Bureau's charge for the assignment of CUSIP identification numbers shall be paid by the purchaser of the Bonds.

OFFICIAL STATEMENT: A preliminary Official Statement that the City deems to be final as of its date, except for the omission of information permitted to be omitted by Rule 15c2-12 of the Securities and Exchange Commission, has been prepared and may be obtained from PFM Financial Advisors LLC, municipal advisor to the City, at the address and telephone listed under MUNICIPAL ADVISOR below. PFM Financial Advisors LLC will provide the winning bidder with a final Official Statements in electric only format at no cost to the purchaser within 7 business days from the date of sale to permit the purchaser to comply with Securities and Exchange Commission Rule 15c2-12.

CONTINUING DISCLOSURE: As described more fully in the Official Statement, the City will execute and deliver prior to delivery of the Bonds a written continuing disclosure undertaking in order to enable the underwriters of the Bonds to comply with the requirements of Rule 15c2-12 promulgated by the Securities and Exchange Commission.

MUNICIPAL ADVISOR: Further information relating to the Bonds may be obtained from PFM Financial Advisors LLC, 555 Briarwood Circle, Suite 333, Ann Arbor, Michigan 48108. Telephone (734) 994-9700. Fax (734) 994-9710.

In submitting a bid for the Bonds, the bidder represents that it is not an "Iran linked business" within the meaning of the Iran Economic Sanctions Act, Act 517 of the Public Acts of Michigan of 2012.

THE RIGHT IS RESERVED TO REJECT ANY OR ALL BIDS.

ENVELOPES containing the bids should be plainly marked "Proposal for Refunding Bonds."

Angela Bennett, Finance Director
City of Lansing, Michigan

13. Award of Sale of Bonds at Competitive Sale. The Finance Director is hereby authorized on behalf of the City, subject to the provisions and limitations of this Resolution, to award sale of the Bonds to the bidder whose bid meets the requirements of law and which produces the lowest true interest cost to the City computed in accordance with the terms of the Notice of Sale as published. If fewer than three (3) bids are received from underwriters (as defined by the Internal Revenue Code) at the time set for competitive sale, the City may reject all bids and carry out a negotiated sale to comply with the regulations of Treas. Reg. § 1.148-1(f).

14. Negotiated Sale of Bonds. If in light of current market conditions a negotiated sale would present advantages and opportunities to select and adjust terms for the Bonds, to allow more flexibility in accessing the municipal bond market, and to price and sell the Bonds at the time that is expected to best achieve the most advantageous interest rates and costs to the City and the most favorable price for purchase of securities to be escrowed for payment of the Prior Bonds to be refunded, then, based on the advice of the Municipal Advisor, the Finance Director is hereby authorized on behalf of the City to conduct and pursue a negotiated sale of the Bonds. In the event that a negotiated sale is pursued, then the Finance Director is authorized to select an underwriter or placement agent for the Bonds in consultation with the Municipal Advisor or circulate a request for quotes from financial institutions. The Finance Director is authorized to negotiate and execute a bond purchase agreement with an underwriter, financial institution, or other investor, and take all other necessary actions required to effectuate the negotiated sale and delivery of the Bonds within the parameters authorized in this Resolution.

By adoption of this resolution the City assumes no obligations or liability to the underwriter of the Bonds for any loss or damage that may result to the underwriter of the Bonds from the adoption of this resolution, and all costs and expenses incurred by the underwriter of the Bonds in preparing for sale of the Bonds shall be paid from the proceeds of the Bonds, if the Bonds are issued, except as may be otherwise provided in the purchase agreement or other acceptance of an offer to purchase the Bonds or placement agreement to be signed by the City at the time of sale of the Bonds.

15. Sale Parameters. The Bonds shall only be sold if there shall be net present value savings of at least 2.00% as determined by the Municipal Advisor. The Bonds shall bear interest at a rate or rates not exceeding 6.00% per annum and the true interest cost shall not exceed 4.00%. The purchase price for the Bonds, exclusive of any original issue discount or premium, shall not be less than 99% or more than 110% of the principal amount of the Bonds plus accrued interest if any. In making such determinations the City is authorized to rely upon data and computer runs provided by the Municipal Advisor.

The authorization to the Finance Director to sell the Bonds includes, but is not limited to, determination of original principal amount of the Bonds; the prices at which the Bonds are sold; the date of the Bonds; the schedule of principal maturities and whether the Bonds shall mature serially or as term bonds; the provisions for optional and mandatory redemption of term bonds, if any; the interest rates and payment dates of the Bonds, application of the proceeds of the Bonds; selection of the portion of the Prior Bonds to be refunded; transfer of balances, if any, from the debt retirement fund for the Prior Bonds to the Escrow Fund; and purchase of securities for the Escrow Fund. Approval of the matters delegated to the Finance Director under this Resolution

may be evidenced by execution of a certificate awarding sale of the Bonds, bond purchase agreement or other document agreeing to sell the Bonds, or the final Official Statement.

16. Final Official Statement; Continuing Disclosure. After sale of the Bonds, the Finance Director is authorized to prepare, execute and deliver a final Official Statement and to execute and deliver a written continuing disclosure agreement if necessary to enable the underwriter of the Bonds to comply with the requirements of Rule 15c2-12.

17. Verification Agent. The Finance Director is hereby authorized, at her discretion, to retain an independent certified public accountant to serve as verification agent to verify that the securities and cash to be deposited to the Escrow Fund will be sufficient to provide, at the times and in the amounts required, sufficient moneys to pay the principal of and interest on the Prior Bonds being refunded as they become due.

18. Other Actions. In the event that the Finance Director is not available to undertake responsibilities delegated to her under this resolution, then an officer of the City designated by the Finance Director is authorized to take such actions. The officers, administrators, agents and attorneys of the City are authorized and directed to take all other actions necessary and convenient to facilitate issuance and sale of the Bonds, and to execute and deliver all other agreements, documents and certificates and to take all other actions necessary or convenient in accordance with this resolution, and to pay costs of issuance including but not limited to municipal advisor fees, filing fees, rating agency fees, costs of printing the preliminary and final official statements, escrow trustee fees, transfer agent fees, verification agent fees, bond counsel fees, and any other costs necessary to accomplish sale and delivery of the Bonds.

19. Conflicting Resolutions. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of City of Lansing, State of Michigan, at a Regular meeting held on _____, 2019 at 7:00 p.m. Eastern Time, and that the meeting was conducted and public notice of the meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of the meeting were kept and will be or have been made available as required by the Act 267.

I further certify that the following Members were present at the meeting: _____
_____ and that the following Members were absent:
_____.

I further certify that Member _____ moved for adoption of the resolution and that Member _____ supported the motion.

I further certify that the following Members voted for adoption of the resolution: _____
_____ and that the following Members voted against adoption of the resolution: _____.

City Clerk

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING BROWNFIELD PLAN #72
RED CEDAR DEVELOPMENT PROJECT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #72 – 203 South Clippert Street Development Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on March 25, 2019 and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on March 25, 2019 reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$250,288,345.00
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on February 15, 2019, unanimously recommended approval of the Plan, for this Project; and

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

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

finds:

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

IT IS FINALLY RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #72 – Red Cedar Development Project'.

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION TO SET A PUBLIC HEARING FOR
BROWNFIELD PLAN #72
RED CEDAR DEVELOPMENT PROJECT

WHEREAS, the Lansing Brownfield Redevelopment Authority has prepared and forwarded an approved Brownfield Plan pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 203 S. Clippert Street located in the City of Lansing; and

WHEREAS, prior to Council's action on this request, it is necessary to hold a public hearing on the Plan, to allow for any resident, taxpayer or ad valorem taxing unit the right to appear and be heard;

WHEREAS, maps, plats, and a description of the brownfield plan are available for public inspection at the Lansing Economic Area Partnership, 1000 South Washington, Suite 201, Lansing, MI 48910, and that all aspects of the brownfield plan are open for discussion at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on March 25, 2019 at 7:00 p.m. on Brownfield Plan #72 – Red Cedar Development Project under the Brownfield Redevelopment Financing Act, for property more particularly described as:

Part of Lots 6, 15, 17, and Outlot "A", also vacated portion of Church Street, part of vacated Cooper Street, part of vacated Olin Avenue and vacated portion of Reniger Court (platted as Fredrick Street), Supervisor's Plat No. 1 as recorded in Liber 12 of Plats, Page 27, Ingham County Records; also part of the plat of Riverside as recorded in Liber 3 of Plats, Page 25, Ingham County Records; also part of the "Plat of the Subdivision of all that part of the Southeast quarter of Section 14 and all of that part of Section 23 lying North of the Cedar River" according to the True Copy of the Original recorded June 13th, 1856; also part of the Southwest 1/4 of Section 13 and part of the Southeast 1/4 of Section 14, T4N, R2W, City of Lansing, Ingham County, Michigan, all being more particularly described as follows; Commencing at the West 1/4 corner of Section 13 also being the East 1/4 corner of Section 14, T4N, R2W; thence S00°33'40"W, 119.50 feet along the West line of Section 13 and the East line of Section 14 to the South line of Michigan Avenue and the North line of Lot 19 of Supervisor's Plat No. 1; thence S89°49'55"W, 1.85 feet along the South line of Michigan Avenue to the Northwest corner of Supervisor's Plat No. 1 and the Point of Beginning of following described parcel; thence S00°44'26"W (platted as South), 540.51 feet along the West line of Supervisor's Plat No. 1 to the Southwest corner of Lot 23; thence S89°58'26"E (platted as N89°15'E), 182.60 feet along the South line of Lot 23 and its Easterly extension; thence N00°22'22"W, 100.00 feet along the West line of the East 1/2 of vacated Olin Avenue; thence S89°58'26"E, 998.91 feet along the North line of the South 100 feet of the East 1/2 of vacated Olin Avenue, the North line of the South 100 feet of Lot 17, the North line of the South 100 feet of vacated Cooper Street, the North line of the South 100 feet of Lot 15, the North line of the South 100 feet of vacated portion of Reniger Court (platted as Fredrick Street) and the North line of the South 100 feet of Lot 6 to the East line of Lot 6; thence S00°15'20"E, 50.00 feet along the East line of Lot 6; thence N89°49'17"E, 330.21 feet to the East line of Supervisor's Plat No. 1; thence S00°16'54"E (platted as S01°09'E),

690.78 feet to the Northerly floodway limit of the Red Cedar River; thence along said floodway limit, the following thirty (30) courses:

- 1) N46°10'15"W, 15.48 feet;
- 2) N56°47'13"W, 30.48 feet;
- 3) N55°43'09"W, 66.24 feet;
- 4) N65°03'09"W, 93.92 feet;
- 5) N64°01'30"W, 216.39 feet;
- 6) N70°25'57"W, 74.47 feet;
- 7) N61°25'31"W, 56.19 feet;
- 8) N60°47'42"W, 67.03 feet;
- 9) N57°32'05"W, 71.96 feet;
- 10) N65°20'26"W, 16.79 feet;
- 11) N57°44'47"W, 53.83 feet;
- 12) N73°17'40"W, 35.93 feet;
- 13) N86°48'53"W, 39.97 feet;
- 14) S86°37'02"W, 46.11 feet;
- 15) S84°50'08"W, 84.32 feet;
- 16) S82°06'51"W, 75.07 feet;
- 17) S86°19'27"W, 52.44 feet;
- 18) S88°21'50"W, 138.94 feet;
- 19) N77°32'06"W, 66.35 feet;
- 20) N78°22'00"W, 73.45 feet;
- 21) N83°02'49"W, 104.05 feet;
- 22) N80°18'41"W, 104.78 feet;
- 23) N81°25'50"W, 29.98 feet to the West line of Section 13;
- 24) continuing N81°25'50"W, 63.00 feet;
- 25) N84°40'04"W, 94.88 feet;
- 26) N84°12'26"W, 174.71 feet;
- 27) N86°42'58"W, 153.92 feet;
- 28) N87°08'16"W, 100.89 feet;
- 29) West, 119.66 feet;
- 30) S82°46'50"W, 89.82 feet;

thence N53°29'47"W, 224.96 feet; thence S89°26'11"W, 305.00 feet to a point which as 24.75 feet East of the West line of the East 1/2 of the Southeast 1/4 of Section 14, according to the plat of Urbandale as recorded in Liber 4 of Plats, Page 49, Ingham County Records; thence N00°30'13"E, 608.40 feet parallel with said West line to the South right-of-way line of Michigan Avenue; thence S89°51'10"E, 1279.97 feet along the South right-of-way line of Michigan Avenue to the Point of Beginning. Contains 35.57 acres, more or less.

and that the City Clerk cause notice of such hearing to be published twice in a publication of general circulation, no less than 10 days or more than 40 days prior to the date of the public hearing, and that the City Clerk also cause the legislative body of each taxing unit levying ad valorem taxes on this property, to be notified of Brownfield Plan #72 – Red Cedar Development Project and the scheduled public hearing.

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on March 25, 2019 at 7:00 p.m. in the City Council Chambers, 10th Floor, Lansing City Hall, Lansing, MI, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Brownfield Plan #72 – Red Cedar Development Project pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 203 South Clippert Street located in the City of Lansing, but more particularly described as:

Part of Lots 6, 15, 17, and Outlot "A", also vacated portion of Church Street, part of vacated Cooper Street, part of vacated Olin Avenue and vacated portion of Reniger Court (platted as Fredrick Street), Supervisor's Plat No. 1 as recorded in Liber 12 of Plats, Page 27, Ingham County Records; also part of the plat of Riverside as recorded in Liber 3 of Plats, Page 25, Ingham County Records; also part of the "Plat of the Subdivision of all that part of the Southeast quarter of Section 14 and all of that part of Section 23 lying North of the Cedar River" according to the True Copy of the Original recorded June 13th, 1856; also part of the Southwest 1/4 of Section 13 and part of the Southeast 1/4 of Section 14, T4N, R2W, City of Lansing, Ingham County, Michigan, all being more particularly described as follows; Commencing at the West 1/4 corner of Section 13 also being the East 1/4 corner of Section 14, T4N, R2W; thence S00°33'40"W, 119.50 feet along the West line of Section 13 and the East line of Section 14 to the South line of Michigan Avenue and the North line of Lot 19 of Supervisor's Plat No. 1; thence S89°49'55"W, 1.85 feet along the South line of Michigan Avenue to the Northwest corner of Supervisor's Plat No. 1 and the Point of Beginning of following described parcel; thence S00°44'26"W (platted as South), 540.51 feet along the West line of Supervisor's Plat No. 1 to the Southwest corner of Lot 23; thence S89°58'26"E (platted as N89°15'E), 182.60 feet along the South line of Lot 23 and its Easterly extension; thence N00°22'22"W, 100.00 feet along the West line of the East 1/2 of vacated Olin Avenue; thence S89°58'26"E, 998.91 feet along the North line of the South 100 feet of the East 1/2 of vacated Olin Avenue, the North line of the South 100 feet of Lot 17, the North line of the South 100 feet of vacated Cooper Street, the North line of the South 100 feet of Lot 15, the North line of the South 100 feet of vacated portion of Reniger Court (platted as Fredrick Street) and the North line of the South 100 feet of Lot 6 to the East line of Lot 6; thence S00°15'20"E, 50.00 feet along the East line of Lot 6; thence N89°49'17"E, 330.21 feet to the East line of Supervisor's Plat No. 1; thence S00°16'54"E (platted as S01°09'E), 690.78 feet to the Northerly floodway limit of the Red Cedar River; thence along said floodway limit, the following thirty (30) courses:

- 1) N46°10'15"W, 15.48 feet;
- 2) N56°47'13"W, 30.48 feet;
- 3) N55°43'09"W, 66.24 feet;
- 4) N65°03'09"W, 93.92 feet;
- 5) N64°01'30"W, 216.39 feet;
- 6) N70°25'57"W, 74.47 feet;
- 7) N61°25'31"W, 56.19 feet;
- 8) N60°47'42"W, 67.03 feet;
- 9) N57°32'05"W, 71.96 feet;
- 10) N65°20'26"W, 16.79 feet;
- 11) N57°44'47"W, 53.83 feet;
- 12) N73°17'40"W, 35.93 feet;
- 13) N86°48'53"W, 39.97 feet;
- 14) S86°37'02"W, 46.11 feet;

- 15) S84°50'08"W, 84.32 feet;
- 16) S82°06'51"W, 75.07 feet;
- 17) S86°19'27"W, 52.44 feet;
- 18) S88°21'50"W, 138.94 feet;
- 19) N77°32'06"W, 66.35 feet;
- 20) N78°22'00"W, 73.45 feet;
- 21) N83°02'49"W, 104.05 feet;
- 22) N80°18'41"W, 104.78 feet;
- 23) N81°25'50"W, 29.98 feet to the West line of Section 13;
- 24) continuing N81°25'50"W, 63.00 feet;
- 25) N84°40'04"W, 94.88 feet;
- 26) N84°12'26"W, 174.71 feet;
- 27) N86°42'58"W, 153.92 feet;
- 28) N87°08'16"W, 100.89 feet;
- 29) West, 119.66 feet;
- 30) S82°46'50"W, 89.82 feet;

thence N53°29'47"W, 224.96 feet; thence S89°26'11"W, 305.00 feet to a point which as 24.75 feet East of the West line of the East 1/2 of the Southeast 1/4 of Section 14, according to the plat of Urandale as recorded in Liber 4 of Plats, Page 49, Ingham County Records; thence N00°30'13"E, 608.40 feet parallel with said West line to the South right-of-way line of Michigan Avenue; thence S89°51'10"E, 1279.97 feet along the South right-of-way line of Michigan Avenue to the Point of Beginning. Contains 35.57 acres, more or less.

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

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

Chris Swope, Lansing City Clerk, MMC/CMMC
Chris Swope
City Clerk

*Lansing Brownfield
Redevelopment Authority*



RED CEDAR DEVELOPMENT PROJECT
203 S. Clippert Street, Lansing MI
Tax Parcel No.
33-01-01-14-426-001 (Portion)

Brownfield Plan #72

Revised February 12, 2019

Prepared with assistance from:
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LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA)
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Lansing, Michigan 48910
Contact: Karl Dorshimer
Phone: (517) 483-4153

Approved by the LBRA –
02 / 15 / 2019

Approved by the Lansing City Council –
____ / ____ / 2019

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- C. Table 4 – Tax Increment Financing Estimates
- D. Additional Project Information and Illustrations

PROJECT SUMMARY SHEET: BROWNFIELD PLAN #72 –
Red Cedar Development Project

The purpose of this Brownfield Plan (“Plan”) is to identify eligible activities and cost estimates for redevelopment of the property located at 203 S. Clippert Street, Lansing, Michigan. Brownfield tax increment financing is necessary to support redevelopment of this property.

Project Name: Red Cedar Development Project

Applicant/Developer: Entity Name: Continental/Ferguson Lansing, LLC
 (“Owner” or “Developer”)
Contact: Franklin E. Kass
Mailing Address: The Empire Building
150 E. Broad St.
Columbus, Ohio 43215
Phone: (614) 221-1800
Email: FKass@Continental-RealEstate.com

Eligible Property Location: The Eligible Property (“Property”) consists of one parcel located at:
203 S. Clippert Street

Parcel Information: Tax Parcel No.: 33-01-01-14-426-001 (Portion)

Property Size: 35.57-acres of 60.61-acres

Type of Eligible Property: Facility (Contaminated)

Project Description: Continental/Ferguson Lansing, LLC is a single-purpose Master Developer company formed to acquire land, finance land and infrastructure improvements, permit and develop land and infrastructure improvements, construct infrastructure improvements, and manage and dispose of building pads for a complex mixed-use transformational gateway development project (the “Project”). The Project’s Conceptual Master Plan dated January 18, 2019 is illustrated on page 11 of this Plan. Additional information and illustrations on the proposed Project are included in Exhibit D.

Infrastructure Improvements are scheduled to begin in Summer 2019 and development is anticipated to be completed by December 31, 2023, pending incentive approvals. All eligible activities identified in this Plan are required to allow for the successful completion of the Project.

Total Capital Investment: This Plan anticipates approximately \$250,288,345 in Total Capital Investments upon completion of this Project. See Exhibit D for additional information on the proposed Project.

Estimated Job Creation: Upon Project completion, up to 397 new local direct full-time equivalent jobs and up to 1,065 induced jobs will be created. During the term of construction, the Project will create hundreds of direct and indirect spin-off jobs over the construction period.

Estimated Duration of Plan

Capture: 30 years (2021-2050), total estimated Plan capture duration for reimbursement of eligible activities, Brownfield Plan & Act 381 Work Plan (including amendments) Preparation costs, Brownfield Plan & Act 381 Work Plan Implementation Fees, BRA Administration & Application Fees, and LBRF & MBRF capture.

Estimated Duration of Plan: 32 years (2019-2050) estimated but valid up to 35 years. NOTE: Plan capture of tax increment revenues shall not exceed 30 years.

Base Year of Plan: 2019

First Year of Plan Capture: 2021

Estimated Gain in Taxes:
(after Project completion)

	Current Taxable Value	Future Taxable Value (Estimate)	Increased/ Taxable Value (Increment)
	(2019)	Starting in 2024 (when 100% completed)	Starting in 2024 (when 100% completed)
	\$0	\$52,494,526	\$ 52,494,526
Annual Taxes Paid	\$ -	\$3,537,889	\$ 3,537,889

Table 4b identifies the year to year assumptions made on the Future Taxable Estimates which include both Real and Personal property assumptions. For the Year 2024 Future Taxable Estimate of \$52,494,526, Real property makes up \$51,064,107 and Personal property is \$1,430,419.

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

Total New Taxes Available & Received by Taxing Units	\$ 8,932,441
Total New Taxes Available for Capture	\$ 123,454,516
Total New Taxes Available	\$ 132,386,957

The impact to each individual taxing jurisdiction may be as much as their proportionate share of \$123,454,516. Table 1a identifies the total amount required for the Project's eligible activities and if sufficient revenues become available for capture the impact to each individual taxing jurisdiction could become as much as their proportionate share of \$128,401,380.

**Total New (Incremental) Taxes Captured
Breakdown Estimate:**
(Total Plan Duration, see Table 4d)

Total Taxes Captured Estimate: (Total Plan Duration)	<i>Estimated Tax Capture Period in Number of Years =</i>	30
Total Taxes Captured During Brownfield Plan Tax Capture Period	Total/ Cumulative	Annual Average
Brownfield Redevelopment Authority (BRA) Administration (2.5%)	\$ 2,009,344	\$ 66,978
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ 40,000	\$ 1,333
BRA Local Brownfield Revolving Fund (LBRF) (2.5%)	\$ 2,009,344	\$ 66,978
State of Michigan Brownfield Redevelopment Fund (MBRF) (Maximum of 25-Year period for tax capture)	\$ 4,341,006	\$ 173,640
Subtotal BRA & MBRF: BRA Administration + BRA Brownfield Plan & Work Plan Implementation + LBRF + MBRF	\$ 8,399,695	-
Local Taxes <u>Required</u> to Reimburse Project Eligible Activities	\$ 78,589,622	\$ 2,619,654
<i>Estimated Deficiency/Shortfall in Local Taxes Available to Reimburse Project Eligible Activities</i>	<i>\$ (2,269,269)</i>	<i>-</i>
Estimated Local Taxes <u>Available</u> to Reimburse Eligible Activities	\$ 76,320,353	\$ 2,544,012
State School Taxes <u>Required</u> to Reimburse Project Eligible Activities	\$ 41,412,064	\$ 1,380,402
<i>Estimated Deficiency/Shortfall in State School Taxes Available to Reimburse Project Eligible Activities</i>	<i>\$ (2,677,595)</i>	<i>-</i>
Estimated State School Taxes <u>Available</u> to Reimburse Project Eligible Activities	\$ 38,734,469	\$ 1,291,149
Subtotal <u>Required</u> : Project Eligible Activities	\$ 120,001,686	-
<i>Estimated Total Deficiency/Shortfall in Local Taxes & State School Taxes Available to Reimburse Project Eligible Activities</i>	<i>\$ (4,946,864)</i>	<i>-</i>
Subtotal <u>Available</u> : Project Eligible Activities	\$ 115,054,822	-
Total New Tax Capture <u>Required</u> to Reimburse All Eligible Activities (See Table 1a)	\$ 128,401,380	\$ 4,308,986
<i>Estimated Total Deficiency/Shortfall in Local Taxes & State School Taxes Available to Reimburse Project Eligible Activities</i>	<i>\$ (4,946,864)</i>	<i>-</i>
Total New Tax Capture <u>Available</u> to Reimburse All Eligible Activities	\$ 123,454,516	\$ 4,144,091

Note: Reimbursement Obligations may not be fully reimbursed based upon current estimates of projected Taxable Value and resultant tax capture. The identified eligible costs in the Plan totaling \$ 120,001,686 (not including BRA Administration/Implementation, LBRF or MBRF) may not be fully reimbursed if Taxable Value and/or tax capture assumptions do not increase over the balance of the 30-year capture period, because the Plan estimates a deficiency/shortfall in potential tax capture.

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

New/Incremental Tax Gain (not captured) Breakdown			
Total New/Incremental Tax Revenue Received by each Taxing Unit/ Entity (taxes not captured by the Brownfield Plan)	Percentage of Pass-Through/ Sharing to Taxing Unit	Estimated Tax Capture Period in Number of Years =	30
		New Tax Revenue Received	
		Total/ Cumulative	Annual Average
CITY OF LANSING			
City Operating - Lansing	0%	\$ -	\$ -
City Debt - Lansing	100%	\$ 473,001	\$ 15,767
Subtotal to Above	-	\$ 473,001	\$ 15,767
INGHAM COUNTY			
County Operating - General Operations	0.00%	\$ -	\$ -
County Operating - Indigent Veterans Support	0.00%	\$ -	\$ -
Potter Park Zoo & Potter Park (2016-20)	0.00%	\$ -	\$ -
Public Transportation - Elderly & Disabled (2016-20)	0.00%	\$ -	\$ -
Animal Control Shelter & Operating (2016-21)	0.00%	\$ -	\$ -
911 System - Emergency Telephone Services (2016-19)	0.00%	\$ -	\$ -
Juvenile Justice (2017-21)	0.00%	\$ -	\$ -
Justice (new complex)	0.00%	\$ -	\$ -
Farmland/Open Space Preservation (2019-28)	0.00%	\$ -	\$ -
Health Care Services (through 2019)	0.00%	\$ -	\$ -
Parks/Trails (through 2019)	0.00%	\$ -	\$ -
Subtotal to Above	-	\$ -	\$ -
Capital Region Airport Authority - CRAA	0.00%	\$ -	\$ -
Capital Area Transportation Authority - CATA	0.00%	\$ -	\$ -
LIBRARY			
Capital Area District Libraries - CADL	0.00%	\$ -	\$ -
INTERMEDIATE SCHOOL DISTRICTS (ISD)			
ISD Operating	0.00%	\$ -	\$ -
ISD Special Education	0.00%	\$ -	\$ -
ISD Vocational Education	0.00%	\$ -	\$ -
COMMUNITY COLLEGE			
Lansing Community College - LCC	0.00%	\$ -	\$ -
Subtotal to Above	-	\$ -	\$ -
LOCAL SCHOOL MILLAGES: excludes State School millages			
Lansing School District Debt (District #33020)	100.00%	\$ 4,366,162	\$ 145,539
Lansing School District Debt (District #33020)	100.00%	\$ 4,093,277	\$ 136,443
Subtotal to Above	-	\$ 8,459,440	\$ 281,981
Subtotal of All of the Above	-	\$ 8,932,441	\$ -
STATE SCHOOL MILLAGES: excludes Local School millages			
State Education Tax - SET	0.00%	\$ -	\$ -
Local School Operating - LSO	0.00%	\$ -	\$ -
Subtotal to Above	-	\$ -	\$ -
GRAND TOTAL OF NEW TAX REVENUE TO THE ABOVE	-	\$ 8,932,441	-

Eligible Activities and Eligible Costs:

Eligible activities are estimated at approximately \$128,401,380 (inclusive of fees associated with BRA Administration, BRA Brownfield Plan & Work Plan Implementation, Local Brownfield Revolving Fund (LBRF) and State of Michigan Brownfield Redevelopment Fund (MBRF)) of which the projected costs of Project eligible activities are \$120,001,686. Project eligible activities as defined in this Plan are the eligible activities necessary for the Developer to complete its proposed Project. By way of adoption of this Plan, the Brownfield Plan will cap Project eligible activity costs at \$120,001,686 so long as there are available revenues. Project Brownfield costs in this Plan are extraordinary and as a result, even with the maximum number of years of tax capture allowed, the Project may not be fully reimbursed. The resultant deficiency/shortfall to the Project is estimated at \$4,946,864.

Eligible Activities	Eligible Costs
DEQ Eligible Activities	
Department-Specific Activities	\$ 886,088
MSF Non-Environmental Eligible Activities	
Demolition Activities	\$ 43,336
Lead and Asbestos Abatement Activities	\$ 28,500
Infrastructure Improvements Activities	\$ 24,439,013
Site Preparation Activities	\$ 17,218,107
Contingency (15%)	\$ 6,392,257
Interest (a)	\$ 70,819,385
<i>Subtotal</i>	<i>\$ 119,826,686</i>
Brownfield Plan & Work Plan Preparation (to Developer)	\$ 170,000
Brownfield Plan & Work Plan Implementation (to Developer)	\$ -
Local Application Fees (to Developer)	\$ 5,000
<i>Subtotal: To Project (b)</i>	<i>\$ 120,001,686</i>
Brownfield Redevelopment Authority (BRA) Administration (2.5%)	\$ 2,009,344
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ 40,000
BRA Local Brownfield Revolving Fund (LBRF) (2.5%)	\$ 2,009,344
State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 4,341,006
<i>Subtotal: To BRA & State</i>	<i>\$ 8,399,695</i>
GRAND TOTAL	\$ 128,401,380

Note: (a) Interest as identified is gross interest (up to 6.5%) calculated on a combination of debt service obligations (Tax-Exempt Revenue Bond, Federally Taxable Revenue Bond, and Developer Financing) under this Plan. Actual interest and specific interest rates will vary amongst these debt service obligations. Bonded debt, for projection purposes, is currently calculated assuming only Federally Taxable Revenue Bonds can be issued by the Authority to fund eligible activities as defined herein. The final effective interest rate may be lower if: (a) bond counsel determines that a portion of the Bonds may be issued federally tax-exempt, (b) U.S treasury rates decline from their current levels at the time of bond sale, or (c) credit risk spreads remain steady or decline from their current levels at the time of bond sale.

(b) Reimbursement Obligations may not be fully reimbursed based upon current estimates of projected Taxable Value and resultant tax capture. The identified eligible costs in the Plan totaling \$ 120,001,686 (not including BRA Administration/Implementation, LBRF or MBRF) may not be fully reimbursed if Taxable Value and/or tax capture assumptions do not increase over the balance of the 30-year capture period, because the Plan estimates a deficiency/shortfall in potential tax capture.

INTRODUCTION

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

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

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

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

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

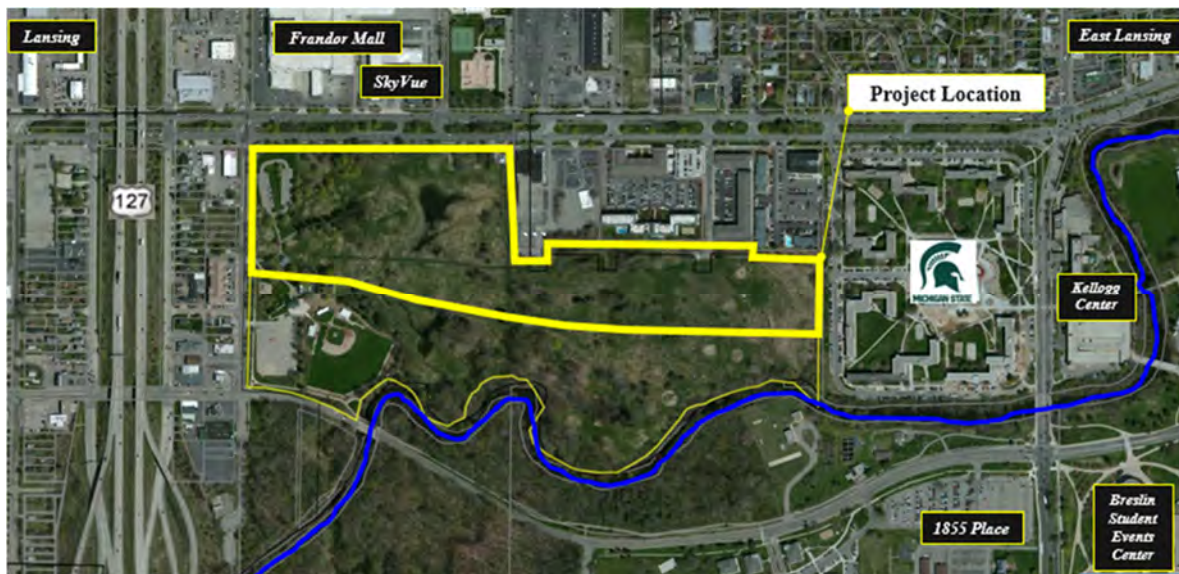
1. DESCRIPTION OF THE ELIGIBLE PROPERTY (SECTION 13(2)(H))

The Eligible Property (“Property”) consists of one parcel and is located at 203 S. Clippert Street, Lansing Michigan. The Property is situated to the south of Michigan Ave and east and of S. Clippert Street as depicted on Figure 1 – Scaled Property Location Map. The Property contains 35.57-acres and is part of a larger 60.61-acre parcel in the City as depicted in Exhibit A on Figure 2 – Eligible Property Map.

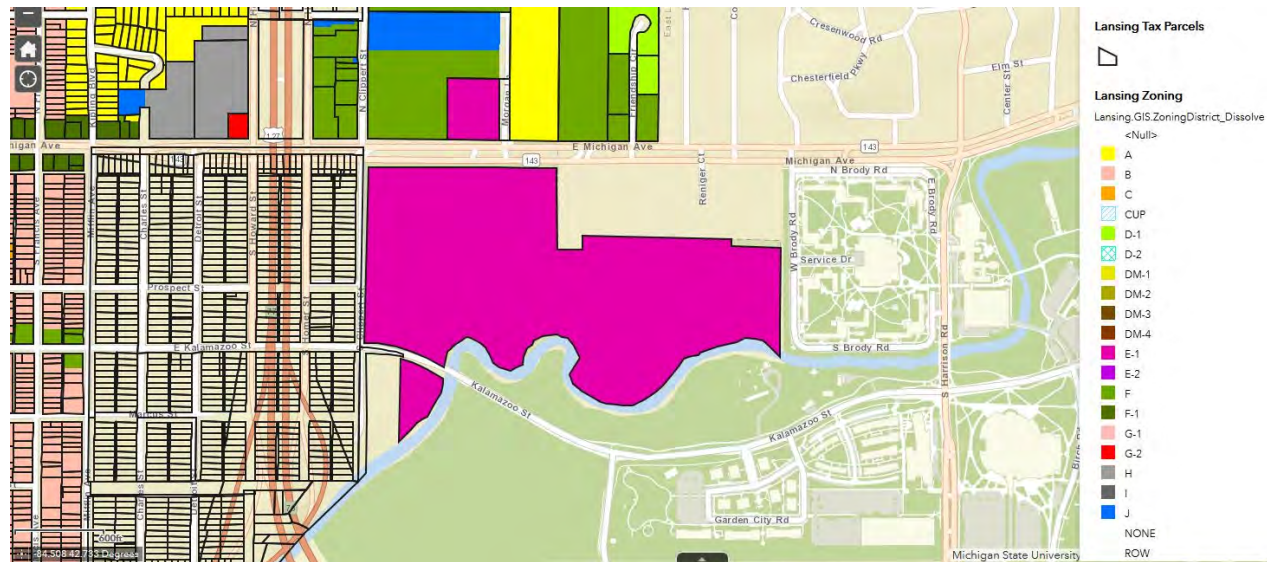


The Eligible Property parcel is summarized in the below table. See Exhibit A, Legal Description-Eligible Property and Eligible Property Map (Figure 2). Below is a generalized map of the Eligible Property area and Project location.

Eligible Property			
Address	Tax ID	Approximate Acreage	Basis of Eligibility
203 S. Clippert Street	33-01-01-14-426-001 (Portion)	35.57-acres of 60.61-acres	Facility



The Property is surrounded by commercial and multifamily parcels as well as the Red Cedar River. The Property is zoned “E-1” Apartment Shop District and this zoning district allows for the proposed Project development. The Zoning Map depicting the E-1 zoning is below. The Project will create a dense urban mixed-use development which reflects the vision of the City’s Master Plan.



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

The Property is currently a vacant former municipal Golf Course and parkland. This Property is located on the the Michigan Avenue Corridor, which is the regional scaled streetscape identified for growth through the City. There is a joint committee of regional municipalities, the local transit authority, and private business for a cohesive plan known as Shaping the Avenue to develop a common streetscape across four municipal boundaries. Project is bordered on the south by the Red Cedar River. The City has worked to build better connections through this area with the City River Trail. The section of trail that passes through here connects Potters Park to REO Town and the Central Business District downtown. The Project will retain public access to the Red Cedar River and a significant portion of the former golf course for the public.

The Property consists of one parcel of land that has been deemed a “facility” in accordance with Act 381 forming the parcel’s basis of eligibility. The parcel is located within the boundaries of the City of Lansing, Michigan.

The Project proposes to redevelop an underutilized, abandoned, vacant and contaminated property into a mixed-use development for the City and State of Michigan, both during Project construction and subsequent operations. The redevelopment integrates design elements, environmental activities, and economic development to further goals of the City, the Michigan Department of Environmental Quality (“MDEQ”) and the Michigan Economic Development Corporation (“MEDC”). It will result in: (1) the community and municipal benefits of increased property taxes on the Property; (2) due care and additional response activities that will address the contamination on the Property, reducing the threat to human health and the environment; and (3) a substantial improvement to the appearance and aesthetics of the

Property which will assist in increasing the property values of the neighboring community. The overall redevelopment of this site will include asbestos abatement, demolition of building and site conditions, environmental due care and additional response activities, site preparation, infrastructure improvements and redevelopment into a transformational mixed-use development project. The applicant has a strong desire to put this Property back to productive use and develop a community based transformational project on the prominent Michigan Avenue corridor next to the Michigan State University campus and boarder community of East Lansing. The Project's Conceptual Master Plan dated January 18, 2019 is illustrated on the next page of this Plan. Additional information and illustrations on the proposed Project are included in Exhibit D.

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



LANSING, MI
January 18, 2019

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

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

Eligible Property			
Address	Tax ID	Approximate Acreage	Basis of Eligibility
203 S. Clippert Street	33-01-01-14-426-001 (Portion)	35.57-acres of 60.61-acres	Facility

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

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

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

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

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

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

For Non-Environmental Activities, the line item costs for any eligible activity may be adjusted with the approval of the Authority after the date the Plan is approved by the Authority and/or Governing Body, so long as the costs do not exceed the total Non-Environmental costs plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of

any approved documents, such as the Agreement or Work Plan (if applicable), or Public Act 381 of 1996, as amended.

The Developer/Project desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed. Amendments to Act 381 that were signed in to law on December 28, 2012 to allow local units of government to approve reimbursement of eligible activities with tax increment revenues attributable to local taxes on any eligible activities conducted on eligible property or prospective eligible properties prior to approval of the Plan, if those costs and the eligible property are subsequently included in an approved Plan. In the event that eligible activities are performed prior to Plan approval, approved eligible activity costs will be reimbursable in accordance with Act 381. Furthermore, costs in this Plan are subject to approval by the MDEQ and MSF (through the MEDC) for the use of state tax increment revenues. The MDEQ and MSF/MEDC may adjust specific eligible activities amongst environmental and non-environmental eligible activities in accordance with state policy and guidance. Changes made between environmental and non-environmental eligible activities will be reflected in the Act 381 Work Plan. These adjustments made by the state agencies are allowed and do not change the validity of this Plan, so long as the Grand Total of eligible activity costs identified are not exceed. Any costs (including interest) not authorized by the MDEQ or MSF/MEDC will become reimbursable costs with captured local-only tax increment revenues from locally levied millages, if and when available. Specifically, for DEQ Eligible Activities and MSF Non-Environmental Eligible Activities with associated interest, in the event that any amount is denied by the MDEQ or MSF/MEDC in an Act 381 Work Plan for the use of state school tax increment revenues, any portion of the denied eligible activities with associated interest will become a local-only tax increment revenue obligation from locally levied millages but the amount shall not exceed \$8.3 million if and when available within the duration of capture identified in this Plan. Specifically, for interest, in the event that interest requested in any amount is denied by the MDEQ or MSF/MEDC in an Act 381 Work Plan for the use of state school tax increment revenues, any portion of the denied interest will become a local-only tax increment revenue obligation from locally levied millages but the amount shall not exceed \$14,855,817 if and when available within the duration of capture identified in this Plan. In the event that additional local-only tax increment revenue from locally levied millages are needed beyond the 30-year total estimated Plan capture duration, if allowed under Act 381 a Brownfield Plan Amendment request will be made to the City which will require approval from the LBRA and City Council.

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

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

The costs listed in the tables are estimated costs and may increase or decrease depending on the nature and extent of the actual conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from

tax increment revenues of the Authority from the Property shall be governed by the terms of the Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Agreement.

Eligible activities are estimated at approximately \$128,401,380 (inclusive of fees associated with BRA Administration, BRA Brownfield Plan & Work Plan Implementation, Local Brownfield Revolving Fund (LBRF) and State of Michigan Brownfield Redevelopment Fund (MBRF)) of which the projected costs of Project eligible activities are \$120,001,686. By way of adoption of this Plan, the Brownfield Plan will cap Project eligible activity costs at \$120,001,686 so long as there are available revenues. However, based upon current estimates of Projected Taxable Value and resultant tax capture, the identified Eligible Activities to the Project in Table 1a may not be fully reimbursed if Taxable Value assumptions don't increase over the 30-year capture period, because the Plan only estimates \$123,454,516 in potential tax capture. If the actual costs of eligible activities are lower than the estimates identified in this Plan, capture to the Project may be lower or if the Taxable Value is higher than estimated Project reimbursement may be fully reimbursed.

The Project is planned to be completed by December 31, 2023. Therefore, the Authority shall not be obligated to reimburse Developer/Project eligible activities completed after December 31, 2024.

Pursuant to the Amended and Restated Real Estate Purchase and Development Agreement ("PDA Agreement"), no Project eligible activities, identified in this Plan, of the Developer under that PDA Agreement will be completed by, or paid for by a special assessment issued through, the Ingham County Drain Commissioner's office.

Table 1a - Itemized Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan	Local Tax Capture	State School Tax Capture	Local Tax Capture Only	State Tax Capture Only
		64.87%	35.13%	100.00%	100.00%
DEQ Eligible Activities					
Department-Specific Activities	\$ 1,041,240	\$ 675,498	\$ 365,742	\$ -	\$ -
DEQ Environmental Eligible Activities Total	\$ 886,088	\$ 574,844	\$ 311,244	\$ -	\$ -
MSF Eligible Activities					
Demolition Activities	\$ 43,336	\$ 28,114	\$ 15,222	\$ -	\$ -
Lead and Asbestos Abatement Activities	\$ 28,500	\$ 18,489	\$ 10,011	\$ -	\$ -
Infrastructure Improvements Activities	\$ 24,439,013	\$ 14,583,445	\$ 7,896,054	\$ 1,959,514	\$ -
Site Preparation Activities	\$ 17,218,107	\$ 11,170,147	\$ 6,047,960	\$ -	\$ -
MSF Non-Environmental Eligible Activities Total	\$ 41,728,956	\$ 25,800,196	\$ 13,969,247	\$ 1,959,514	\$ -
Contingency (15%): DEQ Environmental	\$ 132,913	\$ 86,227	\$ 46,687	\$ -	\$ -
Contingency (15%): MSF Non-Environmental	\$ 6,259,343	\$ 4,060,713	\$ 2,198,631	\$ -	\$ -
<i>Sub Total: Contingencies</i>	<i>\$ 6,392,257</i>	<i>\$ 4,146,939</i>	<i>\$ 2,245,317</i>	<i>\$ -</i>	<i>\$ -</i>
Interest	\$ 70,819,385	\$ 45,943,666	\$ 24,875,719	\$ -	\$ -
Sub Total: EAs + Contingencies + Interest	\$ 119,826,686	\$ 76,465,646	\$ 41,401,526	\$ 1,959,514	\$ -
Brownfield Plan & Work Plan Preparation (to Developer)	\$ 170,000	\$ 19,462	\$ 10,538	\$ 140,000	\$ -
Brownfield Plan & Work Plan Implementation (to Developer)	\$ -	\$ -	\$ -	\$ -	\$ -
Local Application Fees (to Developer)	\$ 5,000	-	-	\$ 5,000	-
Total Developer Administration: Brownfield Plan & Work Plan Preparation + Brownfield Plan & Work Plan Implementation (to Developer) + Application Fees	\$ 175,000	\$ 19,462	\$ 10,538	\$ 145,000	\$ -
Sub Total: EAs + Contingencies + Interest + Total Developer Administration	\$ 120,001,686	\$ 76,485,108	\$ 41,412,064	\$ 2,104,514	\$ -
Brownfield Redevelopment Authority (BRA) Administration (2.5%)	\$ 2,009,344	-	-	\$ 2,009,344	-
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ 40,000	\$ 9,731	\$ 5,269	\$ 25,000	\$ -
BRA Local Brownfield Revolving Fund (LBRF) (2.5%)	\$ 2,009,344	-	-	\$ 2,009,344	-
Total BRA : BRA Administration + BRA Brownfield Plan & Work Plan Implementation + LBRF	\$ 4,058,689	\$ 9,731	\$ 5,269	\$ 4,043,689	\$ -
Sub Total: EAs + Contingencies + Interest + Total Developer Administration + Total BRA	\$ 124,060,374	\$ 76,494,839	\$ 41,417,333	\$ 6,148,202	\$ -
State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 4,341,006	-	-	-	\$ 4,341,006
GRAND TOTAL: EAs + Contingencies + Interest + Total Developer Administration + Total BRA + MBRF	\$ 128,401,380	\$ 76,494,839	\$ 41,417,333	\$ 6,148,202	\$ 4,341,006

Table 1b - Summary of Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan
Total Local Taxes to Project for Eligible Activities, Contingency and Interest	\$ 78,589,622
Total Local Tax Capture Eligible Activities, Contingency and Interest	\$ 78,589,622
Total Local Taxes to BRA Administration	\$ 2,009,344
Total Local Taxes to BRA Brownfield Plan & Work Plan Implementation	\$ 34,731
Total Local Taxes to BRA Local Brownfield Revolving Fund (LBRF)	\$ 2,009,344
Total Local Tax Capture to BRA	\$ 4,053,420
Total School Taxes to Project for Eligible Activities, Contingency and Interest	\$ 41,412,064
Total School Tax Capture for Eligible Activities, Contingency and Interest	\$ 41,412,064
Total School Taxes to BRA Administration	\$ -
Total School Taxes to BRA Brownfield Plan & Work Plan Implementation	\$ 5,269
Total School Taxes to BRA Local Brownfield Revolving Fund (LBRF)	\$ -
Total School Tax Capture to BRA	\$ 5,269
Total School Taxes to State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 4,341,006
Total School Tax Capture to BRA & MBRF	\$ 4,346,275
Total Capture by Brownfield Redevelopment Authority (BRA)	\$ 4,058,689
Total Capture by State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 4,341,006
Total Capture Required for Project to be Reimbursed for all Eligible Activities	\$ 120,001,686
<i>Estimated Deficiency/Shortfall in Tax Capture Available for Project</i>	<i>(4,946,864)</i>
Total Capture Available for Project	\$ 115,054,822
GRAND TOTAL OF TAX CAPTURE AVAILABLE	\$ 123,454,516

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

This Plan anticipates the capture of tax increment revenues to reimburse the Project for the costs of eligible activities under this Plan in accordance with the Agreement. The initial taxable value of the Property shall be determined by the use of tax year 2019 tax values. Tax increment revenue is expected to be available for capture by the redevelopment on the Property in 2021. Estimates project that the Authority is expected to capture the tax increment revenues from 2021 through 2050 which will be generated by the increase in taxable value. The following table provides a summary of the captured incremental taxable values and tax increment revenues captured which it will provide after completion of the redevelopment Project. In addition, detailed tables of estimated tax increment revenues to be captured is attached to this Plan as Exhibit C, Table 4 - Tax Increment Financing Estimates. Prior to commencement of reimbursement to the Project, annual payments to the State of Michigan Brownfield Redevelopment Fund (MBRF) will occur.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the Property set through the property assessment process by the local unit of government and equalized by the County(s). The actual increased taxable value of the land and all future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue capture available under this Plan will be based on the actual millage levied annually by each taxing jurisdiction on the increase in tax value resulting from the redevelopment Project that is eligible and approved for capture. Eligible activities are estimated at approximately \$128,401,380 so long as there are available revenues. However, based upon current estimates of Projected Taxable Value and resultant tax capture, the identified eligible activities to the Project in Table 1a may not be fully reimbursed if Taxable Value assumptions don't increase over the 30-year capture period, because the Plan only estimates \$123,454,516 in potential tax capture. After tax capture payments to other obligations identified in this Plan (BRA Administration, BRA Brownfield Plan & Work Plan Implementation, BRA Local Brownfield Revolving Fund (LBRF), and State of Michigan Brownfield Redevelopment Fund (MBRF)), the resultant shortfall to Project is estimated at \$4,946,864. If the actual costs of eligible activities are lower than the estimates identified in this Plan, capture to the Project may be lower or if the Taxable Value is higher than estimated Project reimbursement may be satisfied.

Additional Revenues Captured if Taxable Values Increase	
Estimated Eligible Activity Costs	\$128,401,380
Estimated Potential Tax Capture	\$123,454,516
Estimated Deficiency/Shortfall*	\$4,946,864

*Based upon Plan estimates of projected Taxable Value. Project eligible activity deficiency/shortfall amount shown will be reimbursed in accordance with Table 1a if Taxable Values increase over the 30-year capture period. The amount of tax increment revenue capture available under this Plan will be based on the actual millage levied annually by each taxing jurisdiction on the increase in tax value resulting from the redevelopment Project that is eligible and approved for capture.

Table 2 - Estimated Captured Incremental Taxable Values & Tax Increment Revenues Captured		
Tax Year	Captured Incremental Taxable Values	Tax Increment Revenues Captured
2019 - Base Year	\$ -	\$ -
2020	\$ -	\$ -
2021 - Start of Tax Capture	\$ 17,047,437	\$ 1,160,944
2022	\$ 36,042,518	\$ 2,433,068
2023	\$ 48,724,493	\$ 3,298,652
2024	\$ 52,494,526	\$ 3,557,754
2025	\$ 53,063,805	\$ 3,598,883
2026	\$ 53,801,075	\$ 3,649,574
2027	\$ 54,344,285	\$ 3,689,517
2028	\$ 55,037,953	\$ 3,738,044
2029	\$ 55,761,515	\$ 3,788,392
2030	\$ 57,623,727	\$ 3,902,766
2031	\$ 58,300,340	\$ 3,950,775
2032	\$ 58,953,756	\$ 3,997,633
2033	\$ 59,619,924	\$ 4,045,360
2034	\$ 60,352,675	\$ 4,096,977
2035	\$ 61,098,563	\$ 4,149,489
2036	\$ 61,893,545	\$ 4,204,915
2037	\$ 62,719,941	\$ 4,262,267
2038	\$ 64,686,530	\$ 4,383,748
2039	\$ 65,469,085	\$ 4,438,972
2040	\$ 66,230,032	\$ 4,493,153
2041	\$ 67,005,344	\$ 4,548,313
2042	\$ 67,848,876	\$ 4,607,474
2043	\$ 68,707,207	\$ 4,667,644
2044	\$ 69,616,319	\$ 4,730,843
2045	\$ 70,558,557	\$ 4,796,083
2046	\$ 72,642,724	\$ 4,925,571
2047	\$ 73,544,623	\$ 4,988,922
2048	\$ 74,426,703	\$ 5,051,353
2049	\$ 75,324,965	\$ 5,114,886
2050	\$ 76,293,291	\$ 5,182,546
Total Estimated Tax Increment Revenues Captured		\$ 123,454,516

NOTE: Eligible activities are estimated at approximately \$128,401,380 so long as there are available revenues. However, based upon current estimates of Projected Taxable Value and resultant tax capture, the identified eligible activities to the Project in Table 1a may not be fully reimbursed if Taxable Value assumptions don't increase over the 30-year capture period, because the Plan only estimates \$123,454,516 (per above table) in potential tax capture. The resultant shortfall to the Project is estimated at \$4,946,864. However, if the actual costs of eligible activities are lower than the estimates identified in this Plan, capture to the Project may be lower or if the Taxable Value is higher than estimated Project reimbursement may be satisfied.

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

It is proposed that bonds will be issued and sold by the Authority to pay the costs of eligible activities. Eligible activities in this Plan are to be financed by the Owner and proceeds from the sale of special obligation revenue bonds (Tax-Exempt Revenue Bonds and Federally Taxable Revenue Bonds {the “Revenue Bonds”}). Additionally, to the extent needed to meet bonded debt service obligations of the Authority to pay the cost of an improvement or service, the Developer will set up a Homeowners' Association (HOA) with the powers to levy assessments, if needed to service debt, against all real property (land) within the Eligible Property identified in this Plan.

The Project will be reimbursed for eligible costs as listed in Tables 1a and 1b above. The current estimated amount of required capture used to reimburse the eligible activities are estimated at approximately \$128,401,380.

All reimbursements authorized under this Plan shall be governed by the Agreement. The Authority intends to issue its Revenue Bonds in accordance with Section 17 of the Act. Neither the Authority nor the City will make advances or incur any note or bonded indebtedness to finance the purposes of this Brownfield Plan and the City will not incur any indebtedness to finance the purposes of this Brownfield Plan. The proposed bonds, while issued by the Authority, will be financed privately and will have a pledge of tax increment revenues generated by the Project as governed by the Agreement. The Authority will reimburse the proposed Developer or Bond Trustee for the cost of approved eligible activities, but only from tax increment revenues generated from the Eligible Property as available, and subject to the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the Authority to fund such reimbursements from tax increment revenues generated by this Project and does not obligate the Authority or City to fund any reimbursement or to enter into the Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Agreement contemplated by this Plan.

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

Neither the Authority nor the City will make advances or incur any note or bonded indebtedness to finance the purposes of this Brownfield Plan and the City will not incur any indebtedness to finance the purposes of this Brownfield Plan. The proposed bonds, while issued by the Authority, will be financed privately and will have a pledge of tax increment revenues generated by the Project as governed by the Agreement.

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

Subject to Section 13b(16) of Act 381, the date of tax capture shall commence no earlier than 2021 or the immediate following year—as increment revenue becomes available, but the

beginning date of tax increment revenues capture shall not exceed five years beyond the date of the governing body resolution approving the Plan. In no event shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan. Total estimated Plan capture duration for reimbursement of eligible activities, Brownfield Plan & Act 381 Work Plan (including amendments) Preparation costs, Brownfield Plan & Act 381 Work Plan Implementation Fees, BRA Administration & Application Fees, and LBRF & MBRF capture shall not exceed 30 years.

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

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

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

The following table presents a summary of the impact to taxing jurisdictions (if the redevelopment Project is completed) over a 30-year capture period. The impact to each individual taxing jurisdiction may be as much as their proportionate share of \$123,454,516. Table 1a identifies the total amount required for the Project's eligible activities and if sufficient revenues become available for capture the impact to each individual taxing jurisdiction could become as much as their proportionate share of \$128,401,380. Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented Exhibit C.

Table 3 - Impact to Taxing Jurisdictions			
Taxing Unit	Incremental Taxes Paid	Taxes Returned to Taxing Unit	Impact to Taxing Jurisdiction
CITY OF LANSING	-	-	-
City Operating - Lansing	\$ 35,365,915	\$ -	\$ 35,365,915
City Debt - Lansing	\$ 473,001	\$ 473,001	\$ -
INGHAM COUNTY	-	-	-
County Operating - General Operations	\$ 11,620,541	\$ -	\$ 11,620,541
County Operating - Indigent Veterans Support	\$ 60,035	\$ -	\$ 60,035
Potter Park Zoo & Potter Park (2016-20)	\$ 745,886	\$ -	\$ 745,886
Public Transportation - Elderly & Disabled (2016-20)	\$ 1,091,541	\$ -	\$ 1,091,541
Animal Control Shelter & Operating (2016-21)	\$ 436,616	\$ -	\$ 436,616
911 System - Emergency Telephone Services (2016-19)	\$ 1,546,349	\$ -	\$ 1,546,349
Juvenile Justice (2017-21)	\$ 1,091,541	\$ -	\$ 1,091,541
Justice (new complex)	\$ 1,546,349	\$ -	\$ 1,546,349
Farmland/Open Space Preservation (2019-28)	\$ 254,693	\$ -	\$ 254,693
Health Care Services (through 2019)	\$ 636,732	\$ -	\$ 636,732
Parks/Trails (through 2019)	\$ 909,617	\$ -	\$ 909,617
Capital Region Airport Authority - CRAA	\$ 1,271,645	\$ -	\$ 1,271,645
Capital Area Transportation Authority - CATA	\$ 5,470,438	\$ -	\$ 5,470,438
LIBRARY	-	-	-
Capital Area District Libraries - CADL	\$ 2,838,006	\$ -	\$ 2,838,006
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-
ISD Operating	\$ 363,847	\$ -	\$ 363,847
ISD Special Education	\$ 8,197,834	\$ -	\$ 8,197,834
ISD Vocational Education	\$ -	\$ -	\$ -
COMMUNITY COLLEGE	-	-	-
Lansing Community College - LCC	\$ 6,926,189	\$ -	\$ 6,926,189
LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-
Lansing School District Debt (District #33020)	\$ 4,366,162	\$ 4,366,162	\$ -
Lansing School District Debt (District #33020)	\$ 4,093,277	\$ 4,093,277	\$ -
STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-
State Education Tax - SET	\$ 10,915,406	\$ -	\$ 10,915,406
Local School Operating - LSO	\$ 32,165,338	\$ -	\$ 32,165,338
Totals	\$ 132,386,957	\$ 8,932,441	\$ 123,454,516
Total Tax Increment Revenues Captured			\$ 123,454,516

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

The Property is currently publicly owned and vacant. There are no persons residing on the Property. Additionally, there are no residences or businesses that will be acquired to be cleared; therefore, there will be no adverse displacement or adverse relocation of persons or businesses under this Plan.

10. LOCAL BROWNFIELD REVOLVING FUND (SECTION 8)

The Authority has established a Local Brownfield Revolving Fund (LBRF). The Authority will capture incremental tax revenues on an annual basis totaling 2.50% of the annual available

local tax increment revenue (currently estimated to total \$2,009,344) during the tax capture period of this Plan and deposit those revenues into the LBRF to fund other projects within the City. All funds deposited in the LBRF shall be in accordance with Section 8 of Act 381.

11.STATE BROWNFIELD REDEVELOPMENT FUND (SECTION 8A)

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

The Authority anticipates collecting \$4,341,006 under this Plan for the State of Michigan Brownfield Redevelopment Fund {MBRF}. MBRF capture is reflective of the Project being completed.

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

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

The Project is a transformation project from the Michigan State Capitol in downtown Lansing along the Michigan Avenue corridor connecting East Lansing and Michigan State University. This gateway project to the City establishes the largest mixed-use development tax base for a single project in Lansing's history on a City-owned Property that currently generates zero tax revenue.

This Project provides a means for job creation and new injection of capital into our economy and adds high-quality student housing directly adjacent to Michigan State University to serve a growing student population desiring diverse student housing options. Market rate and multigenerational housing will be brought to an area which is underserved from Millennials to Boomers, targeting faculty (MSU, Cooley Law, Lansing Community College, Davenport College, and MSU Alumni), professionals, medical, insurance, entrepreneurs and retirees.

EXHIBITS

EXHIBIT A

Legal Description - Eligible Property
Eligible Property Map
Continental/Ferguson Lansing, LLC – Red Cedar Development Project
203 S. Clippert Street, Lansing MI
Brownfield Plan #72

Legal Description: Red Cedar Development Property – North of Floodway

Land situated in the City of Lansing, County of Ingham, State of Michigan, described as follows and shown on the attached Eligible Property Map Survey (1 page) for:

Part of Lots 6, 15, 17, and Outlot "A", also vacated portion of Church Street, part of vacated Cooper Street, part of vacated Olin Avenue and vacated portion of Reniger Court (platted as Fredrick Street), Supervisor's Plat No. 1 as recorded in Liber 12 of Plats, Page 27, Ingham County Records; also part of the plat of Riverside as recorded in Liber 3 of Plats, Page 25, Ingham County Records; also part of the "Plat of the Subdivision of all that part of the Southeast quarter of Section 14 and all of that part of Section 23 lying North of the Cedar River" according to the True Copy of the Original recorded June 13th, 1856; also part of the Southwest 1/4 of Section 13 and part of the Southeast 1/4 of Section 14, T4N, R2W, City of Lansing, Ingham County, Michigan, all being more particularly described as follows; Commencing at the West 1/4 corner of Section 13 also being the East 1/4 corner of Section 14, T4N, R2W; thence S00°33'40"W, 119.50 feet along the West line of Section 13 and the East line of Section 14 to the South line of Michigan Avenue and the North line of Lot 19 of Supervisor's Plat No. 1; thence S89°49'55"W, 1.85 feet along the South line of Michigan Avenue to the Northwest corner of Supervisor's Plat No. 1 and the Point of Beginning of following described parcel; thence S00°44'26"W (platted as South), 540.51 feet along the West line of Supervisor's Plat No. 1 to the Southwest corner of Lot 23; thence S89°58'26"E (platted as N89°15'E), 182.60 feet along the South line of Lot 23 and its Easterly extension; thence N00°22'22"W, 100.00 feet along the West line of the East 1/2 of vacated Olin Avenue; thence S89°58'26"E, 998.91 feet along the North line of the South 100 feet of the East 1/2 of vacated Olin Avenue, the North line of the South 100 feet of Lot 17, the North line of the South 100 feet of vacated Cooper Street, the North line of the South 100 feet of Lot 15, the North line of the South 100 feet of vacated portion of Reniger Court (platted as Fredrick Street) and the North line of the South 100 feet of Lot 6 to the East line of Lot 6; thence S00°15'20"E, 50.00 feet along the East line of Lot 6; thence N89°49'17"E, 330.21 feet to the East line of Supervisor's Plat No. 1; thence S00°16'54"E (platted as S01°09'E), 690.78 feet to the Northerly floodway limit of the Red Cedar River; thence along said floodway limit, the following thirty (30) courses:

- 1) N46°10'15"W, 15.48 feet;
- 2) N56°47'13"W, 30.48 feet;
- 3) N55°43'09"W, 66.24 feet;

- 4) N65°03'09"W, 93.92 feet;
- 5) N64°01'30"W, 216.39 feet;
- 6) N70°25'57"W, 74.47 feet;
- 7) N61°25'31"W, 56.19 feet;
- 8) N60°47'42"W, 67.03 feet;
- 9) N57°32'05"W, 71.96 feet;
- 10) N65°20'26"W, 16.79 feet;
- 11) N57°44'47"W, 53.83 feet;
- 12) N73°17'40"W, 35.93 feet;
- 13) N86°48'53"W, 39.97 feet;
- 14) S86°37'02"W, 46.11 feet;
- 15) S84°50'08"W, 84.32 feet;
- 16) S82°06'51"W, 75.07 feet;
- 17) S86°19'27"W, 52.44 feet;
- 18) S88°21'50"W, 138.94 feet;
- 19) N77°32'06"W, 66.35 feet;
- 20) N78°22'00"W, 73.45 feet;
- 21) N83°02'49"W, 104.05 feet;
- 22) N80°18'41"W, 104.78 feet;
- 23) N81°25'50"W, 29.98 feet to the West line of Section 13;
- 24) continuing N81°25'50"W, 63.00 feet;
- 25) N84°40'04"W, 94.88 feet;
- 26) N84°12'26"W, 174.71 feet;
- 27) N86°42'58"W, 153.92 feet;
- 28) N87°08'16"W, 100.89 feet;
- 29) West, 119.66 feet;
- 30) S82°46'50"W, 89.82 feet;

thence N53°29'47"W, 224.96 feet; thence S89°26'11"W, 305.00 feet to a point which as 24.75 feet East of the West line of the East 1/2 of the Southeast 1/4 of Section 14, according to the plat of Urbandale as recorded in Liber 4 of Plats, Page 49, Ingham County Records; thence N00°30'13"E, 608.40 feet parallel with said West line to the South right-of-way line of Michigan Avenue; thence S89°51'10"E, 1279.97 feet along the South right-of-way line of Michigan Avenue to the Point of Beginning. Contains 35.57 acres, more or less.

EXHIBIT B

**Basis of Eligibility
Supportive Environmental and Non-Environmental Information
Continental/Ferguson Lansing, LLC – Red Cedar Development Project
203 S. Clippert Street, Lansing MI
Brownfield Plan #72**

A. HISTORY

The subject Property consists of a portion of a 60.61-acre “parent” parcel of land located at the southeast corner of S. Clippert Street and E. Michigan Avenue. Continental/Ferguson Lansing, LLC intends to acquire and redevelop a portion of this parent parcel formerly operated by the City of Lansing as the Red Cedar Golf Course. The northern 35.57-acres along Michigan Avenue is the subject Property and will be developed into a mixed-use commercial and residential property known as the Red Cedar Development Project (formerly called Red Cedar Renaissance Development).

Based on Triterra’s review of historical information, the Property was utilized for residential purposes until approximately 1928 at which time it was developed into a 9-hole municipal golf course. The golf course operated until approximately 2009 and has since been vacant. An approximately 1,100-square foot building is located in the western portion of the parcel. The remainder of the parcel consists of trees, shrubs, and grass.

The Eligible Property (“Property”) consists of a portion of the parcel listed below. For the purpose of this document the Property will hereinafter be referred to as 203 South Clippert Street.

Eligible Property		
Address	Tax ID	Approximate Acreage
203 S. Clippert Street	33-01-01-14-426-001 (Portion)	35.57-acres of 60.61-acres

B. ENVIRONMENTAL FINDINGS

Historical Documents Reviewed and Known Property Contamination

Triterra reviewed the following historical documents pertaining to the Property during its March 31, 2017 Phase II ESA:

- Phase I Environmental Site Assessment (ESA) prepared by Soil and Materials Engineers, Inc. (SME) on May 27, 2011;
- Phase II ESA prepared by SME on April 15, 2011;

- Interim Geotechnical Evaluation prepared by SME on April 15, 2011;
- Phase II Subsurface Investigation Data Package provided by SME, December 2013;
- Geotechnical Engineering Report, Proposed Mixed Use Development prepared by SME on June 11, 2015;
- Geotechnical Engineering Report, Proposed Student Housing prepared by SME on June 2, 2015; and
- Memorandum, Preliminary Geotechnical Recommendations prepared by SME on April 29, 2015.

The 2011 Phase I ESA, Phase II ESA and Interim Geotechnical Evaluation were completed on behalf of the City of Lansing Brownfield Redevelopment Authority (BRA) to evaluate environmental and geotechnical conditions at the Property in support of the City's efforts, at that time, to market the Property for future sale and redevelopment. The 2015 Geotechnical Engineering Reports were completed on behalf of Red Cedar Renaissance Development in support of the current planned redevelopment of the Property.

SME's Phase I ESA on the Property in May 2011 identified the following recognized environmental conditions (RECs): the potential for accumulation of heavy metals (i.e. lead and arsenic) from the long-term use of turf-management chemicals on the Property, the potential for migration of contamination from an "open" leaking underground storage tank (LUST) and historical automotive service operations on the east-adjointing site (former Sawyers Pontiac 1415 S. Michigan Avenue), the former Sears Automotive (1313 E. Michigan Avenue), and the former Story Oldsmobile (3165 E. Michigan Avenue), and the potential for environmental impact from urban fill materials observed along and near the Red Cedar River.

In 2011, SME conducted a Phase II ESA on the Property to evaluate the RECs identified in the May 2011 Phase I ESA. SME advanced 12 soil borings and installed six temporary groundwater monitoring wells. Soil borings were advanced to approximately two to 16.5 feet below ground surface. Ten soil samples and six groundwater samples were submitted for laboratory analysis for one or more of the following parameters: organochlorine pesticides, organochlorine herbicides, Michigan "Ten" Metals (arsenic, copper, cadmium, chromium, lead, mercury, selenium, silver, and zinc), mercury (SW846-7470), and Volatile Organic Compounds (VOCs). Arsenic, cadmium, mercury, and selenium were detected in soil samples in exceedance of the Michigan Department of Environmental Quality (MDEQ) Part 201 Generic Residential Cleanup Criteria (GRCC), and copper, lead, and selenium were detected in groundwater samples above MDEQ Part 201 GRCC. The Property was determined to be a "facility" as defined by Part 201 of the Michigan Natural Resources and Environmental Protection Act (NREPA), PA 451 of 1994, as amended.

In December 2013, SME conducted a Phase II Subsurface Investigation on the Property in order to access current site conditions. SME advanced 33 soil borings and installed ten temporary monitoring wells. Sixty-four soil samples and 13 groundwater samples were submitted for laboratory analysis for one or more of the following parameters: organochlorine pesticides, organochlorine herbicides, Michigan "Ten" Metals, polynuclear aromatic hydrocarbons (PAHs), and

VOCs. 1,2,4-trimethylbenzene was detected in groundwater (M-6 GW) and, arsenic, cadmium, lead, selenium, and mercury were detected in soil above MDEQ Part 201 GRCC.

Triterra Phase II ESA- March 31, 2017

Triterra conducted a Phase II ESA of the Property on March 31, 2017 to further evaluate environmental conditions as related to the proposed future use of the Property. Sample locations for the investigation have been selected based on the following rationale: 1) characterize areas of the Property not fully evaluated by previous investigations, and 2) characterize areas of the Property where development plans include subsurface excavation and/or earthwork.

During the Phase II ESA, Triterra advanced 22 soil borings on the Property to depths ranging from 1 foot to 15 feet below ground surface and six temporary groundwater monitoring wells to evaluate current soil and groundwater conditions on the Property. Six groundwater samples and twenty soil samples were collected and analyzed for one or more of the following constituents: VOCs, Polynuclear Aromatic Hydrocarbons (PAHs), Michigan “Ten” Metals, Polychlorinated Biphenyls (PCBs), organochlorine pesticides, and organochlorine herbicides. Soil samples were visually classified in general accordance with the Unified Soil Classification System (USCS). Samples were submitted to Fibertec Environmental Services (Fibertec).

Based on the results of the subsurface investigation, the Property meets the definition of a “facility”, as defined by Section 20101 of PA 451, Part 201, as amended, due to the presence of arsenic, cadmium, chromium, mercury, selenium, copper, and lead in soil and/or groundwater at concentrations greater than the Part 201 GRCC.

Eligible Property			
Address	Tax ID	Basis of Eligibility	Approximate Acreage
203 S. Clippert Street	33-01-01-14-426-001 (Portion)	Facility	35.57-acres of 60.61-acres

Attachment A includes excerpts from a draft Phase II ESA prepared by Triterra on March 31, 2017 on behalf of Ferguson/Continental Lansing, LLC prior to their acquisition of the Property evidencing the facility status of the Property.

- Phase II ESA Report Pages 6 and 7
- Figure 3 – Boring Location and Soil Analytical Results Above MDEQ Part 201 GRCC
- Figure 4 – Boring Locations and Groundwater Analytical Results Above MDEQ Part 201 GRCC
- Table 1 – Soil Analytical Results
- Table 2 – Groundwater Analytical Results

C. OTHER FINDINGS

In addition to the Eligible Property being a “facility”, the building requires abatement of asbestos and demolition. Additionally, the Project lies within the limits of a regulated floodplain, by necessity, includes significant additional cost to develop. These cost premiums fall into various categories. These include the following:

- permitting - environmental and building permits;
- design - infrastructure, structural and architectural;
- construction - materials and labor; and,
- occupancy - warning systems, flood insurance premiums, pre & post flood maintenance.

As a result of the floodplain, significant improvements are needed to allow for the intended development which include site preparation and infrastructure improvements.

D. BROWNFIELD ELIGIBLE ACTIVITIES

Environmental Brownfield Eligible Activities

DEQ Environmental Eligible Activities involve Baseline Environmental Activities (BEA) {Phase I ESA, Phase II ESA, and BEA}, Due Care Activities {Due Care Plans and activities}, potential Additional Response Activities, and Brownfield Plan preparation.

Current environmental conditions and environmental eligible activities will be further discussed in future environmental reports upon completion of the BEA and Due Care Investigation activities. Specific environmental eligible activities anticipated include: completion of other assessments/supplemental investigations; survey for contaminated material repurposing; removal of contaminated fill/debris and soil; soil management; disposal, sampling & analysis verification and; Brownfield Plan and Act 381 Work Plan preparation and implementation. Project management both on-site and off-site will be completed to appropriately oversee activities including: planning, evaluation & supervision; eligible activity compliance such as bid specifications, eligible activity tracking & supervision, and; construction management.

Non-Environmental Brownfield Eligible Activities

MSF (Michigan Strategic Fund) Non-Environmental Eligible Activities involve asbestos abatement activities, demolition activities, site preparation activities, infrastructure activities, and Brownfield Plan/ Work Plan preparation. Project management both on-site and off-site will be completed to appropriately oversee activities including: planning, evaluation & supervision; eligible activity compliance such as bid specifications, eligible activity tracking & supervision, and; construction management.

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

4.0 FINDINGS

The subsurface conditions observed during the Phase II ESA and results of the chemical analyses are presented in the following subsections.

4.1 Surface and Subsurface Conditions

Based on the results of the subsurface investigation, the general soil profile consisted of one to two feet of topsoil underlain by silty-sand or fine to coarse sandy materials containing occasional silt and/or clay seams. Groundwater was encountered on the Property at approximately 4 to 8.5 feet bgl.

Soil samples were evaluated in the field for evidence of impact using a calibrated photoionization detector (PID) equipped with a 10.6 eV lamp. Field screening results were below the detection limit of the instrument (one part per million (ppm)). No staining was observed and no odors were noted in the soil samples collected from the Property. Refer to the logs (Attachment 3) for the soil conditions at the specific soil boring locations. Stratification lines on the logs indicate a general transition between soil types, and are not intended to show an area of exact geological change.

4.2 Results for Chemical Analyses of Soil and Groundwater Samples

The environmental conditions at the Property have been evaluated during the course of environmental due diligence activities by SME and Triterra. Soil and groundwater at the Property contain constituents at concentrations above the MDEQ Part 201 GRCC.

Chemicals that were detected in soil at concentrations exceeding one or more generic Part 201 criteria are listed in the table below.

CONSTITUENT/ CAS NUMBER	SME 2011 SAMPLE LOCATIONS	SME 2013 SAMPLE LOCATION	TRITERRA 2017 SAMPLE LOCATION	MAXIMUM CONCENTRATION (µg/kg)	GRCC EXCEEDED
Arsenic 7440382	SS1(0-0.5'), SS4 (0-0.5'), SS5 (0-0.5'), SS6 (0-0.5'), SS8 (0-0.5'), SB6 (0.5'-1'), SB9 (0.5'-1'), SB10 (0-0.5')	M-3 (0-0.5'), M-4 (0-0.5'), M-4 (0.5'-1'), M-5 Duplicate(2'- 2.5'), M-7 (0-0.5'), M-8 (0- 0.5'), M-12 (0-0.5'), M-17 (6.5'-7'), SS102 (0-0.5'), SS1 (0-0.5')	B-203 (1'-2'), B-204 (1'-2'), B- 210 (3'-4'), B-214 (3'-4'), B- 219 (0.5'-1.5'), B-221 (0- 0.5'), B-222 (0.5'-1')	84,000	DW, GSI, DC
Cadmium 7440439	SS2 (0-0.5')	NA	B-221 (0-0.5')	9,200	GSI, DW
Chromium, total 7440473	SS1(0-0.5'), SS2 (0-0.5'), SS3 (0-0.5'), SS4 (0-0.5'), SS5 (0-0.5'), SS6 (0-0.5'), SS7 (0-0.5'), SS8 (0-0.5'), SS9 (0-0.5'), SS10 (0-0.5')	M-4 (9'-9.5'), M-5 (2'-2.5'), M-9 (3.5'-4'), M-10 (4'-4.5'), M-11 (4.5'-5'), M-12 (4'-4.5'), M-17 (6.5'-7'),	B-201 (0.5'-1.5'), B-202 (1'- 2'), B-203 (1'-2'), B-204 (1'- 2'), B-205 (1'-2'), B-206 (1'- 2'), B-207 (0.5'-1.5'), B-208 (3'-4'), B-209 (1'-2'), B-210 (3'-4'), B-211 (1'-2'), B-212 (7'-8'), B-213 (3'-4'), B-214 (1'-2'), B-217 (1'-2'), B-218	150,000	DW, GSI

Draft Phase II Environmental Site Assessment

203 S. Clippert Street, Lansing, Michigan

March 31, 2017



CONSTITUENT/ CAS NUMBER	SME 2011 SAMPLE LOCATIONS	SME 2013 SAMPLE LOCATION	TRITERRA 2017 SAMPLE LOCATION	MAXIMUM CONCENTRATION (µg/kg)	GRCC EXCEEDED
			(0.5'-1.5'), B-219 (0.5'-1.5'), B-220 (0.5'-1.5'), B-221 (0- 0.5'), B-222 (0.5'-1')		
Mercury, total <i>Varies</i>	SS1(0-0.5'), SS2 (0-0.5'), SS4 (0-0.5'), SS6 (0-0.5'), SB1 (0.5'-1'), SB5 (1'-1.5')	M-2 (0-0.5'), M-2 (0.5'-1'), M-3 (0-0.5'), M-8 (0-0.5'), SS101 (0-0.5')	B-219 (0.5'-1.5'), B-220 (0.5'-1.5'), B-222 (0.5'-1')	46,000	DW, GSI
Selenium 74482492	SS1(0-0.5'), SS2 (0-0.5'), SS3 (0-0.5'), SS4 (0-0.5'), SS5 (0-0.5'), SS8 (0-0.5')	M-2 (0-0.5'), M-2 (0.5'-1'), M-3 (0-0.5'), M-4 (9'-9.5')	B-213 (3'-4'), B-214 (1'-2'), B-219 (0.5'-1.5'), B-222 (0.5'-1')	1,100	GSI

Note: DW = Drinking Water Criteria; GSI = Groundwater Surface Interface Criteria. Concentrations reported in ppb (parts per billion or µg/kg)

Chemicals that were detected in groundwater at concentrations exceeding one or more generic Part 201 criteria are listed in the table below.

CONSTITUENT/ CAS NUMBER	SME 2011 SAMPLE LOCATIONS	SME 2013 SAMPLE LOCATION	TRITERRA 2017 SAMPLE LOCATION	MAXIMUM CONCENTRATION (µg/L)	GRCC EXCEEDED
Arsenic 7440382	NA	NA	B-203(GW) 5'-10' B-212(GW) 6'-11'	56	DW, GSI
Copper 7440508	SB1-GW SB2-GW SB4-GW SB12-GW	NA	B-203(GW) 5'-10' B-215(GW) 3'-8'	76	GSI
Lead 7439921	SB1-GW SB2-GW SB4-GW SB7-GW SB12-GW	NA	B-203(GW) 5'-10' B-212(GW) 6'-11' B-215(GW) 3'-8' B-216(GW) 3'-8'	55	DW, GSI
Selenium 7782492	SB3-GW SB12-GW	NA	NA	5.7	GSI

Note: DW = Drinking Water Criteria, GSI = Groundwater-Surface Water Interface Criteria. Concentrations reported in ppb (parts per billion or µg/L).

The chemical analyses results for soil and groundwater samples collected during this assessment are presented in Tables 1 and 2 (Attached). The laboratory reports and chains of custody are included in Attachment 4.



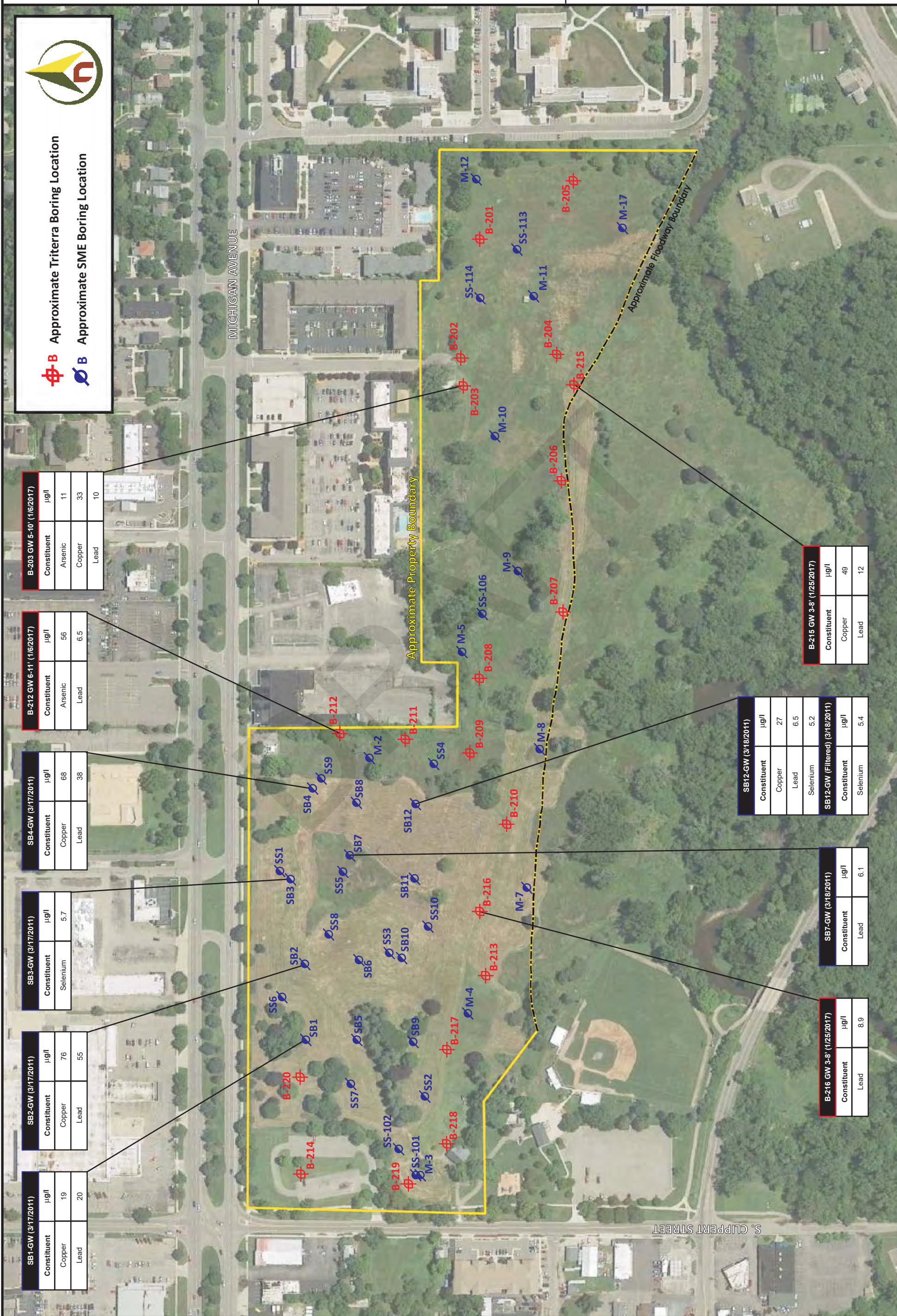


TABLE 1
SOIL ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent		CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected					
			Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	B-201 0.5'-1.5' 1/6/2017	B-202 1'-2' 1/6/2017	B-202 4'-5' 1/6/2017	B-203 1'-2' 1/6/2017	B-204 1'-2' 1/6/2017	B-205 1'-2' 1/6/2017
VOCs												
Various VOCs			NA	Vw/C	Vw/C	Vw/C	NR	NR	<RL	NR	NR	NR
PAHs												
Various PAHs			NA	Vw/C	Vw/C	Vw/C	NR	<330	NR	<330	NR	NR
Inorganics												
Arsenic (B)			5,800	4,600	4,600	7,600	3,600	4,200	NR	6,200	7,900	4,300
Barium* (B)			75,000	1,300,000	440,000	37,000,000	52,000	26,000	NR	27,000	41,000	27,000
Cadmium* (B)			1,200	6,000	3,000	550,000	210	160	NR	230	150	110
Chromium, Total* (B)			18,000 (Total)	30,000	3,300	2,500,000	11,000	7,200	NR	8,200	10,000	7,700
Copper* (B)			32,000	5,800,000	73,000	20,000,000	8,000	4,500	NR	5,000	7,000	9,700
Lead* (B)			21,000	700,000	2,500,000	400,000	11,000	4,500	NR	19,000	5,400	5,600
Mercury, Total (B)			130	1,700	50 (M)	160,000	55	<50	NR	<50	<50	<50
Selenium (B)			410	4,000	400	2,600,000	280	<200	NR	230	240	290
Silver (B)			1,000	4,500	100 (M)	2,500,000	<100	<100	NR	<100	<100	<100
Zinc* (B)			47,000	2,400,000	170,000	170,000,000	34,000	25,000	NR	42,000	32,000	28,000
PCBs												
PCBs, Total			NA	700,000	2,500,000	4,000	NR	NR	NR	NR	NR	NR
Organochlorine Pesticides												
Chlordane			NA	NLL	NLL	31,000	NR	NR	NR	NR	NR	NR
4,4'-DDD			NA	NLL	NLL	95,000	NR	NR	NR	NR	NR	NR
4,4'-DDE			NA	NLL	NLL	45,000	NR	NR	NR	NR	NR	NR
4,4'-DDT			NA	NLL	NLL	57,000	NR	NR	NR	NR	NR	NR
Heptachlor Epoxide			NA	NLL	NLL	3,100	NR	NR	NR	NR	NR	NR
Other Pesticides			NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
Organochlorine Herbicides												
Various Herbicides			NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR

NOTES:

- 1. Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
- 2. Concentrations reported in ppb (parts per billion or ug/kg).
- 3. Detected results shown in **BOLD**. Exceedances are highlighted.
- 4. * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/L as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
- 5. <RL = Result was less than the laboratory reporting limits, NR = Analysis not requested, NLL = Not likely to leach under most soil conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with constituent.
- 6. B = Background levels, as defined in R 299.1(b) may be substituted if higher than the calculated cleanup criterion. Background levels may be less than criteria for some organic compounds.
- 7. M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.

TABLE 1
SOIL ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent		CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected					
			Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	B-206 1'-2' 1/6/2017	B-207 0.5'-1.5' 1/6/2017	B-208 3'-4' 1/6/2017	B-209 1'-2' 1/6/2017	B-210 3'-4' 1/6/2017	B-211 1'-2' 1/6/2017
VOCs												
Various VOCs			NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
PAHs												
Various PAHs			NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
Inorganics												
Arsenic (B)			5,800	4,600	4,600	7,600	1,600	1,900	860	2,500	28,000	2,500
Barium* (B)			75,000	1,300,000	440,000	37,000,000	34,000	28,000	12,000	92,000	87,000	56,000
Cadmium* (B)			1,200	6,000	3,000	550,000	93	140	<50	320	180	180
Chromium, Total* (B)			18,000 (Total)	30,000	3,300	2,500,000	10,000	8,300	7,000	12,000	18,000	9,800
Copper* (B)			32,000	5,800,000	73,000	20,000,000	4,800	3,900	2,600	13,000	9,000	11,000
Lead* (B)			21,000	700,000	2,500,000	400,000	6,200	6,300	2,000	11,000	7,700	6800
Mercury, Total (B)			130	1,700	50 (M)	160,000	<50	74	<50	68	<50	54
Selenium (B)			410	4,000	400	2,600,000	<200	<200	<200	250	330	300
Silver (B)			1,000	4,500	100 (M)	2,500,000	<100	<100	<100	<100	<100	<100
Zinc* (B)			47,000	2,400,000	170,000	170,000,000	37,000	26,000	16,000	47,000	51,000	28,000
PCBs												
PCBs, Total			NA	700,000	2,500,000	4,000	NR	NR	NR	NR	NR	NR
Organochlorine Pesticides												
Chlordane			NA	NLL	NLL	31,000	NR	NR	NR	NR	NR	NR
4,4'-DDD			NA	NLL	NLL	95,000	NR	NR	NR	NR	NR	NR
4,4'-DDE			NA	NLL	NLL	45,000	NR	NR	NR	NR	NR	NR
4,4'-DDT			NA	NLL	NLL	57,000	NR	NR	NR	NR	NR	NR
Heptachlor Epoxide			NA	NLL	NLL	3,100	NR	NR	NR	NR	NR	NR
Other Pesticides			NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
Organochlorine Herbicides												
Various Herbicides			NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR

NOTES:

- 1. Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
- 2. Concentrations reported in ppb (parts per billion or ug/kg).
- 3. Detected results shown in **BOLD**. Exceedances are highlighted.
- 4. * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/L as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
- 5. <RL = Result was less than the laboratory reporting limits, NR = Analysis not requested, NLL = Not likely to leach under most soil conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with constituent.
- 6. B = Background levels, as defined in R 299.1(b) may be substituted if higher than the calculated cleanup criterion. Background levels may be less than criteria for some organic compounds.
- 7. M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.

TABLE 1
SOIL ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent		CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected					
			Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	B-212 7'-8' 1/6/2017	B-213 3'-4' 1/6/2017	B-214 1'-2' 1/25/2017	B-217 1'-2' 1/25/2017	B-218 0.5'-1.5' 1/25/2017	B-219 0.5'-1.5' 1/25/2017
VOCs												
Various VOCs			NA	Vw/C	Vw/C	Vw/C	<RL	NR	NR	NR	NR	NR
PAHs												
Various PAHs			NA	Vw/C	Vw/C	Vw/C	<330	NR	NR	NR	NR	NR
Inorganics												
Arsenic (B)			5,800	4,600	4,600	7,600	1,900	2,300	8,500	4,600	4,500	6,200
Barium* (B)			75,000	1,300,000	440,000	37,000,000	63,000	11,0000	83,000	21,000	33000	61,000
Cadmium* (B)			1,200	6,000	3,000	550,000	120	630	490	130	240	760
Chromium, Total* (B)			18,000 (Total)	30,000	3,300	2,500,000	8,900	8,300	18,000	8,200	10,000	17,000
Copper* (B)			32,000	5,800,000	73,000	20,000,000	6,000	20,000	23,000	10,000	5,900	16,000
Lead* (B)			21,000	700,000	2,500,000	400,000	4,800	5,900	44,000	7,400	20,000	15,000
Mercury, Total (B)			130	1,700	50 (M)	160,000	<50	<50	65	<50	73	620
Selenium (B)			410	4,000	400	2,600,000	<200	660	540	<200	200	1,100
Silver (B)			1,000	4,500	100 (M)	2,500,000	<100	<100	<100	<100	<100	110
Zinc* (B)			47,000	2,400,000	170,000	170,000,000	25,000	70,000	77,000	27,000	26,000	26,000
PCBs												
PCBs, Total			NA	700,000	2,500,000	4,000	<100	NR	NR	NR	NR	NR
Organochlorine Pesticides												
Chlordane			NA	NLL	NLL	31,000	NR	NR	NR	NR	NR	NR
4,4'-DDD			NA	NLL	NLL	95,000	NR	NR	NR	NR	NR	NR
4,4'-DDE			NA	NLL	NLL	45,000	NR	NR	NR	NR	220.0	NR
4,4'-DDT			NA	NLL	NLL	57,000	NR	NR	NR	NR	52.0	NR
Heptachlor Epoxide			NA	NLL	NLL	3,100	NR	NR	NR	NR	NR	NR
Other Pesticides			NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	<RL	NR
Organochlorine Herbicides												
Various Herbicides			NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	<RL	NR

NOTES:

- 1. Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
- 2. Concentrations reported in ppb (parts per billion or ug/kg).
- 3. Detected results shown in **BOLD**. Exceedances are highlighted.
- 4. * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/L as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
- 5. <RL = Result was less than the laboratory reporting limits, NR = Analysis not requested, NLL = Not likely to leach under most soil conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with constituent.
- 6. B = Background levels, as defined in R 299.1(b) may be substituted if higher than the calculated cleanup criterion. Background levels may be less than criteria for some organic compounds.
- 7. M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.

TABLE 1

SOIL ANALYTICAL RESULTS

203 S. CLIPPERT STREET

LANSING, MICHIGAN 48910

Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected		
		Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	B-220 0.5'-1.5' 1/25/2017	B-221 0-0.5' 2/23/2017	B-222 0.5'-1' 2/23/2017
VOCs								
Various VOCs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR
PAHs								
Naphthalene	91203	NA	35,000	730	16,000,000	NR	<RL	350.0
Various PAHs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	<RL	NR
Inorganics								
	7440382	5,800	4,600	4,600	7,600	5,300	12,000	50,000
Barium* (B)	7440393	75,000	1,300,000	440,000	37,000,000	66,000	33,000	180,000
Cadmium* (B)	7440439	1,200	6,000	3,000	550,000	310	9,200	690
Chromium, Total* (B)	7440473	18,000 (Total)	30,000	3,300	2,500,000	14,000	25,000	6,000
Copper* (B)	7440508	32,000	5,800,000	73,000	20,000,000	7,800	21,000	28,000
Lead* (B)	7439921	21,000	700,000	2,500,000	400,000	31,000	14,0000	47,000
Mercury, Total (B)	Varies	130	1,700	50 (M)	160,000	690	<RL	510
Selenium (B)	7782492	410	4,000	400	2,600,000	290	260	860
Silver (B)	7440224	1,000	4,500	100 (M)	2,500,000	110	160	130
Zinc* (B)	7440666	47,000	2,400,000	170,000	170,000,000	31,000	120,000	18,000
PCBs								
PCBs, Total	1336363	NA	700,000	2,500,000	4,000	NR	<RL	<RL
Organochlorine Pesticides								
Chlordane	57749	NA	NLL	NLL	31,000	NR	NR	NR
4,4'-DDD	72548	NA	NLL	NLL	95,000	NR	NR	NR
4,4'-DDE	72559	NA	NLL	NLL	45,000	NR	NR	NR
4,4'-DDT	50293	NA	NLL	NLL	57,000	NR	NR	NR
Heptachlor Epoxide	76448	NA	NLL	NLL	3,100	NR	NR	NR
Other Pesticides	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR
Organochlorine Herbicides								
Various Herbicides	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR

NOTES:

1. Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
2. Concentrations reported in ppb (parts per billion or ug/kg).
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6. B = Background levels, as defined in R 299.1(b) may be substituted if higher than the calculated cleanup criterion. Background levels may be less than criteria for some organic compounds.
7. M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.

TABLE 1
SOIL ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent		CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected							
			Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	M-2 0'-0.5' 12/17/2013	M-2 0.5'-1' 12/17/2013	M-2 (Duplicate) 0.5'-1' 12/17/2013	M-3 0'-0.5' 12/17/2013	M-3 7'-7.5' 12/17/2013	M-4 0'-0.5' 12/16/2013		
VOCs														
Various VOCs		Vw/C	NA	Vw/C	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	<RL	NR	NR
PAHs														
Various PAHs		Vw/C	NA	Vw/C	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	<RL	NR	NR
Inorganics														
Arsenic (B)		7440382	5,800	4,600	4,600	7,600	3,500.0	3,100.0	3,600.0	5,100.0	1,200.0	8,800.0	NR	NR
Barium* (B)		7440393	75,000	1,300,000	440,000	37,000,000	NR	NR	NR	NR	6,400.0	NR	NR	NR
Cadmium* (B)		7440439	1,200	6,000	3,000	550,000	260.0	260.0	280.0	970.0	<50	280.0	NR	NR
Chromium, Total* (B)		7440473	18,000 (Total)	30,000	3,300	2,500,000	NR	NR	NR	NR	2,500.0	NR	NR	NR
Copper* (B)		7440508	32,000	5,800,000	73,000	20,000,000	NR	NR	NR	NR	1,800.0	NR	NR	NR
Lead* (B)		7439921	21,000	700,000	2,500,000	400,000	16,000.0	16,000.0	17,000.0	19,000.0	<1,000	37,000.0	NR	NR
Mercury, Total (B)		Varies	130	1,700	50 (M)	160,000	160.0	160.0	170.0	900.0	<50	72.0	NR	NR
Selenium (B)		7782492	410	4,000	400	2,600,000	420.0	350.0	450.0	910.0	<200	350.0	NR	NR
Silver (B)		7440224	1,000	4,500	100 (M)	2,500,000	NR	NR	NR	NR	<100	NR	NR	NR
Zinc* (B)		7440666	47,000	2,400,000	170,000	170,000,000	NR	NR	NR	NR	7,000.0	NR	NR	NR
PCBs														
PCBs, Total		1336363	NA	700,000	2,500,000	4,000	NR	NR	NR	NR	NR	NR	NR	NR
Organochlorine Pesticides														
Chlordane		57749	NA	NLL	NLL	31,000	<25	<25	<25	3,800.0	<25	<25	<25	<25
4,4'-DDD		72548	NA	NLL	NLL	95,000	<20	<20	<20	<20	<20	<20	<20	<20
4,4'-DDE		72559	NA	NLL	NLL	45,000	360.0	330.0	400.0	410.0	<20	420.0	420.0	420.0
4,4'-DDT		50293	NA	NLL	NLL	57,000	74.0	81.0	91.0	290.0	<20	25.0	25.0	25.0
Heptachlor Epoxide		76448	NA	NLL	NLL	3,100	<20	<20	<20	<20	<20	<20	<20	<20
Other Pesticides		Vw/C	NA	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Organochlorine Herbicides														
Various Herbicides		Vw/C	NA	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL

NOTES:

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- M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.
- 2013 analytical data was obtained from SME.

TABLE 1
SOIL ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent		CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected					
			Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	M-4 0.5'-1' 12/16/2013	M-4 9'-9.5' 12/16/2013	M-4 (Duplicate) 9'-9.5' 12/16/2013	M-5 0'-0.5' 12/19/2013	M-5 2'-2.5' 12/19/2013	M-5 (Duplicate) 2'-2.5' 12/19/2013
VOCs												
Various VOCs		Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	<RL	<RL	NR	<RL	<RL
PAHs												
Various PAHs		Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	<RL	<RL	NR	<RL	<RL
Inorganics												
Arsenic (B)		7440382	5,800	4,600	4,600	7,600	4,800.0	4,000.0	4,300.0	3,000.0	3,400.0	9,600.0
Barium* (B)		7440393	75,000	1,300,000	440,000	37,000,000	NR	38,000.0	35,000.0	NR	21,000.0	57,000.0
Cadmium* (B)		7440439	1,200	6,000	3,000	550,000	NR	230.0	170.0	190.0	<50	<50
Chromium, Total* (B)		7440473	18,000 (Total)	30,000	3,300	2,500,000	NR	9,600.0	10,000.0	NR	5,400.0	11,000.0
Copper* (B)		7440508	32,000	5,800,000	73,000	20,000,000	NR	14,000.0	14,000.0	NR	2,900.0	5,900.0
Lead* (B)		7439921	21,000	700,000	2,500,000	400,000	NR	6,300.0	6,000.0	11,000.0	3,000.0	5,100.0
Mercury, Total (B)		Varies	130	1,700	50 (M)	160,000	NR	<50	<50	53.0	<50	<50
Selenium (B)		7782492	410	4,000	400	2,600,000	NR	560.0	510.0	<200	<200	<200
Silver (B)		7440224	1,000	4,500	100 (M)	2,500,000	NR	<100	<100	NR	<100	<100
Zinc* (B)		7440666	47,000	2,400,000	170,000	170,000,000	NR	40,000.0	100,000.0	NR	14,000.0	26,000.0
PCBs												
PCBs, Total		1336363	NA	700,000	2,500,000	4,000	NR	NR	NR	NR	NR	NR
Organochlorine Pesticides												
Chlordane		57749	NA	NLL	NLL	31,000	NR	<25	<25	<25	<25	<25
4,4'-DDD		72548	NA	NLL	NLL	95,000	NR	<20	<20	<20	<20	<20
4,4'-DDE		72559	NA	NLL	NLL	45,000	NR	<20	<20	480.0	<20	<20
4,4'-DDT		50293	NA	NLL	NLL	57,000	NR	<20	<20	61.0	<20	<20
Heptachlor Epoxide		76448	NA	NLL	NLL	3,100	NR	<20	<20	<20	<20	<20
Other Pesticides		Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	<RL	<RL	<RL	<RL	<RL
Organochlorine Herbicides												
Various Herbicides		Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	<RL	<RL	<RL	<RL	<RL

NOTES:

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TABLE 1
SOIL ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent		CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected						
			Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	M-7 0'-0.5' 12/17/2013	M-8 0'-0.5' 12/16/2013	M-9 0'-0.5' 12/19/2013	M-9 3.5'-4' 12/19/2013	M-10 0'-0.5' 12/19/2013	M-10 4'-4.5' 12/19/2013	
VOCs													
Various VOCs		Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	<RL	NR	<RL	
PAHs													
Various PAHs		Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	<RL	NR	<RL	
Inorganics													
Arsenic (B)		7440382	5,800	4,600	4,600	7,600	7,200.0	5,900.0	3,000.0	1,300.0	2,900.0	2,400.0	
Barium* (B)		7440393	75,000	1,300,000	440,000	37,000,000	NR	NR	NR	20,000.0	NR	36,000.0	
Cadmium* (B)		7440439	1,200	6,000	3,000	550,000	260.0	340.0	200.0	87.0	160.0	250.0	
Chromium, Total* (B)		7440473	18,000 (Total)	30,000	3,300	2,500,000	NR	NR	NR	9,800.0	NR	6,800.0	
Copper* (B)		7440508	32,000	5,800,000	73,000	20,000,000	NR	NR	NR	3,500.0	NR	6,300.0	
Lead* (B)		7439921	21,000	700,000	2,500,000	400,000	20,000.0	21,000.0	15,000.0	3,900.0	7,500.0	4,300.0	
Mercury, Total (B)		Varies	130	1,700	50 (M)	160,000	66.0	410.0	72.0	<50	67.0	<50	
Selenium (B)		7782492	410	4,000	400	2,600,000	290.0	320.0	290.0	200.0	300.0	250.0	
Silver (B)		7440224	1,000	4,500	100 (M)	2,500,000	NR	NR	NR	<100	NR	<100	
Zinc* (B)		7440666	47,000	2,400,000	170,000	170,000,000	NR	NR	NR	22,000.0	NR	23,000.0	
PCBs													
PCBs, Total		1336363	NA	700,000	2,500,000	4,000	NR	NR	NR	NR	NR	NR	
Organochlorine Pesticides													
Chlordane		57749	NA	NLL	NLL	31,000	39.0	<25	<25	<25	<25	<25	
4,4'-DDD		72548	NA	NLL	NLL	95,000	<20	<20	<20	<20	<20	<20	
4,4'-DDE		72559	NA	NLL	NLL	45,000	1,300.0	770.0	390.0	42.0	140.0	<20	
4,4'-DDT		50293	NA	NLL	NLL	57,000	330.0	140.0	64.0	<20	<20	<20	
Heptachlor Epoxide		76448	NA	NLL	NLL	3,100	<20	<20	<20	<20	<20	<20	
Other Pesticides		Vw/C	NA	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL	<RL	
Organochlorine Herbicides													
Various Herbicides		Vw/C	NA	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL	<RL	

NOTES:

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TABLE 1
SOIL ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent		CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected					
			Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	M-11 0'-0.5' 12/19/2013	M-11 4.5'-5' 12/19/2013	M-12 0'-0.5' 12/19/2013	M-12 4'-4.5' 12/19/2013	M-17 0'-0.5' 12/19/2013	M-17 6.5'-7' 12/19/2013
VOCs												
Various VOCs			NA	Vw/C	Vw/C	Vw/C	NR	<RL	NR	NR	NR	<RL
PAHs												
Various PAHs			NA	Vw/C	Vw/C	Vw/C	NR	<RL	NR	NR	NR	<RL
Inorganics												
Arsenic (B)			5,800	4,600	4,600	7,600	3,400.0	4,000.0	7,100.0	2,300.0	3,700.0	4,900.0
Barium* (B)			75,000	1,300,000	440,000	37,000,000	NR	33,000.0	NR	16,000.0	NR	34,000.0
Cadmium* (B)			1,200	6,000	3,000	550,000	200.0	170.0	210.0	90.0	200.0	71.0
Chromium, Total* (B)			18,000 (Total)	30,000	3,300	2,500,000	NR	4,800.0	NR	5,500.0	NR	10,000.0
Copper* (B)			32,000	5,800,000	73,000	20,000,000	NR	4,200.0	NR	7,200.0	NR	10,000.0
Lead* (B)			21,000	700,000	2,500,000	400,000	11,000.0	2,400.0	11,000.0	3,600.0	24,000.0	7,100.0
Mercury, Total (B)			130	1,700	50 (M)	160,000	110.0	<50	55.0	<50	64.0	<50
Selenium (B)			410	4,000	400	2,600,000	<200	<200	360.0	270.0	230.0	240.0
Silver (B)			1,000	4,500	100 (M)	2,500,000	NR	<100	NR	<100	NR	<100
Zinc* (B)			47,000	2,400,000	170,000	170,000,000	NR	11,000.0	NR	19,000.0	NR	24,000.0
PCBs												
PCBs, Total			NA	700,000	2,500,000	4,000	NR	NR	NR	NR	NR	NR
Organochlorine Pesticides												
Chlordane			NA	NLL	NLL	31,000	<25	<25	<25	<25	<25	<25
4,4'-DDD			NA	NLL	NLL	95,000	<20	<20	<20	<20	<20	<20
4,4'-DDE			NA	NLL	NLL	45,000	68.0	<20	22.0	<20	38.0	<20
4,4'-DDT			NA	NLL	NLL	57,000	37.0	<20	<20	<20	<20	<20
Heptachlor Epoxide			NA	NLL	NLL	3,100	<20	<20	<20	<20	<20	<20
Other Pesticides			NA	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL	<RL
Organochlorine Herbicides												
Various Herbicides			NA	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL	<RL

NOTES:

- Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
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TABLE 1
SOIL ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent		CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected					
			Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	SS101 0'-0.5' 12/16/2013	SS102 0'-0.5' 12/16/2013	SS106 0'-0.5' 12/19/2013	SS113 0'-0.5' 12/19/2013	SS114 0'-0.5' 12/19/2013	
VOCs												
Various VOCs			NA	Vw/C	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR
PAHs												
Various PAHs			NA	Vw/C	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR
Inorganics												
Arsenic (B)			5,800	4,600	4,600	7,600	3,300.0	5,400.0	3,800.0	4,300.0	4,500.0	
Barium* (B)			75,000	1,300,000	440,000	37,000,000	NR	NR	NR	NR	NR	
Cadmium* (B)			1,200	6,000	3,000	550,000	860.0	410.0	220.0	180.0	220.0	
Chromium, Total* (B)			18,000 (Total)	30,000	3,300	2,500,000	NR	NR	NR	NR	NR	
Copper* (B)			32,000	5,800,000	73,000	20,000,000	NR	NR	NR	NR	NR	
Lead* (B)			21,000	700,000	2,500,000	400,000	29,000.0	19,000.0	19,000.0	12,000.0	11,000.0	
Mercury, Total (B)			130	1,700	50 (M)	160,000	220.0	120.0	82.0	54.0	51.0	
Selenium (B)			410	4,000	400	2,600,000	230.0	230.0	260.0	300.0	390.0	
Silver (B)			1,000	4,500	100 (M)	2,500,000	NR	NR	NR	NR	NR	
Zinc* (B)			47,000	2,400,000	170,000	170,000,000	NR	NR	NR	NR	NR	
PCBs												
PCBs, Total			NA	700,000	2,500,000	4,000	NR	NR	NR	NR	NR	
Organochlorine Pesticides												
Chlordane			NA	NLL	NLL	31,000	190.0	30.0	<25	<25	<25	
4,4'-DDD			NA	NLL	NLL	95,000	<20	<20	560.0	<20	<20	
4,4'-DDE			NA	NLL	NLL	45,000	250.0	200.0	62.0	49.0	38.0	
4,4'-DDT			NA	NLL	NLL	57,000	92.0	68.0	<20	<20	<20	
Heptachlor Epoxide			NA	NLL	NLL	3,100	<20	<20	<20	<20	<20	
Other Pesticides			NA	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL	
Organochlorine Herbicides												
Various Herbicides			NA	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL	

NOTES:

- Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
- Concentrations reported in ppb (parts per billion or ug/kg).
- Detected results shown in **BOLD**. Exceedances are highlighted.
- * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/L as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
- <RL = Result was less than the laboratory reporting limits, NR = Analysis not requested, NLL = Not likely to leach under most soil conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with constituent.
- B = Background levels, as defined in R 299.1(b) may be substituted if higher than the calculated cleanup criterion. Background levels may be less than criteria for some organic compounds.
- M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.
- 2013 analytical data was obtained from SME.

TABLE 1
SOIL ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent		CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected					
			Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	SS1 0'-0.5' 3/17/2011	SS2 0'-0.5' 3/17/2011	SS3 0'-0.5' 3/17/2011	SS4 0'-0.5' 3/17/2011	SS5 0'-0.5' 3/17/2011	SS6 0'-0.5' 3/17/2011
VOCs												
Various VOCs		Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
PAHs												
Various PAHs		Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
Inorganics												
Arsenic (B)		7440382	5,800	4,600	4,600	7,600	64,000.0	2,700.0	2,800.0	84,000.0	6,000.0	16,000.0
Barium* (B)		7440393	75,000	1,300,000	440,000	37,000,000	140,000.0	53,000.0	24,000.0	110,000.0	58,000.0	61,000.0
Cadmium* (B)		7440439	1,200	6,000	3,000	550,000	930.0	4,800.0	280.0	2,100.0	310.0	650.0
Chromium, Total* (B)		7440473	18,000 (Total)	30,000	3,300	2,500,000	29,000.0	150,000.0	9,400.0	71,000.0	17,000.0	37,000.0
Copper* (B)		7440508	32,000	5,800,000	73,000	20,000,000	17,000.0	29,000.0	9,200.0	20,000.0	21,000.0	14,000.0
Lead* (B)		7439921	21,000	700,000	2,500,000	400,000	130,000.0	37,000.0	6,200.0	170,000.0	11,000.0	68,000.0
Mercury, Total (B)		Varies	130	1,700	50 (M)	160,000	46,000.0	270.0	57.0	33,000.0	<50	510.0
Selenium (B)		7782492	410	4,000	400	2,600,000	790.0	710.0	530.0	540.0	610.0	380.0
Silver (B)		7440224	1,000	4,500	100 (M)	2,500,000	220.0	740.0	<100	500.0	<100	230.0
Zinc* (B)		7440666	47,000	2,400,000	170,000	170,000,000	53,000.0	90,000.0	20,000.0	73,000.0	56,000.0	49,000.0
PCBs												
PCBs, Total		1336363	NA	700,000	2,500,000	4,000	NR	NR	NR	NR	NR	NR
Organochlorine Pesticides												
Chlordane		57749	NA	NLL	NLL	31,000	460.0	6,200.0	120.0	1,900.0	<28	<28
4,4'-DDD		72548	NA	NLL	NLL	95,000	NR	NR	NR	NR	NR	NR
4,4'-DDE		72559	NA	NLL	NLL	45,000	44.0	<130	<22	85.0	<22	710.0
4,4'-DDT		50293	NA	NLL	NLL	57,000	<26	<130	<22	<24	<22	230.0
Heptachlor Epoxide		76448	NA	NLL	NLL	3,100	<26	<150	<22	86.0	<22	<23
Other Pesticides		Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
Organochlorine Herbicides												
Various Herbicides		Vw/C	NA	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL	<RL

NOTES:

- Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
- Concentrations reported in ppb (parts per billion or ug/kg).
- Detected results shown in **BOLD**. Exceedances are highlighted.
- * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/L as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
- <RL = Result was less than the laboratory reporting limits, NR = Analysis not requested, NLL = Not likely to leach under most soil conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with constituent.
- B = Background levels, as defined in R 299.1(b) may be substituted if higher than the calculated cleanup criterion. Background levels may be less than criteria for some organic compounds.
- M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.
- 2011 analytical data was obtained from SME.

TABLE 1
SOIL ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected				
		Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	SS7 0'-0.5' 3/17/2011	SS8 0'-0.5' 3/17/2011	SS9 0'-0.5' 3/17/2011	SS9 (Duplicate) 0'-0.5' 3/17/2011	SS10 0'-0.5' 3/17/2011
VOCs										
Various VOCs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR
PAHs										
Various PAHs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR
Inorganics										
Arsenic (B)	7440382	5,800	4,600	4,600	7,600	2,800.0	6,600.0	2,100.0	1,900.0	2,700.0
Barium* (B)	7440393	75,000	1,300,000	440,000	37,000,000	39,000.0	99,000.0	13,000.0	11,000.0	47,000.0
Cadmium* (B)	7440439	1,200	6,000	3,000	550,000	230.0	490.0	65.0	75.0	300.0
Chromium, Total* (B)	7440473	18,000 (Total)	30,000	3,300	2,500,000	16,000.0	11,000.0	5,600.0	5,000.0	11,000.0
Copper* (B)	7440508	32,000	5,800,000	73,000	20,000,000	6,600.0	16,000.0	6,800.0	5,800.0	8,800.0
Lead* (B)	7439921	21,000	700,000	2,500,000	400,000	14,000.0	40,000.0	3,900.0	3,400.0	17,000.0
Mercury, Total (B)	Varies	130	1,700	50 (M)	160,000	<50	88.0	<50	<50	64.0
Selenium (B)	7782492	410	4,000	400	2,600,000	310.0	710.0	290.0	350.0	380.0
Silver (B)	7440224	1,000	4,500	100 (M)	2,500,000	<100	<100	<100	<100	<100
Zinc* (B)	7440666	47,000	2,400,000	170,000	170,000,000	25,000.0	50,000.0	19,000.0	19,000.0	32,000.0
PCBs										
PCBs, Total	1336363	NA	700,000	2,500,000	4,000	NR	NR	NR	NR	NR
Organochlorine Pesticides										
Chlordane	57749	NA	NLL	NLL	31,000	<31	<26	<27	<27	<30
4,4'-DDD	72548	NA	NLL	NLL	95,000	NR	NR	NR	NR	NR
4,4'-DDE	72559	NA	NLL	NLL	45,000	<24	240.0	<21	<21	290.0
4,4'-DDT	50293	NA	NLL	NLL	57,000	<24	75.0	<21	<21	38.0
Heptachlor Epoxide	76448	NA	NLL	NLL	3,100	<24	<26	<21	<21	<24
Other Pesticides	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR
Organochlorine Herbicides										
Various Herbicides	Vw/C	NA	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	NA

NOTES:

1. Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
2. Concentrations reported in ppb (parts per billion or ug/kg).
3. Detected results shown in **BOLD**. Exceedances are highlighted.
4. * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/L as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
5. <RL = Result was less than the laboratory reporting limits, NR = Analysis not requested, NLL = Not likely to leach under most soil conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with constituent.
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203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected					
		Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	SB1 0.5'-1' 3/17/2011	SB2 0'-0.5' 3/17/2011	SB3 0'-0.5' 3/17/2011	SB4 0'-0.5' 3/17/2011	SB5 1'-1.5' 3/18/2011	SB6 0.5'-1' 3/18/2011
VOCs											
Various VOCs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
PAHs											
Various PAHs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
Inorganics											
Arsenic (B)	7440382	5,800	4,600	4,600	7,600	2,900.0	1,700.0	1,600.0	1,700.0	3,500.0	13,000.0
Barium* (B)	7440393	75,000	1,300,000	440,000	37,000,000	NR	NR	NR	NR	NR	NR
Cadmium* (B)	7440439	1,200	6,000	3,000	550,000	NR	NR	NR	NR	NR	NR
Chromium, Total* (B)	7440473	18,000 (Total)	30,000	3,300	2,500,000	NR	NR	NR	NR	NR	NR
Copper* (B)	7440508	32,000	5,800,000	73,000	20,000,000	NR	NR	NR	NR	NR	NR
Lead* (B)	7439921	21,000	700,000	2,500,000	400,000	8,300.0	4,800.0	2,900.0	5,500.0	16,000.0	12,000.0
Mercury, Total (B)	Varies	130	1,700	50 (M)	160,000	170.0	<50	120.0	<50	190.0	78.0
Selenium (B)	7782492	410	4,000	400	2,600,000	<200	<200	<200	<200	250.0	400.0
Silver (B)	7440224	1,000	4,500	100 (M)	2,500,000	NR	NR	NR	NR	NR	NR
Zinc* (B)	7440666	47,000	2,400,000	170,000	170,000,000	NR	NR	NR	NR	NR	NR
PCBs											
PCBs, Total	1336363	NA	700,000	2,500,000	4,000	NR	NR	NR	NR	NR	NR
Organochlorine Pesticides											
Chlordane	57749	NA	NLL	NLL	31,000	NR	NR	NR	NR	NR	NR
4,4'-DDD	72548	NA	NLL	NLL	95,000	NR	NR	NR	NR	NR	NR
4,4'-DDE	72559	NA	NLL	NLL	45,000	NR	NR	NR	NR	NR	NR
4,4'-DDT	50293	NA	NLL	NLL	57,000	NR	NR	NR	NR	NR	NR
Heptachlor Epoxide	76448	NA	NLL	NLL	3,100	NR	NR	NR	NR	NR	NR
Other Pesticides	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
Organochlorine Herbicides											
Various Herbicides	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR

NOTES:

- Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
- Concentrations reported in ppb (parts per billion or ug/kg).
- Detected results shown in **BOLD**. Exceedances are highlighted.
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LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent		CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels				Sample Identification, Sample Interval, and Date Collected				
			Statewide Default Background Levels	Drinking Water Protection Criteria	GSI Protection Criteria	Direct Contact Criteria	SB8 0.5'-1' 3/17/2011	SB9 0.5'-1' 3/18/2011	SB10 0'-0.5' 3/17/2011	SB11 1'-1.5' 3/18/2011	SB12 1'-1.5' 3/18/2011
VOCs											
Various VOCs			NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR
PAHs											
Various PAHs			NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR
Inorganics											
Arsenic			5,800	4,600	4,600	7,600	1,900.0	4,700.0	4,600.0	480.0	650.0
Barium* (B)			75,000	1,300,000	440,000	37,000,000	NR	NR	NR	NR	NR
Cadmium* (B)			1,200	6,000	3,000	550,000	NR	NR	NR	NR	NR
Chromium, Total* (B)			18,000 (Total)	30,000	3,300	2,500,000	NR	NR	NR	NR	NR
Copper* (B)			32,000	5,800,000	73,000	20,000,000	NR	NR	NR	NR	NR
Lead* (B)			21,000	700,000	2,500,000	400,000	8,700.0	16,000.0	3,300.0	7,700.0	8,100.0
Mercury, Total (B)			130	1,700	50 (M)	160,000	63.0	95.0	<50	66.0	56.0
Selenium (B)			410	4,000	400	2,600,000	360.0	290.0	<200	290.0	470.0
Silver (B)			1,000	4,500	100 (M)	2,500,000	NR	NR	NR	NR	NR
Zinc* (B)			47,000	2,400,000	170,000	170,000,000	NR	NR	NR	NR	NR
PCBs											
PCBs, Total			NA	700,000	2,500,000	4,000	NR	NR	NR	NR	NR
Organochlorine Pesticides											
Chlordane			NA	NLL	NLL	31,000	NR	NR	NR	NR	NR
4,4'-DDD			NA	NLL	NLL	95,000	NR	NR	NR	NR	NR
4,4'-DDE			NA	NLL	NLL	45,000	NR	NR	NR	NR	NR
4,4'-DDT			NA	NLL	NLL	57,000	NR	NR	NR	NR	NR
Heptachlor Epoxide			NA	NLL	NLL	3,100	NR	NR	NR	NR	NR
Other Pesticides			NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR
Organochlorine Herbicides											
Various Herbicides			NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR

NOTES:

- Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
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- B = Background levels, as defined in R 299.1(b) may be substituted if higher than the calculated cleanup criterion. Background levels may be less than criteria for some organic compounds.
- M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.
- 2011 analytical data was obtained from SME.

TABLE 2
GROUNDWATER ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels		Sample Identification, Sample Interval, and Date Collected					
		Drinking Water Criteria	GSI Criteria	B-202(GW) 5'-10' 1/6/2017	B-203(GW) 5'-10' 1/6/2017	B-211(GW) 3'-8' 1/6/2017	B-212(GW) 6'-11' 1/6/2017	B-215(GW) 3'-8' 1/25/2017	B-216(GW) 3'-8' 1/25/2017
VOCs									
Benzene	71432	5	200	<1.0	<1.0	<1.0	<1.0	NR	NR
n-Butylbenzene	104518	80	ID	<1.0	<1.0	<1.0	<1.0	NR	NR
Ethylbenzene	100414	74	18	<1.0	<1.0	<1.0	<1.0	NR	NR
n-Propylbenzene	103651	80	ID	<1.0	<1.0	<1.0	<1.0	NR	NR
Toluene	108883	790	270	<1.0	<1.0	<1.0	<1.0	NR	NR
1,2,3-Trimethylbenzene	NA	NA	NA	<1.0	<1.0	<1.0	<1.0	NR	NR
1,2,4-Trimethylbenzene	95636	63	17	<1.0	<1.0	<1.0	<1.0	NR	NR
1,3,5-Trimethylbenzene	108678	72	45	<1.0	<1.0	<1.0	<1.0	NR	NR
Xylenes	1330207	280	41	<3.0	<3.0	<3.0	<3.0	NR	NR
Other VOCs	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	NR	NR
PAHs									
Various PAHs	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	NR	NR
Organochlorine Pesticides									
Various Pesticides	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
Organochlorine Herbicides									
Various Herbicides	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR
Inorganics									
Arsenic	7440382	10	10	<5.0	11	5.2	56	<5.0	<5.0
Barium*	7440393	2,000	670	<100	380	200	570	180	180
Cadmium *	7440439	5	2.5	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Chromium, Total*	7440473	100	100	<10	10	<10	<10	<10	15
Copper*	7440508	1,000	13	<4.0	33	6.8	7.7	49.0	10.0
Lead*	7439921	4	14	<3.0	10	3.0	6.5	12.0	8.9
Mercury, Total	Varies	2	0.0013	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Selenium	7782492	50	5	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Silver	7440224	34	0.2 (M)	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Zinc*	7440666	2,400	170	<50	<50	<50	<50	<50	<50

NOTES:

- Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
- Concentrations reported in ppb (parts per billion or ug/L).
- Detected results shown in **BOLD**. Exceedances are highlighted.
- * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/L as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
- <RL = Result less than laboratory reporting limit, NR = Analysis not requested, NLV = Not likely to volatilize under most conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with Constituent.
- M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.

TABLE 2
GROUNDWATER ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels		Sample Identification, Sample Interval, and Date Collected							
		Drinking Water Criteria	GSI Criteria	M-3 GW 15'-20' 12/17/2013	M-3 GW (Duplicate) 15'-20' 12/17/2013	M-5 GW 8'-13' 12/17/2013	M-5 GW (Duplicate) 8'-13' 12/17/2013	M-7 GW 13'-18' 12/17/2013	M-10 GW 4'-9' 12/19/2013		
VOCs											
Benzene	71432	5	200	<1.0	1.0	<2.0	<2.0	<1.0	<2.0		
n-Butylbenzene	104518	80	ID	<1.0	<1.0	<2.0	<2.0	<1.0	<2.0		
Ethylbenzene	100414	74	18	2.3	2.3	<2.0	<2.0	<1.0	<2.0		
n-Propylbenzene	103651	80	ID	<1.0	<1.0	<2.0	<2.0	<1.0	<2.0		
Toluene	108883	790	270	8.7	9.3	<2.0	<2.0	2.1	<2.0		
1,2,3-Trimethylbenzene	NA	NA	NA	4.0	4.1	<2.0	<2.0	1.0	<2.0		
1,2,4-Trimethylbenzene	95636	63	17	9.5	9.8	<2.0	<2.0	2.7	<2.0		
1,3,5-Trimethylbenzene	108678	72	45	2.7	2.9	<2.0	<2.0	<1.0	<2.0		
Xylenes	1330207	280	41	18.0	20.0	<4.0	<4.0	4.5	<4.0		
Other VOCs	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL	<RL		
PAHs											
Various PAHs	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR		
Organochlorine Pesticides											
Various Pesticides	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR		
Organochlorine Herbicides											
Various Herbicides	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	NR	NR		
Inorganics											
Arsenic	7440382	10	10	NR	NR	NR	NR	NR	NR		
Barium*	7440393	2,000	670	NR	NR	NR	NR	NR	NR		
Cadmium *	7440439	5	2.5	NR	NR	NR	NR	NR	NR		
Chromium, Total*	7440473	100	100	NR	NR	NR	NR	NR	NR		
Copper*	7440508	1,000	13	NR	NR	NR	NR	NR	NR		
Lead*	7439921	4	14	NR	NR	NR	NR	NR	NR		
Mercury, Total	Varies	2	0.0013	NR	NR	NR	NR	NR	NR		
Selenium	7782492	50	5	NR	NR	NR	NR	NR	NR		
Silver	7440224	34	0.2 (M)	NR	NR	NR	NR	NR	NR		
Zinc*	7440666	2,400	170	NR	NR	NR	NR	NR	NR		

NOTES:

- Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
- Concentrations reported in ppb (parts per billion or ug/L).
- Detected results shown in **BOLD**. Exceedances are highlighted.
- * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/L as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
- <RL = Result less than laboratory reporting limit, NR = Analysis not requested, NLV = Not likely to volatilize under most conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with Constituent.
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- 2013 analytical data obtained from SME.

TABLE 2
GROUNDWATER ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels		Sample Identification, Sample Interval, and Date Collected	
		Drinking Water Criteria	GSI Criteria	M-12 GW 4'-9' 12/19/2013	M-17 GW 10'-15' 12/19/2013
VOCs					
Benzene	71432	5	200	<1.0	<1.0
n-Butylbenzene	104518	80	ID	<1.0	<1.0
Ethylbenzene	100414	74	18	<1.0	<1.0
n-Propylbenzene	103651	80	ID	<1.0	<1.0
Toluene	108883	790	270	<1.0	<1.0
1,2,3-Trimethylbenzene	NA	NA	NA	<1.0	<1.0
1,2,4-Trimethylbenzene	95636	63	17	<1.0	<1.0
1,3,5-Trimethylbenzene	108678	72	45	<1.0	<1.0
Xylenes	1330207	280	41	<3.0	<3.0
Other VOCs	Vw/C	Vw/C	Vw/C	<RL	<RL
PAHs					
Various PAHs	Vw/C	Vw/C	Vw/C	NR	NR
Organochlorine Pesticides					
Various Pesticides	Vw/C	Vw/C	Vw/C	NR	NR
Organochlorine Herbicides					
Various Herbicides	Vw/C	Vw/C	Vw/C	NR	NR
Inorganics					
Arsenic	7440382	10	10	NR	NR
Barium *	7440393	2,000	670	NR	NR
Cadmium *	7440439	5	2.5	NR	NR
Chromium, Total*	7440473	100	100	NR	NR
Copper*	7440508	1,000	13	NR	NR
Lead*	7439921	4	14	NR	NR
Mercury, Total	Varies	2	0.0013	NR	NR
Selenium	7782492	50	5	NR	NR
Silver	7440224	34	0.2 (M)	NR	NR
Zinc*	7440666	2,400	170	NR	NR

NOTES:

- Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
- Concentrations reported in ppb (parts per billion or ug/L).
- Detected results shown in **BOLD**. Exceedances are highlighted.
- * = GSI Protection was calculated for the indicated metals using the MDEQ spreadsheet for calculating GSI. A default water hardness value of 150 mg/L as CaCO₃ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
- <RL = Result less than laboratory reporting limit, NR = Analysis not requested, NLV = Not likely to volatilize under most conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with Constituent.
- M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.
- 2013 analytical data obtained from SME.

TABLE 2
GROUNDWATER ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels		Sample Identification, Sample Interval, and Date Collected							
		Drinking Water Criteria	GSI Criteria	SB1-GW 3/17/2011	SB2-GW 3/17/2011	SB2-GW (Filtered) 3/17/2011	SB3-GW 3/17/2011	SB3-GW (Duplicate) 3/17/2011	SB4-GW 3/17/2011		
VOCs											
Benzene	71432	5	200	<1.0	<1.0	NR	<1.0	<1.0	<1.0		
n-Butylbenzene	104518	80	ID	<1.0	<1.0	NR	<1.0	<1.0	<1.0		
Ethylbenzene	100414	74	18	<1.0	<1.0	NR	<1.0	<1.0	<1.0		
n-Propylbenzene	103651	80	ID	<1.0	<1.0	NR	<1.0	<1.0	<1.0		
Toluene	108883	790	270	<1.0	<1.0	NR	<1.0	<1.0	<1.0		
1,2,3-Trimethylbenzene	NA	NA	NA	<1.0	<1.0	NR	<1.0	<1.0	<1.0		
1,2,4-Trimethylbenzene	95636	63	17	<1.0	<1.0	NR	<1.0	<1.0	<1.0		
1,3,5-Trimethylbenzene	108678	72	45	<1.0	<1.0	NR	<1.0	<1.0	<1.0		
Xylenes	1330207	280	41	<3.0	<3.0	NR	<3.0	<3.0	<3.0		
Other VOCs	Vw/C	Vw/C	Vw/C	<RL	<RL	NR	<RL	<RL	<RL		
PAHs											
Various PAHs		Vw/C	Vw/C	NR	NR	NR	NR	NR	NR		
Organochlorine Pesticides											
Various Pesticides	Vw/C	Vw/C	Vw/C	NR	NR	NR	<RL	<RL	NR		
Organochlorine Herbicides											
Various Herbicides	Vw/C	Vw/C	Vw/C	NR	NR	NR	<RL	<RL	NR		
Inorganics											
Arsenic	7440382	10	10	<5.0	5.9	<5.0	<5.0	<5.0	<5.0		
Barium*	7440393	2,000	670	160.0	270.0	<100	<100	<100	520.0		
Cadmium *	7440439	5	2.5	<1.0	1.1	<1.0	<1.0	<1.0	2.2		
Chromium, Total*	7440473	100	100	<10	<10	<10	<10	<10	14.0		
Copper*	7440508	1,000	13	19.0	76.0	5.7	4.7	6.4	68.0		
Lead*	7439921	4	14	20.0	55.0	<3.0	<3.0	<3.0	38.0		
Mercury, Total	Varies	2	0.0013	<0.19	<0.19	<0.2	<0.19	<0.19	<0.19		
Selenium	7782492	50	5	<5.0	<5.0	<5.0	5.7	5.0	<5.0		
Silver	7440224	34	0.2 (M)	NR	NR	NR	NR	NR	NR		
Zinc*	7440666	2,400	170	<50	85.0	<50	<50	<50	67.0		

NOTES:

- Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
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- Detected results shown in **BOLD**. Exceedances are highlighted.
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- <RL = Result less than laboratory reporting limit, NR = Analysis not requested, NLV = Not likely to volatilize under most conditions, ID = Insufficient data to develop criterion, Vw/C = Varies with Constituent.
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- 2011 analytical data obtained from SME.

TABLE 2
GROUNDWATER ANALYTICAL RESULTS
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910
Triterra Project No. 16-1678

Analyzed Constituent	CAS Number	MDEQ Part 201 Generic Residential Cleanup Criteria and Screening Levels		Sample Identification, Sample Interval, and Date Collected			
		Drinking Water Criteria	GSI Criteria	SB4-GW (Filtered)	SB7-GW	SB12-GW	SB12-GW (Filtered)
				3/17/2011	3/18/2011	3/18/2011	3/18/2011
VOCs							
Benzene	71432	5	200	NR	<1.0	<1.0	NR
n-Butylbenzene	104518	80	ID	NR	<1.0	<1.0	NR
Ethylbenzene	100414	74	18	NR	<1.0	<1.0	NR
n-Propylbenzene	103651	80	ID	NR	<1.0	<1.0	NR
Toluene	108883	790	270	NR	1.2	<1.0	NR
1,2,3-Trimethylbenzene	NA	NA	NA	NR	<1.0	<1.0	NR
1,2,4-Trimethylbenzene	95636	63	17	NR	1.1	<1.0	NR
1,3,5-Trimethylbenzene	108678	72	45	NR	<1.0	<1.0	NR
Xylenes	1330207	280	41	NR	<3.0	<3.0	NR
Other VOCs	Vw/C	Vw/C	Vw/C	NR	<RL	<RL	NR
PAHs							
Various PAHs		Vw/C	Vw/C	NR	NR	NR	NR
Organochlorine Pesticides							
Various Pesticides	Vw/C	Vw/C	Vw/C	NR	<RL	NR	NR
Organochlorine Herbicides							
Various Herbicides	Vw/C	Vw/C	Vw/C	NR	<RL	NR	NR
Inorganics							
Arsenic	7440382	10	10	<5.0	<5.0	<5.0	<5.0
Barium*	7440393	2,000	670	160.0	200.0	190.0	130.0
Cadmium *	7440439	5	2.5	<1.0	<1.0	<1.0	<1.0
Chromium, Total*	7440473	100	100	<10	<10	<10	<10
Copper*	7440508	1,000	13	8.3	9.5	27.0	11.0
Lead*	7439921	4	14	<3.0	6.1	6.5	<3.0
Mercury, Total	Varies	2	0.0013	<0.2	<0.19	<0.19	<0.2
Selenium	7782492	50	5	<5.0	<5.0	5.2	5.4
Silver	7440224	34	0.2 (M)	NR	NR	NR	NR
Zinc*	7440666	2,400	170	<50	<50	<50	<50

NOTES:

- Analytical results compared to MDEQ criteria presented in Administrative Rules for Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, effective 12/30/2013.
- Concentrations reported in ppb (parts per billion or ug/L).
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EXHIBIT C

Table 4 – Tax Increment Financing Estimates

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

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

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

Table 4c - Impact of Tax Capture on Taxing Jurisdictions

Table 4d - Reimbursement of Eligible Activities & Disbursements

RED CEDAR REDEVELOPMENT PROJECT - LANSING, MICHIGAN

BROWNFIELD PLAN #72

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

Notes	Property Identification		Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the Brownfield Plan by Property Classification						Total Taxes Paid on Base Year/ ITV		Notes
			Land	Land Improve-ments	Building	Real Property Subtotal	Personal Property	Total	Real Property	Personal Property	
	Address	Tax Parcel Number									BASE YEAR = 2019
	203 S CLIPPERT ST (Former Red Cedar Golf Course)	33-01-01-14-426-001	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Estimated Value for 2019 Based on Actual Taxable Value for 2018 (as of 12/31/2017)
	Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-

RED CEDAR REDEVELOPMENT PROJECT - LANSING, MICHIGAN

BROWNFIELD PLAN #72

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

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS Also noted, if known, is the duration/expiration date of each millage levy. ¹	Real Property	Commercial Personal Property	Base Year	2019
		Millage Rate Paid	Millage Rate Paid	BP Year Number	0
-	CITY OF LANSING	-	-	-	-
-	City Operating - Lansing	19.4400	19.4400		\$ 0
-	City Debt - Lansing	0.2600	0.2600		\$ 0
-	<i>Subtotal of Local Government Unit (LGU): Annual</i>	<i>19.7000</i>	<i>19.7000</i>		<i>\$ 0</i>
-	INGHAM COUNTY	-	-	-	-
-	County Operating - General Operations	6.3876	6.3876		\$ 0
-	County Operating - Indigent Veterans Support	0.0330	0.0330		\$ 0
-	Potter Park Zoo & Potter Park (2016-20)	0.4100	0.4100		\$ 0
-	Public Transportation - Elderly & Disabled (2016-20)	0.6000	0.6000		\$ 0
-	Animal Control Shelter & Operating (2016-21)	0.2400	0.2400		\$ 0
-	911 System - Emergency Telephone Services (2016-19)	0.8500	0.8500		\$ 0
-	Juvenile Justice (2017-21)	0.6000	0.6000		\$ 0
-	Justice (new complex)	0.8500	0.8500		\$ 0
-	Farmland/Open Space Preservation (2019-28)	0.1400	0.1400		\$ 0
-	Health Care Services (through 2019)	0.3500	0.3500		\$ 0
-	Parks/Trails (through 2019)	0.5000	0.5000		\$ 0
-	Capital Region Airport Authority - CRAA	0.6990	0.6990		\$ 0
-	Capital Area Transportation Authority - CATA	3.0070	3.0070		\$ 0
-	LIBRARY	-	-	-	-
-	Capital Area District Libraries - CADL	1.5600	1.5600		\$ 0
-	INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-	-
-	ISD Operating	0.2000	0.2000		\$ 0
-	ISD Special Education	4.5062	4.5062		\$ 0
-	ISD Vocational Education	0.0000	0.0000		\$ 0
-	COMMUNITY COLLEGE	-	-	-	-
-	Lansing Community College - LCC	3.8072	3.8072		\$ 0
-	LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-
-	Lansing School District Debt (District #33020)	2.4000	2.4000		\$ 0
-	Lansing School District Debt (District #33020)	2.2500	2.2500		\$ 0
-	<i>Subtotal of Non-LGU Local: Annual</i>	<i>29.3900</i>	<i>29.3900</i>		<i>\$ 0</i>
-	<i>Total Local: Annual</i>	49.0900	49.0900		\$ 0
-	STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000		\$ 0
-	Local School Operating - LSO	17.9208	5.9208		\$ 0
-	Total State & Local School: Annual	23.9208	11.9208		\$ 0
-	TOTAL LOCAL and STATE & LOCAL SCHOOL: ANNUAL	73.0108	61.0108		\$ 0

Notes:

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

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

2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
0.00%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 16,386,617	16,632,416	16,881,902	17,135,131	17,392,158	17,653,040	17,917,836	18,186,603	18,459,402	18,736,293	19,017,338	19,302,598	19,592,137	19,886,019	20,184,309
\$ 682,776	\$ 10,241,635	\$ 13,655,514	13,860,347	14,068,252	14,279,276	14,493,465	14,710,867	14,931,530	15,155,503	15,382,835	15,613,578	15,847,781	16,085,498	16,326,781
\$ 2,659,990	\$ 3,324,988	3,374,862	3,425,485	3,476,868	3,529,021	3,581,956	3,635,685	3,690,221	3,745,574	3,801,757	3,858,784	3,916,666	3,975,416	4,035,047
\$ 24,569,762	\$ 35,112,025	\$ 38,898,959	\$ 39,482,443	\$ 40,074,680	\$ 40,675,800	\$ 41,285,937	\$ 41,905,226	\$ 42,533,805	\$ 43,171,812	\$ 43,819,389	\$ 44,476,680	\$ 45,143,830	\$ 45,820,987	\$ 46,508,302
\$ 3,675,566	\$ 4,900,754	4,974,266	5,048,880	5,124,613	5,201,482	5,279,504	5,358,697	5,439,077	5,520,664	5,603,473	5,687,526	5,772,838	5,859,431	5,947,322
\$ 3,095,213	\$ 4,126,951	4,188,855	4,251,688	4,315,464	4,380,195	4,445,898	4,512,587	4,580,276	4,648,980	4,718,714	4,789,495	4,861,338	4,934,258	5,008,272
\$ 6,770,779	\$ 9,027,705	\$ 9,163,121	\$ 9,300,568	\$ 9,440,076	\$ 9,581,678	\$ 9,725,403	\$ 9,871,284	\$ 10,019,353	\$ 10,169,643	\$ 10,322,188	\$ 10,477,021	\$ 10,634,176	\$ 10,793,689	\$ 10,955,594
\$ 1,338,843	1,358,926	1,379,310	1,399,999	1,420,999	1,442,314	1,463,949	1,485,908	1,508,197	1,530,820	1,553,782	1,577,089	1,600,745	1,624,756	1,649,128
\$ 479,381	486,572	493,870	501,278	508,798	516,430	524,176	532,039	540,019	548,120	556,341	564,686	573,157	581,754	590,480
\$ 410,898	417,062	423,318	429,667	436,112	442,654	449,294	456,033	462,874	469,817	476,864	484,017	491,277	498,646	506,126
\$ 684,830	695,103	705,529	716,112	726,854	737,757	748,823	760,055	771,456	783,028	794,773	806,695	818,795	831,077	843,544
\$ 2,913,952	\$ 2,957,662	\$ 3,002,027	\$ 3,047,057	\$ 3,092,763	\$ 3,139,154	\$ 3,186,242	\$ 3,234,035	\$ 3,282,546	\$ 3,331,784	\$ 3,381,761	\$ 3,432,487	\$ 3,483,975	\$ 3,536,234	\$ 3,589,278
\$ 34,254,494	\$ 47,097,392	\$ 51,064,107	\$ 51,830,068	\$ 52,607,519	\$ 53,396,632	\$ 54,197,581	\$ 55,010,545	\$ 55,835,703	\$ 56,673,239	\$ 57,523,338	\$ 58,386,188	\$ 59,261,980	\$ 60,150,910	\$ 61,053,174
34,254,494	47,097,392	51,064,107	51,830,068	52,607,519	53,396,632	54,197,581	55,010,545	55,835,703	56,673,239	57,523,338	58,386,188	59,261,980	60,150,910	61,053,174
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF
1.00	0.91	0.80	0.69	0.61	0.53	0.47	0.42	1.00	0.91	0.80	0.69	0.61	0.53	0.47
\$ 483,324	\$ 439,825	\$ 386,659	\$ 333,494	\$ 294,828	\$ 256,162	\$ 227,162	\$ 202,996	\$ 483,324	\$ 439,825	\$ 386,659	\$ 333,494	\$ 294,828	\$ 256,162	\$ 227,162
DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF
1.00	0.91	0.80	0.69	0.61	0.53	0.47	0.42	1.00	0.91	0.80	0.69	0.61	0.53	0.47
\$ 314,698	\$ 286,376	\$ 251,759	\$ 217,142	\$ 294,828	\$ 166,790	\$ 147,908	\$ 132,173	\$ 314,698	\$ 286,376	\$ 251,759	\$ 217,142	\$ 191,966	\$ 166,790	\$ 147,908
DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF
1.00	0.91	0.80	0.69	0.61	0.53	0.47	0.42	1.00	0.91	0.80	0.69	0.61	0.53	0.47
\$ 990,001	\$ 900,901	\$ 792,001	\$ 683,101	\$ 603,901	\$ 524,701	\$ 465,300	\$ 415,800	\$ 990,001	\$ 900,901	\$ 792,001	\$ 683,101	\$ 603,901	\$ 524,701	\$ 465,300
\$ 1,788,024	\$ 1,627,102	\$ 1,430,419	\$ 1,233,736	\$ 1,193,556	\$ 947,653	\$ 840,371	\$ 750,970	\$ 1,788,024	\$ 1,627,102	\$ 1,430,419	\$ 1,233,736	\$ 1,090,694	\$ 947,653	\$ 840,371
\$ 36,042,518	\$ 48,724,493	\$ 52,494,526	\$ 53,063,805	\$ 53,801,075	\$ 54,344,285	\$ 55,037,953	\$ 55,761,515	\$ 57,623,727	\$ 58,300,340	\$ 58,953,756	\$ 59,619,924	\$ 60,352,675	\$ 61,098,563	\$ 61,893,545
\$ 36,042,518	\$ 48,724,493	\$ 52,494,526	\$ 53,063,805	\$ 53,801,075	\$ 54,344,285	\$ 55,037,953	\$ 55,761,515	\$ 57,623,727	\$ 58,300,340	\$ 58,953,756	\$ 59,619,924	\$ 60,352,675	\$ 61,098,563	\$ 61,893,545

YEAR at 100%
COMPLETE

2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
17	18	19	20	21	22	23	24	25	26	27	28	29	30
1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
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20,487,074	20,794,380	21,106,296	21,422,890	21,744,233	22,070,397	22,401,453	22,737,475	23,078,537	23,424,715	23,776,085	24,132,727	24,494,718	24,862,138
16,571,682	16,820,258	17,072,561	17,328,650	17,588,580	17,852,408	18,120,194	18,391,997	18,667,877	18,947,895	19,232,114	19,520,596	19,813,405	20,110,606
4,095,572	4,157,006	4,219,361	4,282,652	4,346,891	4,412,095	4,478,276	4,545,450	4,613,632	4,682,836	4,753,079	4,824,375	4,896,741	4,970,192
\$ 47,205,927	\$ 47,914,015	\$ 48,632,726	\$ 49,362,217	\$ 50,102,650	\$ 50,854,190	\$ 51,617,002	\$ 52,391,257	\$ 53,177,126	\$ 53,974,783	\$ 54,784,405	\$ 55,606,171	\$ 56,440,264	\$ 57,286,868
6,036,532	6,127,080	6,218,987	6,312,271	6,406,955	6,503,060	6,600,606	6,699,615	6,800,109	6,902,111	7,005,642	7,110,727	7,217,388	7,325,649
5,083,396	5,159,647	5,237,041	5,315,597	5,395,331	5,476,261	5,558,405	5,641,781	5,726,408	5,812,304	5,899,488	5,987,980	6,077,800	6,168,967
\$ 11,119,928	\$ 11,286,727	\$ 11,456,028	\$ 11,627,868	\$ 11,802,286	\$ 11,979,321	\$ 12,159,010	\$ 12,341,395	\$ 12,526,516	\$ 12,714,414	\$ 12,905,130	\$ 13,098,707	\$ 13,295,188	\$ 13,494,616
1,673,864	1,698,972	1,724,457	1,750,324	1,776,579	1,803,227	1,830,276	1,857,730	1,885,596	1,913,880	1,942,588	1,971,727	2,001,303	2,031,322
599,338	608,328	617,453	626,714	636,115	645,657	655,342	665,172	675,149	685,277	695,556	705,989	716,579	727,328
513,718	521,424	529,245	537,184	545,242	553,420	561,721	570,147	578,700	587,380	596,191	605,134	614,211	623,424
856,197	869,040	882,075	895,306	908,736	922,367	936,202	950,246	964,499	978,967	993,651	1,008,556	1,023,684	1,039,040
\$ 3,643,117	\$ 3,697,764	\$ 3,753,230	\$ 3,809,528	\$ 3,866,671	\$ 3,924,671	\$ 3,983,542	\$ 4,043,295	\$ 4,103,944	\$ 4,165,503	\$ 4,227,986	\$ 4,291,406	\$ 4,355,777	\$ 4,421,113
\$ 61,968,971	\$ 62,898,506	\$ 63,841,984	\$ 64,799,613	\$ 65,771,607	\$ 66,758,182	\$ 67,759,554	\$ 68,775,948	\$ 69,807,587	\$ 70,854,701	\$ 71,917,521	\$ 72,996,284	\$ 74,091,228	\$ 75,202,597
61,968,971	62,898,506	63,841,984	64,799,613	65,771,607	66,758,182	67,759,554	68,775,948	69,807,587	70,854,701	71,917,521	72,996,284	74,091,228	75,202,597
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DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF
0.42	1.00	0.91	0.80	0.69	0.61	0.53	0.47	0.42	1.00	0.91	0.80	0.69	0.61
\$ 202,996	\$ 483,324	\$ 439,825	\$ 386,659	\$ 333,494	\$ 294,828	\$ 256,162	\$ 227,162	\$ 202,996	\$ 483,324	\$ 439,825	\$ 386,659	\$ 333,494	\$ 294,828
DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF
0.42	1.00	0.91	0.80	0.69	0.61	0.53	0.47	0.42	1.00	0.91	0.80	0.69	0.61
\$ 132,173	\$ 314,698	\$ 286,376	\$ 251,759	\$ 217,142	\$ 191,966	\$ 166,790	\$ 147,908	\$ 132,173	\$ 314,698	\$ 286,376	\$ 251,759	\$ 217,142	\$ 191,966
DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF	DF
0.42	1.00	0.91	0.80	0.69	0.61	0.53	0.47	0.42	1.00	0.91	0.80	0.69	0.61
\$ 415,800	\$ 990,001	\$ 900,901	\$ 792,001	\$ 683,101	\$ 603,901	\$ 524,701	\$ 465,300	\$ 415,800	\$ 990,001	\$ 900,901	\$ 792,001	\$ 683,101	\$ 603,901
\$ 750,970	\$ 1,788,024	\$ 1,627,102	\$ 1,430,419	\$ 1,233,736	\$ 1,090,694	\$ 947,653	\$ 840,371	\$ 750,970	\$ 1,788,024	\$ 1,627,102	\$ 1,430,419	\$ 1,233,736	\$ 1,090,694
\$ 62,719,941	\$ 64,686,530	\$ 65,469,085	\$ 66,230,032	\$ 67,005,344	\$ 67,848,876	\$ 68,707,207	\$ 69,616,319	\$ 70,558,557	\$ 72,642,724	\$ 73,544,623	\$ 74,426,703	\$ 75,324,965	\$ 76,293,291
\$ 62,719,941	\$ 64,686,530	\$ 65,469,085	\$ 66,230,032	\$ 67,005,344	\$ 67,848,876	\$ 68,707,207	\$ 69,616,319	\$ 70,558,557	\$ 72,642,724	\$ 73,544,623	\$ 74,426,703	\$ 75,324,965	\$ 76,293,291

RED CEDAR REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN #72

Table 4c - Impact of Tax Capture on Taxing Jurisdictions

AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS Also noted, if known, is the duration/expiration date of each millage levy. ¹		Real Property					Commercial Personal Property									
		Buildings, Improvements to Land & Land					Furniture & Fixtures, Machinery & Equipment; Other									
		Millage Rate Paid	Millages Not Allowed for Capture	Millage Rate Captured	% of Local/ Regional Millages Captured	% of All Millages Captured	Millage Rate Paid	Millages Not Allowed for Capture	Millage Rate Captured	% of Local/ Regional Millages Captured	% of All Millages Captured	Percent (%) of Millage Rate Captured	Calendar/ Tax Year	2019	2020	2021
													BP Year Number	0	0	1
		BP Years 1-End					BP Years 1-End					BP Years: All Years				
- CITY OF LANSING		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- City Operating - Lansing		19.4400	0.0000	19.4400	44.00%	28.55%	19.4400	0.0000	19.4400	44.00%	34.65%	100.00%	\$ 0	\$ 0	\$ 331,402	
- City Debt - Lansing		0.2600	0.2600	0.0000	0.00%	0.00%	0.2600	0.2600	0.0000	0.00%	0.00%	0.00%	\$ 0	\$ 0	\$ 0	
- Subtotal of Local Government Unit (LGU): Annual		19.7000	0.2600	19.4400	44.00%	28.55%	19.7000	0.2600	19.4400	44.00%	34.65%		\$ 0	\$ 0	\$ 331,402	
- Local Government Unit (LGU): Cumulative													\$ 0	\$ 0	\$ 331,402	
- INGHAM COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
- County Operating - General Operations		6.3876	0.0000	6.3876	14.46%	9.38%	6.3876	0.0000	6.3876	14.46%	11.39%	100.00%	\$ 0	\$ 0	\$ 108,892	
- County Operating - Indigent Veterans Support		0.0330	0.0000	0.0330	0.07%	0.05%	0.0330	0.0000	0.0330	0.07%	0.06%	100.00%	\$ 0	\$ 0	\$ 563	
- Potter Park Zoo & Potter Park (2016-20)		0.4100	0.0000	0.4100	0.93%	0.60%	0.4100	0.0000	0.4100	0.93%	0.73%	100.00%	\$ 0	\$ 0	\$ 6,989	
- Public Transportation - Elderly & Disabled (2016-20)		0.6000	0.0000	0.6000	1.36%	0.88%	0.6000	0.0000	0.6000	1.36%	1.07%	100.00%	\$ 0	\$ 0	\$ 10,228	
- Animal Control Shelter & Operating (2016-21)		0.2400	0.0000	0.2400	0.54%	0.35%	0.2400	0.0000	0.2400	0.54%	0.43%	100.00%	\$ 0	\$ 0	\$ 4,091	
- 911 System - Emergency Telephone Services (2016-19)		0.8500	0.0000	0.8500	1.92%	1.25%	0.8500	0.0000	0.8500	1.92%	1.52%	100.00%	\$ 0	\$ 0	\$ 14,490	
- Juvenile Justice (2017-21)		0.6000	0.0000	0.6000	1.36%	0.88%	0.6000	0.0000	0.6000	1.36%	1.07%	100.00%	\$ 0	\$ 0	\$ 10,228	
- Justice (new complex)		0.8500	0.0000	0.8500	1.92%	1.25%	0.8500	0.0000	0.8500	1.92%	1.52%	100.00%	\$ 0	\$ 0	\$ 14,490	
- Farmland/Open Space Preservation (2019-28)		0.1400	0.0000	0.1400	0.32%	0.21%	0.1400	0.0000	0.1400	0.32%	0.25%	100.00%	\$ 0	\$ 0	\$ 2,387	
- Health Care Services (through 2019)		0.3500	0.0000	0.3500	0.79%	0.51%	0.3500	0.0000	0.3500	0.79%	0.62%	100.00%	\$ 0	\$ 0	\$ 5,967	
- Parks/Trails (through 2019)		0.5000	0.0000	0.5000	1.13%	0.73%	0.5000	0.0000	0.5000	1.13%	0.89%	100.00%	\$ 0	\$ 0	\$ 8,524	
- Capital Region Airport Authority - CRAA		0.6990	0.0000	0.6990	1.58%	1.03%	0.6990	0.0000	0.6990	1.58%	1.25%	100.00%	\$ 0	\$ 0	\$ 11,916	
- Capital Area Transportation Authority - CATA		3.0070	0.0000	3.0070	6.81%	4.42%	3.0070	0.0000	3.0070	6.81%	5.36%	100.00%	\$ 0	\$ 0	\$ 51,262	
- LIBRARY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
- Capital Area District Libraries - CADL		1.5600	0.0000	1.5600	3.53%	2.29%	1.5600	0.0000	1.5600	3.53%	2.78%	100.00%	\$ 0	\$ 0	\$ 26,594	
- INTERMEDIATE SCHOOL DISTRICTS (ISD)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
- ISD Operating		0.2000	0.0000	0.2000	0.45%	0.29%	0.2000	0.0000	0.2000	0.45%	0.36%	100.00%	\$ 0	\$ 0	\$ 3,409	
- ISD Special Education		4.5062	0.0000	4.5062	10.20%	6.62%	4.5062	0.0000	4.5062	10.20%	8.03%	100.00%	\$ 0	\$ 0	\$ 76,819	
- ISD Vocational Education		0.0000	0.0000	0.0000	0.00%	0.00%	0.0000	0.0000	0.0000	0.00%	0.00%	0.00%	\$ 0	\$ 0	\$ 0	
- COMMUNITY COLLEGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
- Lansing Community College - LCC		3.8072	0.0000	3.8072	8.62%	5.59%	3.8072	0.0000	3.8072	8.62%	6.79%	100.00%	\$ 0	\$ 0	\$ 64,903	
- LOCAL SCHOOL MILLAGES: excludes State School millages		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
- Lansing School District Debt (District #33020)		2.4000	2.4000	0.0000	0.00%	0.00%	2.4000	2.4000	0.0000	0.00%	0.00%	0.00%	\$ 0	\$ 0	\$ 0	
- Lansing School District Debt (District #33020)		2.2500	2.2500	0.0000	0.00%	0.00%	2.2500	2.2500	0.0000	0.00%	0.00%	0.00%	\$ 0	\$ 0	\$ 0	
- Subtotal of Non-LGU Local: Annual		29.3900	4.6500	24.7400	56.00%	36.33%	29.3900	4.6500	24.7400	56.00%	44.10%		\$ 0	\$ 0	\$ 421,754	
- Non-LGU Local: Cumulative													\$ 0	\$ 0	\$ 421,754	
- Total Local Tax Capture: Annual		49.0900	4.9100	44.1800	100.00%	64.87%	49.0900	4.9100	44.1800	100.00%	78.75%		\$ 0	\$ 0	\$ 753,156	
- Total Local Tax Capture: Cumulative													\$ 0	\$ 0	\$ 753,156	
- STATE SCHOOL MILLAGES: excludes Local School millages		-	-	-	% of State School Millages Captured	% of All Millages Captured	-	-	-	% of State School Millages Captured	% of All Millages Captured	-	-	-	-	
- State Education Tax - SET		6.0000	0.0000	6.0000	25.08%	8.81%	6.0000	0.0000	6.0000	50.33%	10.70%	100.00%	\$ 0	\$ 0	\$ 102,285	
- Local School Operating - LSO		17.9208	0.0000	17.9208	74.92%	26.32%	5.9208	0.0000	5.9208	49.67%	10.55%	100.00%	\$ 0	\$ 0	\$ 305,504	
- Total State & Local School: Annual		23.9208	0.0000	23.9208	100.00%	35.13%	11.9208	0.0000	11.9208	100.00%	21.25%		\$ 0	\$ 0	\$ 407,788	
- Total State & Local School: Cumulative													\$ 0	\$ 0	\$ 407,788	
- TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL		73.0108	4.9100	68.1008	-	100.00%	61.0108	4.9100	56.1008	-	100.00%		\$ 0	\$ 0	\$ 1,160,944	
- TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: CUMULATIVE													\$ 0	\$ 0	\$ 1,160,944	
- Percentage of Local Millages/ Taxes Available & Captured		67.24%	-	64.87%	-	-										
- Percentage of State & Local School Millages/ Taxes Available & Captured		32.76%	-	35.13%	-	-										

Notes:

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

2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17

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\$ 700,667	\$ 947,204	\$ 1,020,494	\$ 1,031,560	\$ 1,045,893	\$ 1,056,453	\$ 1,069,938	\$ 1,084,004	\$ 1,120,205	\$ 1,133,359	\$ 1,146,061	\$ 1,159,011	\$ 1,173,256	\$ 1,187,756	\$ 1,203,211	\$ 1,219,276
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 700,667	\$ 947,204	\$ 1,020,494	\$ 1,031,560	\$ 1,045,893	\$ 1,056,453	\$ 1,069,938	\$ 1,084,004	\$ 1,120,205	\$ 1,133,359	\$ 1,146,061	\$ 1,159,011	\$ 1,173,256	\$ 1,187,756	\$ 1,203,211	\$ 1,219,276
\$ 1,032,069	\$ 1,979,273	\$ 2,999,766	\$ 4,031,327	\$ 5,077,220	\$ 6,133,673	\$ 7,203,610	\$ 8,287,614	\$ 9,407,820	\$ 10,541,178	\$ 11,687,239	\$ 12,846,250	\$ 14,019,506	\$ 15,207,263	\$ 16,410,473	\$ 17,629,749
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\$ 230,225	\$ 311,233	\$ 335,314	\$ 338,950	\$ 343,660	\$ 347,130	\$ 351,560	\$ 356,182	\$ 368,077	\$ 372,399	\$ 376,573	\$ 380,828	\$ 385,509	\$ 390,273	\$ 395,351	\$ 400,630
\$ 1,189	\$ 1,608	\$ 1,732	\$ 1,751	\$ 1,775	\$ 1,793	\$ 1,816	\$ 1,840	\$ 1,902	\$ 1,924	\$ 1,945	\$ 1,967	\$ 1,992	\$ 2,016	\$ 2,042	\$ 2,070
\$ 14,777	\$ 19,977	\$ 21,523	\$ 21,756	\$ 22,058	\$ 22,281	\$ 22,566	\$ 22,862	\$ 23,626	\$ 23,903	\$ 24,171	\$ 24,444	\$ 24,745	\$ 25,050	\$ 25,376	\$ 25,715
\$ 21,626	\$ 29,235	\$ 31,497	\$ 31,838	\$ 32,281	\$ 32,607	\$ 33,023	\$ 33,457	\$ 34,574	\$ 34,980	\$ 35,372	\$ 35,772	\$ 36,212	\$ 36,659	\$ 37,136	\$ 37,632
\$ 8,650	\$ 11,694	\$ 12,599	\$ 12,735	\$ 12,912	\$ 13,043	\$ 13,209	\$ 13,383	\$ 13,830	\$ 13,992	\$ 14,149	\$ 14,309	\$ 14,485	\$ 14,664	\$ 14,854	\$ 15,053
\$ 30,636	\$ 41,416	\$ 44,620	\$ 45,104	\$ 45,731	\$ 46,193	\$ 46,782	\$ 47,397	\$ 48,980	\$ 49,555	\$ 50,111	\$ 50,677	\$ 51,300	\$ 51,934	\$ 52,610	\$ 53,312
\$ 21,626	\$ 29,235	\$ 31,497	\$ 31,838	\$ 32,281	\$ 32,607	\$ 33,023	\$ 33,457	\$ 34,574	\$ 34,980	\$ 35,372	\$ 35,772	\$ 36,212	\$ 36,659	\$ 37,136	\$ 37,632
\$ 30,636	\$ 41,416	\$ 44,620	\$ 45,104	\$ 45,731	\$ 46,193	\$ 46,782	\$ 47,397	\$ 48,980	\$ 49,555	\$ 50,111	\$ 50,677	\$ 51,300	\$ 51,934	\$ 52,610	\$ 53,312
\$ 5,046	\$ 6,821	\$ 7,349	\$ 7,429	\$ 7,532	\$ 7,608	\$ 7,705	\$ 7,807	\$ 8,067	\$ 8,162	\$ 8,254	\$ 8,347	\$ 8,449	\$ 8,554	\$ 8,665	\$ 8,781
\$ 12,615	\$ 17,054	\$ 18,373	\$ 18,572	\$ 18,830	\$ 19,020	\$ 19,263	\$ 19,517	\$ 20,168	\$ 20,405	\$ 20,634	\$ 20,867	\$ 21,123	\$ 21,384	\$ 21,663	\$ 21,952
\$ 18,021	\$ 24,362	\$ 26,247	\$ 26,532	\$ 26,901	\$ 27,172	\$ 27,519	\$ 27,881	\$ 28,812	\$ 29,150	\$ 29,477	\$ 29,810	\$ 30,176	\$ 30,549	\$ 30,947	\$ 31,360
\$ 25,194	\$ 34,058	\$ 36,694	\$ 37,092	\$ 37,607	\$ 37,987	\$ 38,472	\$ 38,977	\$ 40,279	\$ 40,752	\$ 41,209	\$ 41,674	\$ 42,187	\$ 42,708	\$ 43,264	\$ 43,841
\$ 108,380	\$ 146,515	\$ 157,851	\$ 159,563	\$ 161,780	\$ 163,413	\$ 165,499	\$ 167,675	\$ 173,275	\$ 175,309	\$ 177,274	\$ 179,277	\$ 181,480	\$ 183,723	\$ 186,114	\$ 188,599
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\$ 56,226	\$ 76,010	\$ 81,891	\$ 82,780	\$ 83,930	\$ 84,777	\$ 85,859	\$ 86,988	\$ 89,893	\$ 90,949	\$ 91,968	\$ 93,007	\$ 94,150	\$ 95,314	\$ 96,554	\$ 97,843
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 7,209	\$ 9,745	\$ 10,499	\$ 10,613	\$ 10,760	\$ 10,869	\$ 11,008	\$ 11,152	\$ 11,525	\$ 11,660	\$ 11,791	\$ 11,924	\$ 12,071	\$ 12,220	\$ 12,379	\$ 12,544
\$ 162,415	\$ 219,562	\$ 236,551	\$ 239,116	\$ 242,438	\$ 244,886	\$ 248,012	\$ 251,273	\$ 259,664	\$ 262,713	\$ 265,657	\$ 268,659	\$ 271,961	\$ 275,322	\$ 278,905	\$ 282,629
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 137,221	\$ 185,504	\$ 199,857	\$ 202,025	\$ 204,831	\$ 206,900	\$ 209,540	\$ 212,295	\$ 219,385	\$ 221,961	\$ 224,449	\$ 226,985	\$ 229,775	\$ 232,614	\$ 235,641	\$ 238,787
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 891,692	\$ 1,205,444	\$ 1,298,715	\$ 1,312,799	\$ 1,331,039	\$ 1,344,478	\$ 1,361,639	\$ 1,379,540	\$ 1,425,611	\$ 1,442,350	\$ 1,458,516	\$ 1,474,997	\$ 1,493,125	\$ 1,511,578	\$ 1,531,246	\$ 1,551,691
\$ 1,313,445	\$ 2,518,889	\$ 3,817,604	\$ 5,130,403	\$ 6,461,441	\$ 7,805,919	\$ 9,167,558	\$ 10,547,098	\$ 11,972,709	\$ 13,415,059	\$ 14,873,575	\$ 16,348,572	\$ 17,841,697	\$ 19,353,275	\$ 20,884,522	\$ 22,436,213
\$ 1,592,358	\$ 2,152,648	\$ 2,319,208	\$ 2,344,359	\$ 2,376,932	\$ 2,400,930	\$ 2,431,577	\$ 2,463,544	\$ 2,545,816	\$ 2,575,709	\$ 2,604,577	\$ 2,634,008	\$ 2,666,381	\$ 2,699,334	\$ 2,734,457	\$ 2,770,967
\$ 2,345,514	\$ 4,498,162	\$ 6,817,370	\$ 9,161,729	\$ 11,538,661	\$ 13,939,591	\$ 16,371,168	\$ 18,834,712	\$ 21,380,528	\$ 23,956,237	\$ 26,560,814	\$ 29,194,822	\$ 31,861,203	\$ 34,560,538	\$ 37,294,995	\$ 40,065,962
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 216,255	\$ 292,347	\$ 314,967	\$ 318,383	\$ 322,806	\$ 326,066	\$ 330,228	\$ 334,569	\$ 345,742	\$ 349,802	\$ 353,723	\$ 357,720	\$ 362,116	\$ 366,591	\$ 371,361	\$ 376,320
\$ 624,454	\$ 853,657	\$ 923,579	\$ 936,141	\$ 949,836	\$ 962,521	\$ 976,240	\$ 990,279	\$ 1,011,207	\$ 1,025,264	\$ 1,039,333	\$ 1,053,632	\$ 1,068,480	\$ 1,083,563	\$ 1,099,097	\$ 1,114,980
\$ 840,710	\$ 1,146,004	\$ 1,238,546	\$ 1,254,524	\$ 1,272,642	\$ 1,288,587	\$ 1,306,467	\$ 1,324,848	\$ 1,356,949	\$ 1,375,066	\$ 1,393,056	\$ 1,411,351	\$ 1,430,596	\$ 1,450,155	\$ 1,470,459	\$ 1,491,300
\$ 1,248,498	\$ 2,394,502	\$ 3,633,048	\$ 4,887,571	\$ 6,160,213	\$ 7,448,800	\$ 8,755,268	\$ 10,080,116	\$ 11,437,066	\$ 12,812,131	\$ 14,205,187	\$ 15,616,539	\$ 17,047,135	\$ 18,497,289	\$ 19,967,748	\$ 21,459,047
\$ 2,433,068	\$ 3,298,652	\$ 3,557,754	\$ 3,598,883	\$ 3,649,574	\$ 3,689,517	\$ 3,738,044	\$ 3,788,392	\$ 3,902,766	\$ 3,950,775	\$ 3,997,633	\$ 4,045,360	\$ 4,096,977	\$ 4,149,489	\$ 4,204,915	\$ 4,262,267
\$ 3,594,012	\$ 6,892,664	\$ 10,450,418	\$ 14,049,301	\$ 17,698,874	\$ 21,388,392	\$ 25,126,436	\$ 28,914,828	\$ 32,817,594	\$ 36,768,368	\$ 40,766,001	\$ 44,811,361	\$ 48,908,338	\$ 53,057,827	\$ 57,262,743	\$ 61,525,009

2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	Total Tax Capture During Brownfield Plan Tax Capture Period
18	19	20	21	22	23	24	25	26	27	28	29	30	
-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 1,257,506	\$ 1,272,719	\$ 1,287,512	\$ 1,302,584	\$ 1,318,982	\$ 1,335,668	\$ 1,353,341	\$ 1,371,658	\$ 1,412,175	\$ 1,429,707	\$ 1,446,855	\$ 1,464,317	\$ 1,483,142	\$ 35,365,915
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 1,257,506	\$ 1,272,719	\$ 1,287,512	\$ 1,302,584	\$ 1,318,982	\$ 1,335,668	\$ 1,353,341	\$ 1,371,658	\$ 1,412,175	\$ 1,429,707	\$ 1,446,855	\$ 1,464,317	\$ 1,483,142	\$ 35,365,915
\$ 18,887,255	\$ 20,159,974	\$ 21,447,486	\$ 22,750,070	\$ 24,069,052	\$ 25,404,720	\$ 26,758,061	\$ 28,129,719	\$ 29,541,894	\$ 30,971,601	\$ 32,418,457	\$ 33,882,774	\$ 35,365,915	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 413,192	\$ 418,190	\$ 423,051	\$ 428,003	\$ 433,391	\$ 438,874	\$ 444,681	\$ 450,700	\$ 464,013	\$ 469,774	\$ 475,408	\$ 481,146	\$ 487,331	\$ 11,620,541
\$ 2,135	\$ 2,160	\$ 2,186	\$ 2,211	\$ 2,239	\$ 2,267	\$ 2,297	\$ 2,328	\$ 2,397	\$ 2,427	\$ 2,456	\$ 2,486	\$ 2,518	\$ 60,035
\$ 26,521	\$ 26,842	\$ 27,154	\$ 27,472	\$ 27,818	\$ 28,170	\$ 28,543	\$ 28,929	\$ 29,784	\$ 30,153	\$ 30,515	\$ 30,883	\$ 31,280	\$ 745,886
\$ 38,812	\$ 39,281	\$ 39,738	\$ 40,203	\$ 40,709	\$ 41,224	\$ 41,770	\$ 42,335	\$ 43,586	\$ 44,127	\$ 44,656	\$ 45,195	\$ 45,776	\$ 1,091,541
\$ 15,525	\$ 15,713	\$ 15,895	\$ 16,081	\$ 16,284	\$ 16,490	\$ 16,708	\$ 16,934	\$ 17,434	\$ 17,651	\$ 17,862	\$ 18,078	\$ 18,310	\$ 436,616
\$ 54,984	\$ 55,649	\$ 56,296	\$ 56,955	\$ 57,672	\$ 58,401	\$ 59,174	\$ 59,975	\$ 61,746	\$ 62,513	\$ 63,263	\$ 64,026	\$ 64,849	\$ 1,546,349
\$ 38,812	\$ 39,281	\$ 39,738	\$ 40,203	\$ 40,709	\$ 41,224	\$ 41,770	\$ 42,335	\$ 43,586	\$ 44,127	\$ 44,656	\$ 45,195	\$ 45,776	\$ 1,091,541
\$ 54,984	\$ 55,649	\$ 56,296	\$ 56,955	\$ 57,672	\$ 58,401	\$ 59,174	\$ 59,975	\$ 61,746	\$ 62,513	\$ 63,263	\$ 64,026	\$ 64,849	\$ 1,546,349
\$ 9,056	\$ 9,166	\$ 9,272	\$ 9,381	\$ 9,499	\$ 9,619	\$ 9,746	\$ 9,878	\$ 10,170	\$ 10,296	\$ 10,420	\$ 10,545	\$ 10,681	\$ 254,693
\$ 22,640	\$ 22,914	\$ 23,181	\$ 23,452	\$ 23,747	\$ 24,048	\$ 24,366	\$ 24,695	\$ 25,425	\$ 25,741	\$ 26,049	\$ 26,364	\$ 26,703	\$ 636,732
\$ 32,343	\$ 32,735	\$ 33,115	\$ 33,503	\$ 33,924	\$ 34,354	\$ 34,808	\$ 35,279	\$ 36,321	\$ 36,772	\$ 37,213	\$ 37,662	\$ 38,147	\$ 909,617
\$ 45,216	\$ 45,763	\$ 46,295	\$ 46,837	\$ 47,426	\$ 48,026	\$ 48,662	\$ 49,320	\$ 50,777	\$ 51,408	\$ 52,024	\$ 52,652	\$ 53,329	\$ 1,271,645
\$ 194,512	\$ 196,866	\$ 199,154	\$ 201,485	\$ 204,022	\$ 206,603	\$ 209,336	\$ 212,170	\$ 218,437	\$ 221,149	\$ 223,801	\$ 226,502	\$ 229,414	\$ 5,470,438
-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 100,911	\$ 102,132	\$ 103,319	\$ 104,528	\$ 105,844	\$ 107,183	\$ 108,601	\$ 110,071	\$ 113,323	\$ 114,730	\$ 116,106	\$ 117,507	\$ 119,018	\$ 2,838,006
-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 12,937	\$ 13,094	\$ 13,246	\$ 13,401	\$ 13,570	\$ 13,741	\$ 13,923	\$ 14,112	\$ 14,529	\$ 14,709	\$ 14,885	\$ 15,065	\$ 15,259	\$ 363,847
\$ 291,490	\$ 295,017	\$ 298,446	\$ 301,939	\$ 305,741	\$ 309,608	\$ 313,705	\$ 317,951	\$ 327,343	\$ 331,407	\$ 335,382	\$ 339,429	\$ 343,793	\$ 8,197,834
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 246,275	\$ 249,254	\$ 252,151	\$ 255,103	\$ 258,314	\$ 261,582	\$ 265,043	\$ 268,631	\$ 276,565	\$ 279,999	\$ 283,357	\$ 286,777	\$ 290,464	\$ 6,926,189
-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 1,600,345	\$ 1,619,705	\$ 1,638,531	\$ 1,657,712	\$ 1,678,581	\$ 1,699,816	\$ 1,722,308	\$ 1,745,619	\$ 1,797,181	\$ 1,819,494	\$ 1,841,317	\$ 1,863,540	\$ 1,887,496	\$ 45,007,857
\$ 24,036,558	\$ 25,656,263	\$ 27,294,794	\$ 28,952,506	\$ 30,631,087	\$ 32,330,904	\$ 34,053,211	\$ 35,798,830	\$ 37,596,011	\$ 39,415,505	\$ 41,256,822	\$ 43,120,361	\$ 45,007,857	-
\$ 2,857,851	\$ 2,892,424	\$ 2,926,043	\$ 2,960,296	\$ 2,997,563	\$ 3,035,484	\$ 3,075,649	\$ 3,117,277	\$ 3,209,356	\$ 3,249,201	\$ 3,288,172	\$ 3,327,857	\$ 3,370,638	\$ 80,373,773
\$ 42,923,813	\$ 45,816,237	\$ 48,742,280	\$ 51,702,576	\$ 54,700,139	\$ 57,735,623	\$ 60,811,272	\$ 63,928,549	\$ 67,137,905	\$ 70,387,106	\$ 73,675,278	\$ 77,003,135	\$ 80,373,773	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$ 388,119	\$ 392,815	\$ 397,380	\$ 402,032	\$ 407,093	\$ 412,243	\$ 417,698	\$ 423,351	\$ 435,856	\$ 441,268	\$ 446,560	\$ 451,950	\$ 457,760	\$ 10,915,406
\$ 1,137,778	\$ 1,153,733	\$ 1,169,730	\$ 1,185,985	\$ 1,202,818	\$ 1,219,916	\$ 1,237,496	\$ 1,255,454	\$ 1,280,359	\$ 1,298,453	\$ 1,316,621	\$ 1,335,079	\$ 1,354,148	\$ 32,165,338
\$ 1,525,897	\$ 1,546,548	\$ 1,567,110	\$ 1,588,017	\$ 1,609,911	\$ 1,632,160	\$ 1,655,194	\$ 1,678,805	\$ 1,716,216	\$ 1,739,721	\$ 1,763,181	\$ 1,787,029	\$ 1,811,908	\$ 43,080,744
\$ 22,984,945	\$ 24,531,492	\$ 26,098,603	\$ 27,686,619	\$ 29,296,530	\$ 30,928,690	\$ 32,583,883	\$ 34,262,689	\$ 35,978,905	\$ 37,718,626	\$ 39,481,807	\$ 41,268,835	\$ 43,080,744	-
\$ 4,383,748	\$ 4,438,972	\$ 4,493,153	\$ 4,548,313	\$ 4,607,474	\$ 4,667,644	\$ 4,730,843	\$ 4,796,083	\$ 4,925,571	\$ 4,988,922	\$ 5,051,353	\$ 5,114,886	\$ 5,182,546	\$ 123,454,516
\$ 65,908,757	\$ 70,347,729	\$ 74,840,882	\$ 79,389,195	\$ 83,996,669	\$ 88,664,313	\$ 93,395,156	\$ 98,191,238	\$ 103,116,810	\$ 108,105,732	\$ 113,157,085	\$ 118,271,971	\$ 123,454,516	-

**RED CEDAR REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN #72**

Table 4d - Reimbursement of Eligible Activities & Disbursements ¹

	DISBURSEMENTS TO BROWNFIELD REDEVELOPMENT AUTHORITY & MBRF			Totals	Calendar/ Tax Year	2019	2020	
Notes					BP Year Number	0	0	
-	State of Michigan Brownfield Redevelopment Fund (MBRF): Funded from the capture of the State Education Tax (SET) millages (if applicable) - Estimated State Education Tax (SET) Captured	50.00%	Percentage of SET capture that must be paid to the MBRF/ Michigan Dept. of Treasury per Act 381 of 1996	\$ 4,341,006		\$ -	\$ -	
-	Lansing/Local Brownfield Redevelopment Authority (LBRA): Reimbursement of Administration Expenses	2.50%	of Local Tax Capture per year during Brownfield Plan.	\$ 2,009,344	Annual:	\$ -	\$ -	
-		0.00%	of Local Tax Capture thereafter.		Cumulative:	\$ 0	\$ 0	
-	Lansing/Local Brownfield Redevelopment Authority (LBRA): Brownfield Plan & Work Plan Implementation (including Tracking, Recording and Compliance)	Local Tax Capture Amount	\$ 34,731	\$ 34,731	Annual - Local	\$ -	\$ -	
-	Breakdown of State School Tax Capture (SET) Breakdown of State School Tax Capture (LSO)	State School Tax Capture Amount	\$ 5,269	\$ 5,269	Annual-State School	\$ -	\$ -	
-		State Education Tax (SET)	25.08% \$1,322	\$ 1,322	Annual - SET	\$ -	\$ -	
-		Local School Operating (LSO)	74.92% \$3,947	\$ 3,947	Annual - LSO	\$ -	\$ -	
-		Total Tax Capture Amount	\$40,000	\$ 40,000	Annual - Total	\$ -	\$ -	
-	Lansing/Local Brownfield Revolving Fund (LBRF): Local Tax Capture	2.50%	of Local Tax Capture during Brownfield Plan.	\$ 2,009,344	Annual:	\$ -	\$ -	
-		0.00%	of Local Tax Capture thereafter.		Cumulative:	\$ 0	\$ 0	
-	Local Tax Increment: Annual Remaining Revenue Available for Reimbursement					\$ 0	\$ 0	
-	Local Tax Increment: Cumulative Remaining Revenue Available for Reimbursement					\$ 0	\$ 0	
-	State Education Tax (SET) Increment: Annual Remaining Revenue Available for Reimbursement					\$ 0	\$ 0	
-	State Local School Operating (LSO) Increment: Annual Remaining Revenue Available for Reimbursement					\$ 0	\$ 0	
-	Total State & Local School Tax Increment: Annual Remaining Revenue Available for Reimbursement					\$ 0	\$ 0	
-	Total State & Local School Tax Increment: Cumulative Remaining Revenue Available for Reimbursement					\$ 0	\$ 0	
-	Total of Local Tax Increment and State & Local School Tax Increment: Annual Remaining Revenue Available to Reimburse Developer					\$ 0	\$ 0	
-	Total of Local Tax Increment and State & Local School Tax Increment: Cumulative Remaining Revenue Available for Reimbursement					\$ 0	\$ 0	
				Year that Expenses Identified in the Eligible Activities Table Will Be Recognized ²				
Notes	REIMBURSEMENT OF ELIGIBLE ACTIVITIES	2018	2019	2020	Totals	Year of Tax Capture ²	2019	2020
-	Environmental Activities: Michigan Department of Environmental Quality (MDEQ)							
-	Local Tax Increment Reimbursement	\$ 32,231	\$ 1,290,109	\$ -	\$ 1,322,340		\$ 0	\$ 0
-	State & Local School Tax Increment Reimbursement (LSO & SET)	\$ 5,269	\$ 698,516	\$ -	\$ 703,785		\$ 0	\$ 0
-	TOTAL MDEQ REIMBURSEMENT (Eligible Costs)	\$ 37,500	\$ 1,988,625	\$ 0	\$ 2,026,125		\$ 0	\$ 0
-	Cumulative Reimbursement: MDEQ						\$ 0	\$ 0
-	Remaining Environmental Activities to be Reimbursed: with Local Taxes						\$ 32,231	\$ 1,322,340
-	Remaining Environmental Activities to be Reimbursed: with Non-Local Taxes, e.g., LSO & SET						\$ 5,269	\$ 703,785
-	Non-Environmental Activities: Michigan Strategic Fund (MSF)							
-	Local Tax Increment Reimbursement	\$ 132,231	\$ 75,822,262	\$ 1,312,789	\$ 77,267,282		\$ 0	\$ 0
-	State & Local School Tax Increment Reimbursement (LSO & SET)	\$ 5,269	\$ 39,992,214	\$ 710,796	\$ 40,708,279		\$ 0	\$ 0
-	TOTAL MSF REIMBURSEMENT (Eligible Costs)	\$ 137,500	\$ 115,814,476	\$ 2,023,585	\$ 117,975,561		\$ 0	\$ 0
-	Cumulative Reimbursement: MSF						\$ 0	\$ 0
-	Remaining Non-Environmental Activities to be Reimbursed: with Local Taxes						\$ 132,231	\$ 75,954,493
-	Remaining Non-Environmental Activities to be Reimbursed: with Non-Local Taxes, e.g., LSO & SET						\$ 5,269	\$ 39,997,483
-	TOTAL ANNUAL REIMBURSEMENT: MDEQ & MSF (Eligible Costs)	\$ 175,000	\$ 117,803,101	\$ 2,023,585	\$ 120,001,686		\$ 0	\$ 0
-	TOTAL CUMULATIVE REIMBURSEMENT: MDEQ & MSF (Eligible Costs)						\$ 0	\$ 0
-	Remaining Unreimbursed Balance						\$ 175,000	\$ 117,978,101
-	Surplus Revenue from Local Tax Increment =						\$ 0	\$ 0
-	Surplus Revenue from State & Local School Tax Increment =						\$ 0	\$ 0

Notes:

This Table is only part of the overall Brownfield Plan and should be used in conjunction with other information contained within the Plan, and within other documents, such as the Reimbursement Agreement, to administer the Plan. Please refer to the Brownfield Plan for specific administrative requirements.

The "Year of Tax Capture" indicates the year that any allowed tax increment will be captured by the Brownfield Plan, but not necessarily distributed as Reimbursement Payments; generally, Reimbursement Payments for Eligible Activities, Bonds, etc., will be distributed in the following year, but the specific terms and conditions of reimbursement will be subject to a Development Reimbursement Agreement with the local unit of government.

2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
\$ 51,142	\$ 108,128	\$ 146,173	\$ 157,484	\$ 159,191	\$ 161,403	\$ 163,033	\$ 165,114	\$ 167,285	\$ 172,871	\$ 174,901	\$ 176,861	\$ 178,860	\$ 181,058	\$ 183,296	\$ 185,681
\$ 18,829	\$ 39,809	\$ 53,816	\$ 57,980	\$ 58,609	\$ 59,423	\$ 60,023	\$ 60,789	\$ 61,589	\$ 63,645	\$ 64,393	\$ 65,114	\$ 65,850	\$ 66,660	\$ 67,483	\$ 68,361
\$ 18,829	\$ 58,638	\$ 112,454	\$ 170,434	\$ 229,043	\$ 288,467	\$ 348,490	\$ 409,279	\$ 470,868	\$ 534,513	\$ 598,906	\$ 664,020	\$ 729,871	\$ 796,530	\$ 864,013	\$ 932,375
\$ 34,731	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 5,269	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 1,322	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 3,947	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 18,829	\$ 39,809	\$ 53,816	\$ 57,980	\$ 58,609	\$ 59,423	\$ 60,023	\$ 60,789	\$ 61,589	\$ 63,645	\$ 64,393	\$ 65,114	\$ 65,850	\$ 66,660	\$ 67,483	\$ 68,361
\$ 18,829	\$ 58,638	\$ 112,454	\$ 170,434	\$ 229,043	\$ 288,467	\$ 348,490	\$ 409,279	\$ 470,868	\$ 534,513	\$ 598,906	\$ 664,020	\$ 729,871	\$ 796,530	\$ 864,013	\$ 932,375
\$ 680,767	\$ 1,512,741	\$ 2,045,016	\$ 2,203,248	\$ 2,227,141	\$ 2,258,085	\$ 2,280,884	\$ 2,309,998	\$ 2,340,367	\$ 2,418,525	\$ 2,446,924	\$ 2,474,348	\$ 2,502,308	\$ 2,533,062	\$ 2,564,368	\$ 2,597,734
\$ 680,767	\$ 2,193,507	\$ 4,238,523	\$ 6,441,771	\$ 8,668,912	\$ 10,926,997	\$ 13,207,881	\$ 15,517,878	\$ 17,858,245	\$ 20,276,770	\$ 22,723,694	\$ 25,198,042	\$ 27,700,350	\$ 30,233,412	\$ 32,797,780	\$ 35,395,514
\$ 49,821	\$ 108,128	\$ 146,173	\$ 157,484	\$ 159,191	\$ 161,403	\$ 163,033	\$ 165,114	\$ 167,285	\$ 172,871	\$ 174,901	\$ 176,861	\$ 178,860	\$ 181,058	\$ 183,296	\$ 185,681
\$ 301,556	\$ 624,454	\$ 853,657	\$ 923,579	\$ 936,141	\$ 949,836	\$ 962,521	\$ 976,240	\$ 990,279	\$ 1,011,207	\$ 1,025,264	\$ 1,039,333	\$ 1,053,632	\$ 1,068,480	\$ 1,083,563	\$ 1,099,097
\$ 351,377	\$ 732,582	\$ 999,830	\$ 1,081,062	\$ 1,095,332	\$ 1,111,239	\$ 1,125,554	\$ 1,141,354	\$ 1,157,564	\$ 1,184,078	\$ 1,200,165	\$ 1,216,195	\$ 1,232,492	\$ 1,249,538	\$ 1,266,859	\$ 1,284,778
\$ 351,377	\$ 1,083,959	\$ 2,083,789	\$ 3,164,852	\$ 4,260,184	\$ 5,371,423	\$ 6,496,977	\$ 7,638,331	\$ 8,795,895	\$ 9,979,973	\$ 11,180,137	\$ 12,396,332	\$ 13,628,824	\$ 14,878,362	\$ 16,145,221	\$ 17,429,999
\$ 1,032,144	\$ 2,245,323	\$ 3,044,846	\$ 3,284,310	\$ 3,322,473	\$ 3,369,324	\$ 3,406,438	\$ 3,451,351	\$ 3,497,930	\$ 3,602,604	\$ 3,647,088	\$ 3,690,543	\$ 3,734,799	\$ 3,782,600	\$ 3,831,227	\$ 3,882,512
\$ 1,032,144	\$ 3,277,467	\$ 6,322,312	\$ 9,606,623	\$ 12,929,096	\$ 16,298,420	\$ 19,704,858	\$ 23,156,209	\$ 26,654,140	\$ 30,256,743	\$ 33,903,831	\$ 37,594,374	\$ 41,329,174	\$ 45,111,774	\$ 48,943,000	\$ 52,825,512
2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
\$ 680,767	\$ 641,573	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 301,556	\$ 402,228	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 982,323	\$ 1,043,801	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 982,323	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125
\$ 641,573	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 402,228	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 871,167	\$ 2,045,016	\$ 2,203,248	\$ 2,227,141	\$ 2,258,085	\$ 2,280,884	\$ 2,309,998	\$ 2,340,367	\$ 2,418,525	\$ 2,446,924	\$ 2,474,348	\$ 2,502,308	\$ 2,533,062	\$ 2,564,368	\$ 2,597,734
\$ 49,821	\$ 330,354	\$ 999,830	\$ 1,081,062	\$ 1,095,332	\$ 1,111,239	\$ 1,125,554	\$ 1,141,354	\$ 1,157,564	\$ 1,184,078	\$ 1,200,165	\$ 1,216,195	\$ 1,232,492	\$ 1,249,538	\$ 1,266,859	\$ 1,284,778
\$ 49,821	\$ 1,201,521	\$ 3,044,846	\$ 3,284,310	\$ 3,322,473	\$ 3,369,324	\$ 3,406,438	\$ 3,451,351	\$ 3,497,930	\$ 3,602,604	\$ 3,647,088	\$ 3,690,543	\$ 3,734,799	\$ 3,782,600	\$ 3,831,227	\$ 3,882,512
\$ 49,821	\$ 1,251,342	\$ 4,296,188	\$ 7,580,498	\$ 10,902,971	\$ 14,272,295	\$ 17,678,733	\$ 21,130,084	\$ 24,628,015	\$ 28,230,619	\$ 31,877,707	\$ 35,568,249	\$ 39,303,049	\$ 43,085,649	\$ 46,916,876	\$ 50,799,388
\$ 77,267,282	\$ 76,396,114	\$ 74,351,099	\$ 72,147,851	\$ 69,920,710	\$ 67,662,625	\$ 65,381,741	\$ 63,071,743	\$ 60,731,377	\$ 58,312,851	\$ 55,865,928	\$ 53,391,580	\$ 50,889,272	\$ 48,356,210	\$ 45,791,842	\$ 43,194,108
\$ 40,658,458	\$ 40,328,105	\$ 39,328,274	\$ 38,247,212	\$ 37,151,880	\$ 36,040,641	\$ 34,915,087	\$ 33,773,733	\$ 32,616,169	\$ 31,432,091	\$ 30,231,926	\$ 29,015,732	\$ 27,783,240	\$ 26,533,702	\$ 25,266,843	\$ 23,982,065
\$ 1,032,144	\$ 2,245,323	\$ 3,044,846	\$ 3,284,310	\$ 3,322,473	\$ 3,369,324	\$ 3,406,438	\$ 3,451,351	\$ 3,497,930	\$ 3,602,604	\$ 3,647,088	\$ 3,690,543	\$ 3,734,799	\$ 3,782,600	\$ 3,831,227	\$ 3,882,512
\$ 1,032,144	\$ 3,277,467	\$ 6,322,312	\$ 9,606,623	\$ 12,929,096	\$ 16,298,420	\$ 19,704,858	\$ 23,156,209	\$ 26,654,140	\$ 30,256,743	\$ 33,903,831	\$ 37,594,374	\$ 41,329,174	\$ 45,111,774	\$ 48,943,000	\$ 52,825,512
\$ 118,969,542	\$ 116,724,219	\$ 113,679,373	\$ 110,395,063	\$ 107,072,590	\$ 103,703,266	\$ 100,296,828	\$ 96,845,476	\$ 93,347,546	\$ 89,744,942	\$ 86,097,854	\$ 82,407,311	\$ 78,672,512	\$ 74,889,912	\$ 71,058,685	\$ 67,176,173
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Estimated Capture
Period Ends for
Reimbursement

2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	Totals
17	18	19	20	21	22	23	24	25	26	27	28	29	30	-
\$ 188,160	\$ 194,060	\$ 196,407	\$ 198,690	\$ 201,016	\$ 203,547	\$ 206,122	\$ 208,849	\$ 211,676	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,341,006
\$ 69,274	\$ 71,446	\$ 72,311	\$ 73,151	\$ 74,007	\$ 74,939	\$ 75,887	\$ 76,891	\$ 77,932	\$ 80,234	\$ 81,230	\$ 82,204	\$ 83,196	\$ 84,266	\$ 2,009,344
\$ 1,001,649	\$ 1,073,095	\$ 1,145,406	\$ 1,218,557	\$ 1,292,564	\$ 1,367,503	\$ 1,443,391	\$ 1,520,282	\$ 1,598,214	\$ 1,678,448	\$ 1,759,678	\$ 1,841,882	\$ 1,925,078	\$ 2,009,344	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 34,731
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,269
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,322
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,947
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
\$ 69,274	\$ 71,446	\$ 72,311	\$ 73,151	\$ 74,007	\$ 74,939	\$ 75,887	\$ 76,891	\$ 77,932	\$ 80,234	\$ 81,230	\$ 82,204	\$ 83,196	\$ 84,266	\$ 2,009,344
\$ 1,001,649	\$ 1,073,095	\$ 1,145,406	\$ 1,218,557	\$ 1,292,564	\$ 1,367,503	\$ 1,443,391	\$ 1,520,282	\$ 1,598,214	\$ 1,678,448	\$ 1,759,678	\$ 1,841,882	\$ 1,925,078	\$ 2,009,344	-
\$ 2,632,419	\$ 2,714,958	\$ 2,747,803	\$ 2,779,741	\$ 2,812,281	\$ 2,847,685	\$ 2,883,710	\$ 2,921,867	\$ 2,961,413	\$ 3,048,888	\$ 3,086,741	\$ 3,123,763	\$ 3,161,464	\$ 3,202,106	\$ 76,320,353
\$ 38,027,933	\$ 40,742,891	\$ 43,490,694	\$ 46,270,435	\$ 49,082,716	\$ 51,930,401	\$ 54,814,111	\$ 57,735,978	\$ 60,697,391	\$ 63,746,279	\$ 66,833,020	\$ 69,956,783	\$ 73,118,247	\$ 76,320,353	-
\$ 188,160	\$ 194,060	\$ 196,407	\$ 198,690	\$ 201,016	\$ 203,547	\$ 206,122	\$ 208,849	\$ 211,676	\$ 435,856	\$ 441,268	\$ 446,560	\$ 451,950	\$ 457,760	\$ 6,573,078
\$ 1,114,980	\$ 1,137,778	\$ 1,153,733	\$ 1,169,730	\$ 1,185,985	\$ 1,202,818	\$ 1,219,916	\$ 1,237,496	\$ 1,255,454	\$ 1,280,359	\$ 1,298,453	\$ 1,316,621	\$ 1,335,079	\$ 1,354,148	\$ 32,161,390
\$ 1,303,140	\$ 1,331,838	\$ 1,350,140	\$ 1,368,420	\$ 1,387,001	\$ 1,406,364	\$ 1,426,038	\$ 1,446,345	\$ 1,467,130	\$ 1,716,216	\$ 1,739,721	\$ 1,763,181	\$ 1,787,029	\$ 1,811,908	\$ 38,734,469
\$ 18,733,138	\$ 20,064,976	\$ 21,415,116	\$ 22,783,537	\$ 24,170,537	\$ 25,576,902	\$ 27,002,939	\$ 28,449,284	\$ 29,916,414	\$ 31,632,630	\$ 33,372,351	\$ 35,135,532	\$ 36,922,561	\$ 38,734,469	-
\$ 3,935,558	\$ 4,046,796	\$ 4,097,943	\$ 4,148,161	\$ 4,199,282	\$ 4,254,050	\$ 4,309,748	\$ 4,368,211	\$ 4,428,543	\$ 4,765,104	\$ 4,826,462	\$ 4,886,944	\$ 4,948,493	\$ 5,014,014	\$ 115,054,822
\$ 56,761,071	\$ 60,807,867	\$ 64,905,810	\$ 69,053,971	\$ 73,253,253	\$ 77,507,303	\$ 81,817,051	\$ 86,185,262	\$ 90,613,805	\$ 95,378,908	\$ 100,205,371	\$ 105,092,315	\$ 110,040,808	\$ 115,054,822	-
2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	Totals
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,322,340
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 703,785
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,026,125
\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	\$ 2,026,125	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -
\$ 2,632,419	\$ 2,714,958	\$ 2,747,803	\$ 2,779,741	\$ 2,812,281	\$ 2,847,685	\$ 2,883,710	\$ 2,921,867	\$ 2,961,413	\$ 3,048,888	\$ 3,086,741	\$ 3,123,763	\$ 3,161,464	\$ 3,202,106	\$ 74,998,013
\$ 1,303,140	\$ 1,331,838	\$ 1,350,140	\$ 1,368,420	\$ 1,387,001	\$ 1,406,364	\$ 1,426,038	\$ 1,446,345	\$ 1,467,130	\$ 1,716,216	\$ 1,739,721	\$ 1,763,181	\$ 1,787,029	\$ 1,811,908	\$ 38,030,684
\$ 3,935,558	\$ 4,046,796	\$ 4,097,943	\$ 4,148,161	\$ 4,199,282	\$ 4,254,050	\$ 4,309,748	\$ 4,368,211	\$ 4,428,543	\$ 4,765,104	\$ 4,826,462	\$ 4,886,944	\$ 4,948,493	\$ 5,014,014	\$ 113,028,697
\$ 54,734,946	\$ 58,781,742	\$ 62,879,685	\$ 67,027,846	\$ 71,227,128	\$ 75,481,178	\$ 79,790,926	\$ 84,159,137	\$ 88,587,680	\$ 93,352,784	\$ 98,179,246	\$ 103,066,190	\$ 108,014,683	\$ 113,028,697	-
\$ 40,561,689	\$ 37,846,731	\$ 35,098,928	\$ 32,319,187	\$ 29,506,906	\$ 26,659,221	\$ 23,775,511	\$ 20,853,644	\$ 17,892,231	\$ 14,843,343	\$ 11,756,602	\$ 8,632,839	\$ 5,471,375	\$ 2,269,269	-
\$ 22,678,925	\$ 21,347,088	\$ 19,996,947	\$ 18,628,527	\$ 17,241,527	\$ 15,835,162	\$ 14,409,124	\$ 12,962,780	\$ 11,495,650	\$ 9,779,434	\$ 8,039,713	\$ 6,276,532	\$ 4,489,503	\$ 2,677,595	-
\$ 3,935,558	\$ 4,046,796	\$ 4,097,943	\$ 4,148,161	\$ 4,199,282	\$ 4,254,050	\$ 4,309,748	\$ 4,368,211	\$ 4,428,543	\$ 4,765,104	\$ 4,826,462	\$ 4,886,944	\$ 4,948,493	\$ 5,014,014	\$ 115,054,822
\$ 56,761,071	\$ 60,807,867	\$ 64,905,810	\$ 69,053,971	\$ 73,253,253	\$ 77,507,303	\$ 81,817,051	\$ 86,185,262	\$ 90,613,805	\$ 95,378,908	\$ 100,205,371	\$ 105,092,315	\$ 110,040,808	\$ 115,054,822	-
\$ 63,240,615	\$ 59,193,819	\$ 55,095,875	\$ 50,947,714	\$ 46,748,433	\$ 42,494,383	\$ 38,184,635	\$ 33,816,424	\$ 29,387,881	\$ 24,622,777	\$ 19,796,315	\$ 14,909,370	\$ 9,960,878	\$ 4,946,864	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Estimated Capture
Period Ends for
Reimbursement

EXHIBIT D

**Additional Project Information and Illustrations
Continental/Ferguson Lansing, LLC – Red Cedar Development Project
203 S. Clippert Street, Lansing MI
Brownfield Plan #72**

**Total Capital Investment and Jobs Projections
and
Project Illustrations**











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GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

February 14, 2019

Michael Brown, attorney
c/o Leo's Post, LLC
mbrown@cebhlaw.com

RID # 1902-02235 Reference/Transaction: Transfer Ownership 2018 Class C and SDM Licensed Business With Sunday Sales Permit (PM), Dance-Entertainment Permit, And Outdoor Service (1 Area) From Leo's Outpost, Inc. located at 600 S Pennsylvania, Lansing MI 48912, Ingham County

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

Applicant/Licensee: Leo's Post, LLC

Business address and phone number: 600 S Pennsylvania, Lansing MI 48912, Ingham County

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

Peter Cronk, 12760 Warm Creek Dr, DeWitt MI 48820- C. 517-899-9764

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

Lansing District Office (866) 813-0011

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

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

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

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. The licensee must obtain all other required state and local licenses, permits, and approvals before using this license for the sale of alcoholic liquor. Approval of this license by the Michigan Liquor Control Commission does not waive any of these requirements.

MICHIGAN LIQUOR CONTROL COMMISSION
Retail Licensing Division
(866) 813-0011

cc: Lansing City Clerk



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

February 8, 2019

Bar Mitena, LLC
Michael Luther
(mjluther@gmail.com)

Request ID # 1811-16186 Re: Transfer Ownership escrowed 2018 Class C licensed business with Dance-Entertainment Permit from Tini Bikinis-Lansing, LLC; transfer location from 511 E Hazal, Lansing; cancel existing Outdoor Service and request new Sunday Sales Permit (AM & PM).

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

Applicant/Licensee: Bar Mitena, LLC

Business address and phone number: 2001 E Michigan Ave, Lansing 48912

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

1. Jonathan Berlinski, 1123 Abbot, East Lansing 48823; C (517) 214-9795
2. Thomas Cochran, 624 W Grand River Ave, Williamston 48895; C (517) 862-6159
3. Justin King, 302 High St, Williamston 48895; C (734) 330-9371
4. Michael Luther, 1221 Buckingham, Haslett 48840
5. Matthew Martyn, 901 Cleveland, Lansing 48906, C (517) 214-9796

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MICHIGAN LIQUOR CONTROL COMMISSION
Retail Licensing Division
(866) 813-0011

cc: City of Lansing (city.clerk@lansingmi.gov)

**OFFICE OF THE CITY ATTORNEY****MEMORANDUM**

To: CHRIS SWOPE, Clerks Office
From: VENUS KUMAR, Paralegal
Subject: SPECIAL ASSESSMENTS CLAIM; Pontius Investment Portfolio 1, LLC
Date of Incident: September 26, 2018
Date: February 18, 2019

Attached is a Claim Form received by this office from Pontius Investment Portfolio 1, LLC for \$2,892.00 due to Trash violations at 1827 W. Holmes Rd.

This claim is being referred to General Services for consideration on the City Council's agenda because this claim exceeds \$2,500.00.

Thank you for your assistance.

/vmk
Attachments



RECEIVED JAN 16 2018
City of Lansing
 OFFICE OF THE CITY ATTORNEY

1672

Claims Review Committee Form

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

NAME: Pontus Investment Portfolio I LLC DATE: 1/16/2019
 MAILING ADDRESS: 875 Prospect St Suite 303 EMAIL: ahaley@pontuscapital.com
 CITY: La Jolla STATE: CA ZIP CODE: 92037
 TELEPHONE: Home (858) 356-5744 Work (858) 356-5744

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: 1827 W Homer Rd. Lansing PARCEL NO. 33-01-01-32-126-001
 DATE OF INCIDENT: 10/31/2018 AMOUNT YOU WERE BILLED: \$2892.00
 TOTAL AMOUNT YOU ARE CONTESTING: \$2892.00
 TYPE OF ASSESSMENT: Trash collection

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.

See attached letter.

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



City of Lansing
Office of the City Attorney
Fifth Floor, City Hall
Lansing, MI 48933
(517) 483-4320
FAX: (517) 483-4081

January 16, 2019

RE: Claims Review – Code Violations and Invoicing

Claims Review Committee,

Our company owns a single-family residential property in the city of Lansing. For the last four years the property has been occupied by an individual that had signed a lease to own contract. During the time of their occupancy the City of Lansing completed a trash clean up on the property. We as owners of the property were not aware of an issue or of the trash removal until we received an invoice from the City of Lansing. We would like to file the attached Claims Review Committee Form and have the violation removed or reduced. The individual that was occupying the property has since moved out and did not advise us of the trash removal. As we were not advised of the issue or given an opportunity to resolve it directly, we believe that the violation should be removed or reduced. The amount of the fine creates a financial hardship and represents nearly 15% of the overall value of the property.

Now that we are in possession of the property, we have taken steps to maintain the landscaping, remove any further debris and improve the overall appearance and condition of the house and surrounding property. This issue of trash and debris will no longer be an issue for the City of Lansing.

We would like to request removal or a reduction to the amount being requested by the City.

Please review the attached form and invoice. If any further documentation is required please reach out to me directly.

Thank you for your assistance and understanding in this matter.

Andrew Haley
Vice President
Pontus Capital
875 Prospect St. Suite 303
La Jolla, CA 92037
(P) 858-356-5744
(F) 858-356-5744
ahaley@pontuscapital.com

**CITY OF LANSING**

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

Call.

Bill To:

PONTUS INVESTMENT PORTFOLIO I LLC

875 PROSPECT ST SUITE # 303

LA JOLLA, CA 92037-4264

DUE DATE: 11/30/2018

INVOICE

11/05/2018

TOTAL AMOUNT DUE

\$ 2,892.00



Invoice Number	Record No.	Address	Amount Due
00122569	E18-09050	1827 W HOLMES RD	\$2892.00
10/31/2018			
Trash - Admin Fee			
Trash - Contractor Charge			

TOTAL DUE:

\$2892.00

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

Payment Information:

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

Septemur trash violation

\$ 2892.00

Clarke

517.483

5320

Appeals Process:

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

Other Information:

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

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

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

RECEIVED FEB 12 2018

DATE: 2/12/2019

PPN: 33-01-01-32-126-001
DATE SUBMITTED: 1/16/2019
ADDRESS OF VIOLATION: 1827 W. Holmes Road
LISTED TAXPAYER OF RECORD: Pontus Investment Portfolio 1 LLC
OTHER TAXPAYER OF RECORD:
CLAIMANT: Pontus Investment Portfolio 1 LLC
CLAIMANT'S ADDRESS: 875 Prospect St Suite #303
La Jolla, CA 92037-4264

1672

TYPE OF ACTIONS CONTESTED: Trash Removal
VIOLATION DATE: 9/26/2018
NOTIFICATION DATE: 9/26/2018
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$2,892.00
CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 18-T091 10/31/2018
AMOUNT OF CLAIM: \$2,892.00

ADDITIONAL ACTIONS CONTESTED:
VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT:
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE - INVOICE NO.:

HISTORY:	Grass Violation 9/26/2018	Trash Violation 9/26/2018

CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation on 9/26/2018 with a compliance due date of 10/03/2018. The Code Officer rechecked the property on 10/04/2018 the property was still in violation and it was submitted to the contractor. The contractor arrived on 10/31/2018 and called the Code Officer Gregg Scrimger who authorized the 45 yards of debris to be removed. Proper notification was sent to the owner at the same address the invoice was also sent to. This office has send another failure to register letter to the owner as well the City of Lansing does not recognize rent to they are considered rentals and this owner was advised of this back in 2016. This office would like to mention all the stumps that were removed had to be loaded taken to the contractors shop then chipped to meet the required size and then taken to the recycle area of the waste disposal company. This office recommends denial of the claim.



RECEIVED JAN 16 2019
City of Lansing
 OFFICE OF THE CITY ATTORNEY

1672

Claims Review Committee Form

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

NAME: Pontus Investment Portfolio I LLC DATE: 1/16/2019
 MAILING ADDRESS: 875 Prospect St Suite 303 EMAIL: ahaley@pontuscapital.com
 CITY: La Jolla STATE: CA ZIP CODE: 92037
 TELEPHONE: Home (858) 356-5744 Work (858) 356-5744

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: 1827 W Holmes Rd. Lansing PARCEL NO. 33-01-01-32-126-001
 DATE OF INCIDENT: 10/31/2018 AMOUNT YOU WERE BILLED: \$2892.00
 TOTAL AMOUNT YOU ARE CONTESTING: \$2892.00
 TYPE OF ASSESMENT: Trash collection

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.

See attached letter

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



City of Lansing
Office of the City Attorney
Fifth Floor, City Hall
Lansing, MI 48933
(517) 483-4320
FAX: (517) 483-4081

January 16, 2019

RE: Claims Review – Code Violations and Invoicing

Claims Review Committee,

Our company owns a single-family residential property in the city of Lansing. For the last four years the property has been occupied by an individual that had signed a lease to own contract. During the time of their occupancy the City of Lansing completed a trash clean up on the property. We as owners of the property were not aware of an issue or of the trash removal until we received an Invoice from the City of Lansing. We would like to file the attached Claims Review Committee Form and have the violation removed or reduced. The individual that was occupying the property has since moved out and did not advise us of the trash removal. As we were not advised of the issue or given an opportunity to resolve it directly, we believe that the violation should be removed or reduced. The amount of the fine creates a financial hardship and represents nearly 15% of the overall value of the property.

Now that we are in possession of the property, we have taken steps to maintain the landscaping, remove any further debris and improve the overall appearance and condition of the house and surrounding property. This issue of trash and debris will no longer be an issue for the City of Lansing.

We would like to request removal or a reduction to the amount being requested by the City.

Please review the attached form and invoice. If any further documentation is required please reach out to me directly.

Thank you for your assistance and understanding in this matter.

Andrew Haley
Vice President
Pontus Capital
875 Prospect St, Suite 303
La Jolla, CA 92037
(P) 858-356-5744
(F) 858-356-5744
ahaley@pontuscapital.com



CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

Call.

DUE DATE: 11/30/2018

INVOICE

11/05/2018

Bill To:

PONTUS INVESTMENT PORTFOLIO I LLC

875 PROSPECT ST SUITE # 303

LA JOLLA, CA 92037-4264

TOTAL AMOUNT DUE

\$28,892.00



Invoice Number	Record No	Address	Amount Due
00122569	E18-09050	1827 W HOLMES RD	\$28,892.00

10/31/2018

Trash - Admin Fee

Trash - Contractor Charge

TOTAL DUE:

\$28,892.00

Questions regarding this invoice: Contact CODE COMPLIANCE at 517.483.4361

Payment Information:

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

September trash violation

\$28,892.00

Clarke

517.483

5320

Appeals Process:

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

Other Information:

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

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

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



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: 10/31/2018

Due Date: 11/30/2018

Pay Invoice In Full



PONTUS INVESTMENT PORTFOLIO I LLC
 875 PROSPECT ST SUITE # 303
 LA JOLLA CA 92037-4264

Inv Number: 00122569

Parcel: 33-01-01-32-126-001

Address: 1827 W HOLMES RD



Parcel: 33-01-01-32-126-001

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00122569		E18-09050	1827 W HOLMES RD	\$2,892.00
Fee Details:				Balance
	Quantity	Description		
	1.000	Trash - Admin Fee		\$ 265.00
	2627.000	Trash - Contractor Charge		\$ 2,627.00
Total Amount Due:				\$ 2,892.00

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.
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Appeals Process:

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

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

INVOICE

BILL TO

Lansing Fire Department
316 N Capitol, Ste. C-1
Lansing, MI 48933-1238

INVOICE # 2281
DATE 10/30/2018

PROPERTY ADDRESS
1827 W Holmes RD

PARCEL NUMBER
33-01-01-32-126-001

ACTIVITY	QTY	RATE	AMOUNT
city:1hour 3 yards	1	175.00	175.00
first hour and 3 cubic yards			
city:add hours	10	150.00	1,500.00
any hours after 1			
city:add cy	35	22.00	770.00
any after 3			
city:class 2	7	26.00	182.00
construction material after 3			
10/22/18			
45 yards			
Greg Scrimger			

BALANCE DUE

\$2,627.00



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
1827 W HOLMES RD
LANSING, MI 48910

Violation Date: 09/26/2018
Violation Location: 1827 W HOLMES RD
Parcel No: 33-01-01-32-126-001
Compliance Due Date: October 03, 2018

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

Violation: Trash found in bags/boxes/barrels

Violation: Brush & Tree Limb debris

Violation: Carpeting/Carpet Padding debris

Violation: Deteriorated building materials

Violation: Deteriorated Lumber

Violation: Deteriorated furniture

Violation: Indoor type furniture in the outdoors

Violation: Shingle debris

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

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

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: **Greg Scrimger (517) 483 7620 greg.scrimger@lansingmi.gov**

"Equal Opportunity Employer"

Taxpayer's Copy



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

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

TRASH AND DEBRIS CORRECTION NOTICE

PONTUS INVESTMENT PORTFOLIO I LLC
875 PROSPECT ST SUITE # 303
LA JOLLA, CA 92037-4264

Violation Date: 09/26/2018
Violation Location: 1827 W HOLMES RD
Parcel No: 33-01-01-32-126-001
Compliance Due Date: October 03, 2018

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

Violation: Trash found in bags/boxes/barrels

Violation: Brush & Tree Limb debris

Violation: Carpeting/Carpet Padding debris

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Code Officer: Greg Scrimger (517) 483 7620 greg.scrimger@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

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

Trash Authorization Form

Submitted to: Eric Crutcher on 10/04/2018

TAXPAYER: PONTUS INVESTMENT PORTFOLIO I LLC, 875 PROSPECT ST SUITE # 303 LA
JOLLA, CA 92037-4264

Location of Work: **Enf Num: E18-09050**

Address: 1827 W HOLMES RD

Lot No:

Description:

Parcel No: 33-01-01-32-126-001

Remove Trash and Debris

Work Authorized:

Violation: Trash found in bags/boxes/barrels

Violation: Brush & Tree Limb debris

Violation: Carpeting/Carpet Padding debris

Violation: Deteriorated building materials

Violation: Deteriorated Lumber

Violation: Deteriorated furniture

Violation: Indoor type furniture in the outdoors

Violation: Shingle debris

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

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 3

This action is authorized by the Manager of Code Compliance

Authorized Cubic Yards: 25

Warning Comment:

**Vacant dwelling. Contact me about the site before going or when first getting to the site.
May have to adjust the hours & yards.GS**

Submitted By: Greg Scrimger (517) 483 7620

1827

10/22/2018 07:10

10/22/2018 07:11



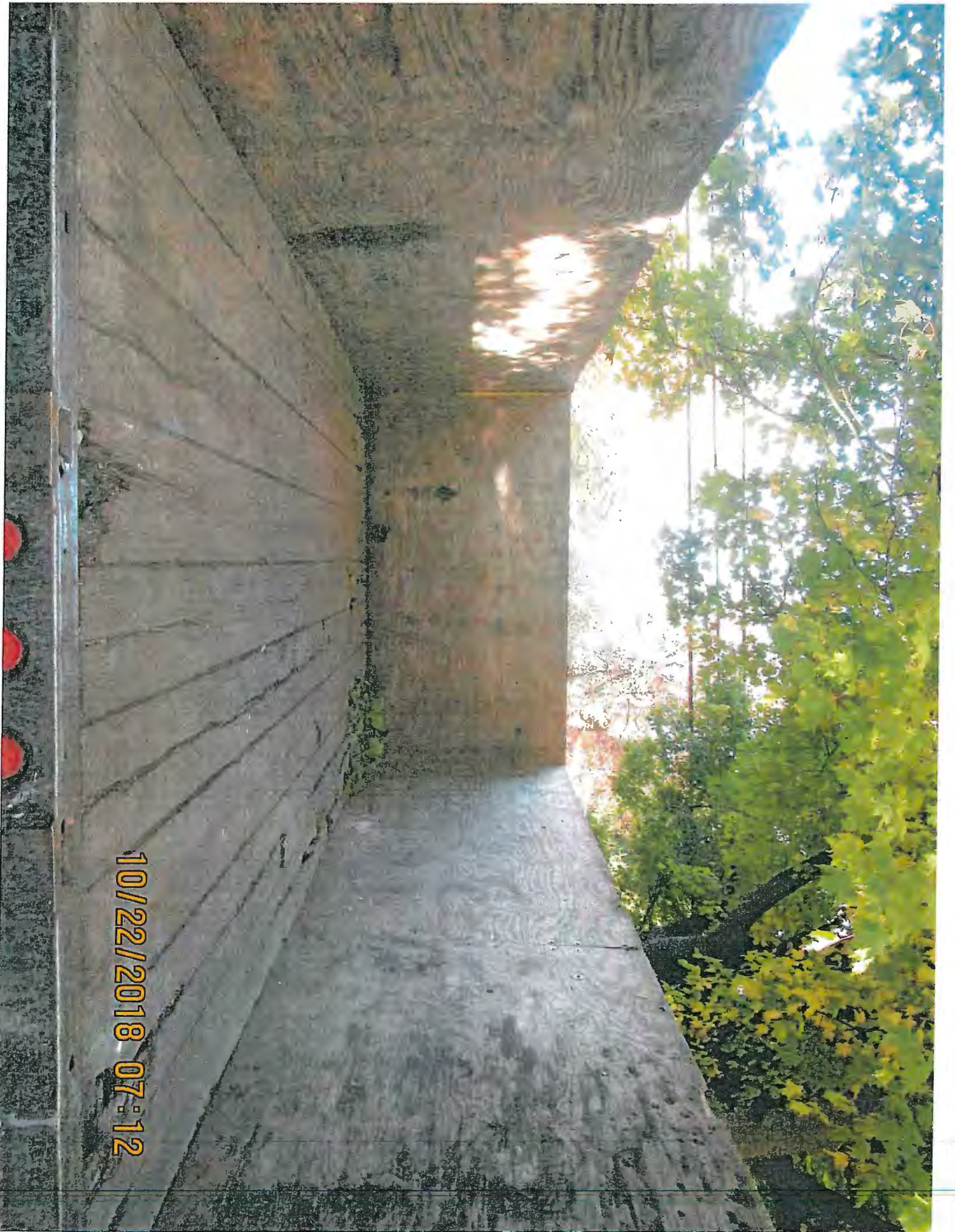
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10/22/2018 07:11



10/22/2018 07:12



10/22/2018 11:28



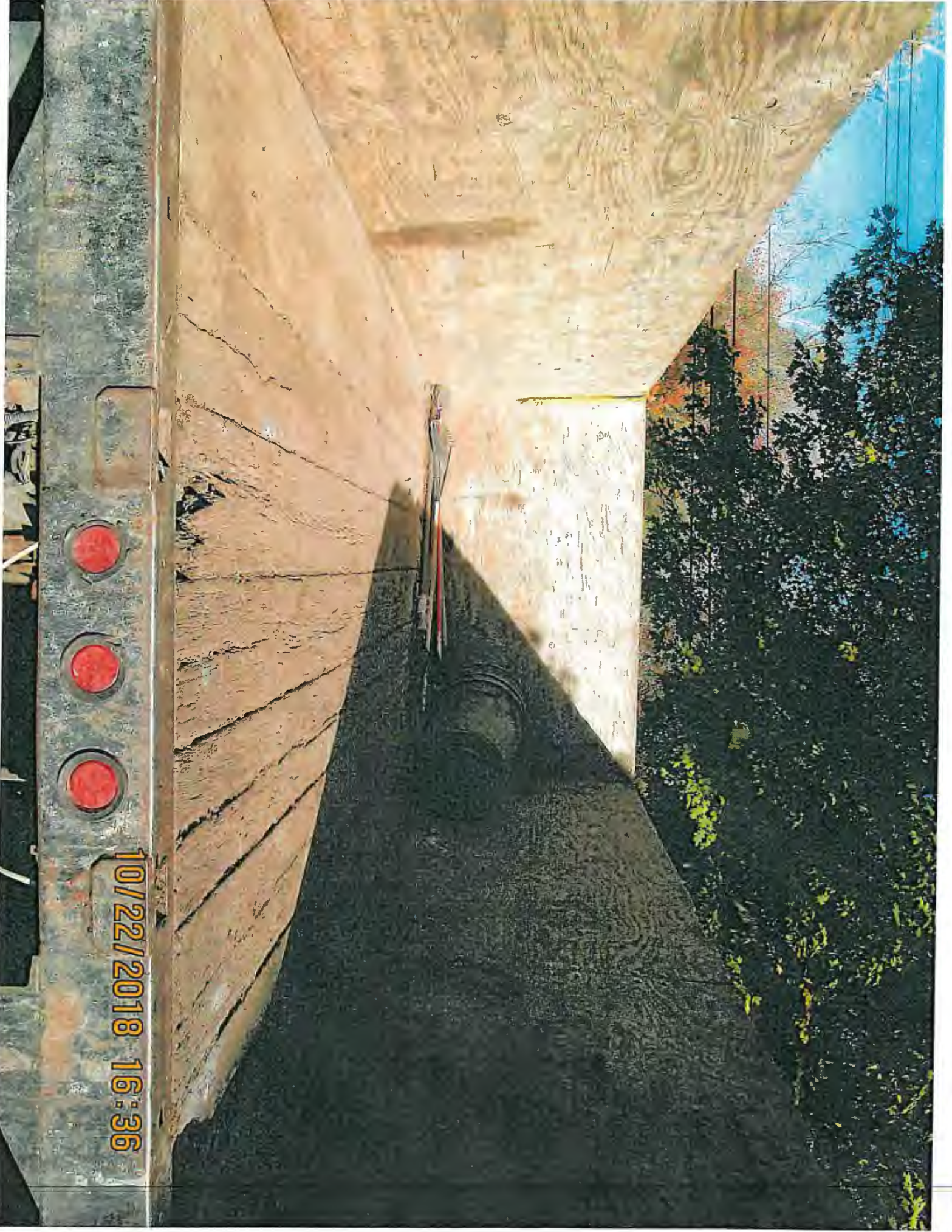
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10/22/2018 17:45



10/22/2018 17:45



10/22/2018 17:46

