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

REVISED AGENDA FOR MARCH 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, March 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 March 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 Payment in Lieu of Taxes (PILOT); 517 North Walnut, Walnut Apartments (PEND-787)

2. In consideration of Payment in Lieu of Taxes (PILOT); Ferris Manor, 516 West Saginaw Apartments (PEND-789)

3. In consideration of SLU-2-2018; Residential Use in the "I" Heavy Industrial District, 1609 N. Larch Street (PEND-746)

4. In consideration of Z-9-2018; Parcel No. 33-01-01-17-480-021, Rezoning from "C" Residential District to "F" Commercial District (PEND-742)

5. In consideration of Brownfield Plan #72; Red Cedar Development at 203 S. Clippert (PEND-790)

XIII. COUNCIL CONSIDERATION OF LEGISLATIVE MATTERS

A. REFERRAL OF PUBLIC HEARINGS

B. CONSENT AGENDA

1. BY COUNCIL MEMBERS DUNBAR, GARZA, HUSSAIN, JACKSON, SPADAFORE, SPITZLEY, WASHINGTON, WOOD

   a. Tribute; in recognition of the César E. Chávez Annual Dinner/Dance Scholarship (PEND-814)

   b. Tribute; in recognition of Cesar E. Chavez Memorial Observance (PEND-815)

   c. Tribute; in recognition of Tony Benavides for years of service and dedication to the City of Lansing (PEND-816)

2. BY VICE PRESIDENT SPADAFORE

   a. Setting a Public Hearing in consideration of Special Assessment; Glenburne Commons, Trash & Grass Abatement, Roll #GB-2018 (PEND-820)

3. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING

   a. Act-6-2019; Wise Road Parcel No. 33-01-05-06-202-021, Acquire for Davis Park (PEND-794)

   b. Act-7-2019; Willard Avenue Parcel No. 33-01-01-27-426-001, Acquire for Scott Woods (PEND-795)

   c. Act-8-2019; Hunters Ridge Parcel Number #23-50-40-25-451-022, Acquire for Hunters Ridge Park (PEND-796)

4. BY THE COMMITTEE ON GENERAL SERVICES

a. Fireworks Display License; Lansing Lugnuts & Melrose Pyrotechnics, Inc. at Thomas M. Cooley Law School Stadium, 505 E. Michigan Avenue on various dates (PEND-810)

5. BY THE COMMITTEE ON PUBLIC SAFETY

a. Orders to Make Safe or Demolish; 3815 Marion (PEND-761)

b. Orders to Make Safe or Demolish; 4704 Hughes Road (PEND-762)

c. Orders to Make Safe or Demolish; 434 S. Francis (PEND-763)

6. BY THE COMMITTEE ON WAYS AND MEANS

a. 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)

b. 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)

c. 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)

7. BY THE COMMITTEE OF THE WHOLE

a. Setting a Public Hearing in consideration of Red Cedar Development, Seventh Amendment to the Amended and Restated Real Estate Purchase and Development Agreement (PEND-799, 800)

b. Groesbeck Golf Course, Amend Resolution 2019-031 to update legal description (PEND-818)

c. Collective Bargaining Agreement; ratification of the Teamsters 214 contract

C. RESOLUTIONS FOR ACTION

D. REPORTS FROM COUNCIL COMMITTEES

E. ORDINANCES FOR INTRODUCTION and Setting of Public Hearings

1. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING

a. Z-1-2019; West 5,295.5 square feet of 901 Cleveland Street, Rezoning from B-Residential to F-Commercial District

b. Z-2-2019; 714 North Pine Street; Rezoning from C-Residential to D-1 Professional Office District

F. ORDINANCES FOR PASSAGE

1. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING

a. Payment in Lieu of Taxes (PILOT); Walnut Apartments, 517 North Walnut (PEND-786, 787)

b. Payment in Lieu of Taxes (PILOT); Ferris Manor Apartments, 516 West Saginaw (PEND-788, 789)

2. BY THE COMMITTEE ON PUBLIC SAFETY

a. Adoption of the 2015 International Property Maintenance Code (PEND- 676)

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. Non-Profit Recognition, League of Michigan Bicyclists

c. Determinations of the Elected Officers Compensation Commission regarding the Council President

d. Determinations of the Elected Officers Compensation Commission regarding the Council Vice President

e. Determinations of the Elected Officers Compensation Commission regarding the Council Members

f. Determinations of the Elected Officers Compensation Commission regarding the City Clerk

g. Determinations of the Elected Officers Compensation Commission regarding the Mayor

2. Letter(s) from the Mayor re:

a. Decertification of parts of Wilson Street, Linwood Street, Fernwood Avenue, Southgate Avenue, Pattengill Avenue and Whyte Street from the Act 51 Street System (PEND-811)

b. Act-10-2019, Simken Triangle Acquisition, 3427 Pleasant Grove (PEND-812)

c. Supplemental Appropriation; Real Estate Revenue from Waverly Park, Miller Road Center, Cooley-Haze House (PEND-813)

d. Funding Application; Michigan Department of Transportation (MDOT) Local Bridge Program for FY 2022 (PEND-817)

e. Outside Legal Council; Revised List for the City and Board of Water and Light (PEND-819)

f. Groesbeck Golf Course, Revised Resolution 2019-031 to update legal description (PEND-818)

g. Appointment; Emily Jefferson as an At-Large Member of the Board of Zoning Appeals for a term to expire June 30, 2021 (PEND-821)

h. Collective Bargaining Agreement; ratification of the Teamsters 214 contract

i. Community Development Block Grant (CDBG) Action Plan

B. COMMUNICATIONS AND PETITIONS, AND OTHER CITY RELATED MATTERS

XVI. MOTION OF EXCUSED ABSENCE

XVII. REMARKS BY COUNCIL MEMBERS

XVIII. REMARKS BY THE MAYOR OR EXECUTIVE ASSISTANT

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

XX. ADJOURNMENT

Chris Swope

CHRIS SWOPE, CITY CLERK

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

CITY OF LANSING
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, March 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, 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

For more information, please call Lansing City Council at 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
www.lansingmi.gov/Clerk **www.facebook.com/LansingClerkSwope**

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.

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 rental properties identified as the housing development project 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 Section 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 Section 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 located in Lansing at 517 North Walnut.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(h) Duration; Commencement of Construction.

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

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

SECTION 2. ALL ORDINANCES, RESOLUTIONS OR RULES, PARTS OF ORDINANCES, RESOLUTIONS OR RULES INCONSISTENT WITH THE PROVISIONS HEREOF ARE HEREBY REPEALED AS THEY PERTAIN TO THE 517 N. WALNUT APARTMENTS.

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

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

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)

Andy Schor, Mayor

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

Andy Schor, Mayor

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		

Andy Schor, Mayor

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

Andy Schor, Mayor

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)

Andy Schor, Mayor

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.

Signature of Authorized Representative
Name: Mikki Droste
Title: Director

Date: 2/19/19

Walnut Street/Ferris Manor

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

TABLE OF CONTENTS

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 1st 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

Income Target (AMI)	# Bedrooms	# Units	Net Rents
30-80% (average 60% or less)	1	20	$374-$690
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.)

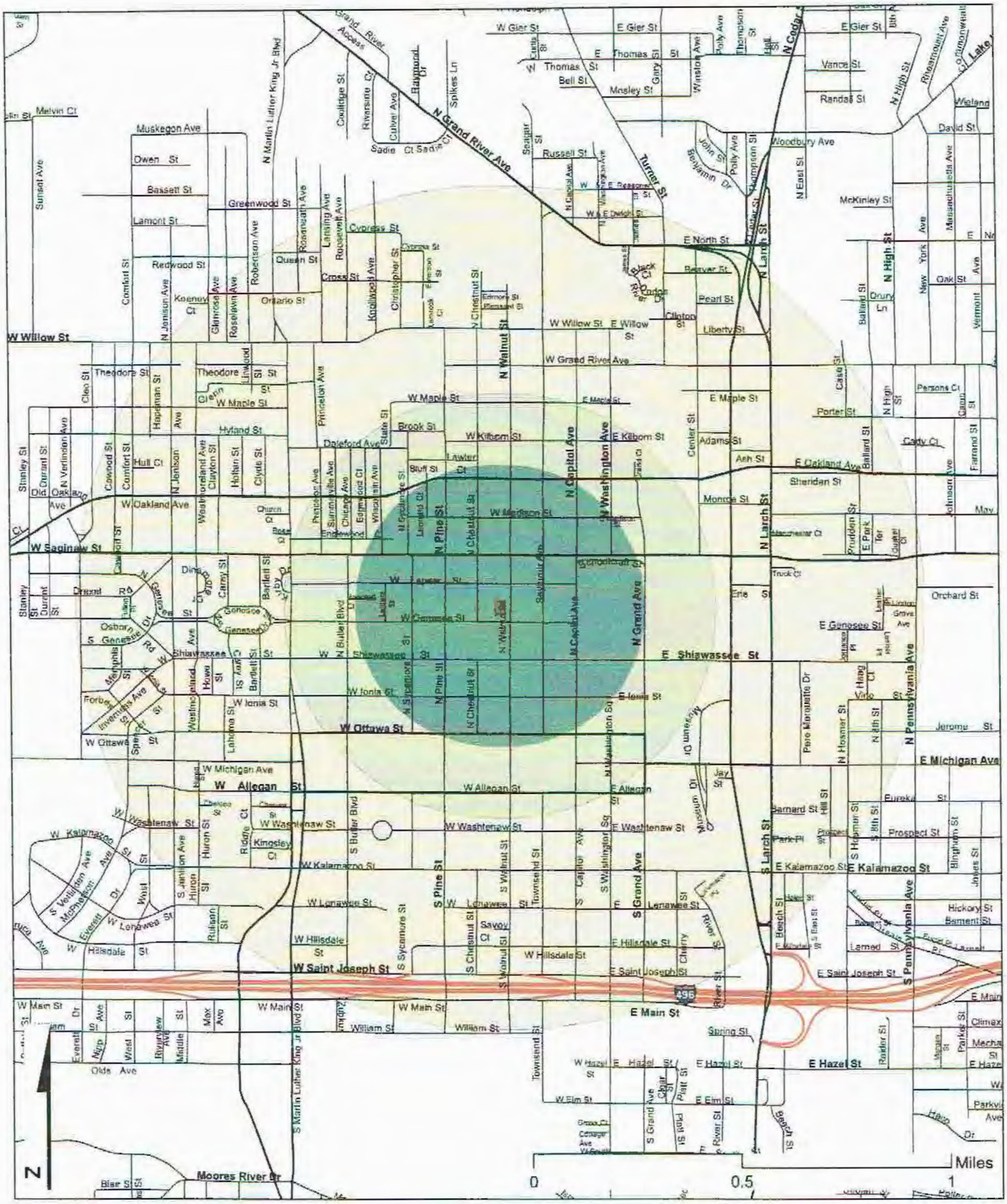
Phase I captures the effects that result directly from the construction activity itself and the local industries that contribute to it. The jobs, wages, and local taxes (including permit, utility connection and impact fees) generated by the actual development and construction of the property. These jobs 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

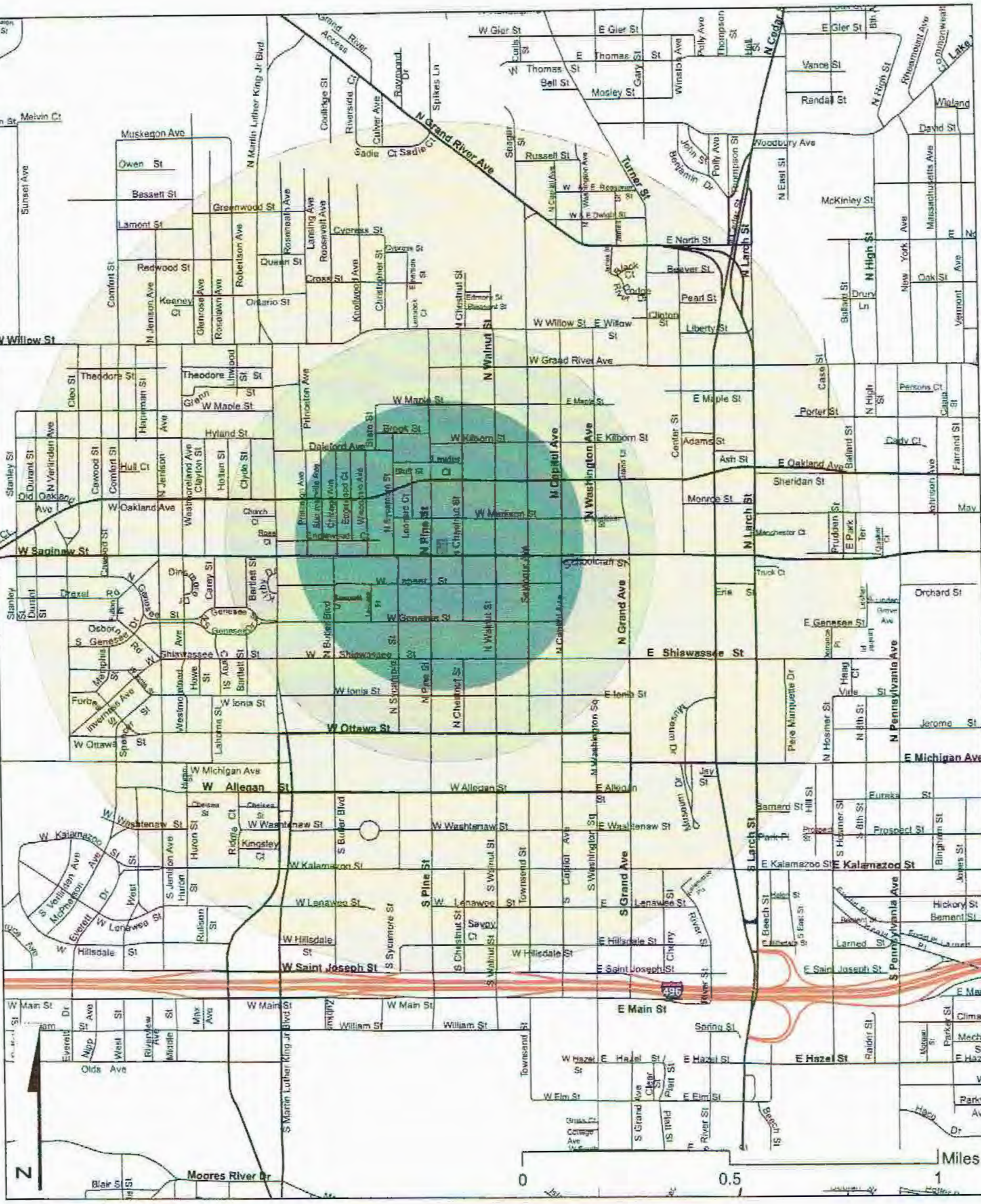
One Mile Buffer Zone

Site Location

Created By: A. Skelton GIS-IT
Date Created: 18 December 2018

CAHP Site Buffer Zones

516 W Saginaw



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

Created By: A. Skelton GIS-IT
Date Created: 18 December 2018

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
	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 & Causalty 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	**5,152**	**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**			

	Per Unit	Total	% in Basis	Included in Tax Credit Basis	Included in Historic TC Basis
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 (1MGRF 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**		**LIHTC Basis**	**Historic Basis**
15% of All Other Development Costs		met			
Total Development Cost	**128,481**	**4,111,387**		**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	
Transferred Reserves	3.59%	4,617	147,735
Other:	0.00%	0	
Other:	0.00%	0	
Deferred Developer Fee	5.90%	7,576	242,442
Total Permanent Sources			**4,111,387**

# of Units	Gap to Hard Debt Ratio
0.00	#DIV/0!
5.00	

Deferred Dev Fee
47.84%

Sources Equal Uses?	**Balanced**
Surplus/(Gap)	**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		**Value of LIHTC/TCAP**		
Acquisition	39,000	Acquisition	1,283	
Construction	4,204,865	Construction	378,438	Override
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	Override
QCT/DDA Basis Boost	120%	Equity Contribution	3,341,210	
Historic?	No			

Existing Reserve Analysis	
DCE Interest:	
Insurance:	
Taxes:	11,778
Rep. Reserv	73,222
ORC:	62,735
DCE Principal:	
Other:	

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**

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

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**

Override

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**

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
	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 & Causalty 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	**5,152**	**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**			

Project Reserves			Per Unit	Total	% in Basis	Included in Tax Credit Basis	Included in Historic TC Basis
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**			
15% of All Other Development Costs				met			
						LIHTC Basis	**Historic Basis**
Total Development Cost			**128,481**	**4,111,387**		**3,543,054**	**3,314,054**

TOTAL DEVELOPMENT SOURCES	% of TDC	Per Unit	Total
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	
Transferred Reserves:	3.59%	4,617	147,735
Other:	0.00%	0	
Other:	0.00%	0	
Deferred Developer Fee	5.90%	7,576	242,442
Total Permanent Sources			**4,111,387**

# of Units	Gap to Hard Debt Ratio
0.00	#DIV/0!
5.00	

Deferred Dev Fee
47.84%

Sources Equal Uses?	**Balanced**
Surplus/(Gap)	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		**Value of LIHTC/TCAP**		
Acquisition	39,000	Acquisition	1,283	
Construction	4,204,865	Construction	378,438	Override
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	Override
QCT/DDA Basis Boost	120%	Equity Contribution	3,341,210	
Historic?	No			

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

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**

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

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

Override

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**

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: Profesisonal 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) Analaysis

		Initial Deposit	1	2	3	4	5	6	7	8	9	10
Maintained Debt Coverage Ratio (Hard Debt)	1.00											
Maintained Operating Reserve (No Hard Debt)	250											
Initial Balance		**91,377**	91,377	94,119	96,942	99,850	102,846	105,931	109,109	112,382	115,754	119,227
Total Annual Draw to achieve 1.0 DCR			0	0	0	0	0	0	0	0	0	0
Total Annual Deposit to achieve Maintained DCR			0	0	0	0	0	0	0	0	0	0
Total 1.0 DCR and Maintained DCR			0	0	0	0	0	0	0	0	0	0
Interest			2,741	2,824	2,908	2,996	3,085	3,178	3,273	3,371	3,473	3,577
Ending Balance at Maintained DCR			94,119	96,942	99,850	102,846	105,931	109,109	112,382	115,754	119,227	122,803
Maintained Cash Flow Per Unit			1,366	1,242	1,111	974	830	759	682	601	515	423
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

			1	2	3	4	5	6	7	8	9	10
		36,269										
Required in Year:	1	Initital Deposit										
Initial Balance		**36,269**	36,269	37,358	38,478	39,633	40,822	42,046	43,308	44,607	45,945	47,323
Interest Income			1,088	1,121	1,154	1,189	1,225	1,261	1,299	1,338	1,378	1,420
Ending Balance			37,358	38,478	39,633	40,822	42,046	43,308	44,607	45,945	47,323	48,743

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: Profesisonal 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 Deposit										
Initial Balance				**91,377**	122,803	126,487	129,374	128,830	124,540	116,173	103,373	85,766	62,953	34,514
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			Initital Deposit										
Initial Balance				**36,269**	48,743	50,205	51,712	53,263	54,861	56,507	58,202	59,948	61,746	63,599
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

CITY OF LANSING
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, March 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, 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/Ferris Manor, pursuant to the provisions of the State Housing Development Authority Act of 1966, as amended.

For more information, please call Lansing City Council at 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
www.lansingmi.gov/Clerk **www.facebook.com/LansingClerkSwope**

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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(h) Duration; Commencement of Construction.

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

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

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

SECTION 2. ALL ORDINANCES, RESOLUTIONS OR RULES, PARTS OF ORDINANCES, RESOLUTIONS OR RULES INCONSISTENT WITH THE PROVISIONS HEREOF ARE HEREBY REPEALED AS THEY PERTAIN TO THE 516 W. SAGINAW APARTMENTS/FERRIS MANOR.

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

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

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

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)

Andy Schor, Mayor

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

Andy Schor, Mayor

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		

Andy Schor, Mayor

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

Andy Schor, Mayor

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)

Andy Schor, Mayor

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.

Signature of Authorized Representative
Name: Mikki Droste
Title: Director

Date: ___2/19/19____

Walnut Street/Ferris Manor

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

TABLE OF CONTENTS

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 1st 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

Income Target (AMI)	# Bedrooms	# Units	Net Rents
30-80% (average 60% or less)	1	20	$374-$690
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.)

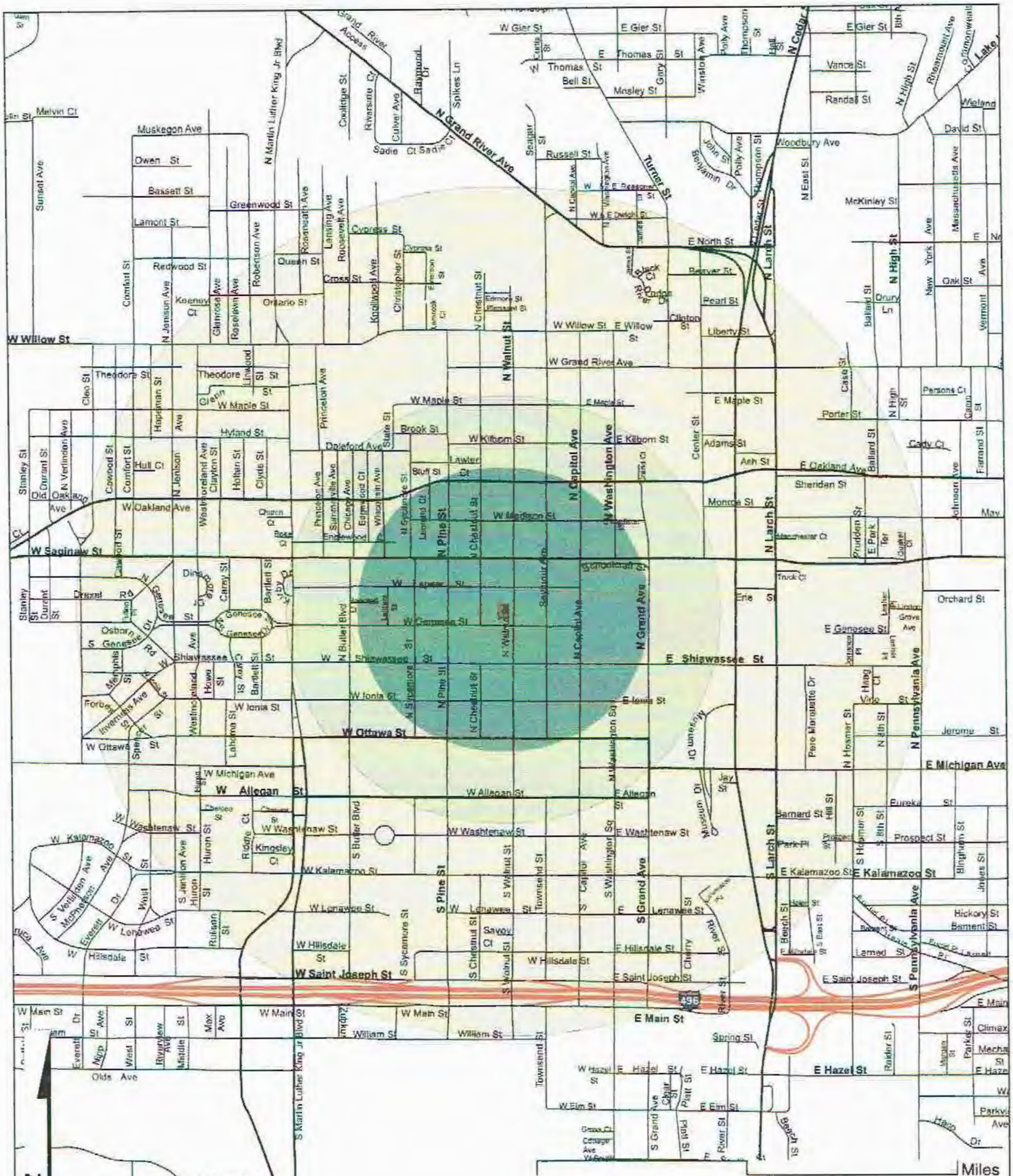
Phase I captures the effects that result directly from the construction activity itself and the local industries that contribute to it. The jobs, wages, and local taxes (including permit, utility connection and impact fees) generated by the actual development and construction of the property. These jobs 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



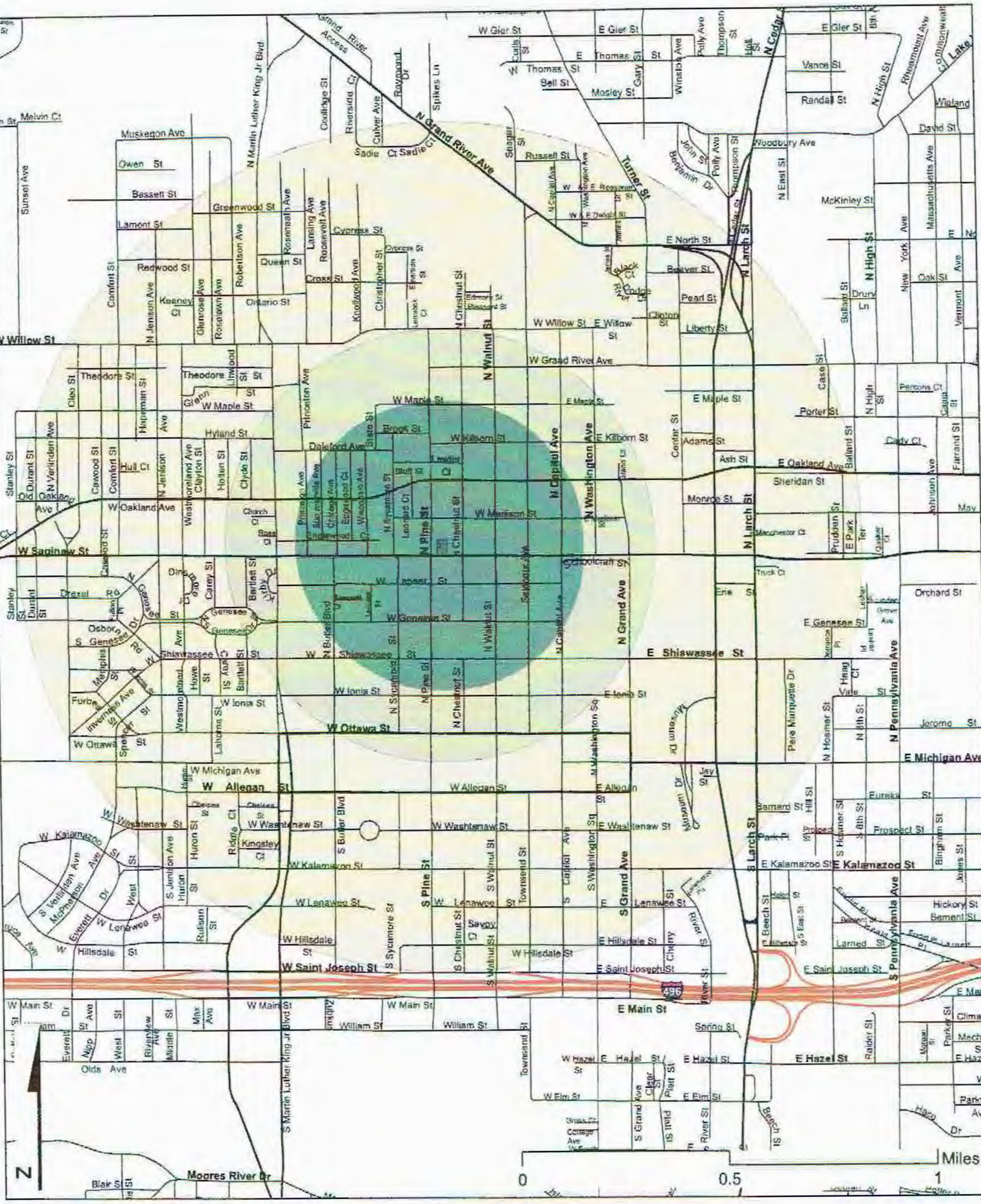
Freeway	1/3 Mile Buffer Zone
Freeway Onramp	1/2 Mile Buffer Zone
Main Arterial	One Mile Buffer Zone
Collector Road	

Site Location

Created By: A. Skelton GIS-IT
Date Created: 18 December 2018

CAHP Site Buffer Zones

516 W Saginaw



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

Created By: A. Skelton GIS-IT
Date Created: 18 December 2018

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
	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 & Causalty 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	**5,152**	**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	**7,583**	**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 Structures	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

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

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

Override

			Per Unit	Total	% in Basis	Included in Tax Credit Basis	Included in Historic TC Basis
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 (1MGRF		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**				
15% of All Other Development Costs				met			
						LIHTC Basis	**Historic Basis**
Total Development Cost			**128,481**	**4,111,387**		**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	
Transferred Reserves	3.59%	4,617	147,735
Other:	0.00%	0	
Other:	0.00%	0	
Deferred Developer Fee	5.90%	7,576	242,442
Total Permanent Sources			**4,111,387**

# of Units	Gap to Hard Debt Ratio
0.00	#DIV/0!
5.00	

Deferred Dev Fee
47.84%

Sources Equal Uses?	**Balanced**
Surplus/(Gap)	**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			**Value of LIHTC/TCAP**		
Acquisition	39,000		Acquisition	1,283	
Construction	4,204,865		Construction	378,438	Override
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	Override
QCT/DDA Basis Boost		120%	Equity Contribution	3,341,210	
Historic?		No			

Existing Reserve Analysis	
DCE Interest:	
Insurance:	
Taxes:	11,778
Rep. Reserve	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	
New Owner's Equity	**3,341,210**

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
		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 & Causalty 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	**5,152**	**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

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

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

Override

			Per Unit	Total	% in Basis	Included in Tax Credit Basis	Included in Historic TC Basis
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**				
15%	of All Other Development Costs			met			
						LIHTC Basis	**Historic Basis**
Total Development Cost			**128,481**	**4,111,387**		**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	
Transferred Reserves:	3.59%	4,617	147,735
Other:	0.00%	0	
Other:	0.00%	0	
Deferred Developer Fee	5.90%	7,576	242,442
Total Permanent Sources			**4,111,387**

# of Units	Gap to Hard Debt Ratio
0.00	#DIV/0!
5.00	

Deferred Dev Fee
47.84%

Sources Equal Uses?	**Balanced**
Surplus/(Gap)	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			**Value of LIHTC/TCAP**		
Acquisition	39,000		Acquisition	1,283	
Construction	4,204,865		Construction	378,438	Override
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	Override
QCT/DDA Basis Boost		120%	Equity Contribution	3,341,210	
Historic?		No			

Existing Reserve Analysis	
DCE Interest:	
Insurance:	
Taxes:	11,778
Rep. Reserve	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	
New Owner's Equity	3,341,210

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: Profesisonal 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) Analaysis

			1	2	3	4	5	6	7	8	9	10
Maintained Debt Coverage Ratio (Hard Debt)	1.00											
Maintained Operating Reserve (No Hard Debt)	250	Initial Deposit										
Initial Balance		91,377	91,377	94,119	96,942	99,850	102,846	105,931	109,109	112,382	115,754	119,227
Total Annual Draw to achieve 1.0 DCR			0	0	0	0	0	0	0	0	0	0
Total Annual Deposit to achieve Maintained DCR			0	0	0	0	0	0	0	0	0	0
Total 1.0 DCR and Maintained DCR			0	0	0	0	0	0	0	0	0	0
Interest			2,741	2,824	2,908	2,996	3,085	3,178	3,273	3,371	3,473	3,577
Ending Balance at Maintained DCR			94,119	96,942	99,850	102,846	105,931	109,109	112,382	115,754	119,227	122,803
Maintained Cash Flow Per Unit			1,366	1,242	1,111	974	830	759	682	601	515	423
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

			1	2	3	4	5	6	7	8	9	10
		36,269										
Required in Year:	1	Initital Deposit										
Initial Balance		36,269	36,269	37,358	38,478	39,633	40,822	42,046	43,308	44,607	45,945	47,323
Interest Income			1,088	1,121	1,154	1,189	1,225	1,261	1,299	1,338	1,378	1,420
Ending Balance			37,358	38,478	39,633	40,822	42,046	43,308	44,607	45,945	47,323	48,743

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: Profesisonal 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 Deposit										
Initial Balance				**91,377**	122,803	126,487	129,374	128,830	124,540	116,173	103,373	85,766	62,953	34,514
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	63,599
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

CITY OF LANSING
NOTICE OF PUBLIC HEARING

SLU-2-2018, 1609 N. Larch Street
Special Land Use Permit - Residential Use in the "H" Light Industrial District

The Lansing City Council will hold a public hearing on Monday, March 25, 2019 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider SLU-2-2018. This is a request by Adam Brewer, Larch Street, LLC, for a special land use permit to convert the building at 1609 N. Larch Street into residential apartments. Residential use is permitted in the "I" Heavy Industrial district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

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

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

SLU-2-2018
Residential Use in the “1” Heavy Industrial District
1609 N. Larch Street

WHEREAS, Adam Brewer, Larch Street, LLC has requested a Special Land Use permit to convert the building at 1609 N. Larch Street into residential apartments; and

WHEREAS, residential use is permitted in the "I" Heavy Industrial district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council; and

WHEREAS, a review was completed by staff evaluating the character, location and impact of the proposal on the surrounding area, the environment and public services as well as its consistency with the existing zoning and land use patterns in the area and with the objectives of the Design Lansing Comprehensive Plan; and

WHEREAS, the Planning Board held a public hearing on January 22, 2019, at which the applicant spoke in favor of the request and no other comments were received; and

WHEREAS, the Planning Board, at a special meeting held on January 22, 2019, voted (7-0) to recommend approval of SLU-2-2018, a Special Land Use permit to convert the building at 1609 N. Larch Street into residential apartments; and

WHEREAS, the City Council held a public hearing regarding SLU-2-2018 on ______________________, 2019; and

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

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-2-2018, a Special Land Use permit to convert the building at 1609 N. Larch Street into residential apartments.

BE IT FURTHER RESOLVED that this Special Land Use permit shall remain in effect only so long as the petitioner fully complies with this resolution, and if the petitioner fails to comply, the Special Land Use permit may be terminated by City Council Resolution.

BE IT FINALLY RESOLVED that in granting this request, the City Council determines the following:

1. The proposed residential use is compatible with the essential character of the surrounding area, as designed.

2. The proposed residential use will not change the essential character of the surrounding area.
3. The proposed residential use will not interfere with the general enjoyment of adjacent properties.
4. The proposed residential use will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.
5. The proposed residential use will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed residential use can be adequately served by essential public facilities and services.
7. The proposed residential use will not place any demands on public services and facilities in excess of current capacities.
8. The proposed residential use is consistent with the intent and purposes of the Zoning Code and the Design Lansing Master Plan.
9. The proposed residential use will comply with the requirements of the “I” Heavy Industrial District.

GENERAL INFORMATION

APPLICANT/OWNER:	Adam Brewer Larch Street, LLC 2547 W. Main Street Lansing, MI 48917
REQUESTED ACTION:	Special Land Use Permit for residential use in the "H" Light Industrial District
EXISTING LAND USE:	Vacant Board of Water & Light power substation building
EXISTING ZONING:	"I" Heavy Industrial District
PROPOSED ZONING:	No change
PROPERTY SIZE & SHAPE:	Irregular Shape, 11,238 square feet - .25 acres
SURROUNDING LAND USE:	N: Vacant, Freeway Right-of-Way S: Parking Lot E: Manufacturing Facility W: Manufacturing Facility
SURROUNDING ZONING:	N: "I" Heavy Industrial District S: "I" Heavy Industrial District E: "I" Heavy Industrial District W: "I" Heavy Industrial District
MASTER PLAN DESIGNATION:	The Design Lansing Master Plan designates the subject property for general industrial land use. N. Larch Street is designated as a principal arterial.

Request

This is a request by Adam Brewer, Larch Street, LLC, for a special land use permit to convert the building at 1609 N. Larch Street into residential apartments. Residential use is permitted in the "I" Heavy Industrial district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

AGENCY RESPONSES:

BWL:	See attached.
Building Safety:	The Building Safety Office has no objections. This project will be subject to site and building plan reviews.
Development:	
Fire Marshal:	
Parks & Recreation:	No comments.
Public Service:	No objections. The developer should submit an estimated sanitary\ sewer usage to this department to ensure there is adequate capacity for the prospective development. The site will require a site plan for review.
Transportation:	

ANALYSIS

Section 1282.03(f)(1)-(2) sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.

1. **Is the proposed special land use designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area?**

   The applicant purchased the subject property from the City in 2018, following approval of an Act 33 request (Act-3-2018) authorizing its disposition. The property contains a 2-story, 5,040 square foot masonry building that was formerly used as a Board of Water & Light electrical substation. The building has been vacant for more than 10 years. The applicant proposes to convert the building into 5 residential apartments. Since the property is zoned "I" Heavy Industrial, a special land use permit is required for the proposed residential use.

   The subject property is located in an area that is entirely zoned heavy industrial and being used exclusively for heavy industrial uses. Given the nature of the surrounding area, the ideal use of the building would be for some type of industrial business. The building and the site, however, are too small to reasonably accommodate an industrial business and thus, without a special land use permit to allow for residential use, the building may continue to sit vacant which is not beneficial to the area in which it is located.

2. **Will the proposed special land use change the essential character of the surrounding area?**

Converting the building at 1609 N. Larch Street into residential apartments will not necessarily change the character of the surrounding area. The applicant's proposal will introduce a residential use into an industrial area, however, the building and its appearance will be preserved. The small size of the site and the building present significant challenges with regard to its reuse. Allowing the building to be converted to residential apartments will make use of the building so that it does not continue to sit vacant and further deteriorate over time.

3. Will the proposed special land use interfere with the enjoyment of adjacent property?

Residential use of the site will not interfere with the enjoyment of adjacent properties. The surrounding properties are industrial and are more intensive than the use proposed by the applicant.

4. Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?

The applicant's plan for the site includes constructing a 9-space parking lot on the site, north of the building. Since the proposed parking lot will result in more than 1,000 square feet of new impervious surface, a site plan will have to be reviewed and approved through the City's administrative site plan review process before any construction of the parking lot can commence. A storm-water management plan is a required component of the site plan review submission to the City.

5. Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?

No nuisances are anticipated to result from the proposed residential use of the buildings on the site. In fact, residential use would be a very low impact use of the property, particularly in comparison to many of the uses that would be permitted by right in the "I" Heavy Industrial district (storage yard, salvage yard, heavy automobile repair facility, manufacturing, vehicle sales, etc.).

6. Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?

No negative comments have been received from any of the reviewing departments or agencies with regard to impacts on public facilities and services.

7. Will the proposed special land use place demand on public services and facilities in excess of current capacity?

The City's Public Service Department will require an estimate of the sanitary\ sewer usage in order to determine if there is adequate capacity for the proposed use. The applicant/developer will be responsible for any upgrades to the systems necessary to accommodate the development.

8. Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?

The Zoning Ordinance permits residential land use in the "I" Heavy Industrial district, with a special land use permit when it can be determined through an analysis of the criteria contained in Section 1282.03(f)(1)-(9) of the Zoning Ordinance that such use is appropriate for the proposed location. In this particular case, conversion of the building at 1609 N. Larch Street to residential apartments can comply with the applicable criteria used for evaluating special land use permits.

The Design Lansing Master Plan designates the subject property for "General Industrial" use. The intent of this designation as stated in the Plan is:

> "To provide an environment for industrial facilities that are larger in scale and require outdoor materials or equipment storage."

The Master Plan lists the following as typical uses for this designation:

> "Power plants, automobile component manufacturing and assembly; scrap processing/recycling; and outdoor storage of equipment or materials. Light industrial uses should also be permitted."

While the Master Plan does not promote residential use in the "general industrial" land use category, the preservation and adaptive reuse of existing buildings is strongly encouraged.

9. Will the proposed special land use meet the dimensional requirements of the district in which the property is located?

The attached site plan demonstrates compliance with all applicable dimensional requirements of the Zoning Ordinance. The Ordinance requires 9 parking spaces for the proposed 2, 1-bedroom units and 3, 2-bedroom units. At this time the only parking that exists on the site is a 12-foor wide driveway off of N. Larch Street. If approved, the applicant intends to construct a 9 space parking lot on the north side of the building.

SUMMARY

This is a request by Adam Brewer, Larch Street, LLC, for a special land use permit to convert the building at 1609 N. Larch Street into residential apartments. Residential use is permitted in the "I" Heavy Industrial district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council.

Based on the findings contained in this staff report, the proposal complies with most of the criteria of Section 1282.03(f)(1)-(9) of the *Zoning Code* for evaluating Special Land Use permits.

1. The proposed Special Land Use will be harmonious with the character of adjacent properties and surrounding uses.
2. The proposed Special Land Use will not change the essential character of the surrounding properties.
3. The proposed Special Land Use will not interfere with the general enjoyment of adjacent properties.
4. The proposed Special Land Use does represent an improvement to the lot as it currently exists.
5. The proposed Special Land Use will not be hazardous to adjacent properties.
6. The proposed Special Land Use can be adequately served by public services.
7. It has not been determined whether the proposed Special Land Use will place demands on public services and facilities in excess of current capacities.
8. The proposed Special Land Use is not consistent with the intent and purpose of the Design Lansing Comprehensive Plan.
9. The proposed Special Land Use will comply with the dimensional requirements of the Zoning Ordinance.

RECOMMENDATION

Staff recommends approval of SLU-2-2018, based on the findings of fact described in the staff report.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator

Hometown People. Hometown Power.

BOARD OF WATER AND LIGHT MEMO

January 9, 2019

TO: City of Lansing – Planning Department, Susan Stachowiak

FROM: Andy Baumgartner, Real Property Analyst, Legal Services, 517-702-6795

RE: COL SLU-2-2018 Agency Referral_Comments

BWL Electric: Approved with the following comments:

- The BWL can provide an (**underground and/or overhead**) electric service to serve the new development based on the Board's Rules and Regulations for Electric Service.

- A copy of the final site, grading, and electrical plans for the proposed development must be supplied to the Customer Projects Department before a final cost for electric service and service agreement can be provided to the owner/ developer.

- Owner/ developer must contact BWL Customer Projects Department, **Jerry Wheeler @ 517-702-6644,** to initiate service agreement process.

- The BWL will need to cut and fill the underground duct bank system that currently exists at the proposed development.

BWL Street Lighting: Approved.

- There are no apparent conflicts with the proposed development and the existing BWL Street Light Service. For BWL Street Light Design contact Karen Carter, 517-702-7080 or: karen.carter@lbwl.com

BWL Water & Steam Distribution:
Approved
Please note that this approval does not constitute an agreement for service, and is subject to the following conditions:

- Site Specific Comments:
  - The proposed rezoning does not appear to impact existing BWL water facilities.
  - If, during the course of the parking lot construction, it is determined that any water facilities are impacted, the customer will be responsible for the costs of protecting those facilities as well as any repairs and/or relocations.
  - The customer is responsible for verifying the precise location and depths of the existing water mains or services prior to construction. The BWL will not be responsible for unanticipated conflicts caused by inaccuracies in the customer's design documents or MISS-DIG staking in the field.
  - Should the customer require changes to the water service to meet new zoning requirements, then the customer will be required to submit an application to the BWL Utility Service Department at 517-702-6700. The customer will be required to enter a service agreement, meet BWL requirements, and pay applicable fees prior to receiving service. Additional information can be found online at http://www.lbwl.com/Commercial/Water-Services/Water-Service-Installation/.
- General Comments:
  - A BWL Service Agreement shall be established with payment prior to performing work. All services up to and including the meter are part of the water system and cannot be installed or altered without a BWL Water Service Agreement in place. Service risers to the building will only be constructed by BWL forces or a BWL approved contractor. The plumbing contractor is not to stub services out of the building. Water services stubbed out of the building by a non-approved contractor, and without inspection by the BWL, will not be acceptable.
  - It is the applicant's responsibility to determine the estimated water demand (including fire flow requirements) of this project, and sizing services accordingly. The BWL will not take responsibility for inadequately sized services or metering specified by the applicant.
  - Services, mains, and meter settings shall conform to BWL Rules & Regulations. http://www.lbwl.com/Commercial/Rules-Regulations-for-Service/.
  - The customer is responsible for all costs of water service installation and removals, including connection fees, installation, metering, and engineering and administration costs for the work.
- Any questions about specific water service requirements may be directed to the BWL Water Distribution Department; Jerrod Wade via e-mail at Jerrod.Wade@lbwl.com.

BWL Water Operations: Randall Roost-Approved
I have no comments or concerns.

Note: Any site plan approval does not constitute an agreement for service. All customers must meet BWL requirements and enter a service agreement prior to receiving service.

BWL Environmental Wellhead Protection: Angie Goodman, Water Quality

This project lies within the Board of Water & Light Wellhead Protection Area. Care must be exercised during construction to minimize the exposure of contaminated soils to weather and subsequent loss to the groundwater. Construction machinery should be parked on paved areas when not in use, and leakage of petroleum products and other potential contaminants must be immediately cleaned up and properly disposed of. Newly exposed soil could offer a route for contaminants into local groundwater.

Note: Any site plan approval does not constitute an agreement for service. All customers must meet BWL requirements and enter a service agreement prior to receiving service.

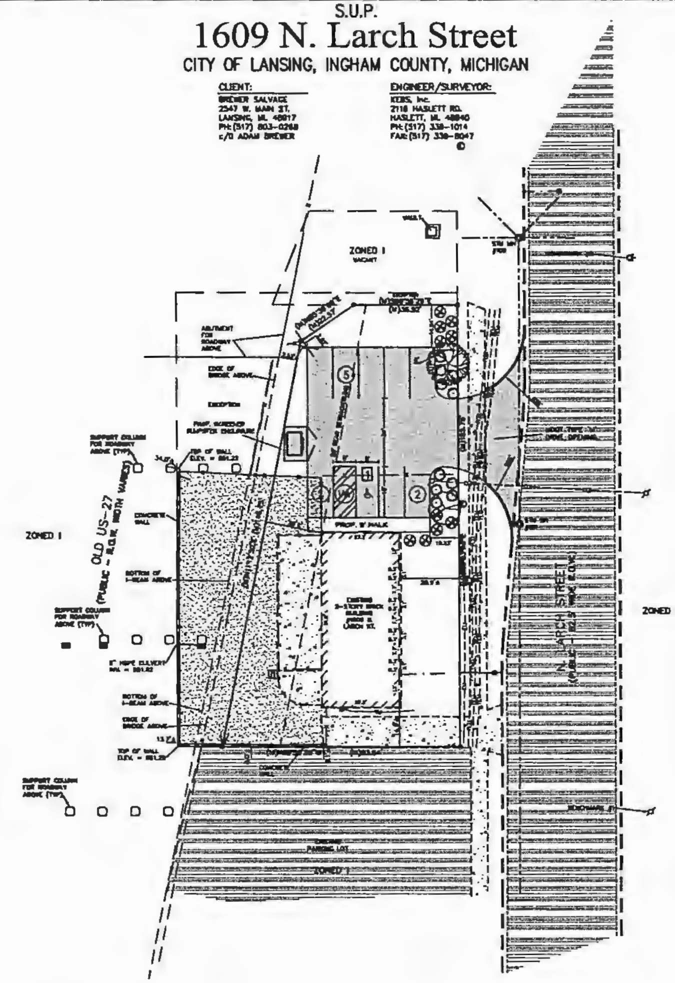
S.U.P.

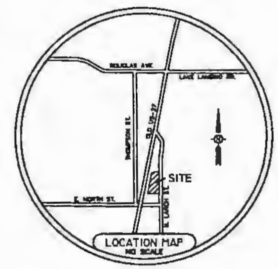
1609 N. Larch Street

CITY OF LANSING, INGHAM COUNTY, MICHIGAN

CLIENT:
BREWER SALVAGE
2547 W. MAIN ST.
LANSING, MI. 48917
PH:(517) 803-0268
c/o ADAM BREWER

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





SCALE 1" = 20'

0' 20' 40' 60'

LEGAL DESCRIPTION:
(As provided)
Tax ID: 33-01-01-09-235-031
LOTS 30 THRU 34 INCL EXC THAT PART LYING W OF A LINE COM 15.28 FT E OF SW COR LOT 30, TH N 10DEG 24MIN 32SCD E TO A PT ON N LINE LOT 32 34.36 FT E OF NW COR SAID LOT, N 10DEG 24MIN 32SCD E 47.8 FT, N 54DEG 50MIN 51SCD E 30.35 FT TO N LINE LOT 34 EXC N 4.25 FT LOT 34; MELLERS SUB NO 1

SITE DATA
TOTAL SITE AREA = 0.24 ACRES (10,509 S.F.)
ZONED I (INDUSTRIAL)
PROPOSED USE: RESIDENTIAL APARTMENTS

BUILDING SETBACKS
FRONT – 0 FEET
BLOCK FACE(287.75') + OPPOSITE BLOCK FACE(287.75')/RESIDENTIAL PORTION (155.75')
= 27.06% < 50% RESIDENTIAL USE
SIDES – 0 FEET (ADJACENT INDUSTRIAL USES)
REAR – 20 FEET

BUILDING/UNIT DATA
EXISTING BLDG. FLOOR AREA (5,040 S.F.)
BASEMENT = ±1,680 S.F. (1) 1 BED UNIT
1ST FLOOR = ±1,680 S.F. (1) 1 BED UNIT & (1) 2 BED UNIT
2ND FLOOR = ±1,680 S.F. (2) 2 BED UNITS
BUILDING HEIGHT = ±35 FT.

LOT AREA REQUIREMENT CALCULATION (DM-4 ZONING)
1 BEDROOM: 700 S.F. PER UNIT
= 700 x 2 UNITS = 1,400 S.F.
2 BEDROOM: 950 S.F. PER UNIT
= 950 x 3 UNITS = 2,850 S.F.
SITE AREA REQUIRED = 4,250 S.F.
TOTAL PROVIDED = 10,509 S.F.

PARKING
REQUIRED:
1 BEDROOM = 1.5 SPACES x 2 UNITS = 3 SPACES
2 BEDROOM UNIT = 2 SPACES x 3 UNITS = 6 SPACES
TOTAL REQUIRED = 9 SPACES (INCL. 1 HCP)
TOTAL PROVIDED = 9 SPACES (INCL. 1 HCP)

UTILITIES
WATER:
CITY PUBLIC WATER MAIN
SANITARY:
CITY PUBLIC SANITARY
STORM:
CITY PUBLIC STORM

BENCHMARKS

BENCHMARK #1 ELEV. = 849.87 (NAVD88)
PK NAIL, WEST SIDE UTILITY POLE, 10' EAST OF EAST CURB LINE OF N. LARCH ST, 80' NORTH OF NORTH CURB LINE OF NORTH ST.

BENCHMARK #2 ELEV. = 852.75 (NAVD88)
EXC FLANGE BOLT, UNDER "T" IN "TJW", FIRE HYDRANT, 3' EAST OF EAST CURB LINE OF N. LARCH ST, 275' NORTH OF NORTH CURB LINE OF NORTH ST.

LEGEND
PROPOSED WATER MAIN
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED HYDRANT
PROPOSED GATE VALVE
PROPOSED SAN. M.H.
PROPOSED STORM M.H.
PROPOSED C.B.
PROPOSED GRADES
PROPOSED FIRST FLOOR ELEV.
PROPOSED TOP OF CURB ELEV.
PROPOSED TOP OF GROUND ELEV.
PROPOSED TOP OF PAV'T ELEV.
PROPOSED TOP OF WALK ELEV.
DENOTES S.E.S.C. KEYING SYSTEM

EX. LEGEND
= SET 1/2" BAR WITH CAP
= FOUND IRON AS NOTED
= DEED LINE
= DISTANCE NOT TO SCALE
= FENCE
= ASPHALT
= CONCRETE
= GRAVEL
= EXISTING SPOT ELEVATION
= EXISTING CONTOUR ELEVATION
= BUILDING OVERHANG
= SANITARY SEWER
= STORM SEWER
= WATER LINE
= GAS LINE
= UNDERGROUND TELEPHONE
= UNDERGROUND TELEVISION
= UNDERGROUND ELECTRIC
= OVERHEAD WIRES
= UNDERGROUND FIBER OPTIC
= SANITARY MANHOLE
= DRAINAGE MANHOLE
= ELECTRIC MANHOLE
= TELEPHONE MANHOLE
= CATCHBASIN
= SANITARY CLEANOUT
= FIRE HYDRANT
= VALVE
= UTILITY POLE
= LIGHT POLE
= GUY WIRE
= UTILITY PEDESTAL
= TRANSFORMER
= HANDHOLE
= ELECTRIC METER
= GAS METER
= WATER METER
= SIGN
= POST
= DOWNSPOUT

EX. SEWER INVENTORIES

STORM MANHOLE #100
RIM ELEV. = 851.20
14" RCP NE INV. = 843.84
8" VCP NE INV. = 845.34
18" RCP E INV. = 844.28
12" VCP E INV. = 842.87
18" RCP S INV. = 843.22
24" RCP W INV. = 841.87
18" VCP NW INV. = 841.84
12" RCP NW INV. = 843.13

STORM MANHOLE #101
RIM ELEV. = 849.84
16" RCP N INV. = 841.88
16" RCP S INV. = 841.88

LANDSCAPING
R.O.W. BUFFERING OF PARKING: 1 TREE PER 30 FT FRONTAGE ON R.O.W.
5 SHRUBS PER 20 FT FRONTAGE ON R.O.W.

PROVIDED: 2 TREES & 20 SHRUBS PROVIDED

PLANT LIST SCHEDULE

QUANT.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
[illegible]					
1	[illegible]	RED SUNSET MAPLE	ACER RUBRUM "RED SUNSET"	2.5" CAL.	B & B
[illegible]					
1	[illegible]	[illegible]	[illegible]	1.75" CAL.	B & B
SHRUBS					
10	[illegible]	[illegible]	[illegible]	24"-30" HT.	CONT.
10	[illegible]	[illegible]	[illegible]	24"-30" HT.	CONT.

3 DAYS
(3 WORKING DAYS)
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL-FREE)

[1] DENOTES NUMBER OF B/F SPACES
(VA) DENOTES VAN ACCESS B/F SPACES
(0) DENOTES PROPOSED NUMBER OF 9' x 18' PARKING SPACES

SITE ADDRESS: 1609 N. LARCH STREET, LANSING, MI 48906

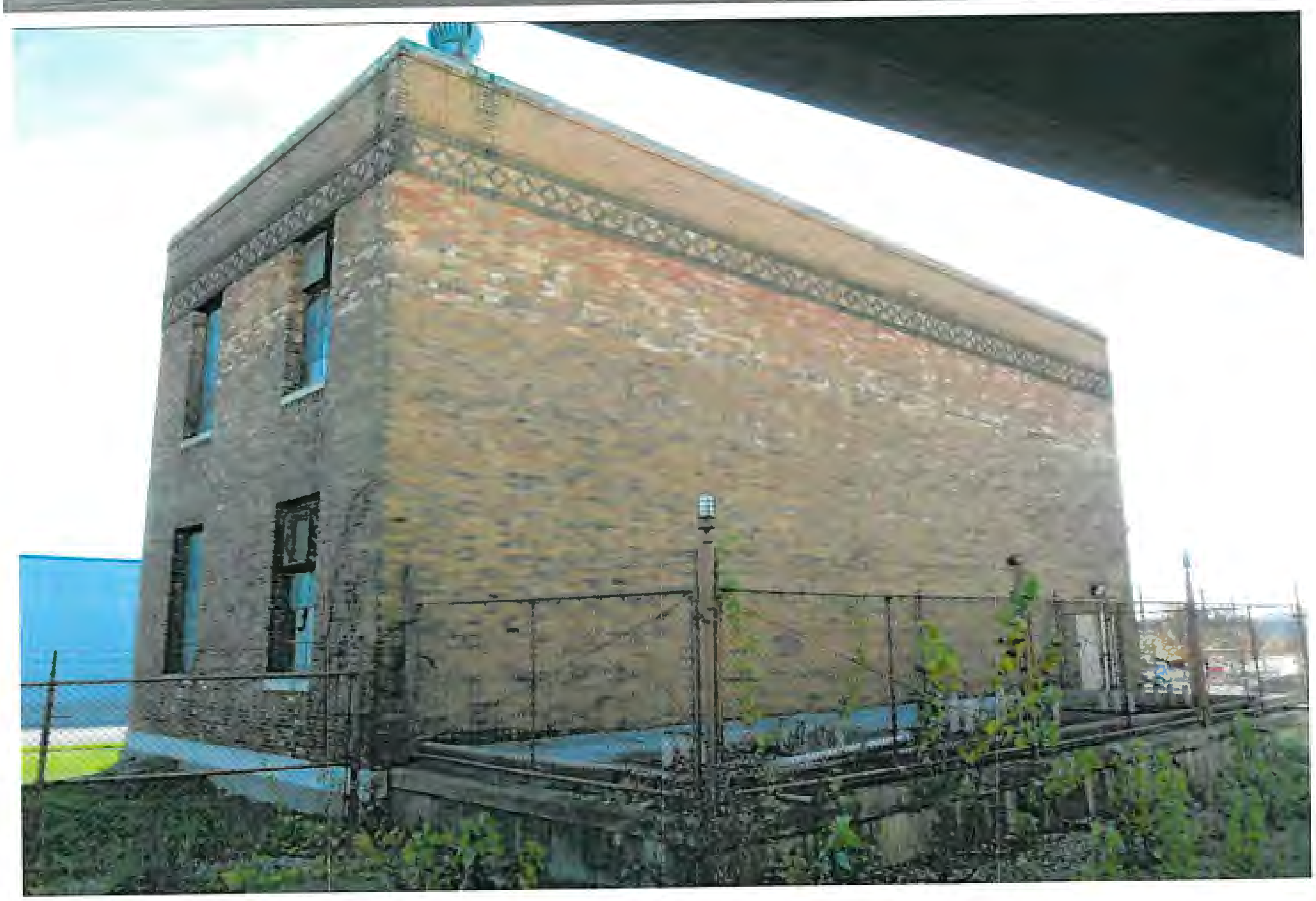
E-94369-SUP
SURVEY\94369.DT

REVISIONS	
12-7-18 SUBMITTAL	

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

1609 N. Larch Street
SPECIAL USE PLAN

SCALE: 1" = 20'	DESIGNER: AJP	APPROVED BY: AJP
DATE: 10-23-18	PROJECT MGR. AJP	SHEET 1 OF 1
AUTHORIZED BY: BREWER SALVAGE		JOB #: 94369



0
0
0
1609
0
0
0'
0

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-9-2018, Vacant Parcel South of 601 S. ML King Jr. Blvd.
Rezoning from “C” Residential District to “F” Commercial District

The Lansing City Council will hold a public hearing on Monday, March 25, 2019 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-9-2018. This is a request by Bryant Hill to rezone the vacant parcel of land located immediately south of 601 S. M.L. King Jr. Blvd. from “C” Residential District to “F” Commercial District.

The purpose of the request is to make the zoning of the subject property consistent with the zoning of the adjoining parcels to the north and south.

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 # _______

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.

GENERAL INFORMATION

APPLICANT/OWNER:	Bryant Hill on behalf of the Gilbert M. Hill Trust 421 Curtis Road East Lansing, MI 48823
REQUESTED ACTIONS:	Rezone the vacant lot south of 601 S. ML King, Jr. Blvd. from "C" Residential District to "F" Commercial District
EXISTING LAND USE:	Vacant
EXISTING ZONING:	"C" Residential
PROPOSED ZONING:	"F" Commercial
PROPERTY SIZE:	Slightly Irregular Shape 2,657 square feet - 122 acres
SURROUNDING LAND USE:	N: Vacant commercial building S: Office building E: Single Family Residential W: Union Missionary Baptist Church
SURROUNDING ZONING:	N: "F" Commercial S: "F" Commercial E: "C" Residential W: "E-2" Local Shopping
MASTER PLAN:	The Design Lansing Comprehensive Plan designates the subject property for medium-density residential-urban land use. S. M.L. King is designated as a major arterial

SPECIFIC INFORMATION

This is a request by Bryant Hill to rezone the vacant parcel of land located immediately south of 601 S. M.L. King Jr. Blvd., legally described as:

> South 31 Feet of the West ½ of Lot 9, the South 31 Feet of Lot 10 & the North 2 Feet of Lot 11, Block 7, Bush, Butler & Sparrows Addition (Parcel No. 33-01-01-17-480-021)

from "C" Residential District to "F" Commercial District. The purpose of the request is to make the zoning of the subject property consistent with the zoning of the adjoining parcels to the north and south.

AGENCY RESPONSES

Assessor:	
BWL:	See attached.
Building Safety:	The Building Safety Office has no objections to the rezoning. New development is subject to building plan review.
Fire Marshal:	
Parks & Rec.:	No comments.
Public Service:	No objections to the rezoning. If the property is developed in the future, a site plan would be required for review.
Transportation:	

COMPATIBILITY WITH SURROUNDING LAND USE:

The subject property is currently vacant and is surrounded to the north and south by property that is zoned "F" Commercial. The property in the 600 block on the west side of S. M. L King is zoned "F" Commercial as well, but for one parcel of land that is zoned "E-2" Local Shopping district. The applicant's proposal to rezone the subject property to "F" Commercial will, thus, make it consistent with the zoning pattern already established in the area.

The subject property is too small on its own to be developed for any type of commercial land use. Even under the current zoning, the site would only be able to accommodate a very small single family home. Given the street system in the area and the surrounding zoning and land use patterns, it is highly unlikely that the site would be deemed desirable for the construction of a new home. The proposed rezoning allows the owner to make use of the property by combining it with one of the adjoining properties for expansion of their existing facilities or to create a larger site for redevelopment.

COMPLIANCE WITH MASTER PLAN:

While the Design Lansing Comprehensive Plan designates the subject property for medium-density residential use–urban land use, it has the same designation for the adjacent properties to the north and south that are currently zoned "F" Residential. Therefore, despite the Comprehensive Plan designation, the proposed zoning will make the subject property consistent with the zoning pattern that already exists in the area. Consistent zoning patterns create consistent land use patterns which is a primary goal of the Comprehensive Plan and of proper planning and zoning principles in general.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

Given the small size of the site and the close proximity that a new driveway would be to the existing driveways to the north and south, it may be necessary to secure an easement from one of the adjoining property owners to allow a connection to one of the existing driveways.

IMPACT ON PUBLIC FACILITIES:

Any new construction on the property will have to be reviewed and approved through the City's administrative site plan review process. The site plan review process is intended, in part, to determine whether public utility systems in the area are adequate to support the proposed development. A primary component of the site plan review process is a storm water management plan to ensure that run-off from the site does not negatively impact the surrounding properties or place demands on the storm sewer system in excess of its capacity.

ENVIRONMENTAL IMPACT:

The site is currently vacant. As noted above, new construction will have to be reviewed and approved through the City's administrative site plan review process to ensure compliance with all applicable City codes and ordinances and to mitigate any negative impacts on the environment.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

Approval of the requested rezoning will not have any negative impacts on future patterns of development in the area. As evidenced by the attached zoning map, the properties to the north and south of the subject property are currently zoned "F" Commercial and thus, the proposed rezoning will merely create consistency in the zoning pattern that already exists in the area.

SUMMARY

This is a request by Bryant Hill to rezone the vacant parcel of land located immediately south of 601 S. M.L. King Jr. Blvd. from "C" Residential District to "F" Commercial District. The purpose of the request is to make the zoning of the subject property consistent with the zoning of the adjoining parcels to the north and south.

The findings of fact as outlined in this staff report support a positive recommendation for the requested rezoning. The proposed rezoning will be consistent with the existing zoning and land use patterns in the area and with the future land use pattern being advanced in the Design Lansing Comprehensive Plan. Additionally, the proposed rezoning will have no negative impacts on traffic patterns, the environment or future patterns of development in the area.

RECOMMENDATION

Pursuant to the findings described in this staff report, staff recommends approval of Z-9-2018, a request by Bryant Hill to rezone the vacant parcel of land located immediately south of 601 S. M.L. King Jr. Blvd. from "C" Residential District to "F" Commercial District.

Respectfully Submitted,

Susan Stachowiak
Zoning Administrator

Hometown People. Hometown Power.

BOARD OF WATER AND LIGHT MEMO

January 9, 2019

TO: City of Lansing – Planning Department, Susan Stachowiak

FROM: Andy Baumgartner, Real Property Analyst, Legal Services, 517-702-6795

RE: COL Rezoning- Z-9-2018_Comments

BWL Electric: Approved.

- No Comments. Contact person: Jerry Wheeler, Electric Utility Designer, LBWL, PH: 517-702-6644

BWL Street Lighting: Approved.

- No comments. Contact person: Karen Carter, phone: 517-702-7080

BWL Water & Steam Distribution:
Approved
Please note that this approval does not constitute an agreement for service, and is subject to the following conditions:

- Site Specific Comments:
  - The proposed rezoning does not appear to impact existing BWL water facilities.
  - Should the customer require changes to the water service to meet new zoning requirements, then the customer will be required to submit an application to the BWL Utility Service Department at 517-702-6700. The customer will be required to enter a service agreement, meet BWL requirements, and pay applicable fees prior to receiving service. Additional information can be found online at http://www.lbwl.com/Commercial/Water-Services/Water-Service-Installation/.
- General Comments:
  - A BWL Service Agreement shall be established with payment prior to performing work. All services up to and including the meter are part of the water system and cannot be installed or altered without a BWL Water Service Agreement in place. Service risers to the building will only be constructed by BWL forces or a BWL approved contractor. The plumbing contractor is not to stub services out of the building. Water services stubbed out of the building by a non-approved contractor, and without inspection by the BWL, will not be acceptable.
  - It is the applicant's responsibility to determine the estimated water demand (including fire flow requirements) of this project, and sizing services accordingly. The BWL will not take responsibility for inadequately sized services or metering specified by the applicant.
  - The customer is responsible for verifying the precise location and depths of the existing water mains or services prior to construction. The BWL will not be responsible for unanticipated conflicts caused by inaccuracies in the customer's design documents or MISS-DIG staking in the field.
  - Services, mains, and meter settings shall conform to BWL Rules & Regulations. http://www.lbwl.com/Commercial/Rules-Regulations-for-Service/.
  - The customer is responsible for all costs of water service installation and removals, including connection fees, installation, metering, and engineering and administration costs for the work.
- Any questions about specific water service requirements may be directed to the BWL Water Distribution Department; Jerrod Wade via e-mail at: Jerrod.Wade@lbwl.com.

BWL Water Operations: Randall Roost-Approved
I have no concerns with the proposed rezoning.

BWL Environmental Wellhead Protection: Angie Goodman, Water Quality-Approved
I have no concerns.

Note: Any site plan approval does not constitute an agreement for service. All customers must meet BWL requirements and enter a service agreement prior to receiving service.

CERTIFICATE OF SURVEY

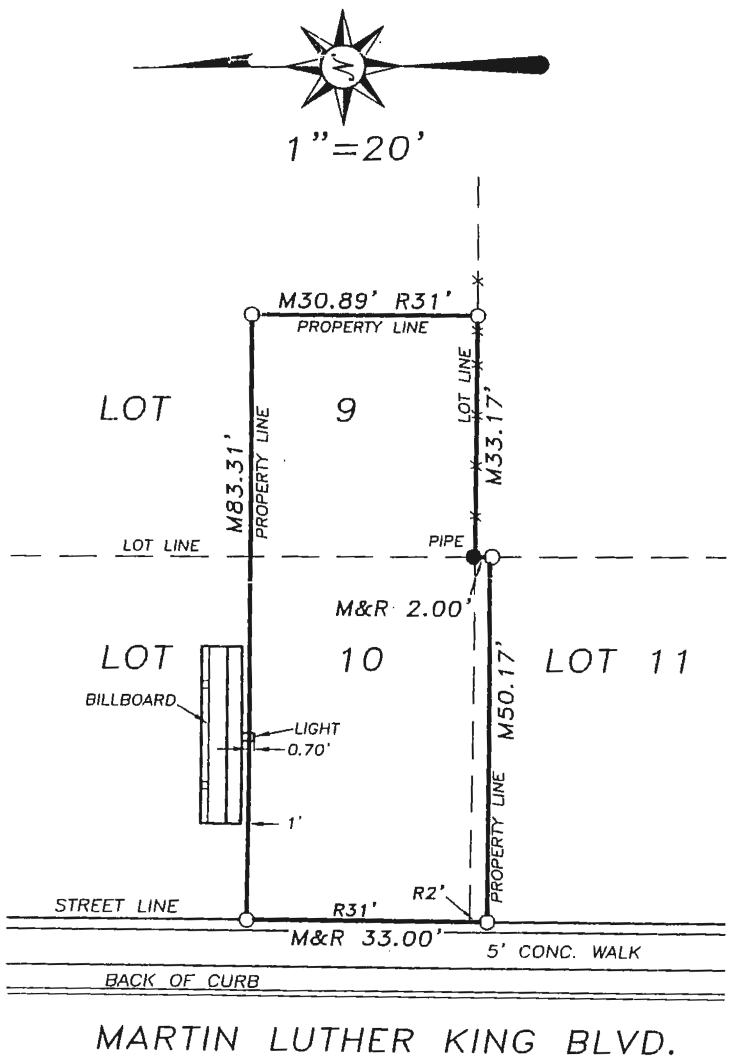
For: Gilbert Hill
3044 Scarborough Drive
Lansing, MI 48910

S. M L King Jr Blvd

Parcel 33-01-01-17-480-021

Legal Description:

The South 31 feet of the West 1/2 of Lot 9, the South 31 feet of Lot 10, and the North 2 feet of Lot 11, Block 7, Bush, Butler and Sparrow's Addition to the City of Lansing, Ingham County, Michigan.



D = Deeded
M = Measured
P = Platted

● Found as noted
○ Set iron & cap #12034

We hereby certify that we have surveyed the property herein describe; that the buildings and improvements as shown are entirely within the property lines; and that there are no visible encroachments upon the above described property, except as shown hereon.

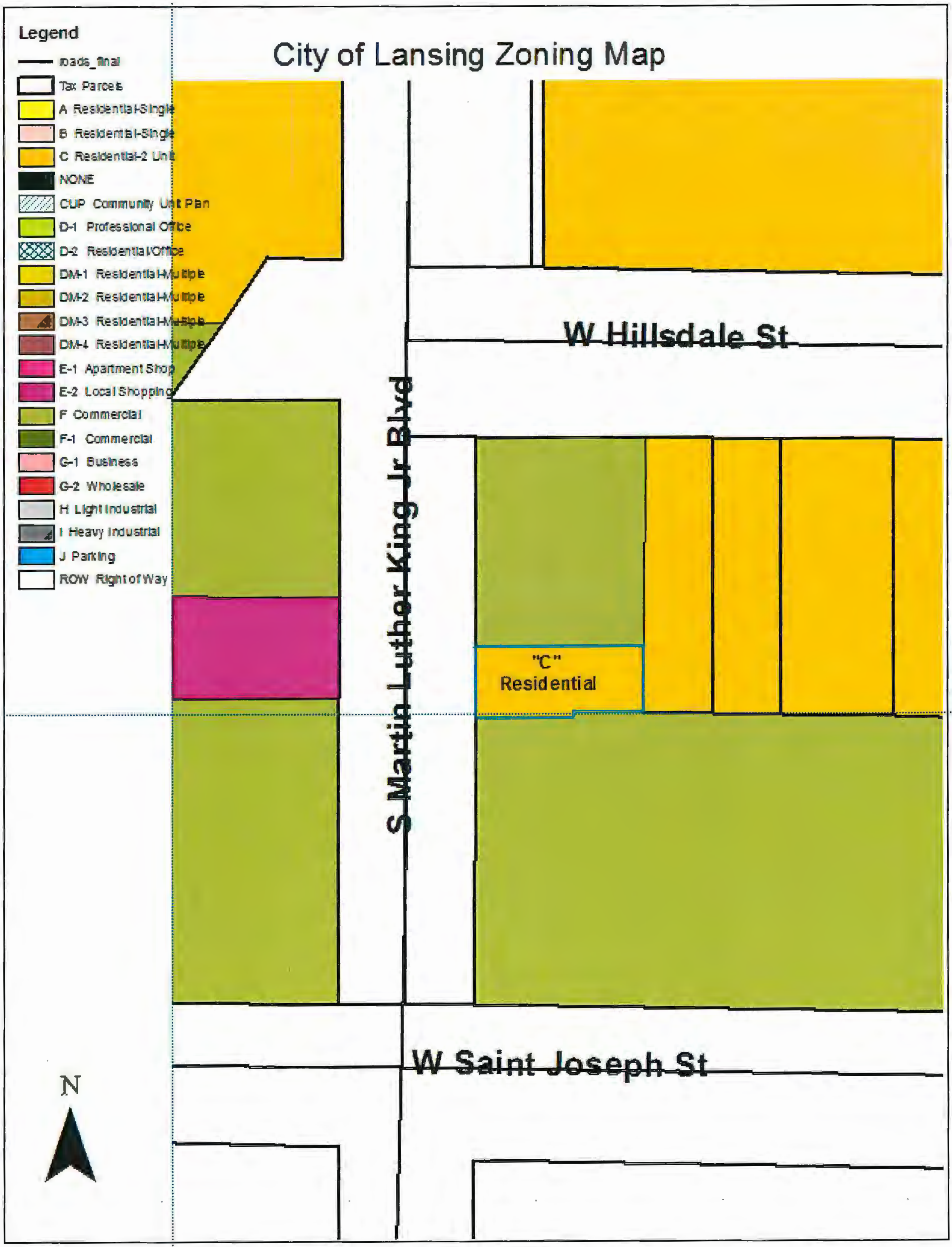
FRED WHITE ENGINEERING COMPANY
2300 North Grand River Avenue
Lansing, Michigan 48906
Phone (517) 321-7111

Fred N. White

Fred N. White P.E. & P.S. No. 12034
Survey No. 030877-1
Date: 12 July 2004


CONQUER YOUR
SPEED
LIMIT
45


0
0
601
1017
1013
10
0
0
1000


City of Lansing Zoning Map
Legend
roads_final
Tax Parcels
A Residential-Single
B Residential-Single
C Residential-2 Unit
NONE
CUP Community Unit Plan
D-1 Professional Office
D-2 Residential/Office
DM-1 Residential-Multiple
DM-2 Residential-Multiple
DM-3 Residential-Multiple
DM-4 Residential-Multiple
E-1 Apartment Shop
E-2 Local Shopping
F Commercial
F-1 Commercial
G-1 Business
G-2 Wholesale
H Light Industrial
I Heavy Industrial
J Parking
ROW Right of Way
W Hillsdale St
S Martin Luther King Jr Blvd
"C"
Residential
W Saint Joseph St
N

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 ½ 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.

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

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

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

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

RESOLUTION APPROVING BROWNFIELD PLAN #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 actives 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'.

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:
Advanced Redevelopment Solutions
PO Box 204
Eagle, Michigan 48822
Contact: Eric P. Helzer, EDFP
Phone: (517) 648-2434

Reviewed by:
Lansing Brownfield Redevelopment Authority (LBRA)
1000 S. Washington Avenue, Suite 201
Lansing, Michigan 48910
Contact: Karl Dorshimer
Phone: (517) 483-4153

Approved by the LBRA –
02 / 15 / 2019

Approved by the Lansing City Council –
____ / ____ / 2019

Table of Contents

Tables

Figures

Exhibits

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)	*Estimated Tax Capture Period in Number of Years =*	*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 *Required* to Reimburse Project Eligible Activities	$ 78,589,622	$ 2,619,654
Estimated Deficiency/Shortfall in Local Taxes Available to Reimburse Project Eligible Activities	*$ (2,269,269)*	-
Estmated Local Taxes *Available* to Reimburse Eligible Activities	$ 76,320,353	$ 2,544,012
State School Taxes *Required* to Reimburse Project Eligible Activities	$ 41,412,064	$ 1,380,402
Estimated Deficiency/Shortfall in State School Taxes Available to Reimburse Project Eligible Activities	*$ (2,677,595)*	-
Estimated State School Taxes *Available* to Reimburse Project Eligible Activities	$ 38,734,469	$ 1,291,149
Subtotal *Required*: Project Eligible Activities	$ 120,001,686	-
Estimated Total Deficiency/Shortfall in Local Taxes & State School Taxes Available to Reimburse Project Eligible Activities	*$ (4,946,864)*	-
Subtotal *Available*: Project Eligible Activities	$ 115,054,822	-
Total New Tax Capture *Required* to Reimburse All Eligible Activities (See Table 1a)	**$ 128,401,380**	**$ 4,308,986**
Estimated Total Deficiency/Shortfall in Local Taxes & State School Taxes Available to Reimburse Project Eligible Activities	*$ (4,946,864)*	**-**
Total New Tax Capture *Available* 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
Subtotal	*$ 119,826,686*
Brownfield Plan & Work Plan Preparation (to Developer)	$ 170,000
Brownfield Plan & Work Plan Implementation (to Developer)	$ -
Local Application Fees (to Developer)	$ 5,000
Subtotal: To Project (b)	***$ 120,001,686***
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
Subtotal: To BRA & State	***$ 8,399,695***
GRAND TOTAL	**$ 128,401,380**

<u>Note</u> : (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.

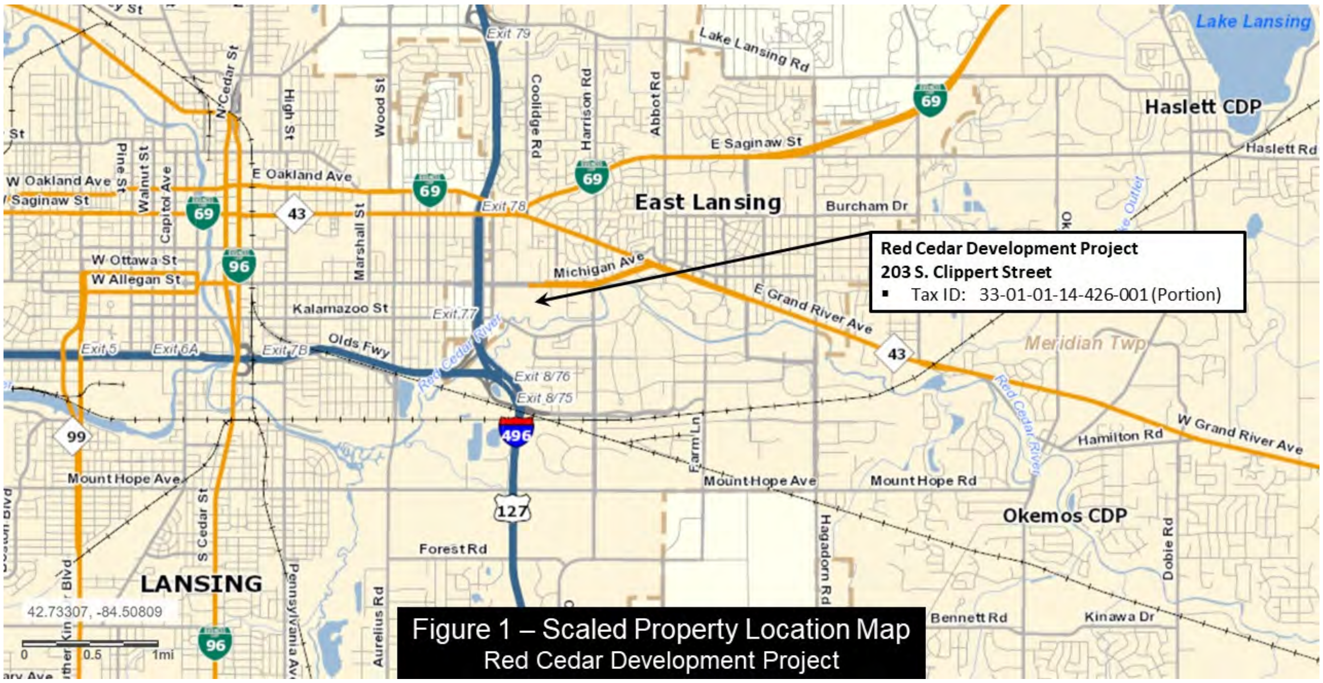
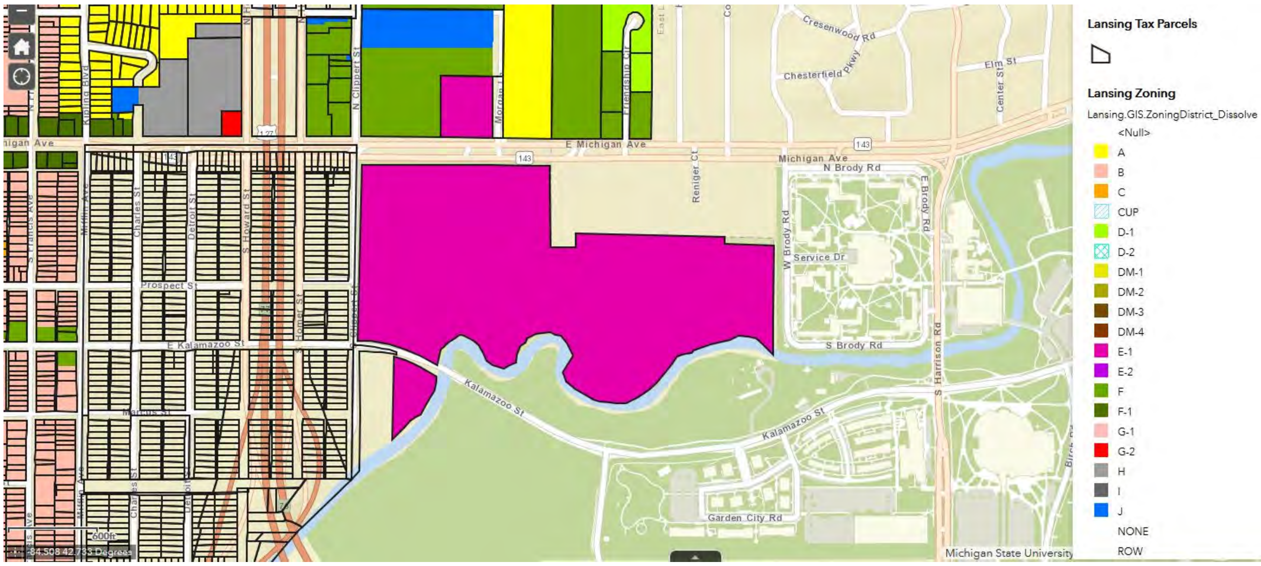


Figure 1 – Scaled Property Location Map
Red Cedar Development Project

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.


RED CEDAR DEVELOPMENT
CONCEPTUAL MASTER PLAN
LANSING, MI
January 18, 2019
EDGE
LEGEND
A MULTIFAMILY HOUSING WITH FIRST FLOOR RETAIL
B SENIOR VILLAGE
C HOTELS (2 - DUAL BRAND) WITH FIRST FLOOR RETAIL
D STUDENT HOUSING WITH FIRST FLOOR RETAIL
E RESTAURANTS AND IN-LINE RETAIL
F STUDENT HOUSING
G IPS
H SURFACE PARKING
I VEHICLE ACCESS POINT
J NON-VEHICLE ACCESS POINT
MICHIGAN STATE UNIVERSITY
CEDAR GREEN APARTMENTS
WETLANDS
RED CEDAR RIVER
KIRCHER MUNICIPAL PARK
FRANDOR SHOPPING CENTER
NORTH

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 64.87%	State School Tax Capture 35.13%	Local Tax Capture Only 100.00%	State Tax Capture Only 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	$ -	$ -
Sub Total: Contingencies	$ 6,392,257	$ 4,146,939	$ 2,245,317	$ -	$ -
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**
Estimated Deficiency/Shortfall in Tax Capture Available for Project	*(4,946,864)*
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 ½ 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.

FIGURE 2 - ELIGIBLE PROPERTY MAP
FOR
RED CEDAR DEVELOPMENT PROPERTY
MICHIGAN AVENUE & CLIPPERT STREET
LANSING, MICHIGAN

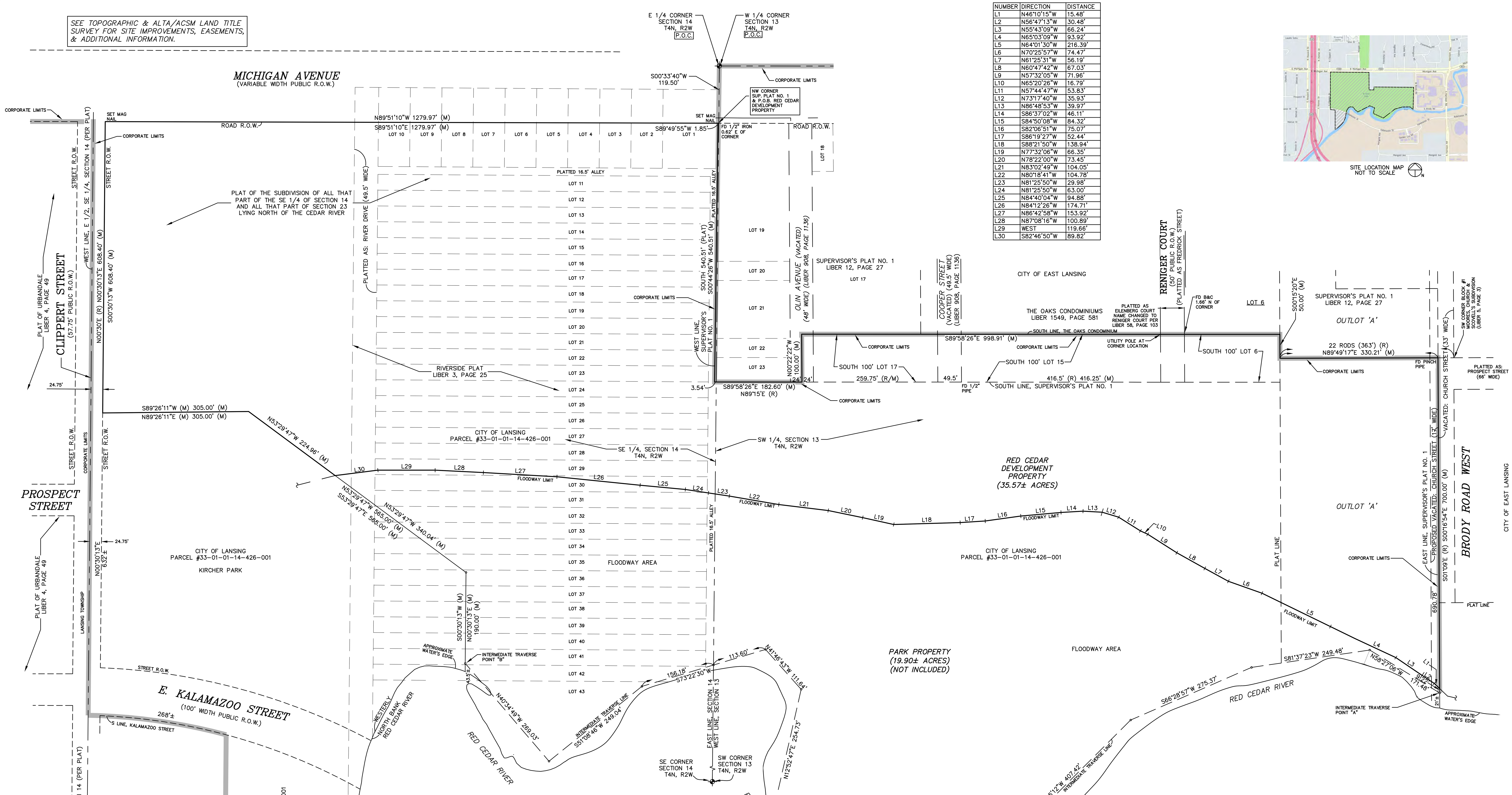
PREPARED FOR:
FERGUSON \ CONTINENTAL LANSING, LLC
150 E. BROAD STREET, SUITE 200
COLUMBUS, OHIO 43215

LSG Engineers & Surveyors
3135 PINE TREE ROAD
SUITE D
LANSING, MI 48911
PH. (517) 393-2902
FAX (517) 393-2608
www.lsg-es.com

STATE OF MICHIGAN
WENDY S. FULLER
PROFESSIONAL SURVEYOR
NO. 47909
LICENSED PROFESSIONAL SURVEYOR

REVISIONS	
DATE	DESCRIPTION
4/21/2016	LAND DIVISION MAP

FILE	ELIGIBLE PROPERTY.dwg
FIELD WORK	–
DRAWN BY	JML
CHECKED BY	DKR
DATE	11/8/2018
SCALE HOR.	1" = 100'
VERT.	N/A
PROJECT NO.	1062
SHEET NO.	1 OF 1



NUMBER	DIRECTION	DISTANCE
L1	N46°10'15"W	15.48'
L2	N56°47'13"W	30.48'
L3	N55°43'09"W	66.24'
L4	N65°03'09"W	93.92'
L5	N64°01'30"W	216.39'
L6	N70°25'57"W	74.47'
L7	N61°25'31"W	56.19'
L8	N60°47'42"W	67.03'
L9	N57°32'05"W	71.96'
L10	N65°20'26"W	16.79'
L11	N57°44'47"W	53.83'
L12	N73°17'40"W	35.93'
L13	N86°48'53"W	39.97'
L14	S86°37'02"W	46.11'
L15	S84°50'08"W	84.32'
L16	S82°06'51"W	75.07'
L17	S86°19'27"W	52.44'
L18	S88°21'50"W	138.94'
L19	N77°32'06"W	66.35'
L20	N78°22'00"W	73.45'
L21	N83°02'49"W	104.05'
L22	N80°18'41"W	104.78'
L23	N81°25'50"W	29.98'
L24	N81°25'50"W	63.00'
L25	N84°40'04"W	94.88'
L26	N84°12'26"W	174.71'
L27	N86°42'58"W	153.92'
L28	N87°08'16"W	100.89'
L29	WEST	119.66'
L30	S82°46'50"W	89.82'

Legal Description: Red Cedar Development Property – North of Floodway

Situated in the City of Lansing, County of Ingham and State of Michigan:

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

<u>Historical Documents Reviewed and Known Property Contamination</u>

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-adjoining 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 submitter 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

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 *Varies*	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.

FIGURE 3

BORING LOCATIONS AND SOIL ANALYTICAL RESULTS ABOVE MDEQ PART 201 GRCC

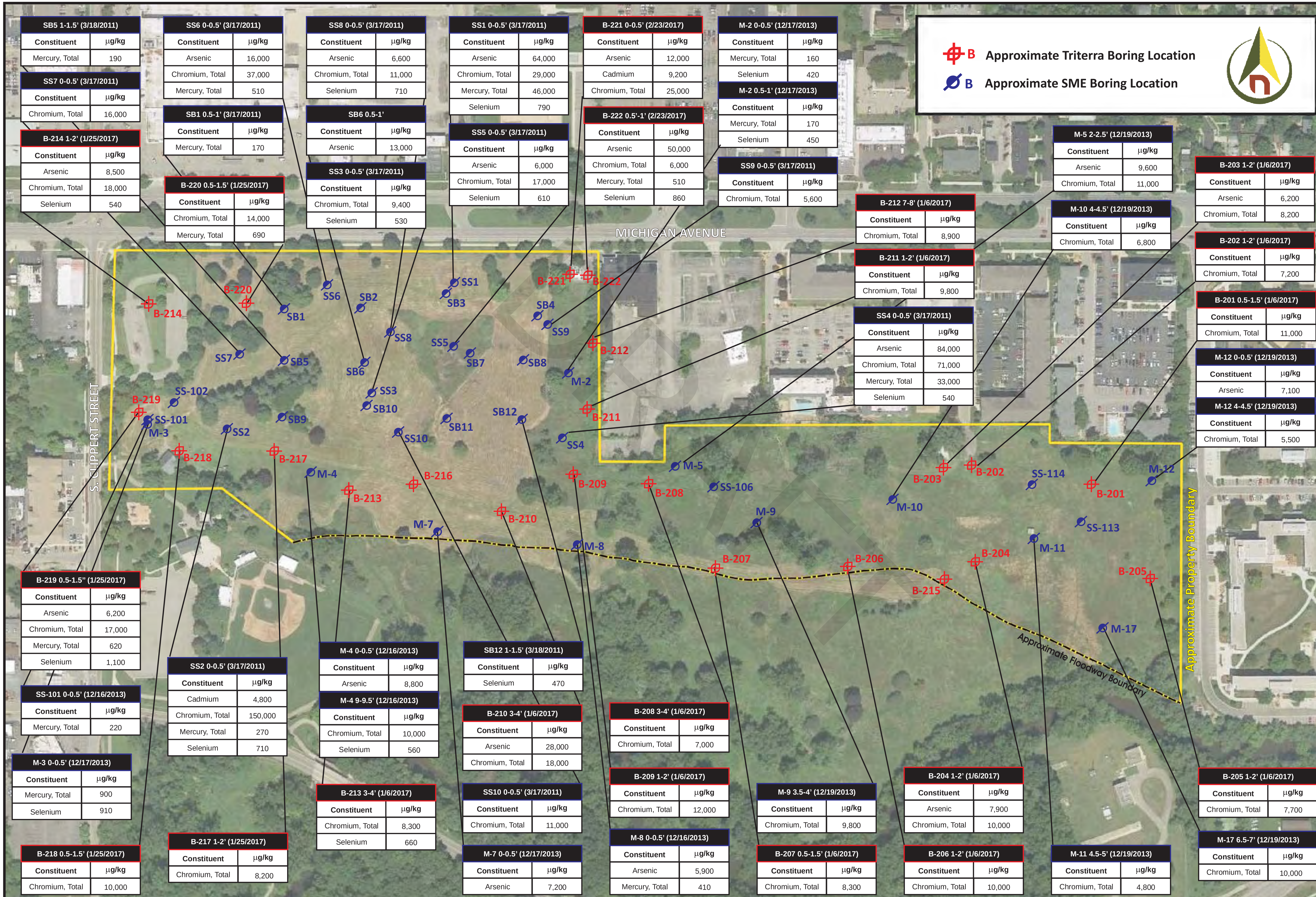
FORMER RED CEDAR GOLF COURSE
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910

DIAGRAM CREATED BY: AT

DATE:2/10/2017

TRITERRA

PROJECT NUMBER: 16-1678



SB5 1-1.5' (3/18/2011)	
Constituent	µg/kg
Mercury, Total	190

SS7 0-0.5' (3/17/2011)	
Constituent	µg/kg
Chromium, Total	16,000

B-214 1-2' (1/25/2017)	
Constituent	µg/kg
Arsenic	8,500
Chromium, Total	18,000
Selenium	540

SS6 0-0.5' (3/17/2011)	
Constituent	µg/kg
Arsenic	16,000
Chromium, Total	37,000
Mercury, Total	510

SB1 0.5-1' (3/17/2011)	
Constituent	µg/kg
Mercury, Total	170

B-220 0.5-1.5' (1/25/2017)	
Constituent	µg/kg
Chromium, Total	14,000
Mercury, Total	690

SS8 0-0.5' (3/17/2011)	
Constituent	µg/kg
Arsenic	6,600
Chromium, Total	11,000
Selenium	710

SB6 0.5-1'	
Constituent	µg/kg
Arsenic	13,000

SS3 0-0.5' (3/17/2011)	
Constituent	µg/kg
Chromium, Total	9,400
Selenium	530

SS1 0-0.5' (3/17/2011)	
Constituent	µg/kg
Arsenic	64,000
Chromium, Total	29,000
Mercury, Total	46,000
Selenium	790

SS5 0-0.5' (3/17/2011)	
Constituent	µg/kg
Arsenic	6,000
Chromium, Total	17,000
Selenium	610

B-221 0-0.5' (2/23/2017)	
Constituent	µg/kg
Arsenic	12,000
Cadmium	9,200
Chromium, Total	25,000

B-222 0.5'-1' (2/23/2017)	
Constituent	µg/kg
Arsenic	50,000
Chromium, Total	6,000
Mercury, Total	510
Selenium	860

M-2 0-0.5' (12/17/2013)	
Constituent	µg/kg
Mercury, Total	160
Selenium	420

M-2 0.5-1' (12/17/2013)	
Constituent	µg/kg
Mercury, Total	170
Selenium	450

SS9 0-0.5' (3/17/2011)	
Constituent	µg/kg
Chromium, Total	5,600

M-5 2-2.5' (12/19/2013)	
Constituent	µg/kg
Arsenic	9,600
Chromium, Total	11,000

M-10 4-4.5' (12/19/2013)	
Constituent	µg/kg
Chromium, Total	6,800

B-212 7-8' (1/6/2017)	
Constituent	µg/kg
Chromium, Total	8,900

B-211 1-2' (1/6/2017)	
Constituent	µg/kg
Chromium, Total	9,800

SS4 0-0.5' (3/17/2011)	
Constituent	µg/kg
Arsenic	84,000
Chromium, Total	71,000
Mercury, Total	33,000
Selenium	540

B-203 1-2' (1/6/2017)	
Constituent	µg/kg
Arsenic	6,200
Chromium, Total	8,200

B-202 1-2' (1/6/2017)	
Constituent	µg/kg
Chromium, Total	7,200

B-201 0.5-1.5' (1/6/2017)	
Constituent	µg/kg
Chromium, Total	11,000

M-12 0-0.5' (12/19/2013)	
Constituent	µg/kg
Arsenic	7,100

M-12 4-4.5' (12/19/2013)	
Constituent	µg/kg
Chromium, Total	5,500

B-219 0.5-1.5" (1/25/2017)	
Constituent	µg/kg
Arsenic	6,200
Chromium, Total	17,000
Mercury, Total	620
Selenium	1,100

SS-101 0-0.5' (12/16/2013)	
Constituent	µg/kg
Mercury, Total	220

M-3 0-0.5' (12/17/2013)	
Constituent	µg/kg
Mercury, Total	900
Selenium	910

B-218 0.5-1.5' (1/25/2017)	
Constituent	µg/kg
Chromium, Total	10,000

SS2 0-0.5' (3/17/2011)	
Constituent	µg/kg
Cadmium	4,800
Chromium, Total	150,000
Mercury, Total	270
Selenium	710

B-217 1-2' (1/25/2017)	
Constituent	µg/kg
Chromium, Total	8,200

M-4 0-0.5' (12/16/2013)	
Constituent	µg/kg
Arsenic	8,800

M-4 9-9.5' (12/16/2013)	
Constituent	µg/kg
Chromium, Total	10,000
Selenium	560

B-213 3-4' (1/6/2017)	
Constituent	µg/kg
Chromium, Total	8,300
Selenium	660

SB12 1-1.5' (3/18/2011)	
Constituent	µg/kg
Selenium	470

B-210 3-4' (1/6/2017)	
Constituent	µg/kg
Arsenic	28,000
Chromium, Total	18,000

SS10 0-0.5' (3/17/2011)	
Constituent	µg/kg
Chromium, Total	11,000

M-7 0-0.5' (12/17/2013)	
Constituent	µg/kg
Arsenic	7,200

B-208 3-4' (1/6/2017)	
Constituent	µg/kg
Chromium, Total	7,000

B-209 1-2' (1/6/2017)	
Constituent	µg/kg
Chromium, Total	12,000

M-8 0-0.5' (12/16/2013)	
Constituent	µg/kg
Arsenic	5,900
Mercury, Total	410

M-9 3.5-4' (12/19/2013)	
Constituent	µg/kg
Chromium, Total	9,800

B-207 0.5-1.5' (1/6/2017)	
Constituent	µg/kg
Chromium, Total	8,300

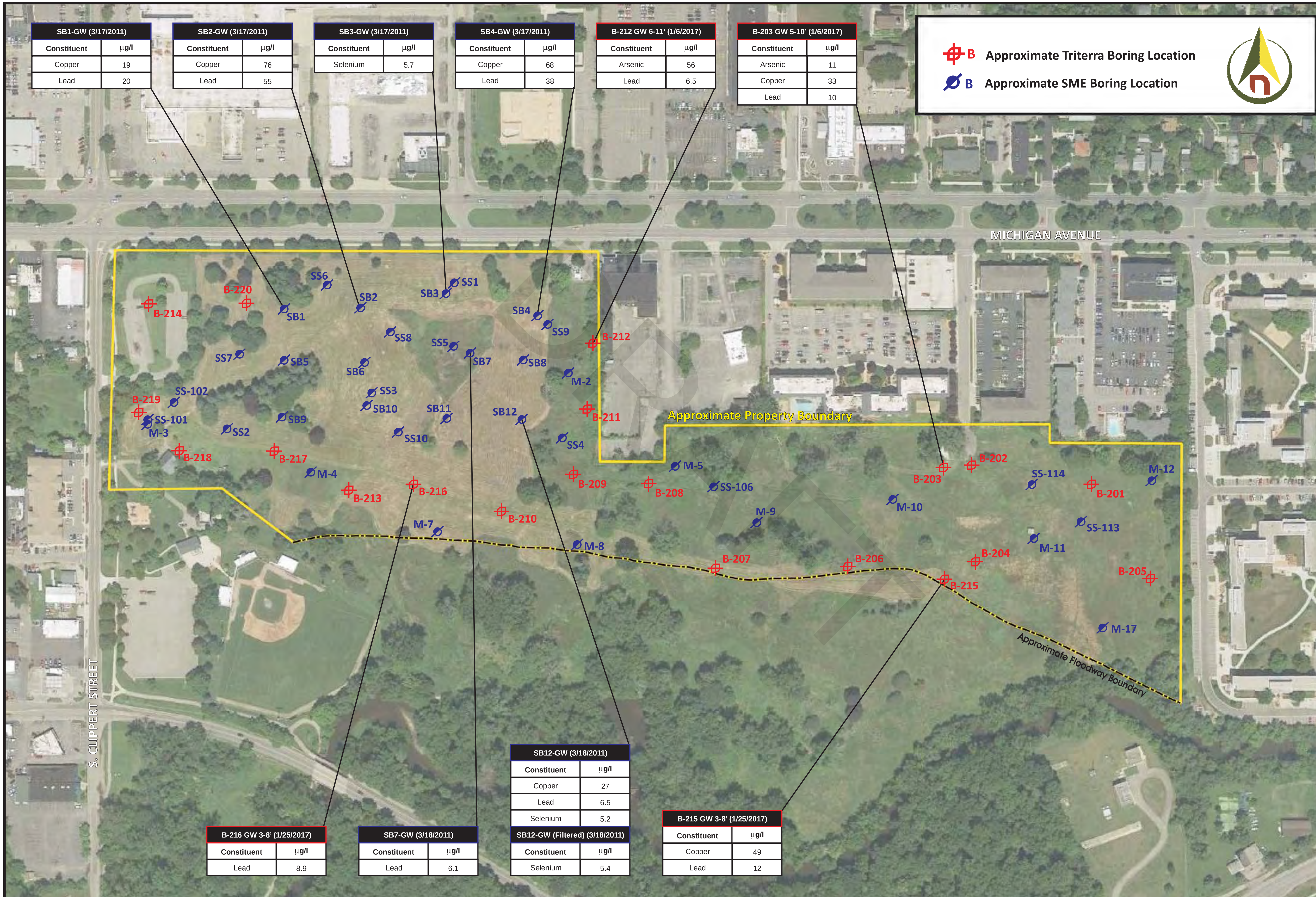
B-204 1-2' (1/6/2017)	
Constituent	µg/kg
Arsenic	7,900
Chromium, Total	10,000

B-206 1-2' (1/6/2017)	
Constituent	µg/kg
Chromium, Total	10,000

M-11 4.5-5' (12/19/2013)	
Constituent	µg/kg
Chromium, Total	4,800

B-205 1-2' (1/6/2017)	
Constituent	µg/kg
Chromium, Total	7,700

M-17 6.5-7' (12/19/2013)	
Constituent	µg/kg
Chromium, Total	10,000



SB1-GW (3/17/2011)

Constituent	µg/l
Copper	19
Lead	20

SB2-GW (3/17/2011)

Constituent	µg/l
Copper	76
Lead	55

SB3-GW (3/17/2011)

Constituent	µg/l
Selenium	5.7

SB4-GW (3/17/2011)

Constituent	µg/l
Copper	68
Lead	38

B-212 GW 6-11' (1/6/2017)

Constituent	µg/l
Arsenic	56
Lead	6.5

B-203 GW 5-10' (1/6/2017)

Constituent	µg/l
Arsenic	11
Copper	33
Lead	10

SB12-GW (3/18/2011)

Constituent	µg/l
Copper	27
Lead	6.5
Selenium	5.2

SB12-GW (Filtered) (3/18/2011)

Constituent	µg/l
Selenium	5.4

B-216 GW 3-8' (1/25/2017)

Constituent	µg/l
Lead	8.9

SB7-GW (3/18/2011)

Constituent	µg/l
Lead	6.1

B-215 GW 3-8' (1/25/2017)

Constituent	µg/l
Copper	49
Lead	12

FORMER RED CEDAR GOLF COURSE
203 S. CLIPPERT STREET
LANSING, MICHIGAN 48910

DIAGRAM CREATED BY: AT

FIGURE 4

BORING LOCATIONS AND GROUNDWATER ANALYTICAL RESULTS ABOVE MDEQ PART 201 GRCC

DATE:2/10/2017

TRITERRA

PROJECT NUMBER: 16-1678

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	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	<RL	NR	NR	NR
PAHs											
Various PAHs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	<330	NR	<330	NR	NR
Inorganics											
Arsenic (B)	7440382	5,800	4,600	4,600	7,600	**3,600**	**4,200**	NR	**6,200**	**7,900**	**4,300**
Barium* (B)	7440393	75,000	1,300,000	440,000	37,000,000	**52,000**	**26,000**	NR	**27,000**	**41,000**	**27,000**
Cadmium* (B)	7440439	1,200	6,000	3,000	550,000	**210**	**160**	NR	**230**	**150**	**110**
Chromium, Total* (B)	7440473	18,000 (Total)	30,000	3,300	2,500,000	**11,000**	**7,200**	NR	**8,200**	**10,000**	**7,700**
Copper* (B)	7440508	32,000	5,800,000	73,000	20,000,000	**8,000**	**4,500**	NR	**5,00**	**7,000**	**9,700**
Lead* (B)	7439921	21,000	700,000	2,500,000	400,000	**11,000**	**4,500**	NR	**19,000**	**5,400**	**5,600**
Mercury, Total (B)	Varies	130	1,700	50 (M)	160,000	**55**	<50	NR	<50	<50	<50
Selenium (B)	7782492	410	4,000	400	2,600,000	**280**	<200	NR	**230**	**240**	**290**
Silver (B)	7440224	1,000	4,500	100 (M)	2,500,000	<100	<100	NR	<100	<100	<100
Zinc* (B)	7440666	47,000	2,400,000	170,000	170,000,000	**34,000**	**25,000**	NR	**42,000**	**32,000**	**28,000**
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:

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 $CaCO_3$ 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 subsituted 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	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	**1,600**	**1,900**	**860**	**2,500**	**28,000**	**2,500**
Barium* (B)	7440393	75,000	1,300,000	440,000	37,000,000	**34,000**	**28,000**	**12,000**	**92,000**	**87,000**	**56,000**
Cadmium* (B)	7440439	1,200	6,000	3,000	550,000	**93**	**140**	<50	**320**	**180**	**180**
Chromium, Total* (B)	7440473	18,000 (Total)	30,000	3,300	2,500,000	**10,000**	**8,300**	**7,000**	**12,000**	**18,000**	**9,800**
Copper* (B)	7440508	32,000	5,800,000	73,000	20,000,000	**4,800**	**3,900**	**2,600**	**13,000**	**9,000**	**11,000**
Lead* (B)	7439921	21,000	700,000	2,500,000	400,000	**6,200**	**6,300**	**2,000**	**11,000**	**7,700**	**6800**
Mercury, Total (B)	Varies	130	1,700	50 (M)	160,000	<50	**74**	<50	**68**	<50	**54**
Selenium (B)	7782492	410	4,000	400	2,600,000	<200	<200	<200	**250**	**330**	**300**
Silver (B)	7440224	1,000	4,500	100 (M)	2,500,000	<100	<100	<100	<100	<100	<100
Zinc* (B)	7440666	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	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:

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 $CaCO_3$ 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 subsituted 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	Vw/C	NA	Vw/C	Vw/C	Vw/C	<RL	NR	NR	NR	NR	NR
PAHs											
Various PAHs	Vw/C	NA	Vw/C	Vw/C	Vw/C	<330	NR	NR	NR	NR	NR
Inorganics											
Arsenic (B)	7440382	5,800	4,600	4,600	7,600	**1,900**	**2,300**	**8,500**	**4,600**	**4,500**	**6,200**
Barium* (B)	7440393	75,000	1,300,000	440,000	37,000,000	**63,000**	**11,0000**	**83,000**	**21,000**	**33000**	**61,000**
Cadmium* (B)	7440439	1,200	6,000	3,000	550,000	**120**	**630**	**490**	**130**	**240**	**760**
Chromium, Total* (B)	7440473	18,000 (Total)	30,000	3,300	2,500,000	**8,900**	**8,300**	**18,000**	**8,200**	**10,000**	**17,000**
Copper* (B)	7440508	32,000	5,800,000	73,000	20,000,000	**6,000**	**20,000**	**23,000**	**10,000**	**5,900**	**16,000**
Lead* (B)	7439921	21,000	700,000	2,500,000	400,000	**4,800**	**5,900**	**44,000**	**7,400**	**20,000**	**15,000**
Mercury, Total (B)	Varies	130	1,700	50 (M)	160,000	<50	<50	**65**	<50	**73**	**620**
Selenium (B)	7782492	410	4,000	400	2,600,000	<200	**660**	**540**	<200	**200**	**1,100**
Silver (B)	7440224	1,000	4,500	100 (M)	2,500,000	<100	<100	<100	<100	<100	**110**
Zinc* (B)	7440666	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	1336363	NA	700,000	2,500,000	4,000	<100	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	**220.0**	NR
4,4'-DDT	50293	NA	NLL	NLL	57,000	NR	NR	NR	NR	**52.0**	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	<RL	NR
Organochlorine Herbicides											
Various Herbicides	Vw/C	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 $CaCO_3$ 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 subsituted 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).
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 $CaCO_3$ 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 subsituted 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	NR	NR	NR	NR	<RL	NR
PAHs											
Various PAHs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	NR	NR	NR	<RL	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**
Barium* (B)	7440393	75,000	1,300,000	440,000	37,000,000	NR	NR	NR	NR	**6,400.0**	NR
Cadmium* (B)	7440439	1,200	6,000	3,000	550,000	**260.0**	**260.0**	**280.0**	**970.0**	<50	**280.0**
Chromium, Total* (B)	7440473	18,000 (Total)	30,000	3,300	2,500,000	NR	NR	NR	NR	**2,500.0**	NR
Copper* (B)	7440508	32,000	5,800,000	73,000	20,000,000	NR	NR	NR	NR	**1,800.0**	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**
Mercury, Total (B)	Varies	130	1,700	50 (M)	160,000	**160.0**	**160.0**	**170.0**	**900.0**	<50	**72.0**
Selenium (B)	7782492	410	4,000	400	2,600,000	**420.0**	**350.0**	**450.0**	**910.0**	<200	**350.0**
Silver (B)	7440224	1,000	4,500	100 (M)	2,500,000	NR	NR	NR	NR	<100	NR
Zinc* (B)	7440666	47,000	2,400,000	170,000	170,000,000	NR	NR	NR	NR	**7,000.0**	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	<25	<25	<25	**3,800.0**	<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	**360.0**	**330.0**	**400.0**	**410.0**	<20	**420.0**
4,4'-DDT	50293	NA	NLL	NLL	57,000	**74.0**	**81.0**	**91.0**	**290.0**	<20	**25.0**
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:

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 $CaCO_3$ 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 subsituted 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.
8. 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:

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 $CaCO_3$ 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 subsituted 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.
8. 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-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:

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 $CaCO_3$ 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 subsituted 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.
8. 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-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	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	<RL	NR	NR	NR	<RL
PAHs											
Various PAHs	Vw/C	NA	Vw/C	Vw/C	Vw/C	NR	<RL	NR	NR	NR	<RL
Inorganics											
Arsenic (B)	7440382	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)	7440393	75,000	1,300,000	440,000	37,000,000	NR	**33,000.0**	NR	**16,000.0**	NR	**34,000.0**
Cadmium* (B)	7440439	1,200	6,000	3,000	550,000	**200.0**	**170.0**	**210.0**	**90.0**	**200.0**	**71.0**
Chromium, Total* (B)	7440473	18,000 (Total)	30,000	3,300	2,500,000	NR	**4,800.0**	NR	**5,500.0**	NR	**10,000.0**
Copper* (B)	7440508	32,000	5,800,000	73,000	20,000,000	NR	**4,200.0**	NR	**7,200.0**	NR	**10,000.0**
Lead* (B)	7439921	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)	Varies	130	1,700	50 (M)	160,000	**110.0**	<50	**55.0**	<50	**64.0**	<50
Selenium (B)	7782492	410	4,000	400	2,600,000	<200	<200	**360.0**	**270.0**	**230.0**	**240.0**
Silver (B)	7440224	1,000	4,500	100 (M)	2,500,000	NR	<100	NR	<100	NR	<100
Zinc* (B)	7440666	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	1336363	NA	700,000	2,500,000	4,000	NR	NR	NR	NR	NR	NR
Organochlorine Pesticides											
Chlordane	57749	NA	NLL	NLL	31,000	<25	<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	**68.0**	<20	**22.0**	<20	**38.0**	<20
4,4'-DDT	50293	NA	NLL	NLL	57,000	**37.0**	<20	<20	<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:

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 $CaCO_3$ 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 subsituted 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.
8. 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	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	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	**3,300.0**	**5,400.0**	**3,800.0**	**4,300.0**	**4,500.0**
Barium* (B)	7440393	75,000	1,300,000	440,000	37,000,000	NR	NR	NR	NR	NR
Cadmium* (B)	7440439	1,200	6,000	3,000	550,000	**860.0**	**410.0**	**220.0**	**180.0**	**220.0**
Chromium, Total* (B)	7440473	18,000 (Total)	30,000	3,300	2,500,000	NR	NR	NR	NR	NR
Copper* (B)	7440508	32,000	5,800,000	73,000	20,000,000	NR	NR	NR	NR	NR
Lead* (B)	7439921	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)	Varies	130	1,700	50 (M)	160,000	**220.0**	**120.0**	**82.0**	**54.0**	**51.0**
Selenium (B)	7782492	410	4,000	400	2,600,000	**230.0**	**230.0**	**260.0**	**300.0**	**390.0**
Silver (B)	7440224	1,000	4,500	100 (M)	2,500,000	NR	NR	NR	NR	NR
Zinc* (B)	7440666	47,000	2,400,000	170,000	170,000,000	NR	NR	NR	NR	NR
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	**190.0**	**30.0**	<25	<25	<25
4,4'-DDD	72548	NA	NLL	NLL	95,000	<20	<20	**560.0**	<20	<20
4,4'-DDE	72559	NA	NLL	NLL	45,000	**250.0**	**200.0**	**62.0**	**49.0**	**38.0**
4,4'-DDT	50293	NA	NLL	NLL	57,000	**92.0**	**68.0**	<20	<20	<20
Heptachlor Epoxide	76448	NA	NLL	NLL	3,100	<20	<20	<20	<20	<20
Other Pesticides	Vw/C	NA	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL
Organochlorine Herbicides										
Various Herbicides	Vw/C	NA	Vw/C	Vw/C	Vw/C	<RL	<RL	<RL	<RL	<RL

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 $CaCO_3$ 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 subsituted 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.
8. 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:

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 $CaCO_3$ 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 subsituted 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.
8. 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 $CaCO_3$ 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 subsituted 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.
8. 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	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:

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 $CaCO_3$ 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 subsituted 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.
8. 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	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	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	7440382	5,800	4,600	4,600	7,600	**1,900.0**	**4,700.0**	**4,600.0**	**480.0**	**650.0**
Barium* (B)	7440393	75,000	1,300,000	440,000	37,000,000	NR	NR	NR	NR	NR
Cadmium* (B)	7440439	1,200	6,000	3,000	550,000	NR	NR	NR	NR	NR
Chromium, Total* (B)	7440473	18,000 (Total)	30,000	3,300	2,500,000	NR	NR	NR	NR	NR
Copper* (B)	7440508	32,000	5,800,000	73,000	20,000,000	NR	NR	NR	NR	NR
Lead* (B)	7439921	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)	Varies	130	1,700	50 (M)	160,000	**63.0**	**95.0**	<50	**66.0**	**56.0**
Selenium (B)	7782492	410	4,000	400	2,600,000	**360.0**	**290.0**	<200	**290.0**	**470.0**
Silver (B)	7440224	1,000	4,500	100 (M)	2,500,000	NR	NR	NR	NR	NR
Zinc* (B)	7440666	47,000	2,400,000	170,000	170,000,000	NR	NR	NR	NR	NR
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	NR	NR	NR	NR	NR
4,4'-DDD	72548	NA	NLL	NLL	95,000	NR	NR	NR	NR	NR
4,4'-DDE	72559	NA	NLL	NLL	45,000	NR	NR	NR	NR	NR
4,4'-DDT	50293	NA	NLL	NLL	57,000	NR	NR	NR	NR	NR
Heptachlor Epoxide	76448	NA	NLL	NLL	3,100	NR	NR	NR	NR	NR
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	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 $CaCO_3$ 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 subsituted 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.
8. 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:

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/L).
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 $CaCO_3$ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
5. <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.
6. 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:
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/L).
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 $CaCO_3$ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
5. <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.
6. M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.
7. 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:

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/L).
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 $CaCO_3$ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
5. <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.
6. M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.
7. 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	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:

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/L).
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 $CaCO_3$ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
5. <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.
6. M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.
7. 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) 3/17/2011	SB7-GW 3/18/2011	SB12-GW 3/18/2011	SB12-GW (Filtered) 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	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:

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/L).
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 $CaCO_3$ was used to calculate GSI. Results are presented for surface water receiving bodies that are protected as a drinking water source.
5. <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.
6. M = Calculated criterion is below the analytical target detection limit, therefore, the criterion defaults to the target detection limit.
7. 2011 analytical data obtained from SME.

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
	Address	Tax Parcel Number	Land	Land Improve-ments	Building	**Real Property Subtotal**	Personal Property	**Total**	Real Property	Personal Property	**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
-	*Subtotal of Local Government Unit (LGU): Annual*	*19.7000*	*19.7000*		*$ 0*
-	***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
-	*Subtotal of Non-LGU Local: Annual*	*29.3900*	*29.3900*		*$ 0*
-	*Total Local: Annual*	**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:

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.

RED CEDAR REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN #72
Table 4b - Estimated Future Taxable Value (FTV) Information

Tax Year		BASE YEAR BP		FIRST YEAR CAPTURE BP
	Calendar/ Tax Year	2019	2020	2021
	FYE	2020	2021	2022
	BP Year Number	0	0	1

	Description	Estimated FTV Upon Completion	Estimated True Cash Value (TCV) Upon Completion	FTV Assumptions	Notes	2019 % Completed by 12/31/18	2020 % Completed by 12/31/19	2021 % Completed by 12/31/20	2022 % Completed by 12/31/21	2023 % Completed by 12/31/22	2024 % Completed by 12/31/23	2019	2020	2021
	Estimated Percentage (%) Change In Future Taxable Values (TV) of Building(s), Land Improvements & Land shown below (but not Personal Property)											0.00%	0.00%	0.00%
	Future Taxable Value (FTV) of Building(s), Land Improvements & Land Upon Completion											-	-	-
	Student Housing: Phase 1 (Bldgs A & B)	*$ 16,386,617*	*$ 32,773,234*	-	-	0%	0%	50%	100%	100%	100%	$ -	$ -	$ 8,193,308
	Student Housing: Phase 2 (Bldg C)	*$ 13,655,514*	*$ 27,311,028*	-	-	0%	0%	0%	5%	75%	100%	$ -	$ -	$ -
	Senior Village - Assisted Living / Memory Care Facility	*$ 3,324,988*	*$ 6,649,975*	-	-	0%	0%	10%	80%	100%	100%	$ -	$ -	$ 332,499
	Subtotal	**$ 38,207,498**	**$ 76,414,996**	-	-	-	-	-	-	-	-	***$ -***	***$ -***	***$ 12,882,149***
	Hotel #1: Full Service Hotel with Restaurant and Ballrooms	*$ 4,900,754*	*$ 9,801,509*	-	-	0%	0%	30%	75%	100%	100%	$ -	$ -	$ 1,470,226
	Hotel #2: Select Service Extended Stay Hotel	$ 4,126,951	*$ 8,253,902*	-	-	0%	0%	30%	75%	100%	100%	$ -	$ -	$ 1,238,085
	Subtotal	**$ 9,027,705**	**$ 18,055,411**	-	-	-	-	-	-	-	-	***$ -***	***$ -***	***$ 2,708,312***
	Restaurants and In-Line Retail 1 - Streetside (Bldg B)	*$ 1,338,843*	*$ 2,677,686*	-	-	0%	0%	50%	100%	100%	100%	$ -	$ -	$ 669,422
	Restaurants and In-Line Retail 2 - Restaurant Building	*$ 479,381*	*$ 958,762*	-	-	0%	0%	50%	100%	100%	100%	$ -	$ -	$ 239,691
	Restaurants and In-Line Retail 3 - In Hotel (does not include Supportive Space to Hotel)	*$ 410,898*	*$ 821,796*	-	-	0%	0%	50%	100%	100%	100%	$ -	$ -	$ 205,449
	Restaurants and In-Line Retail 4 - Corner	*$ 684,830*	*$ 1,369,660*	-	-	0%	0%	50%	100%	100%	100%	$ -	$ -	$ 342,415
	Subtotal	***$ 2,913,952***	***$ 5,827,905***	-	-	-	-	-	-	-	-	***$ -***	***$ -***	***$ 1,456,976***
	Subtotal	**$50,149,156**	**$ 100,298,312**									**$ -**	**$ -**	**$17,047,437**
	Subtotal Future Taxable Value (FTV) of Building(s), Land Improvements, and Land											*-*	*-*	*17,047,437*

	Future Taxable Value (FTV) of Land	Estimated FTV	Notes		2019	2020	2021
	Address	-	-	-	-	-	-
	203 S CLIPPERT ST (Former Red Cedar Golf Course)	$ -	The FTV of the Land is included above in the FTV for each type of development and phase.		$ -	$ -	$ -
	Subtotal Future Taxable Value (FTV) of Land	***$ -***			*$ -*	*$ -*	*$ -*

	Future Assessed Value (FAV)/FTV of New Personal Property	Estimated FAV/FTV	Notes		2019	2020	2021
				Depreciation Factor = DF	*DF*	*DF*	*DF*
-	**Personal Property Value**	-	Assumes replacement every 8 Years at same value, starting in BP Year 10		*0.00*	*0.00*	*0.00*
-	Hotel #1: Furniture and Fixtures	$483,324	Assumed FAV/FTV per Key/ Room = $ 194		$ -	$ -	$ -
				Depreciation Factor = DF	*DF*	*DF*	*DF*
-	**Personal Property Value**	-	Assumes replacement every 8 Years at same value, starting in BP Year 10		*0.00*	*0.00*	*0.00*
-	Hotel #2: Furniture and Fixtures	$314,698	Assumed FAV/FTV per Key/ Room = $ 150		**$ -**	$ -	$ -
				Depreciation Factor = DF	*DF*	*DF*	*DF*
-	**Personal Property Value**	-	-	-	*0.00*	*0.00*	*0.00*
-	**Restaurants and In-Line Retail (1-2-3-4) & Senior Village - Assisted Living/Memory Care Facility: Furniture & Fixtures and Machinery & Equipment**	$990,001	Rough Estimate Only: Uses DF % for Furn. & Fixtures; Assumes replacement every 8 years at the same value, starting in BP Year 10		**$ -**	$ -	$ -
-	**Total Estimated Future Assessed Value (FAV)/FTV of New Personal Property**				**$ -**	**$ -**	**$ -**
-	**Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Land & Personal Property**				$ -	$ -	$ 17,047,437
-	**Total Captured Taxable Value (= to Total FTV of Building(s) and Land Improvements, Land & Personal Property minus Base Year/ ITV)**				**$ -**	**$ -**	**$17,047,437**

Notes:

1. All Future Taxable Values (FTV)/Future Assessed Values (FAV) are estimates only; the actual FTV/FAV may be higher or lower than estimated, and must be determined upon project completion by the governing body's Assessing personnel. FTV/FAV per square foot and/or per room/unit for both new construction and renovations may vary widely depending on the quality, quantity, type of improvements, and the property's location. Additionally, for any renovations (if applicable), the FTV/FAV depends on whether improvements are assessed as "new improvements" or just "replacement/repair," as determined by Assessing personnel. Until improvements are completed and assessed, it is only possible to estimate the FTV/FAV based on various assumptions.

2. The Brownfield Plan will also capture all Personal Property taxes allowed for tax capture. The estimates of the Future Assessed Value (FAV) of Personal Property, if any are provided, and any associated Tax Increment Revenues, are estimates only, and the actual values of Personal Property and any associated property taxes generated are difficult to estimate due to the following: (a) uncertainty regarding the amount, value and type of Personal Property to be included in the project; (b) different depreciation rates applying to the various categories of Personal Property, such as Furniture and Fixtures, Office and Electronic Equipment, Machinery and Equipment, and Computer Equipment; and (c) Personal Property being exempt from taxes if its True Cash Value (after depreciation) is less than $80,000 and the proper forms are submitted to the local unit of government (pursuant to Michigan Public Act 153 of 2013, as amended). The estimated Assessed/Taxable Value of any existing Personal Property is included in the Plan's Base Year/Initial Taxable Value.

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*
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
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%
-	-	-	-	-	-	-	-	-	-	-	-	-	-
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*
-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ -	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
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

		Real Property					**Commercial Personal Property**									
		Buildings, Improvements to Land & Land					Furniture & Fixtures, Machinery & Equipment; Other									
	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS Also noted, if known, is the duration/expiration date of each millage levy. [1]	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

-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
$ 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*
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
$ 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
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
$ 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]

Notes	DISBURSEMENTS TO BROWNFIELD REDEVELOPMENT AUTHORITY & MBRF			Totals	Calendar/ Tax Year	2019	2020
					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**	$ -	$ -
-		State School Tax Capture Amount	**$ 5,269**	**$ 5,269**	**Annual-State School**	$ -	$ -
	Breakdown of State School Tax Capture (SET)	*State Education Tax (SET)* *25.08%*	*$1,322*	*$ 1,322*	*Annual - SET*	*$ -*	*$ -*
	Breakdown of State School Tax Capture (LSO)	*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

Notes	REIMBURSEMENT OF ELIGIBLE ACTIVITIES	Year that Expenses Identified in the Eligible Activities Table Will Be Recognized [2] 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:

1 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.

2 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

Total Capital Investment and Jobs Projections - Red Cedar Development - Lansing, Michigan

as of February 6, 2019

Master Developer: Continental/Ferguson Lansing, LLC

Construction Type	Investor	Capital Investment (estimated)	*Hard Costs*	*Soft Costs*		*FFE*	Percentage of Total Capital Investment	Funding Type	Estimated Induced Job Creation	Estimated Direct Job Creation
Vertical Construction (Not Including Integrated Parking Structures)	**Ownership/Building Developer**			*Engineering & Professional Fees*	*Other Soft Costs*					
Full Service Hotel (80 feet above Michigan Ave., 5-stories on IPS - 152 Keys, Restaurant and Ballrooms)	Concord Hospitality Enterprise Company/Continental Real Estate Companies and Continental/Ferguson Lansing, LLC	$ 41,750,000	*$ 30,000,000*	*$ 2,400,000*	*$ 3,750,000*	*$ 5,600,000*	16.7%	Private	160	80
Select Service Hotel (80 feet above Michigan Ave., 5-stories on IPS - 128 Keys)	Concord Hospitality Enterprise Company/Continental Real Estate Companies and Continental/Ferguson Lansing, LLC	$ 18,265,000	*$ 13,000,000*	*$ 1,040,000*	*$ 1,625,000*	*$ 2,600,000*	7.3%	Private	100	28
Restaurants and In-Line Retail (35,550 SF)	Continental/Ferguson Lansing, LLC	$ 8,091,000	*$ 6,200,000*	*$ 496,000*	*$ 775,000*	*$ 620,000*	3.2%	Private	80	214
Multifamily Housing with First Floor Retail (10,000 SF) (55 feet above Michigan Ave., 5-stories - 150 Marketrate Units)	Continental/Ferguson Lansing, LLC	$ 23,033,500	*$ 18,700,000*	*$ 1,496,000*	*$ 2,337,500*	*$ 500,000*	9.2%	Private	125	15
Student Housing (55 feet above Michigan Ave., 5-stories on IPS - 1,100 Beds)	Hallmark Communities/Continental Real Estate Companies and Continental/Ferguson Lansing, LLC	$ 81,040,500	*$ 62,100,000*	*$ 4,968,000*	*$ 7,762,500*	*$ 6,210,000*	32.4%	Private	200	20
Senior Village - Assisted Living / Memory Care Facility (27 to 50 feet above and facing Michigan Ave., 2 to 4-stories above-grade along Michigan Ave. - 120 Units)	Continental Senior Housing	$ 24,012,000	*$ 18,400,000*	*$ 1,472,000*	*$ 2,300,000*	*$ 1,840,000*	9.6%	Private	80	40
Subtotal of Vertical Construction		**$ 196,192,000**	*$ 148,400,000*	*$ 11,872,000*	*$ 18,550,000*	*$ 17,370,000*	**78.4%**		**745**	**397**
On-site and Off-Site Improvements (Includes Integrated Parking Structures)										
Privately Funded Improvements	Continental/Ferguson Lansing, LLC-Tax-Exempt/Taxable Revenue Bonds and Private Lender Financing	$ 53,817,380	*$ 44,567,430*	*$ 8,586,979*	*$ 662,971*	*$ -*	17.8%	Private	290	0
Lansing Board Water & Light Improvements	Lansing Board Water & Light	$ 278,965	*$ 231,506*	*$ 18,520*	*$ 28,938*	*$ -*	0.1%	Public	30	0
Subtotal of On-Site and Off-Site Improvements		**$ 54,096,345**	*$ 44,798,936*	*$ 8,605,499*	*$ 691,909*	*$ -*	**21.6%**		**320**	**0**
TOTAL CAPITAL INVESTMENT (not including land)		**$ 250,288,345**					**100.0%**		**1065**	**397**

NOTES:
Induced Job = Construction, Support, Service to, etc.
Direct Job = Full-Time-Equivalent (FTE)
Other Soft Costs = Insurance, Construction Bonding, Inspections Fees, General Conditions, Other Fees, Connections Fees
Land Cost and Cost of Financing all Construction are not included


HOTEL

THIS PAGE LEFT BLANK

BY COUNCIL MEMBERS DUNBAR, GARZA, HUSSAIN, JACKSON, SPADAFORE, SPITZLEY, WASHINGTON AND WOOD
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, on Saturday, March 30th, 2019 the Lansing for César E. Chávez Committee celebrates the Ninth Annual Celebration of “César E. Chávez Annual Dinner/Dance Scholarship Event”; and

WHEREAS, the event is an opportunity to help raise awareness of the contributions made by Cesar Chavez. The 2019 event will have keynote speaker Editor In Chief Dr. Jose A. Flores, music by "Tejano Sound Band", panel discussion and sharing of valuable information for enjoyment by the entire family; and

WHEREAS, the Lansing for César E. Chávez Committee is a grass roots non-profit organization dedicated to preserving the legacy of the great labor leader and humanitarian, César E. Chávez who represents the American ideal of equality, tolerance, and justice; and

WHEREAS, the Lansing for Cesar E. Chavez Committee over the years has been responsible for the efforts to rename Lot 56 in Old Town to Cesar E. Chavez Plaza and was instrumental in the changing of East Grand River to Cesar E. Chavez Avenue; and

WHEREAS, the Annual Dinner is one of the fundraising efforts to fund the construction of the Cesar E. Chavez Memorial Arch at the Cesar Chavez Plaza in Old Town.

BE IT RESOLVED, Lansing City Council, hereby, congratulates and wishes much success to the Lansing for César E. Chávez Committee 9th Annual César E. Chávez Dinner for his unwavering efforts of assuring fair wages, good living conditions and humane working conditions, health care, education, and respect for American farm workers continuing to this very day.

BY COUNCIL MEMBERS DUNBAR, GARZA, HUSSAIN, JACKSON, SPADAFORE, SPITZLEY, WASHINGTON AND WOOD
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, César Chávez was born on March 31, 1927, in the North Gila River Valley in Arizona, on the small family farm his grandfather homesteaded. César Chávez's father lost the farm during the Great Depression, forcing the family to join some 30,000 farmworkers who followed the crops throughout California and lived in tents and makeshift housing that often lacked a bathroom, electricity, or running water. He was 10 years old when he began working in the fields and was forced to leave school after the 8th grade to help support his family; and

WHEREAS, César Chávez became an organizer for the Community Service Organization (CSO), a barrio based group, where he coordinated voter registration drives, fought racial and economic discrimination, organized new CSO chapters across California and Arizona, and rose to become the CSO's national director from 1958 to 1962. After leaving the CSO, Chavez co-founded the United Farm Workers (UFW) and, under his leadership, the UFW organized strikes and boycotts to protest for, and later win, higher wages for those farm workers in the grape and vegetable industries. The UFW was instrumental in the passage of the Agricultural Labor Relations Act, which became the first law governing farm labor in the continental United States; and

WHEREAS, for more than three decades, César Chávez led the first successful farm workers union in American history, achieving dignity, respect, fair wages, medical coverage, and pension benefits. His motto in life “Si se puede” (It can be done) embodies the uncommon and invaluable legacy he left for the world’s benefit; and

WHEREAS, March 31 is now Cesar Chavez Day in the United States, a national holiday honoring the life and memory of this great labor leader, role model and hero of our United States of America and should be greatly recognized by all for his unwavering efforts of assuring fair wages, good living and humane working conditions, health care, education, and respect for American farm workers continuing to this very day; and

WHEREAS, Friday, March 29 2019, marks the 10th Annual Cesar E. Chavez Memorial Observance “In the final analysis it doesn’t really matter what the political system is… We don’t need perfect political systems; we need perfect participation”; and

WHEREAS, the keynote speaker for the event is the Honorable Lupe Ramos-Monitiny, Member of Michigan State Board of Education.

BE IT RESOLVED, the Lansing City Council encourages the residents of Lansing to attend the 10th Annual Cesar E. Chavez Memorial Observance “In the final analysis it doesn’t really matter what the political system is… We don’t need perfect political systems; we need perfect participation." held on Friday, March 29, 2019 at noon.

BY COUNCIL MEMBERS DUNBAR, GARZA, HUSSAIN, JACKSON, SPADAFORE, SPITZLEY, WASHINGTON AND WOOD
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, Tony Benavides was born in San Vicente, a small town in the state of Nuevo Leon, in northern Mexico, and grew up in the city of Comales. In the 1920s Tony's father came to Texas to work on a farm. His mother followed, and the couple began a family. During the Depression they repatriated to Mexico, where Tony was born. His four older brothers, who'd been born in the United States, each returned at the age of 15 to their aunt's house in Texas; and

WHEREAS, in 1952, the family moved to Lansing. Benavides said his two older brothers Rudy and David moved to Lansing from Texas for work at General Motors. Their parents and siblings, including 15-year-old Tony, followed; and

WHEREAS, at a Catholic Church dance, Tony met his future wife, Carmen, whose parents had emigrated from Mexico and lived in San Antonio, Texas. While Tony's parents were farming the onions, lettuce and radishes in the Stockbridge area, his wife's parents worked on farms in the St. Johns area on sugar beet and peppermint crops. The Benavides' have been married 60 years and four children; and

WHEREAS, Tony took English lessons twice a day at West Junior High School, in order to catch up with his peers. Graduating in 1957 from Sexton High School, Tony Benavides became the executive director of the Christo Rey Community Center in north Lansing in 1969. Tony developed a vision of building a community organization that offered social services for Lansing's lower-income population. When he began working at Cristo Rey, the center predominantly served the needs of the Hispanic community, but according to center staff its scope is more wide-reaching today, and Hispanic residents make up just one fourth of the total number of visitors; and

WHEREAS, Tony Benavides' directorship, Cristo Rey developed from a center with a $50,000 annual budget and three employees to one with a $2.8-million-dollar budget and staff of 75 when he quit in 2003 to become mayor; and

WHEREAS, in 1981, he was first elected 3rd Ward City Councilman and as a 22-year veteran of Lansing City Council, Tony Benavides served as Council president half a dozen times and sat on every committee. As Council President, Tony Benavides, 66, became mayor when David Hollister stepped down to accept a cabinet position in Gov. Jennifer Granholm's administration in January of 2003; and

WHEREAS, Tony Benavides says he is grateful. "My parents wanted to better their family's lives," he says. "Obviously, that's the reason why you come to the United States. I truly believe that this is the greatest country in the world. You can be anything you want." (From Lansing City Pulse article of July 23, 2003)

THEREFORE BE RESOLVED that the Lansing City Council extends our gratitude for the many years of distinguished service to the City of Lansing by Tony Benavides, and the many impacts he has had on the Lansing community. He has served his heritage and community with honor and dignity.

“When I was a little boy in Mexico, my parents always told us that each must serve the other. I’ve always felt that I have something to offer the community.” - Tony Benavides

RESOLUTION #2019-
BY COUNCIL MEMBER SPADAFORE

WHEREAS, on March 11, 2019 the City Council approved Resolution 2019-065 to receive the Glenburne Commons special assessment roll No. GB-2018, and set the required public hearing for March 25, 2019 to consider the establishment of the Glenburne Commons special assessment roll; and

WHEREAS, the public hearing notice to affected owners needs to be corrected, and the public hearing needs to be rescheduled to April 8, 2019; and

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, April 8, 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	Prop. Street	Owner Name	Taxpayer/Deeed holder	Owner Address	Owner City	Owner State	Owner Zip	Number of Housing Units*	2019 Assessment
23-50-40-36-177-001	401	LOT 240 GLENBURNE NO 5	4232	BALMORAL DR	GROSE RANDY C		2334 E CAVANAUGH RD	LANSING	MI	48910-5815	1	$ 65.72
23-50-40-36-177-011	401	LOT 241 GLENBURNE NO 5	4223	LOCHINVER CIRCLE	HOLMES NATASHA RENEA &		4223 LOCHINVER CIRCLE	LANSING	MI	48911	1	$ 65.72
23-50-40-36-177-021	401	LOT 242 GLENBURNE NO 5	4215	LOCHINVER CIRCLE	SNOW JESSICA		4215 LOCHINVER CIR	LANSING	MI	48911-2575	1	$ 65.72
23-50-40-36-177-030	402	LOT 243 GLENBURNE NO 5	0	LOCHINVER CIRCLE	ADDISS & ASSOCIATES INC		913 W HOLMES RD, #240F	LANSING	MI	48910	0	$ -
23-50-40-36-177-040	401	LOT 244 GLENBURNE NO 5	4201	LOCHINVER CIRCLE	MORAN-GUERRA JOSE N &		4201 LOCHINVER CIR	LANSING	MI	48911-2575	1	$ 65.72
23-50-40-36-177-051	401	LOT 245 GLENBURNE NO 5	4200	LOCHINVER CIRCLE	CONNELLY JENNIFER K		4200 LOCHINVER CIR	LANSING	MI	48911-2575	1	$ 65.72
23-50-40-36-177-061	401	LOT 246 GLENBURNE NO 5	4210	LOCHINVER CIRCLE	OTIS CRAIG M & OTIS-HOUSTON ELIZA	FIRST NATIONAL BANK OF AMERICA	4210 LOCHINVER CIRCLE	LANSING	MI	48911	1	$ 65.72
23-50-40-36-177-071	705	LOT 247 GLENBURNE NO 5	4220	LOCHINVER CIRCLE	LANSING HOUSING COMMISSION		419 CHERRY ST	LANSING	MI	48933	1	$ 65.72
23-50-40-36-177-082	401	LOTS 248 & 249 GLENBURNE NO 5	4310	BALMORAL DR	VANG TOU & LISA		4310 BALMORAL DR	LANSING	MI	48911-2566	1	$ 65.72
23-50-40-36-177-113	401	LOTS 250, 251 & 252 GLENBURNE NO 5	4324	BALMORAL DR	BENNEFIELD WALTER L & TAMARA J		4324 BALMORAL DR	LANSING	MI	48911-2566	1	$ 65.72
23-50-40-36-177-131	401	LOT 253 GLENBURNE NO 5	4336	BALMORAL DR	GASORSKI DAVID & VICTORIA L		4336 BALMORAL DR	LANSING	MI	48911	1	$ 65.72
23-50-40-36-177-141	401	LOT 254 GLENBURNE NO 5	4340	BALMORAL DR	ZHANG HUIZHEN		908 LONGWOOD	CHALFONT	PA	18914-4427	1	$ 65.72
23-50-40-36-177-151	401	LOT 257 GLENBURNE NO 5	4348	BALMORAL DR	RHODES JOHN N & WILMA J		4348 BALMORAL DR	LANSING	MI	48911-2566	1	$ 65.72
23-50-40-36-177-161	401	LOT 256 GLENBURNE NO 5	4412	GLENBURNE BLVD	DILWORTH ANTHONY		4412 GLENBURNE BLVD	LANSING	MI	48911	1	$ 65.72
23-50-40-36-177-171	401	LOT 255 GLENBURNE NO 5	4418	GLENBURNE BLVD	TRAN KIET		3798 SHEARWATER LN	EAST LANSING	MI	48823	1	$ 65.72
23-50-40-36-255-001	401	LOT 89 GLENBURNE SUB	4024	SEAWAY DR	SHERMAN CAROLYN A		4024 SEAWAY DR	LANSING	MI	48911-2551	1	$ 65.72
23-50-40-36-255-011	401	LOT 90 GLENBURNE SUB	4028	SEAWAY DR	LEFANTY NANCY L		4028 SEAWAY DR	LANSING	MI	48911-2551	1	$ 65.72
23-50-40-36-255-021	401	LOT 91 GLENBURNE SUB	4034	SEAWAY DR	SOUKKAI JOHN H &		4034 SEAWAY DR	LANSING	MI	48911-2551	1	$ 65.72
23-50-40-36-255-031	401	LOT 92 GLENBURNE SUB	4038	SEAWAY DR	HOOPER JOHNNI & KECK DELLA		4038 SEAWAY DR	LANSING	MI	48911-2551	1	$ 65.72
23-50-40-36-255-041	401	LOT 93 GLENBURNE SUB	4042	SEAWAY DR	BELANGER ROBERT		4042 SEAWAY DR	LANSING	MI	48911-2551	1	$ 65.72
23-50-40-36-255-051	401	LOT 94 GLENBURNE SUB	4046	SEAWAY DR	MUDREY GINA MARIE		1378 FOXCROFT RD	EAST LANSING	MI	48823	1	$ 65.72

23-50-40-36-255-061	401	LOT 95 GLENBURNE SUB	4050	SEAWAY DR	GRAY LOIS E		4050 SEAWAY DR	LANSING	MI	48911-2551	1	$ 65.72
23-50-40-36-255-071	401	LOT 96 GLENBURNE SUB	4054	SEAWAY DR	ESTES TRAVIS D		4054 SEAWAY DR	LANSING	MI	48911-2551	1	$ 65.72
23-50-40-36-255-081	401	LOT 97 GLENBURNE SUB	4058	SEAWAY DR	SMITH CHARLOTTE		4058 SEAWAY DR	LANSING	MI	48911-2551	1	$ 65.72
23-50-40-36-255-091	401	LOT 98 GLENBURNE SUB	4062	SEAWAY DR	FRANCISCO ISAAC & JENNET		4062 SEAWAY DR	LANSING	MI	48911	1	$ 65.72
23-50-40-36-255-101	401	LOT 99 GLENBURNE SUB	4100	SEAWAY DR	STEPP CHRISTINA D		4100 SEAWAY DR	LANSING	MI	48911-2553	1	$ 65.72
23-50-40-36-255-111	401	LOT 100 GLENBURNE SUB	4104	SEAWAY DR	PENDELL DIANE R		4104 SEAWAY DR	LANSING	MI	48911-2553	1	$ 65.72
23-50-40-36-255-121	401	LOT 101 GLENBURNE SUB	4110	SEAWAY DR	BROWN LANITA S		4110 SEAWAY DR	LANSING	MI	48911-2553	1	$ 65.72
23-50-40-36-255-131	401	LOT 102 GLENBURNE SUB	4116	SEAWAY DR	TREICHEL GARY L		10909 HART HWY	DIMONDALE	MI	48821-9560	1	$ 65.72
23-50-40-36-255-141	401	LOT 103 GLENBURNE SUB	4122	SEAWAY DR	SMITH SARAH A		4122 SEAWAY DR	LANSING	MI	48911	1	$ 65.72
23-50-40-36-255-151	401	LOT 104 GLENBURNE SUB	4128	SEAWAY DR	DONELSON AISHA & KING ABRAHAM		4128 SEAWAY DR	LANSING	MI	48911-2553	1	$ 65.72
23-50-40-36-255-161	401	LOT 105 GLENBURNE SUB	4134	SEAWAY DR	ANDERSON CLEOPHUS & SARITA		4134 SEAWAY DR	LANSING	MI	48911-2553	1	$ 65.72
23-50-40-36-255-171	401	LOT 106 GLENBURNE SUB	4200	SEAWAY DR	WRIGHT LINDA		4200 SEAWAY DR	LANSING	MI	48911-2555	1	$ 65.72
23-50-40-36-255-183	401	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 SUB	4206	SEAWAY DR	MOSES AMANDA L		4206 SEAWAY DR	LANSING	MI	48911-2555	1	$ 65.72
23-50-40-36-255-192	401	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; GLENBURNE SUB	4224	SEAWAY DR	HOMICK DARRYL & HOMICK DEVIN &		TILLSONBORG ON N4G 4G7			XXXXX	1	$ 65.72
23-50-40-36-255-202	401	LOT 109 EXC W'LY 4 FT GLENBURNE SUB	4304	DUMFRIES CIRCLE	DOKTER CHRISTINA H	HICKS CALEB & LAUREN E	1273 HARVEST LANE	HOSCHTON	GA	30548	1	$ 65.72

23-50-40-36-255-212	401	LOT 110 & THE W'LY 4 FT LOT 109 GLENBURNE SUB	4308	DUMFRIES CIRCLE	LEVKOVITZ L L C	LEVKOVITZ NOAM	33 RASHI ST			XXXXX	1	$	65.72
23-50-40-36-255-230	99	PRIVATE GLENBURNE COMMONS, GLENBURNE NO 5; AND ALSO PRIVATE COMMONS "B" EXCEPT PARTS PREVIOUSLY DEEDED TO THE OWNERS OF LOTS 107 & 108; GLENBURNE SUB	0	SEAWAY DR	GLENBURNE COMMONS		124 W MICHIGAN AVE	LANSING	MI	48933-2500	0	$	-
23-50-40-36-256-002	401	LOT 88 GLENBURNE SUB	4023	SEAWAY DR	VAN ALSTINE TERRY MICHAEL		4023 SEAWAY DR	LANSING	MI	48911-2552	1	$	65.72
23-50-40-36-256-011	401	LOT 87 GLENBURNE SUB	4029	SEAWAY DR	GELLER NICOLE		4029 SEAWAY DR	LANSING	MI	48911-2552	1	$	65.72
23-50-40-36-256-021	401	LOT 86 GLENBURNE SUB	4037	SEAWAY DR	SUNDEEN JESSICA E		4037 SEAWAY DR	LANSING	MI	48911-2552	1	$	65.72
23-50-40-36-256-031	401	LOT 85 GLENBURNE SUB	4045	SEAWAY DR	BRYANT YVETTE E		4045 SEAWAY DR	LANSING	MI	48911-2552	1	$	65.72
23-50-40-36-256-041	401	LOT 84 GLENBURNE SUB	4101	SEAWAY DR	MANSFIELD LISA MARIE	DEMYERS FELICIA N	4101 SEAWAY DR	LANSING	MI	48911	1	$	65.72
23-50-40-36-256-051	401	LOT 83 GLENBURNE SUB	4107	SEAWAY DR	DOWRICK TODD		6435 HEATHFIELD DR	EAST LANSING	MI	48823	1	$	65.72
23-50-40-36-256-061	401	LOT 82 GLENBURNE SUB	4111	SEAWAY DR	FICK ALAN A II & ELIZABETH		4111 SEAWAY DR	LANSING	MI	48911-2554	1	$	65.72
23-50-40-36-256-071	401	LOT 81 GLENBURNE SUB	4115	SEAWAY DR	BENSON MARIA Q		4115 SEAWAY DR	LANSING	MI	48911-2554	1	$	65.72
23-50-40-36-256-081	401	LOT 80 GLENBURNE SUB	4121	SEAWAY DR	LUIZ ADOLFO G III		4121 SEAWAY DR	LANSING	MI	48911-2554	1	$	65.72
23-50-40-36-256-091	401	LOT 79 GLENBURNE SUB	4127	SEAWAY DR	SMITH NIKKI M		4127 SEAWAY DR	LANSING	MI	48911-2554	1	$	65.72
23-50-40-36-256-101	401	LOT 78 GLENBURNE SUB	4131	SEAWAY DR	WILSON BOBBY & CRYSTAL D		PO BOX 80131	LANSING	MI	48908-0131	1	$	65.72
23-50-40-36-256-111	401	LOT 77 GLENBURNE SUB	4135	SEAWAY DR	LEEK TAWANA		4135 SEAWAY DR	LANSING	MI	48911-2554	1	$	65.72
23-50-40-36-256-121	401	LOT 76 GLENBURNE SUB	4154	HEATHGATE DR	LEWIS MICHAEL L & MARY A		4154 HEATHGATE DR	LANSING	MI	48911-2518	1	$	65.72
23-50-40-36-256-131	401	LOT 175 GLENBURNE NO 3	4148	HEATHGATE DR	ROBERTS ARTHUR A III & JOYCE		4148 HEATHGATE DR	LANSING	MI	48911-2518	1	$	65.72
23-50-40-36-256-141	401	LOT 176 GLENBURNE NO 3	4144	HEATHGATE DR	RIEKE PAUL E & JESSICA R		4144 HEATHGATE DR	LANSING	MI	48911-2518	1	$	65.72
23-50-40-36-256-151	401	LOT 177 GLENBURNE NO 3	4140	HEATHGATE DR	HILL DANIELLE J		4140 HEATHGATE DR	LANSING	MI	48911-2518	1	$	65.72
23-50-40-36-256-161	401	LOT 178 GLENBURNE NO 3	4136	HEATHGATE DR	VINING GARY		P O BOX 70001	LANSING	MI	48908	1	$	65.72
23-50-40-36-256-171	401	LOT 179 GLENBURNE NO 3	4130	HEATHGATE DR	VINING GARY		P O BOX 70001	LANSING	MI	48908	1	$	65.72
23-50-40-36-256-181	401	LOT 180 GLENBURNE NO 3	4124	HEATHGATE DR	J & D PROPERTIES OF MICHIGAN L L C		13199 BLAISDELL DR	DEWITT	MI	48820-8188	1	$	65.72
23-50-40-36-257-001	401	LOT 75 GLENBURNE SUB	4201	SEAWAY DR	WISEMAN MICHAEL K		4201 SEAWAY DR	LANSING	MI	48911-2556	1	$	65.72

23-50-40-36-257-011	401	LOT 174 GLENBURNE NO 3	4149	HEATHGATE DR	COUTHEN KERMIT J & KIMBERLY		4149 HEATHGATE DR	LANSING	MI	48911-2517	1	$ 65.72
23-50-40-36-257-021	401	LOT 173 GLENBURNE NO 3	4143	HEATHGATE DR	MNG INVESTMENTS L L C		7736 MADRID DR	LANSING	MI	48917-7706	1	$ 65.72
23-50-40-36-257-031	401	LOT 172 GLENBURNE NO 3	4137	HEATHGATE DR	SMITH LEROY III & RENETHIA M		4137 HEATHGATE DR	LANSING	MI	48911-2517	1	$ 65.72
23-50-40-36-257-041	401	LOT 171 GLENBURNE NO 3	4131	HEATHGATE DR	MITCHELL PROPERTY HOLDINGS L L C		1010 SEMINOLE RD	NORTON SHORES	MI	49441-4344	1	$ 65.72
23-50-40-36-257-051	401	LOT 170 GLENBURNE NO 3	4127	HEATHGATE DR	BUSKULIC MIRA		4127 HEATHGATE DR	LANSING	MI	48911-2517	1	$ 65.72
23-50-40-36-257-061	401	LOT 169 GLENBURNE NO 3	4123	HEATHGATE DR	XIE CHUAN GANG		4123 HEATHGATE DR	LANSING	MI	48911	1	$ 65.72
23-50-40-36-257-071	401	LOT 168 GLENBURNE NO 3	4117	HEATHGATE DR	NBD REALTY L L C	NBD REALTY LLC	4117 HEATHGATE DR	LANSING	MI	48911	1	$ 65.72
23-50-40-36-257-081	401	LOT 167 GLENBURNE NO 3	4113	HEATHGATE DR	S & T INDUSTRIES L L C		13501 COTTONWOOD CT	DEWITT	MI	48820-9057	1	$ 65.72
23-50-40-36-257-091	401	LOT 166 GLENBURNE NO 3	4109	HEATHGATE DR	FORBUS JANE A		4109 HEATHGATE DR	LANSING	MI	48911-2517	1	$ 65.72
23-50-40-36-257-101	401	LOT 165 GLENBURNE NO 3	4101	HEATHGATE DR	UNITED Z'S INC		1825 E MICHIGAN AVE	LANSING	MI	48912-2826	1	$ 65.72
23-50-40-36-257-111	401	LOT 164 GLENBURNE NO 3	4206	KILLARNEY CT	PRICE STACY L		4206 KILLARNEY CT	LANSING	MI	48911-2530	1	$ 65.72
23-50-40-36-257-121	401	LOT 163 GLENBURNE NO 3	4210	KILLARNEY CT	FOX LAND HOLDINGS LLC		PO BOX 1392	EAST LANSING	MI	48826	1	$ 65.72
23-50-40-36-257-131	401	LOT 162 GLENBURNE NO 3	4214	KILLARNEY CT	HERNANDEZ ANNA		4214 KILLARNY CT	LANSING	MI	48911	1	$ 65.72
23-50-40-36-257-141	401	LOT 161 GLENBURNE NO 3	4218	KILLARNEY CT	LEVEQUE LEO & LINDA M		4218 KILLARNEY CT	LANSING	MI	48911-2530	1	$ 65.72
23-50-40-36-257-151	401	LOT 160 GLENBURNE NO 3	4222	KILLARNEY CT	ZHAN JANET		4546 WARWICK DR	SUGAR LAND	TX	77479	1	$ 65.72
23-50-40-36-257-161	401	LOT 159 GLENBURNE NO 3	4223	KILLARNEY CT	FROEBE JASON & REBECCA		4223 KILLARNEY CT	LANSING	MI	48911-2530	1	$ 65.72
23-50-40-36-257-171	401	LOT 158 GLENBURNE NO 3	4219	KILLARNEY CT	ALLEN BENJAMINE L & CASSANDRA E		4219 KILLARNEY CT	LANSING	MI	48911-2530	1	$ 65.72
23-50-40-36-257-181	401	LOT 157 GLENBURNE NO 3	4215	KILLARNEY CT	RICH DONNIE JOE		4215 KILLARNEY CT	LANSING	MI	48911-2530	1	$ 65.72
23-50-40-36-257-191	401	LOT 156 GLENBURNE NO 3	4211	KILLARNEY CT	ZDYBEL SMITH L L C		3678 E HIAWATHA DR	OKEMOS	MI	48864-4040	1	$ 65.72
23-50-40-36-257-201	401	LOT 155 GLENBURNE NO 3	4207	KILLARNEY CT	KRANZ DANIEL A		4207 KILLARNEY CT	LANSING	MI	48911-2530	1	$ 65.72
23-50-40-36-257-211	401	LOT 154 GLENBURNE NO 3	4053	HEATHGATE DR	YANG TOU GER & MEGAN V		4053 HEATHGATE DR	LANSING	MI	48911-2515	1	$ 65.72

23-50-40-36-278-011	401	LOT 181 GLENBURNE NO 3	4116	HEATHGATE DR	WHITEPIGEON WILLIAM		5453 HOUGHSTON RD	HARBOR SPRINGS	MI	49740-9041	1	$ 65.72
23-50-40-36-278-021	401	LOT 182 GLENBURNE NO 3	4112	HEATHGATE DR	DOWNS GERALD A & JULIE A		4112 HEATHGATE DR	LANSING	MI	48911-2516	1	$ 65.72
23-50-40-36-278-031	401	LOT 183 GLENBURNE NO 3	4106	HEATHGATE DR	VONGPHACHANH BOUBPHA & KYLANH		4106 HEATHGATE DR	LANSING	MI	48911	1	$ 65.72
23-50-40-36-278-041	401	LOT 184 GLENBURNE NO 3	4100	HEATHGATE DR	DOWRICK TODD		6435 HEATHFIELD DR	EAST LANSING	MI	48823	1	$ 65.72
23-50-40-36-278-051	401	LOT 185 GLENBURNE NO 3	4054	HEATHGATE DR	FOX LAND HOLDINGS LLC		PO BOX 1392	EAST LANSING	MI	48826	1	$ 65.72
23-50-40-36-278-061	401	LOT 186 GLENBURNE NO 3	4048	HEATHGATE DR	WRATHER SHEILA M	SMITH BRUCE	4048 HEATHGATE DR	LANSING	MI	48911-2514	1	$ 65.72
23-50-40-36-278-071	401	LOT 187 GLENBURNE NO 3	4042	HEATHGATE DR	TAYLOR DARNELL & MARKETA S		4381 KEELSON DR	LANSING	MI	48911-8132	1	$ 65.72
23-50-40-36-278-081	401	LOT 188 GLENBURNE NO 3	4038	HEATHGATE DR	DENSON SAMATRA		4038 HEATHGATE DR	LANSING	MI	48911	1	$ 65.72
23-50-40-36-278-091	401	LOT 189 GLENBURNE NO 3	4034	HEATHGATE DR	RAYMOND MARIA, BIANCA, JERRY III	NDB REALTY LLC	4034 HEATHGATE DR	LANSING	MI	48911	1	$ 65.72
23-50-40-36-278-101	401	LOT 190 GLENBURNE NO 3	4030	HEATHGATE DR	DODOBOVE L L C		714 EDGEMONT BLVD	LANSING	MI	48917	1	$ 65.72
23-50-40-36-278-111	401	LOT 191 GLENBURNE NO 3	4024	HEATHGATE DR	J & D PROPERTIES OF MICHIGAN L L C		13199 BLAISDELL DR	DEWITT	MI	48820-8188	1	$ 65.72
23-50-40-36-278-121	401	LOT 192 GLENBURNE NO 3	4018	HEATHGATE DR	REDDICK ANDRE		4018 HEATHGATE DR	LANSING	MI	48911	1	$ 65.72
23-50-40-36-278-131	401	LOT 193 GLENBURNE NO 3	4014	HEATHGATE DR	HUBER DALE D & SARA E		7730 WOLVERINE DR	EATON RAPIDS	MI	48827	1	$ 65.72
23-50-40-36-278-141	401	LOT 194 GLENBURNE NO 3	4010	HEATHGATE DR	DUFFY BARBARA J		4010 HEATHGATE DR	LANSING	MI	48911-2514	1	$ 65.72
23-50-40-36-278-151	401	LOT 195 GLENBURNE NO 3	4008	HEATHGATE DR	HARPER DOROTHY		4008 HEATHGATE DR	LANSING	MI	48911-2514	1	$ 65.72
23-50-40-36-278-161	401	LOT 196 GLENBURNE NO 3	4000	HEATHGATE DR	SMITHWICK BRANDON J	KIRBY ALYSSA & KIRBY CATHY JO	8635 NW 8TH ST APT 109	MIAMI	FL	33126	1	$ 65.72
23-50-40-36-278-171	401	LOT 197 GLENBURNE NO 3	3944	WINDEMERE DR	FOMBY BENJAMIN E & VANESSA		3944 WINDEMERE DR	LANSING	MI	48911-2519	1	$ 65.72
23-50-40-36-278-181	401	LOT 198 GLENBURNE NO 3	3938	WINDEMERE DR	HEDDEN MICHAEL J & SHERYL		7020 DEEPWATER POINT RD	WILLIAMS BURG	MI	49690-9248	1	$ 65.72
23-50-40-36-278-191	401	LOT 199 GLENBURNE NO 3	3932	WINDEMERE DR	STEVENS EARL L III & JANIS E		3932 WINDEMERE DR	LANSING	MI	48911-2519	1	$ 65.72
23-50-40-36-278-201	401	LOT 200 GLENBURNE NO 3	3926	WINDEMERE DR	BEVERLY FRANK & BARBARA		3926 WINDEMERE DR	LANSING	MI	48911-2519	1	$ 65.72

23-50-40-36-278-211	401	LOT 201 GLENBURNE NO 3	3920	WINDEMERE DR	LOVETT CENTHA		3920 WINDEMERE DR	LANSING	MI	48911-2519	1	$	65.72
23-50-40-36-278-221	401	LOT 202 GLENBURNE NO 3	3916	WINDEMERE DR	ALANIZ FERNANDO		3916 WINDEMERE DR	LANSING	MI	48911-2519	1	$	65.72
23-50-40-36-278-231	401	LOT 203 GLENBURNE NO 3	3910	WINDEMERE DR	CHAMBERLAIN BECKY MARIE		3910 WINDEMERE DR	LANSING	MI	48911-2519	1	$	65.72
23-50-40-36-278-241	401	LOT 204 GLENBURNE NO 3	3900	WINDEMERE DR	HER PETER		3900 WINDEMERE DR	LANSING	MI	48911-2519	1	$	65.72
23-50-40-36-279-001	401	LOT 153 GLENBURNE NO 3	4047	HEATHGATE DR	DOWRICK TODD		6435 HEATHFIELD DR	EAST LANSING	MI	48823	1	$	65.72
23-50-40-36-279-011	401	LOT 152 GLENBURNE NO 3	4043	HEATHGATE DR	FOX LAND HOLDINGS LLC		PO BOX 1392	EAST LANSING	MI	48826	1	$	65.72
23-50-40-36-279-021	401	LOT 151 GLENBURNE NO 3	4037	HEATHGATE DR	SIMPSON JERRY		4037 HEATHGATE DR	LANSING	MI	48911	1	$	65.72
23-50-40-36-279-031	401	LOT 150 GLENBURNE NO 3	4031	HEATHGATE DR	CAO LUPIN & MAO CHAOLIN		2542 HOLLY ST	FULLERTO N	CA	92835-4418	1	$	65.72
23-50-40-36-279-041	401	LOT 149 GLENBURNE NO 3	4025	HEATHGATE DR	HAMMOND DANIEL S		4025 HEATHGATE DR	LANSING	MI	48911	1	$	65.72
23-50-40-36-279-051	401	LOT 148 GLENBURNE NO 3	4021	HEATHGATE DR	LUCKY RENTAL L L C		1701 S WAVERLY RD	LANSING	MI	48917-4300	1	$	65.72
23-50-40-36-279-061	401	LOT 147 GLENBURNE NO 3	4017	HEATHGATE DR	LINDSEY JOHN		4017 HEATHGATE DR	LANSING	MI	48911-2515	1	$	65.72
23-50-40-36-279-071	401	LOT 146 GLENBURNE NO 3	4013	HEATHGATE DR	BERTRAM WARREN E JR		4013 HEATHGATE DR	LANSING	MI	48911-2515	1	$	65.72
23-50-40-36-279-081	401	LOT 145 GLENBURNE NO 3	4009	HEATHGATE DR	WARD DONALD L & JOAN M		4009 HEATHGATE DR	LANSING	MI	48911-2515	1	$	65.72
23-50-40-36-279-091	401	LOT 144 GLENBURNE NO 3	4001	HEATHGATE DR	ORCHARD RANDALL L & JESSICA M		4 HARRIMAN CT	CAMERON	NC	28326-6375	1	$	65.72
23-50-40-36-279-101	401	LOT 143 GLENBURNE NO 3	4200	CHADBURNE DR	BARBER ARTHUR L & AMANDA L		4200 CHADBURNE DR	LANSING	MI	48911	1	$	65.72
23-50-40-36-279-111	401	LOT 142 GLENBURNE NO 3	4206	CHADBURNE DR	BROWN DEBORA J		4206 CHADBURNE DR	LANSING	MI	48911-2576	1	$	65.72
23-50-40-36-279-121	401	LOT 141 GLENBURNE NO 3	4210	CHADBURNE DR	SEARS MICHAEL J & NANCY R		16910 BLACK WALNUT LN	EAST LANSING	MI	48823-9656	1	$	65.72
23-50-40-36-279-131	401	LOT 140 GLENBURNE NO 3	4216	CHADBURNE DR	BLACK TERRY & VICKIE		308 N SWEGLES ST	SAINT JOHNS	MI	48879-1632	1	$	65.72

23-50-40-36-280-002	99	PRIVATE COMMONS "A" AND THE TWO PRIVATE ADJACENT PEDESTRIAN WALKWAYS, GLENBURNE SUB; ALSO PRIVATE COMMONS "C" AND THE THREE ADJACENT PRIVATE PEDESTRIAN WALKWAYS; GLENBURNE NO 3	0	SEAWAY DR	GLENBURNE COMMONS		124 W MICHIGAN AVE	LANSING	MI	48933-2500	0	$ -
23-50-40-36-326-006	704	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	0	GLENBURNE BLVD	LANSING SCHOOL DISTRICT		519 W KALAMAZOO ST	LANSING	MI	48933-2080	0	$ -

23-50-40-36-326-008	99	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 36 T4N R3W	0	ROSCOMMON DR	BOARD OF WATER & LIGHT		PO BOX 13007	LANSING	MI	48901-3007	0	$ -
23-50-40-36-326-011	704	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 BEG; SEC 36 T4N R3W	0	GLENBURNE BLVD	LANSING SCHOOL DISTRICT		519 W KALAMAZOO ST	LANSING	MI	48933-2080	0	$ -
23-50-40-36-327-001	705	LOT 263 GLENBURNE NO 5	4309	BALMORAL DR	LANSING HOUSING COMMISSION		419 CHERRY ST	LANSING	MI	48933	1	$ 65.72
23-50-40-36-327-012	401	LOTS 286 & 287 GLENBURNE NO 5	4324	COURTLAND DR	LANE LENORA		4324 COURTLAND DR	LANSING	MI	48911-2571	1	$ 65.72
23-50-40-36-327-031	401	LOT 285 GLENBURNE NO 5	4308	COURTLAND DR	HAMIDOU NOREDDINE		4308 COURTLAND DR	LANSING	MI	48911-2571	1	$ 65.72
23-50-40-36-327-041	705	LOT 284 GLENBURNE NO 5	4300	COURTLAND DR	LANSING HOUSING COMMISSION		419 CHERRY ST	LANSING	MI	48933	1	$ 65.72
23-50-40-36-327-051	401	LOT 283 GLENBURNE NO 5	4236	COURTLAND DR	CHAMBERS CHARLES H		4236 COURTLAND DR	LANSING	MI	48911-2569	1	$ 65.72

23-50-40-36-327-061	401	LOT 282 GLENBURNE NO 5	4230	COURTLAND DR	XC & LILLY'S APARTMENTS L L C		2611 COCHISE LN	OKEMOS	MI	48864-2055	1	$ 65.72
23-50-40-36-327-071	401	LOT 281 GLENBURNE NO 5	4224	COURTLAND DR	LUO XUE YUN		4224 COURTLAND DR	LANSING	MI	48911-2569	1	$ 65.72
23-50-40-36-327-081	401	LOT 269 GLENBURNE NO 5	4219	BALMORAL DR	BRANDELL MARSHA C		4219 BALMORAL DR	LANSING	MI	48911-2565	1	$ 65.72
23-50-40-36-327-091	705	LOT 268 GLENBURNE NO 5	4223	BALMORAL DR	LANSING HOUSING COMMISSION		419 CHERRY ST	LANSING	MI	48933	1	$ 65.72
23-50-40-36-327-101	401	LOT 267 GLENBURNE NO 5	4229	BALMORAL DR	MONGER TEK N & BASNET GOPI MAYA		4229 BALMORAL DR	LANSING	MI	48911	1	$ 65.72
23-50-40-36-327-111	705	LOT 266 GLENBURNE NO 5	4237	BALMORAL DR	LANSING HOUSING COMMISSION		419 CHERRY ST	LANSING	MI	48933	1	$ 65.72
23-50-40-36-327-121	401	LOT 265 GLENBURNE NO 5	4241	BALMORAL DR	MARTINEZ YARENIS R		4241 BALMORAL DR	LANSING	MI	48911	1	$ 65.72
23-50-40-36-327-131	401	LOT 264 GLENBURNE NO 5	4301	BALMORAL DR	MCCLOUD REGINA M		4301 BALMORAL DR	LANSING	MI	48911-2567	1	$ 65.72
23-50-40-36-328-001	401	LOT 262 GLENBURNE NO 5	4325	BALMORAL DR	RANDLE RONNIE & JOCELYN V		4325 BALMORAL DR	LANSING	MI	48911-2568	1	$ 65.72
23-50-40-36-328-011	705	LOT 261 GLENBURNE NO 5	4331	BALMORAL DR	LANSING HOUSING COMMISSION		419 CHERRY ST	LANSING	MI	48933	1	$ 65.72
23-50-40-36-328-021	401	LOT 260 GLENBURNE NO 5	4337	BALMORAL DR	PACE GUY E		4337 BALMORAL DR	LANSING	MI	48911	1	$ 65.72
23-50-40-36-328-031	401	LOT 259 GLENBURNE NO 5	4345	BALMORAL DR	FRANKLIN APRIL		4345 BALMORAL DR	LANSING	MI	48911-2568	1	$ 65.72
23-50-40-36-328-041	705	LOT 258 GLENBURNE NO 5	4351	BALMORAL DR	LANSING HOUSING COMMISSION		419 CHERRY ST	LANSING	MI	48933	1	$ 65.72
23-50-40-36-328-051	401	LOT 309 GLENBURNE NO 5	4342	GLENBURNE BLVD	PIERSON TROY A		4342 GLENBURNE BLVD	LANSING	MI	48911-2543	1	$ 65.72
23-50-40-36-328-061	401	LOT 308 GLENBURNE NO 5	4336	GLENBURNE BLVD	WOLFSEN KEITH & WELCH LINDA		4336 GLENBURNE BLVD	LANSING	MI	48911-2543	1	$ 65.72
23-50-40-36-328-071	705	LOT 307 GLENBURNE NO 5	4330	GLENBURNE BLVD	LANSING HOUSING COMMISSION		419 CHERRY ST	LANSING	MI	48933	1	$ 65.72
23-50-40-36-328-081	401	LOT 306 GLENBURNE NO 5	4324	GLENBURNE BLVD	CASTILLA RICARDO & PAMELA		4324 GLENBURNE BLVD	LANSING	MI	48911-2543	1	$ 65.72
23-50-40-36-328-091	401	LOT 305 GLENBURNE NO 5	4318	GLENBURNE BLVD	RAPPE KRISTY		4318 GLENBURNE BLVD	LANSING	MI	48911-2543	1	$ 65.72
23-50-40-36-328-101	705	LOT 304 GLENBURNE NO 5	4312	GLENBURNE BLVD	LANSING HOUSING COMMISSION		419 CHERRY ST	LANSING	MI	48933	1	$ 65.72
23-50-40-36-328-111	401	LOT 303 GLENBURNE NO 5	4306	GLENBURNE BLVD	CONNORS JENNIFER & WILLIAM III		4306 GLENBURNE BLVD	LANSING	MI	48911-2543	1	$ 65.72
23-50-40-36-328-122	401	LOTS 301 & 302 GLENBURNE NO 5	4260	GLENBURNE BLVD	HENGESBACH JANICE M		4260 GLENBURNE BLVD	LANSING	MI	48911-2541	1	$ 65.72

23-50-40-36-328-141	401	LOT 300 GLENBURNE NO 5	4254	GLENBURNE BLVD	HARTLEY NATHAN & JULIE		4254 GLENBURNE BLVD	LANSING	MI	48911-2541	1	$	65.72
23-50-40-36-328-151	705	LOT 299 GLENBURNE NO 5	4248	GLENBURNE BLVD	LANSING HOUSING COMMISSION		419 CHERRY ST	LANSING	MI	48933	1	$	65.72
23-50-40-36-328-161	401	LOT 298 GLENBURNE NO 5	4240	GLENBURNE BLVD	CANTU SIMONA	CONKLIN ELIZABETH	315 E MT HOPE AVE	LANSING	MI	48910	1	$	65.72
23-50-40-36-328-171	401	LOT 297 GLENBURNE NO 5	4232	GLENBURNE BLVD	CAO MARY ANN		5891 HORTSMEYER RD	LANSING	MI	48911	1	$	65.72
23-50-40-36-328-181	401	LOT 296 GLENBURNE NO 5	4215	COURTLAND DR	YAMBIUT CHARLE C	NONA ADEL ADDA	4215 COURTLAND DR	LANSING	MI	48911	1	$	65.72
23-50-40-36-328-191	705	LOT 295 GLENBURNE NO 5	4229	COURTLAND DR	LANSING HOUSING COMMISSION		419 CHERRY ST	LANSING	MI	48933	1	$	65.72
23-50-40-36-328-201	401	LOT 294 GLENBURNE NO 5	4237	COURTLAND DR	VO THU VAN PHAN & MINH TIEN		4237 COURTLAND DR	LANSING	MI	48911	1	$	65.72
23-50-40-36-328-211	401	LOT 293 GLENBURNE NO 5	4307	COURTLAND DR	BROWN RAYMOND & PEGGY		4307 COURTLAND DR	LANSING	MI	48911-2572	1	$	65.72
23-50-40-36-328-221	401	LOT 292 GLENBURNE NO 5	4311	COURTLAND DR	SANDERS JAN A		4311 COURTLAND DR	LANSING	MI	48911-2572	1	$	65.72
23-50-40-36-328-231	401	LOT 291 GLENBURNE NO 5	4315	COURTLAND DR	MWANGU ANGELEE		4315 COURTLAND DR	LANSING	MI	48911	1	$	65.72
23-50-40-36-328-241	705	LOT 290 GLENBURNE NO 5	4321	COURTLAND DR	LANSING HOUSING COMMISSION		419 CHERRY ST	LANSING	MI	48933	1	$	65.72
23-50-40-36-328-251	401	LOT 289 GLENBURNE NO 5	4325	COURTLAND DR	STRONG GLORIA M		4325 COURTLAND DR	LANSING	MI	48911-2572	1	$	65.72
23-50-40-36-328-261	401	LOT 288 GLENBURNE NO 5	4331	COURTLAND DR	VUE CHRIST & YANG SANDY		4331 COURTLAND DR	LANSING	MI	48911-2572	1	$	65.72
23-50-40-36-329-001	401	LOT 310 GLENBURNE NO 5	4417	GLENBURNE BLVD	POWELL ROGER & ADAMS-POWELL KAREN		4417 GLENBURNE BLVD	LANSING	MI	48911-2546	1	$	65.72

23-50-40-36-329-012	703	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 PT 732.6 FT W	4500	GLENBURNE BLVD	CITY OF LANSING	FINANCE DEPARTMENT	124 W MICHIGAN AVE FL 8TH	LANSING	MI	48933-1665	0	$ -
23-50-40-36-329-021	705	LOT 312 GLENBURNE NO 5	4405	GLENBURNE BLVD	LANSING HOUSING COMMISSION		419 CHERRY ST	LANSING	MI	48933	1	$ 65.72
23-50-40-36-329-031	402	LOT 313 GLENBURNE NO 5	0	GLENBURNE BLVD	HEATHCOTE JEROME G		PO BOX 4341	EAST LANSING	MI	48826-4341	0	$ -
23-50-40-36-329-041	401	LOT 314 GLENBURNE NO 5	4355	GLENBURNE BLVD	INHULSEN JOHN & INHULSEN MICHAEL		4355 GLENBURNE BLVD	LANSING	MI	48911-2544	1	$ 65.72
23-50-40-36-329-051	401	LOT 315 GLENBURNE NO 5	4347	GLENBURNE BLVD	PANJAITAN EDWARD		4347 GLENBURNE BLVD	LANSING	MI	48911-2544	1	$ 65.72
23-50-40-36-329-061	705	LOT 316 GLENBURNE NO 5	4341	GLENBURNE BLVD	LANSING HOUSING COMMISSION		419 CHERRY ST	LANSING	MI	48933	1	$ 65.72
23-50-40-36-329-071	705	LOT 317 GLENBURNE NO 5	0	GLENBURNE BLVD	CITY OF LANSING		124 W MICHIGAN AVE 9TH FLR	LANSING	MI	48933	0	$ -
23-50-40-36-329-081	705	LOT 318 GLENBURNE NO 5	4327	GLENBURNE BLVD	LANSING HOUSING COMMISSION		419 CHERRY ST	LANSING	MI	48933	1	$ 65.72
23-50-40-36-329-091	401	LOT 319 GLENBURNE NO 5	4321	GLENBURNE BLVD	SMITH JARED M		12756 11 MILE RD	CERESCO	MI	49033	1	$ 65.72
23-50-40-36-329-101	401	LOT 320 GLENBURNE NO 5	4315	GLENBURNE BLVD	BOUIE HEATHER		4315 GLENBURNE BLVD	LANSING	MI	48911	1	$ 65.72
23-50-40-36-329-111	705	LOT 321 GLENBURNE NO 5	4307	GLENBURNE BLVD	LANSING HOUSING COMMISSION		419 CHERRY ST	LANSING	MI	48933	1	$ 65.72

23-50-40-36-329-121	705	LOT 322 GLENBURNE NO 5	0	GLENBURNE BLVD	CITY OF LANSING		124 W MICHIGAN AVE 9TH FLR	LANSING	MI	48933	0	$ -
23-50-40-36-400-236	401	COMM 433 FT W OF SE CORNER SEC. 36, W 147.8 FT, N 825 FT, E 147.8 FT, S 825 FT TO BEG SEC. 36, R4N, R3W	11907	JOLLY RD	MURRAY DANIEL E & SARAH M		11907 W JOLLY RD	LANSING	MI	48911	1	$ 65.72
23-50-40-36-401-001	401	LOT 111 GLENBURNE SUB	4312	DUMFRIES CIRCLE	COREY ASHLEY		4312 DUMFRIES CIR	LANSING	MI	48911	1	$ 65.72
23-50-40-36-401-011	401	LOT 112 GLENBURNE SUB	4316	DUMFRIES CIRCLE	HICKS CARRIE E & DODD BOB F		4316 DUMFRIES CIR	LANSING	MI	48911-2573	1	$ 65.72
23-50-40-36-401-021	401	LOT 113 GLENBURNE SUB	4318	DUMFRIES CIRCLE	DOWRICK TODD		6435 HEATHFIELD DR	EAST LANSING	MI	48823-9659	1	$ 65.72
23-50-40-36-401-031	401	LOT 114 GLENBURNE SUB	4324	DUMFRIES CIRCLE	HESTER KENNETH L		4324 DUMFRIES CIR	LANSING	MI	48911-2573	1	$ 65.72
23-50-40-36-401-041	401	LOT 115 GLENBURNE SUB	4332	SEAWAY DR	FREEMAN MYRON S SR & DELORES		6023 SLEEPY HOLLOW LN	EAST LANSING	MI	48823-9225	1	$ 65.72
23-50-40-36-401-051	401	LOT 116 GLENBURNE SUB	4336	SEAWAY DR	KEO RABIA V		4336 SEAWAY DR	LANSING	MI	48911-2726	1	$ 65.72
23-50-40-36-401-061	401	LOT 117 GLENBURNE SUB	4340	SEAWAY DR	DEFRENN DENNIS D		4340 SEAWAY DR	LANSING	MI	48911-2726	1	$ 65.72
23-50-40-36-401-071	401	LOT 228 GLENBURNE NO 5	4166	GLENBURNE BLVD	SIMMER TROY M & NATASHA L		16295 NULL RD	THREE RIVERS	MI	49093	1	$ 65.72
23-50-40-36-401-081	401	LOT 229 GLENBURNE NO 5	4108	BALMORAL DR	PIGGOTT EMILY & BRIAN		4108 BALMORAL DR	LANSING	MI	48911	1	$ 65.72
23-50-40-36-401-091	401	LOT 230 GLENBURNE NO 5	4114	BALMORAL DR	AKWANGIRO JOHN		4114 BALMORAL DR	LANSING	MI	48911	1	$ 65.72
23-50-40-36-401-101	401	LOT 231 GLENBURNE NO 5	4120	BALMORAL DR	HERBERT KEVIN J		4120 BALMORAL DR	LANSING	MI	48911	1	$ 65.72
23-50-40-36-401-111	401	LOT 232 GLENBURNE NO 5	4126	BALMORAL DR	BUSH SHAIRESE		4126 BALMORAL DR	LANSING	MI	48911-2562	1	$ 65.72
23-50-40-36-401-121	705	LOT 233 GLENBURNE NO 5	4132	BALMORAL DR	LANSING HOUSING COMMISSION		419 CHERRY ST	LANSING	MI	48933	1	$ 65.72
23-50-40-36-401-131	401	LOT 234 GLENBURNE NO 5	4138	BALMORAL DR	THOLE RUTH		4138 BALMORAL DR	LANSING	MI	48911-2562	1	$ 65.72
23-50-40-36-401-143	401	LOTS 235 & 236; GLENBURNE NO 5	4200	BALMORAL DR	LLOYD THOMAS J & HEATHER L		4200 BALMORAL DR	LANSING	MI	48911-2564	1	$ 65.72
23-50-40-36-401-161	705	LOT 237 GLENBURNE NO 5	4212	BALMORAL DR	LANSING HOUSING COMMISSION		419 CHERRY ST	LANSING	MI	48933	1	$ 65.72
23-50-40-36-401-171	401	LOT 238 GLENBURNE NO 5	4218	BALMORAL DR	LOPEZ RAFAEL & RUIZ MARIA C		4218 BALMORAL DR	LANSING	MI	48911-2564	1	$ 65.72
23-50-40-36-401-181	401	LOT 239 GLENBURNE NO 5	4224	BALMORAL DR	J & D PROPERTIES OF MICHIGAN L L C		13199 BLAISDELL DR	DEWITT	MI	48820-8188	1	$ 65.72
23-50-40-36-402-001	705	LOT 270 GLENBURNE NO 5	4211	BALMORAL DR	LANSING HOUSING COMMISSION		419 CHERRY ST	LANSING	MI	48933	1	$ 65.72
23-50-40-36-402-011	401	LOT 271 GLENBURNE NO 5	4205	BALMORAL DR	AFFORDABLE RENTAL PROPERTIES L L C		866 S BROOKSIDE DR	NORTON SHORES	MI	49441	1	$ 65.72

23-50-40-36-402-021	401	LOT 272 GLENBURNE NO 5	4135	BALMORAL DR	KELLER KAREN		4135 BALMORAL DR	LANSING	MI	48911-2563	1	$	65.72
23-50-40-36-402-031	401	Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2018. LOT 273 GLENBURNE NO 5	4123	BALMORAL DR	ALTON JOHN F		4123 BALMORAL DR	LANSING	MI	48911-2563	1	$	65.72
23-50-40-36-402-041	401	LOT 274 GLENBURNE NO 5	4115	BALMORAL DR	LIRA EDWARD & BEVERLY S		1669 HARTEL RD	CHARLOTTE	MI	48813-9331	1	$	65.72
23-50-40-36-402-051	401	LOT 275 GLENBURNE NO 5	4109	BALMORAL DR	VALERIO SHAMEREL R & VALERIO MARY		4109 BALMORAL DR	LANSING	MI	48911-2563	1	$	65.72
23-50-40-36-402-061	401	LOT 276 GLENBURNE NO 5	4214	GLENBURNE BLVD	RAYMOND CAMIE		4214 GLENBURNE BLVD	LANSING	MI	48911	1	$	65.72
23-50-40-36-402-071	401	LOT 277 GLENBURNE NO 5	4200	COURTLAND DR	MIKALA ROGER FOTUE		4200 COURTLAND DR	LANSING	MI	48911	1	$	65.72
23-50-40-36-402-081	705	LOT 278 GLENBURNE NO 5	4206	COURTLAND DR	LANSING HOUSING COMMISSION		419 CHERRY ST	LANSING	MI	48933	1	$	65.72
23-50-40-36-402-091	401	LOT 279 GLENBURNE NO 5	4212	COURTLAND DR	STEWART TERRELL A & JESSICA L		4212 COURTLAND DR	LANSING	MI	48911-2569	1	$	65.72
23-50-40-36-402-101	401	LOT 280 GLENBURNE NO 5	4218	COURTLAND DR	HILL CASSIETTA		4218 COURTLAND DR	LANSING	MI	48911	1	$	65.72
23-50-40-36-403-011	401	LOT 74 GLENBURNE SUB	4223	SEAWAY DR	NEFF WILLIAM S		4223 SEAWAY DR	LANSING	MI	48917	1	$	65.72
23-50-40-36-403-021	401	LOT 73 GLENBURNE SUB	4227	SEAWAY DR	HOWARD RUTH & HOWARD JULIE		PO BOX 16271	DURHAM	NC	27704-7271	1	$	65.72
23-50-40-36-403-031	401	LOT 72 GLENBURNE SUB	4301	SEAWAY DR	HOLLIE XERION	CHARTR AND MARY	4301 SEAWAY DR	LANSING	MI	48911	1	$	65.72
23-50-40-36-403-041	401	LOT 71 GLENBURNE SUB	4305	SEAWAY DR	PUETZ WILLIAM J & VICKIE E		4305 SEAWAY DR	LANSING	MI	48911-2727	1	$	65.72
23-50-40-36-403-051	401	LOT 70 GLENBURNE SUB	4311	SEAWAY DR	SHANKLIN ROGER & ADAMS WILLIE MAE		4311 SEAWAY DR	LANSING	MI	48911-2727	1	$	65.72
23-50-40-36-403-061	401	LOT 69 GLENBURNE SUB	4317	SEAWAY DR	SANCHEZ JOSE & ELEANOR H		4317 SEAWAY DR	LANSING	MI	48911-2727	1	$	65.72
23-50-40-36-403-071	401	LOT 68 GLENBURNE SUB	4154	GLENBURNE BLVD	MORALES RAFAEL C		4154 GLENBURNE BLVD	LANSING	MI	48911-2538	1	$	65.72
23-50-40-36-403-081	401	LOT 67 GLENBURNE SUB	4146	GLENBURNE BLVD	SANCHEZ ERNESTO & HERLINDA		4146 GLENBURNE BLVD	LANSING	MI	48911-2538	1	$	65.72
23-50-40-36-403-091	401	LOT 66 GLENBURNE SUB	4142	GLENBURNE BLVD	HOMICK DEVIN		TILLSONBORG ON N4G 4G7			XXXXX	1	$	65.72
23-50-40-36-403-101	401	LOT 65 GLENBURNE SUB	4138	GLENBURNE BLVD	HART EMERLISA		4138 GLENBURNE BLVD	LANSING	MI	48911-2538	1	$	65.72
23-50-40-36-403-111	401	LOT 64 GLENBURNE SUB	4318	OLD CASTLE CIRCLE	BUKUR OREN		FROID 34			XXXXX	1	$	65.72

23-50-40-36-403-121	401	LOT 63 GLENBURNE SUB	4312	OLD CASTLE CIRCLE	HOUSTON JANIELLE L		4312 OLD CASTLE CIR	LANSING	MI	48911-2528	1	$	65.72
23-50-40-36-403-131	401	LOT 62 GLENBURNE SUB	4306	OLD CASTLE CIRCLE	ESCOJIDO CRUZ L		4306 OLD CASTLE CIR	LANSING	MI	48911-2528	1	$	65.72
23-50-40-36-403-141	401	LOT 61 GLENBURNE SUB	4302	OLD CASTLE CIRCLE	VUE PHONE		4302 OLD CASTLE CIRCLE	LANSING	MI	48911	1	$	65.72
23-50-40-36-403-151	401	LOT 60 GLENBURNE SUB	4300	OLD CASTLE CIRCLE	BOOKER CHRISTOPHER M &		4300 OLD CASTLE CIR	LANSING	MI	48911-2528	1	$	65.72
23-50-40-36-403-161	401	LOT 59 GLENBURNE SUB	4301	OLD CASTLE CIRCLE	PARKER ASHLEY N		4301 OLD CASTLE CIR	LANSING	MI	48911	1	$	65.72
23-50-40-36-403-171	401	LOT 58 GLENBURNE SUB	4305	OLD CASTLE CIRCLE	GEORGE DANIEL M & JAMIE		4305 OLD CASTLE CIR	LANSING	MI	48911-2528	1	$	65.72
23-50-40-36-403-181	401	LOT 57 GLENBURNE SUB	4307	OLD CASTLE CIRCLE	FILEDS ANTHONY		2194 CEDARBEND DR	HOLT	MI	48842	1	$	65.72
23-50-40-36-403-191	401	LOT 56 GLENBURNE SUB	4311	OLD CASTLE CIRCLE	HAYES JOHN H & JOYCE		4311 OLD CASTLE CIR	LANSING	MI	48911-2528	1	$	65.72
23-50-40-36-403-201	401	LOT 55 GLENBURNE SUB	4315	OLD CASTLE CIRCLE	FOREMAN HEATH		4315 OLD CASTLE CIR	LANSING	MI	48911-2528	1	$	65.72
23-50-40-36-403-211	401	LOT 54 GLENBURNE SUB	4321	OLD CASTLE CIRCLE	HOMICK DARRYL & SMITH DOUGLAS A		225 GOSHEN RD			XXXXX	1	$	65.72
23-50-40-36-403-221	401	LOT 53 GLENBURNE SUB	4110	GLENBURNE BLVD	SEARS MICHAEL J & NANCY R		16910 BLACK WALNUT LN	EAST LANSING	MI	48823-9656	1	$	65.72
23-50-40-36-403-231	401	LOT 52 GLENBURNE SUB	4104	GLENBURNE BLVD	GET IT TODAY PROPERTIES L L C		P O BOX 4636	EAST LANSING	MI	48826	1	$	65.72
23-50-40-36-403-241	401	LOT 51 GLENBURNE SUB	4100	GLENBURNE BLVD	DELEON RALPH & MARY F		4100 GLENBURNE BLVD	LANSING	MI	48911-2536	1	$	65.72
23-50-40-36-403-251	401	LOT 50 GLENBURNE SUB	4052	GLENBURNE BLVD	VOLKER KEVIN L & MICHELE		4052 GLENBURNE BLVD	LANSING	MI	48911-2535	1	$	65.72
23-50-40-36-403-261	401	LOT 49 GLENBURNE SUB	4048	GLENBURNE BLVD	POLAND TRAVIS L & ERIKA A		4048 GLENBURNE BLVD	LANSING	MI	48911	1	$	65.72
23-50-40-36-403-271	401	LOT 48 GLENBURNE SUB	4044	GLENBURNE BLVD	WILLIAMS GEORGE E & MARCIA		4044 GLENBURNE BLVD	LANSING	MI	48911-2535	1	$	65.72
23-50-40-36-403-281	401	LOT 47 GLENBURNE SUB	4328	MACDOUGAL CIRCLE	KUYKENDOLL TINISHA		4328 MACDOUGAL CIR	LANSING	MI	48911-2529	1	$	65.72
23-50-40-36-403-291	401	LOT 46 GLENBURNE SUB	4322	MACDOUGAL CIRCLE	TEMPLETON LEONARD L &		4322 MACDOUGAL CIR	LANSING	MI	48911-2529	1	$	65.72
23-50-40-36-403-301	401	LOT 45 GLENBURNE SUB	4318	MACDOUGAL CIRCLE	TOLBERT JANICE F		4318 MACDOUGAL CIR	LANSING	MI	48911-2529	1	$	65.72
23-50-40-36-403-311	401	LOT 44 GLENBURNE SUB	4312	MACDOUGAL CIRCLE	EGHAREVBA SANDRA		1077 VINEYARD DR	OAKLEY	CA	94561-3805	1	$	65.72
23-50-40-36-403-321	401	LOT 43 GLENBURNE SUB	4308	MACDOUGAL CIRCLE	SADA HERMOSINA A		4308 MACDOUGAL CIR	LANSING	MI	48911-2529	1	$	65.72
23-50-40-36-403-331	401	LOT 42 GLENBURNE SUB	4304	MACDOUGAL CIRCLE	WILSON ERNEST W		4304 MACDOUGAL CIR	LANSING	MI	48911-2529	1	$	65.72
23-50-40-36-403-341	401	LOT 41 GLENBURNE SUB	4300	MACDOUGAL CIRCLE	DELONG JACK L		4300 MACDOUGAL CIRCLE	LANSING	MI	48911	1	$	65.72
23-50-40-36-403-351	401	LOT 40 GLENBURNE SUB	4301	MACDOUGAL CIRCLE	COVINGTON ERIKA C		4301 MACDOUGAL CIR	LANSING	MI	48911-2529	1	$	65.72
23-50-40-36-403-361	401	LOT 39 GLENBURNE SUB	4305	MACDOUGAL CIRCLE	SEARS MICHAEL J & NANCY R		16910 BLACK WALNUT LN	EAST LANSING	MI	48823-9656	1	$	65.72

23-50-40-36-403-371	401	LOT 38 GLENBURNE SUB	4309	MACDOUGAL CIRCLE	DOWRICK TODD		6435 HEATHFIELD DR	EAST LANSING	MI	48823-9659	1	$	65.72
23-50-40-36-403-381	401	LOT 37 GLENBURNE SUB	4315	MACDOUGAL CIRCLE	J & D PROPERTIES OF MICHIGAN L L C		13199 BLAISDELL DR	DEWITT	MI	48820-8188	1	$	65.72
23-50-40-36-403-391	401	LOT 36 GLENBURNE SUB	4319	MACDOUGAL CIRCLE	STEWART KANDY		4319 MACOUGAL CIR	LANSING	MI	48911	1	$	65.72
23-50-40-36-403-401	401	LOT 35 GLENBURNE SUB	4325	MACDOUGAL CIRCLE	AHO BAMBI S		4325 MACDOUGAL CIR	LANSING	MI	48911	1	$	65.72
23-50-40-36-403-411	401	LOT 34 GLENBURNE SUB	4329	MACDOUGAL CIRCLE	DOWRICK TODD		6435 HEATHFIELD DR	EAST LANSING	MI	48823	1	$	65.72
23-50-40-36-403-421	401	LOT 33 GLENBURNE SUB	4333	MACDOUGAL CIRCLE	MARK SANDERS LANSING #3 L L C		8787 COLEMAN RD	HASLETT	MI	48840-9318	1	$	65.72
23-50-40-36-403-431	401	LOT 32 GLENBURNE SUB	4014	GLENBURNE BLVD	HALL-SIMMONS DREANA D		4014 GLENBURNE BLVD	LANSING	MI	48911	1	$	65.72
23-50-40-36-403-441	401	LOT 31 GLENBURNE SUB	4008	GLENBURNE BLVD	REED JOHNITA		4008 GLENBURNE BLVD	LANSING	MI	48911-2533	1	$	65.72
23-50-40-36-403-451	401	LOT 30 & S 20 FT LOT 29 GLENBURNE SUB	4336	CHADBURNE DR	THOMAS CELESTE		4336 CHADBURNE DR	LANSING	MI	48911-2740	1	$	65.72
23-50-40-36-403-471	401	N'LY 30 FT LOT 29 ALSO S'LY 35 FT LOT 28 GLENBURNE SUB	4330	CHADBURNE DR	RYAN KATHLEEN		4330 CHADBURNE DR	LANSING	MI	48911-2740	1	$	65.72
23-50-40-36-403-481	401	LOT 27 & N 15 FT LOT 28 GLENBURNE SUB	4328	CHADBURNE DR	HENSTOCK STEVEN J &		4328 CHADBURNE DR	LANSING	MI	48911	1	$	65.72
23-50-40-36-403-491	401	LOT 26 GLENBURNE SUB	4324	CHADBURNE DR	BURK LISA		4324 CHADBURNE DR	LANSING	MI	48911	1	$	65.72
23-50-40-36-403-501	401	LOT 25 GLENBURNE SUB	4318	CHADBURNE DR	GONZALES SARAH	MOORE DENNIS & AMY	4318 CHADBURNE DR	LANSING	MI	48911	1	$	65.72
23-50-40-36-403-511	401	LOT 24 GLENBURNE SUB	4314	CHADBURNE DR	ALDACO JUVE & MARIA		4314 CHADBURNE DR	LANSING	MI	48911-2740	1	$	65.72
23-50-40-36-403-521	401	LOT 23 GLENBURNE SUB	4310	CHADBURNE DR	K B & C PROPERTIES L L C		PO BOX 881	EAST LANSING	MI	48826-0881	1	$	65.72
23-50-40-36-403-541	401	LOT 138 GLENBURNE NO 3	4306	CHADBURNE DR	COUTHEN DESSIE & COUTHEN JAMES		4306 CHADBURNE DR	LANSING	MI	48911	1	$	65.72
23-50-40-36-403-551	401	LOT 139 GLENBURNE NO 3	4300	CHADBURNE DR	ROGERS GLORIA		1105 EASTFIELD RD	LANSING	MI	48917-2347	1	$	65.72
23-50-40-36-405-001	705	LOT 119 GLENBURNE SUB	4151	GLENBURNE BLVD	LANSING HOUSING COMMISSION		419 CHERRY ST	LANSING	MI	48933	1	$	65.72
23-50-40-36-405-011	401	LOT 120 GLENBURNE SUB	4141	GLENBURNE BLVD	KRUGER BRUCE		7721 WILLIAMS RD	LANSING	MI	48911-3046	1	$	65.72
23-50-40-36-405-021	401	LOT 121 GLENBURNE SUB	4133	GLENBURNE BLVD	ZARGOZA GARCIA DIANA C		4133 GLENBURNE BLVD	LANSING	MI	48911-2537	1	$	65.72
23-50-40-36-405-031	401	LOT 122 GLENBURNE SUB	4125	GLENBURNE BLVD	KITE AARON T		3339 WAVERLY HILLS RD	LANSING	MI	48917	1	$	65.72
23-50-40-36-405-041	401	LOT 123 GLENBURNE SUB	4117	GLENBURNE BLVD	KITE AARON T		3339 WAVERLY HILLS RD	LANSING	MI	48917	1	$	65.72
23-50-40-36-405-051	401	LOT 124 GLENBURNE SUB	4109	GLENBURNE BLVD	JOHNSON JOHNNY L & SARA &		4109 GLENBURNE BLVD	LANSING	MI	48911-2537	1	$	65.72
23-50-40-36-405-061	401	LOT 125 GLENBURNE SUB	4101	GLENBURNE BLVD	KITE AARON T		3339 WAVERLY HILLS RD	LANSING	MI	48917	1	$	65.72
23-50-40-36-405-071	401	LOT 126 GLENBURNE SUB	4049	GLENBURNE BLVD	JAMES CHAUNCEY & MONIQUE	KITE AARON T	3500 KAREN ST	LANSING	MI	48911	1	$	65.72

23-50-40-36-405-081	401	LOT 127 GLENBURNE SUB	4043	GLENBURNE BLVD	STUBER KARLA		4043 GLENBURNE BLVD	LANSING	MI	48911	1	$ 65.72
23-50-40-36-405-091	402	LOT 128 GLENBURNE SUB	0	GLENBURNE BLVD	MURPHY PATRICK & LINDA L		605 N GUNNELL RD	EATON RAPIDS	MI	48827-9385	0	$ -
23-50-40-36-405-101	705	LOT 129 GLENBURNE SUB	4025	GLENBURNE BLVD	LANSING HOUSING COMMISSION		419 CHERRY ST	LANSING	MI	48933	1	$ 65.72
23-50-40-36-405-111	401	LOT 130 GLENBURNE SUB	4017	GLENBURNE BLVD	MAGERS ERICA L		13130 HIDE AWAY LN	DEWITT	MI	48820	1	$ 65.72
23-50-40-36-405-121	401	LOT 131 GLENBURNE SUB	4009	GLENBURNE BLVD	DOWRICK TODD K & SANDRA L		6435 HEATHFIELD DR	EAST LANSING	MI	48823-9659	1	$ 65.72
23-50-40-36-405-131	401	LOT 132 GLENBURNE SUB	4400	CHADBURNE DR	SEARS MIKE & NANCY		16910 BLACK WALNUT LN	EAST LANSING	MI	48823-9656	1	$ 65.72
23-50-40-36-407-001	401	LOT 118 GLENBURNE SUB	4400	SEAWAY DR	YONG MALL INC		2440 SOWER BLVD	OKEMOS	MI	48864-3251	1	$ 65.72
23-50-40-36-407-011	201	LOT 137 GLENBURNE NO 2	ROCO WOODSIDE MEADOWS APTS LLC		4590	SEAWAY DR	33 BLOOOMFIELD HILLS PRKWY STE 135	BLOOMFIELD HILLS	MI	48304	90	########
23-50-40-36-407-021	201	LOT 226 GLENBURNE NO 4	ROCO WOODSIDE MEADOWS APTS LLC		4032	WOODB RIGE	33 BLOOOMFIELD HILLS PRKWY STE 135	BLOOMFIELD HILLS	MI	48304	66	########
23-50-40-36-407-031	705	LOT 323 GLENBURNE NO 5	4217	GLENBURNE BLVD	LANSING HOUSING COMMISSION		419 CHERRY ST	LANSING	MI	48933	1	$ 65.72
23-50-40-36-407-041	705	LOT 324 GLENBURNE NO 5	0	GLENBURNE BLVD	CITY OF LANSING		124 W MICHIGAN AVE 9TH FLR	LANSING	MI	48933	0	$ -
23-50-40-36-407-051	705	LOT 325 GLENBURNE NO 5	0	GLENBURNE BLVD	CITY OF LANSING		124 W MICHGIAN AVE 9TH FLR	LANSING	MI	48933	0	$ -
23-50-40-36-407-061	703	LOT 326 GLENBURNE NO 5	0	GLENBURNE BLVD	OAK PARK DEVELOPMENT GROUP LLC		428 LESHER PLACE	LANSING	MI	48912	0	$ -
23-50-40-36-426-001	401	LOT 22 GLENBURNE SUB	4315	CHADBURNE DR	SIMEON NDIKURIYO		4315 CHADBURNE DR	LANSING	MI	48911-2741	1	$ 65.72
23-50-40-36-426-011	401	LOT 21 GLENBURNE SUB	3928	LIMERICK CIRCLE	CANNON REX		3928 LIMERICK CIR	LANSING	MI	48911-2527	1	$ 65.72
23-50-40-36-426-021	401	LOT 20 GLENBURNE SUB	3922	LIMERICK CIRCLE	MELVIN CANDANCE S		3922 LIMERICK CIR	LANSING	MI	48911-2527	1	$ 65.72
23-50-40-36-426-031	401	LOT 19 GLENBURNE SUB	3914	LIMERICK CIRCLE	SMITH SAMANTHA & PARR JASON	ASTERA CREDIT UNION	3914 LIMERICK	LANSING	MI	48911	1	$ 65.72
23-50-40-36-426-041	401	LOT 18 GLENBURNE SUB	3906	LIMERICK CIRCLE	BROOKS THERESA		3906 LIMERICK CIR	LANSING	MI	48911	1	$ 65.72
23-50-40-36-426-051	401	LOT 17 GLENBURNE SUB	3900	LIMERICK CIRCLE	BAKER MARTHA		3609 JERREE ST	LANSING	MI	48911-2635	1	$ 65.72
23-50-40-36-426-061	401	LOT 218 GLENBURNE NO 3	3901	LAUDERHILL CIRCLE	MCINTYRE FRANKIE E & JOANNE		3901 LAUDERHILL CIR	LANSING	MI	48911-2526	1	$ 65.72
23-50-40-36-426-071	401	LOT 219 GLENBURNE NO 3	3909	LAUDERHILL CIRCLE	HATT LINDA		3909 LAUDERHILL CIR	LANSING	MI	48911-2526	1	$ 65.72
23-50-40-36-426-081	401	LOT 220 GLENBURNE NO 3	3915	LAUDERHILL CIRCLE	DOWRICK TODD K & SANDRA L		6435 HEATHFIELD DR	EAST LANSING	MI	48823-9659	1	$ 65.72

23-50-40-36-426-091	401	LOT 221 GLENBURNE NO 3	3923	LAUDERHILL CIRCLE	ROUSER JEANETTE K		3923 LAUDERHILL CIR	LANSING	MI	48911-2526	1	$ 65.72
23-50-40-36-426-101	401	LOT 222 GLENBURNE NO 3	4307	CHADBURNE DR	VOLKER GARY L & ELAINE R		4307 CHADBURNE DR	LANSING	MI	48911-2741	1	$ 65.72
23-50-40-36-428-001	401	LOT 10 GLENBURNE SUB	3937	LIMERICK CIRCLE	RIPLEY LARRY A & MELANIE M		3937 LIMERICK CIR	LANSING	MI	48911-2527	1	$ 65.72
23-50-40-36-428-011	401	LOT 9 GLENBURNE SUB	3950	GLENBURNE BLVD	BOWLER DARCY Y		1885 MAPLE ST	HOLT	MI	48842	1	$ 65.72
23-50-40-36-428-021	401	LOT 8 GLENBURNE SUB	3944	GLENBURNE BLVD	WILLIAMS NORMA J		3944 GLENBURNE BLVD	LANSING	MI	48911-2531	1	$ 65.72
23-50-40-36-428-031	401	LOT 7 GLENBURNE SUB	3938	GLENBURNE BLVD	BERRY LORETTA M		3441 LAREDO DR UNIT 37	LEXINGTON	KY	40517-2241	1	$ 65.72
23-50-40-36-428-041	401	LOT 6 GLENBURNE SUB	3932	GLENBURNE BLVD	DYER JEFFREY A &		3932 GLENBURNE BLVD	LANSING	MI	48911-2531	1	$ 65.72
23-50-40-36-428-051	401	LOT 5 GLENBURNE SUB	3926	GLENBURNE BLVD	KING LINDA M		3926 GLENBURNE BLVD	LANSING	MI	48911-2531	1	$ 65.72
23-50-40-36-428-061	402	LOT 4 GLENBURNE SUB	0	GLENBURNE BLVD	BENNETT THOMAS		1865 E STOLL RD	LANSING	MI	48906	0	$ -
23-50-40-36-428-071	402	LOT 3 GLENBURNE SUB	0	GLENBURNE BLVD	MICHIGAN LAND BANK FAST TRACK AUTH		300 N WASHINGTON SQ	LANSING	MI	48933-1244	0	$ -
23-50-40-36-428-081	713	LOT 2 GLENBURNE SUB	0	GLENBURNE BLVD	CITY OF LANSING		124 W MIGHIGAN AVE	LANSING	MI	48911	0	$ -
23-50-40-36-428-091	713	LOT 1 GLENBURNE SUB	0	GLENBURNE BLVD	CITY OF LANSING		124 W MICHIGAN AVE	LANSING	MI	48933	0	$ -
23-50-40-36-428-101	402	LOT 16 GLENBURNE SUB	0	LIMERICK CIRCLE	MICHIGAN LAND BANK FAST TRACK AUTH		300 N WASHINGTON SQ	LANSING	MI	48933-1244	0	$ -
23-50-40-36-428-111	713	LOT 15 GLENBURNE SUB	0	LIMERICK CIRCLE	CITY OF LANSING		124 W MICHIGAN AVE	LANSING	MI	48933	0	$ -
23-50-40-36-428-121	713	LOT 14 GLENBURNE SUB	0	LIMERICK CIRCLE	CITY OF LANSING		124 W MICHIGAN AVE	LANSING	MI	48933	0	$ -
23-50-40-36-428-131	401	LOT 13 GLENBURNE SUB	3919	LIMERICK CIRCLE	VINING GARY		P O BOX 70001	LANSING	MI	48908	0	$ -
23-50-40-36-428-141	401	LOT 12 GLENBURNE SUB	3925	LIMERICK CIRCLE	FOX JEROME C & MILLICENT I		3925 LIMERICK CIR	LANSING	MI	48911-2527	1	$ 65.72
23-50-40-36-428-151	401	LOT 11 GLENBURNE SUB	3931	LIMERICK CIRCLE	MORLOCK PATTY J		3931 LIMERICK CIR	LANSING	MI	48911-2527	1	$ 65.72
23-50-40-36-429-001	401	LOT 133 GLENBURNE SUB	3951	GLENBURNE BLVD	SEARS MICHAEL J & NANCY R		16910 BLACK WALNUT LN	EAST LANSING	MI	48823-9656	1	$ 65.72
23-50-40-36-429-021	401	LOT 134 GLENBURNE SUB	3941	GLENBURNE BLVD	SEARS MICHAEL J & NANCY R		16910 BLACK WALNUT LN	EAST LANSING	MI	48823-9656	1	$ 65.72
23-50-40-36-481-001	401	LOT 210 GLENBURNE NO 3	3939	WINDEMERE DR	HOSSINGER JEFFERY R		3939 WINDEMERE DR	LANSING	MI	48911-2520	1	$ 65.72
23-50-40-36-481-011	401	LOT 211 GLENBURNE NO 3	4209	CHADBURNE DR	SMITH JEFFREY D & PAMELA J &		4209 CHADBURNE DR	LANSING	MI	48911-2577	1	$ 65.72
23-50-40-36-481-021	401	LOT 212 GLENBURNE NO 3	4213	CHADBURNE DR	BREHLER JOSEPH C		4213 CHADBURNE DR	LANSING	MI	48911-2577	1	$ 65.72
23-50-40-36-481-031	401	LOT 213 GLENBURNE NO 3	3924	LAUDERHILL CIRCLE	WILLIAMS ARTHUR & PHYLLIS		47979 PAW TRAIL	LANSING	MI	48911	1	$ 65.72
23-50-40-36-481-041	401	LOT 214 GLENBURNE NO 3	3918	LAUDERHILL CIRCLE	GALLEGOS ERNESTO		4828 INGHAM ST	LANSING	MI	48911	1	$ 65.72
23-50-40-36-481-051	401	LOT 215 GLENBURNE NO 3	3914	LAUDERHILL CIRCLE	ALLEN LEROY		3914 LAUDERHILL CIR	LANSING	MI	48911-2526	1	$ 65.72

23-50-40-36-481-061	401	LOT 216 GLENBURNE NO 3	3908	LAUDERHILL CIRCLE	NELSON MAURICE		3908 LAUDERHILL CIR	LANSING	MI	48911-2526	1	$ 65.72
23-50-40-36-481-071	401	LOT 217 GLENBURNE NO 3	3900	LAUDERHILL CIRCLE	IAFANO ROBERT & ZIEGLER KELSEY		3900 LAUDERHILL CIR	LANSING	MI	48911	1	$ 65.72
23-50-40-36-481-081	401	LOT 205 GLENBURNE NO 3	3901	WINDEMERE DR	KENNY LORETTA D		3901 WINDEMERE DR	LANSING	MI	48911-2520	1	$ 65.72
23-50-40-36-481-091	401	LOT 206 GLENBURNE NO 3	3911	WINDEMERE DR	RUIZ ARTURO R & EVA C		3911 WINDEMERE DR	LANSING	MI	48911-2520	1	$ 65.72
23-50-40-36-481-101	401	LOT 207 GLENBURNE NO 3	3915	WINDEMERE DR	DOWRICK TODD		6435 HEATHFIELD DR	EAST LANSING	MI	48823-9659	1	$ 65.72
23-50-40-36-481-111	401	LOT 208 GLENBURNE NO 3	3923	WINDEMERE DR	ESTRADA MARTIN V & MARISOL		3923 WINDEMERE DR	LANSING	MI	48911-2520	1	$ 65.72
23-50-40-36-481-121	401	LOT 209 GLENBURNE NO 3	3927	WINDEMERE DR	MCCLINTOCK DALE W & MARSHA		3927 WINDEMERE DR	LANSING	MI	48911	1	$ 65.72
											451	########
											*Does not include vacant land	

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

Act-6-2019, Wise Road Parcel No. 33-01-05-06-202-021, Acquire for Davis Park

WHEREAS, the Parks and Recreation Department proposes to purchase a vacant parcel north of and adjacent to Benjamin F. Davis Park for additional parkland; and

WHEREAS, the property consists of vacant land, 396' deep X 65' wide, approx. 25,740 s.f.; and

WHEREAS, the property was part of the 2018 Michigan Department of Natural Resources Trust Fund Acquisition grant application that was approved by both the Park Board and City Council; and

WHEREAS, on February 5, 2019, the Planning Board reviewed the proposal in accordance with its Act 33 Review procedures, and found that the property is currently vacant and undeveloped, and the acquisition will preserve the open space character of the property; and

WHEREAS, the Planning Board voted unanimously (6-0) to recommend approval of the proposed acquisition; and

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

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-6-2019, the purchase of Parcel Number 33-01-05-06-202-021, being legally described as:

S 65 FT LOT 99 MAPLE GROVE FARMS NO 2

from Frederick and Lola Harmon, 1266 Marsh Rd., Luzerne, MI 48636, for the sum of $27,400, including $20,500 in grant funds, as an addition to Benjamin F. Davis Park.

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

Act-7-2019, Willard Avenue Parcel No. 33-01-01-27-426-001, Acquire for Scott Woods

WHEREAS, the Parks and Recreation Department proposes to purchase a vacant parcel east of and adjacent to Scott Woods for additional parkland; and

WHEREAS, the property consists of vacant land, 370' deep X 407.5' wide, approx. 150,775 s.f. (3.47acres); and

WHEREAS, the property was part of the 2018 Michigan Department of Natural Resources Trust Fund Acquisition grant application that was approved by both the Park Board and City Council; and

WHEREAS, on February 5, 2019, the Planning Board reviewed the proposal in accordance with its Act 33 Review procedures, and found that the property is currently vacant and undeveloped, and the acquisition will preserve the open space character of the property; and

WHEREAS, the Planning Board voted unanimously (6-0) to recommend approval of the proposed acquisition; 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-7-2019, the purchase of Parcel Number 33-01-01-27-426-001, being legally described as:

LOTS 10, 11, 12, 13 & W 22 FT LOT 9 GOODHOME SUB

From John G. Sutherland, 7753 St. Clair Rd., Laingsburg, MI 48848, for the sum of $23,100, including $17,300 in grant funds, as an addition to Scott Woods.

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

Act-8-2019, Hunters Ridge Parcel Number #23-50-40-25-451-022, Acquire for Hunters Ridge Park

WHEREAS, the Parks and Recreation Department proposes to purchase a vacant riverfront parcel west and north of and adjacent to Hunters Ridge Park for additional parkland; and

WHEREAS, the property consists of vacant land, irregular in shape, and 1.602 acres in size; and

WHEREAS, the property was part of the 2018 Michigan Department of Natural Resources Trust Fund Acquisition grant application that was approved by both the Park Board and City Council; and

WHEREAS, on February 5, 2019, the Planning Board reviewed the proposal in accordance with its Act 33 Review procedures, and found that the property is currently vacant and undeveloped, and the acquisition will preserve the open space character of the property; and

WHEREAS, the Planning Board voted unanimously (6-0) to recommend approval of the proposed acquisition; 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-8-2019, the purchase of Parcel Number #23-50-40-25-451-022, being legally described as:

> COM AT A POINT S 89DEG 37MIN 30SCD W 2105.24 FT AND N 00DEG 22MIN 30SCD W 50 FT, AND N 09DEG 13MIN 45SCD E 199.06 FT FROM SE COR SEC 25, TH NE'LY 195 FT ALONG 596.57 FT RAD CURVE TO RT CHORD BEARING N 28DEG 11MIN 50SCD E 194.13 FT, N 247 FT, W 310 FT +/- TO E BANK OF GRAND RIVER, S'LY TO POINT W OF BEG, E 60 FT +/- TO BEG; SEC 25 T4N R3W

from Shawn Batt, 596 Kuehnle St., Ann Arbor, MI 48103, for the sum of $110,000, including $82,500 in grant funds, as an addition to Hunters Ridge Park.

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.

DRAFT

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

WHEREAS, the City Clerk has forwarded an application for a City License, which has been routinely processed without objection, and is ready for final action by this Council; and,

WHEREAS, all required signatures have been obtained supporting the application for a fireworks display license;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the application for a City License as follows:

FIREWORKS DISPLAY LICENSE:

Lansing Lugnuts/Melrose Pyrotechnics Inc. for a public display of fireworks in the City of Lansing at 505 E Michigan Ave., to be held on April 6, May 3, May 5, June 1, 14, 15, 28, 29 July 4, 19, 20, 27, August 9, 16, 17, 24, October 5

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

WHEREAS, the Code Compliance Manager has determined that the building located at 3815 Marion Avenue, Lansing, MI 48910, Parcel # 33-01-01-32-203-191, legally described as: N ½ OF E ½ LOT 45 EXC W 11 FT SUPERVISORS PLAT OF HILLCREST FARMS 3815 MARIONS is an unsafe or dangerous building as defined in Section 108.1 of the Lansing Uniform Housing Code and the Housing Law of Michigan and was red tagged on 01/01/2018; and

WHEREAS, a hearing was held by the Hearing Officers on 12/06/2018, at which the Hearing Officers determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by FEBRUARY 6, 2019; and

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

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

WHEREAS, the City Council held a show cause hearing on March 11, 2019 to review the findings and the order of the Hearing Officers and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 3815 Marion Avenue, Lansing, MI 48910 are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 60 days from the date of this resolution, March 25, 2019.

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

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

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

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

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

WHEREAS, the Code Compliance Manager has determined that the building located at 4704 HUGHES RD., Lansing, MI 48910, Parcel # 33-01-01-32-352-451, legally described as: LOTS 99 & 100 & S 1/2 LOT 98 PLEASANT GROVE SUB is an unsafe or dangerous building as defined in Section 108.1 of the Lansing Uniform Housing Code and the Housing Law of Michigan and was red tagged on 3/27/2018; and

WHEREAS, a hearing was held by the Hearing Officers on 10/25/2018, at which the Hearing Officers determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by 12/25/2018; and

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

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

WHEREAS, the City Council held a show cause hearing on March 11, 2019, to review the findings and the order of the Hearing Officers and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 4704 Hughes Rd., Lansing, MI 48910 are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 60 days from the date of this resolution, March 25, 2019.

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

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

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

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

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

WHEREAS, the Code Compliance Manager has determined that the building located at 434 S FRANCIS AVE., Lansing, MI 48912, Parcel # 33-01-01-14-376-011 legally described as: LOT 168 SNYDERS SUB is an unsafe or dangerous building as defined in Section 108.1 of the Lansing Uniform Housing Code and the Housing Law of Michigan and was red tagged on 11/01/16; and

WHEREAS, a hearing was held by the Hearing Officers on 10/25/2018, at which the Hearing Officers determined that said GARAGE ONLY was an unsafe and dangerous building and ordered the building demolished or made safe by 12/25/2018; and

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

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

WHEREAS, the City Council held a show cause hearing on March 11, 2019 to review the findings and the order of the Hearing Officers and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 434 S Francis Ave., Lansing, MI 48912 are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within 60 days from the date of this resolution, March 25, 2019.

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

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

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

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

DRAFT

BY THE COMMITTEE ON WAYS AND MEANS
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

DRAFT

BY THE COMMITTEE ON WAYS AND MEANS
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.

DRAFT

BY THE COMMITTEE ON WAYS AND MEANS
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.

DRAFT

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

WHEREAS, the City Council of the City Lansing previously approved the sale of the former Red Cedar Golf Course containing approximately 32.29 acres of land pursuant to the Amended and Restated Real Estate Real Estate Purchase Agreement (the “Agreement”), on July 23, 2018; and

WHEREAS, the Agreement was amended substantively by a First Amendment, which was also approved by City Council on July 23, 2018; and

WHEREAS, the Agreement has been extended by the Second through Sixth Amendments ; and

WHEREAS, a certain Seventh Amendment to the Agreement has been proposed that makes substantive changes to the Agreement as amended, and requires the consideration and approval of the City Council of the City of Lansing; and

WHEREAS, the Seventh Amendment to the Amended and Restated Real Estate Purchase And Development Agreement was placed on file with the Lansing City Clerk pursuant to Section 208.08 of the Codified Ordinances on February 25, 2019; and

WHEREAS, pursuant to Section 208.08 of the Codified Ordinances a public hearing on the Seventh Amendment shall be held and notice of the public hearing shall be published in accordance with the Code Section; and

WHEREAS, Pursuant to the testimony taken at the public hearings on this matter and the vote of the people, the Red Cedar Property is no longer needed for public purposes;

NOW THEREFORE, BE IT RESOLVED, that a public hearing be held in the City Council Chambers on April 8, 2019, at 7:00 P.M., or as soon thereafter as the matter shall have come on to be heard, on the proposed Seventh Amendment to the Amended and Restated Real Estate Real Estate Purchase Agreement filed with the City Clerk;

BE IT FINALLY RESOLVED, that the City Clerk publish and provide notice of the public hearing pursuant to Section 208.08 of the Codified Ordinances.

DRAFT

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

WHEREAS, on February 11, 2019 City Council adopted Resolution 2019-031, authorizing the State of Michigan to reconvey the property known as Groesbeck Golf Course back to the City, without the reverter interest attached, allowing for different greens fees for residents and nonresidents of the City of Lansing; and

WHEREAS, Resolution 2019-031 contained a legal description that did not match exactly in all respects, the legal description provided in 2018 PA 333; and

WHEREAS, the Lansing City Council now desires to correct Resolution No. 2019-031 to state the matching legal description of Groesbeck Golf Course;

NOW, THEREFORE, BE IT RESOLVED, that Resolution 2019-031 of February 11, 2019 is hereby amended, *nunc pro tunc*, and the first and second "Resolved" clauses of said resolution are corrected and replaced by this resolution.

BE IT FURTHER RESOLVED, that the Lansing City Council hereby approves the conveyance of Groesbeck Golf Course to the State of Michigan for the purpose of releasing the restriction on the property, legally described as:

> Property located in the County of Ingham, State of Michigan, City of Lansing, Township 4 North, Range 2 West, the east 1,079.9 feet of the north 110 rods (1,815 feet) of the southeast 1/4, section 10, subject to road easements containing 45 acres, more or less, and
>
> The East 1320 feet of the South 1294 feet of the Northeast 1/4 of Section 10, T4N R2W, City of Lansing, Ingham County, Michigan.

BE IT FURTHER RESOLVED that the Lansing City Council hereby approves the re-acquisition of Groesbeck Golf Course, legally described as:

> Property located in the County of Ingham, State of Michigan, City of Lansing, Township 4 North, Range 2 West, the east 1,079.9 feet of the north 110 rods (1,815 feet) of the southeast 1/4, section 10, subject to road easements containing 45 acres, more or less, and
>
> The East 1320 feet of the South 1294 feet of the Northeast 1/4 of Section 10, T4N R2W, City of Lansing, Ingham County, Michigan.
>
> for consideration of $1.00.

BE IT FINALLY RESOLVED that in all other respects, Resolution 2019-031 is unchanged and remains in full force and effect as originally adopted and written.

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

WHEREAS, the City of Lansing and Teamsters Local 214 Supervisory and Non-Supervisory Units have negotiated a collective bargaining agreement (the “CBA”) for the period covering January 1, 2019 through December 31, 2020, which is summarized in the Tentative Agreement Document approved by the parties (“Tentative Agreement”) and which contains the changes to the prior CBA; and

WHEREAS, the Union membership ratified this agreement on March 1, 2019; and

WHEREAS, the Mayor recommends the CBA, as summarized in the Tentative Agreement, be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the Tentative Agreement of the parties for the CBA between the City of Lansing and the Union, Teamsters Local 214 for the period covering January 1, 2019 through December 31, 2020.

Approved for placement on the City Council Agenda:

____
Jim Smiertka, City Attorney

____
Date

INTRODUCTION OF ORDINANCE

The Committee on Development and Planning introduced:

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. Property identified as:

Z-1-2019: West 5,295.5 square feet of 901 Cleveland Street from “B” Residential District to “F” Commercial District

The Ordinance is 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, April 22, 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-1-2019: West 5,295.5 square feet of 901 Cleveland Street from “B” 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-1-2019
Parcel Number:	33-01-01-10-331-192
Address:	West 5,295.5 square feet of 901 Cleveland Street
Legal Descriptions:	West 43 feet of Lot 10 & the West 42 feet of Lot 11, Block 2, Rouses Subdivision, from "B" 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 30^{th} day after enactment.

INTRODUCTION OF ORDINANCE

The Committee on Development and Planning introduced:

> 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. Property identified as:
>
> Z-2-2019: 714 N. Pine Street from "C" Residential District to "D-1" Professional Office District

The Ordinance is 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, April 22, 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-2-2019: 714 N. Pine Street from “C” Residential District to “D-1” Professional Office 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-2-2019
Parcel Number's:	33-01-01-09-363-041
Address:	714 N. Pine Street
Legal Descriptions:	North 29 feet of the West 100 feet, 11 inches of Lot 9, Block F, Subdivision of Blocks 26 & 27, Original Plat, from "C" Residential District to "D-1" Professional Office 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.

PASSAGE OF ORDINANCE

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.

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

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

☐ ADOPTED ☐ FAILED

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.

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 rental properties identified as the housing development project 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 Section 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 Section 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 located in Lansing at 517 North Walnut.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(h) Duration; Commencement of Construction.

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

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

SECTION 2. ALL ORDINANCES, RESOLUTIONS OR RULES, PARTS OF ORDINANCES, RESOLUTIONS OR RULES INCONSISTENT WITH THE PROVISIONS HEREOF ARE HEREBY REPEALED AS THEY PERTAIN TO THE 517 N. WALNUT APARTMENTS.

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

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

PASSAGE OF ORDINANCE

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.

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

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

☐ ADOPTED ☐ FAILED

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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(h) Duration; Commencement of Construction.

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

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

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

SECTION 2. ALL ORDINANCES, RESOLUTIONS OR RULES, PARTS OF ORDINANCES, RESOLUTIONS OR RULES INCONSISTENT WITH THE PROVISIONS HEREOF ARE HEREBY REPEALED AS THEY PERTAIN TO THE 516 W. SAGINAW APARTMENTS/FERRIS MANOR.

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

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

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

PASSAGE OF ORDINANCE

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.

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

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

☐ ADOPTED ☐ FAILED

ORDINANCE NO. ___________

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

THE CITY OF LANSING ORDAINS:

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

1460.01. PROPERTY MAINTENANCE CODE

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

(a) When used in the IPMC:

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

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

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

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

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

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

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

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

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

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

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

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

(c) Section 103.2 is deleted.

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

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

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

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

(h) The text of Section 106.3 is replaced with the following: The Code Official and all Code Compliance Officers are hereby designated as authorized City Officials for the purpose of issuing municipal civil infraction notices directing alleged violators to appear at the City of Lansing Municipal Ordinance Violations Bureau or a local court of competent jurisdiction. Unless otherwise provided in this Code or by State law, any person in violation of any provision of this Code is responsible for a municipal civil infraction and subject to a $500.00 fine and all other penalties and remedies allowed by law. Any person in violation of Section 108.4.1 or Section 108.5 is responsible for a misdemeanor and subject to the penalties provided in Section 202.99(b) of the Lansing Codified Ordinances and all other penalties and remedies allowed by law. If a violation of this Code is not corrected as required by the notice of violation given pursuant to Section 107, the Code Official may institute the appropriate proceeding at law or in equity to restrain, correct, or abate such violation; or to require the removal or termination of any unlawful occupancy of the structure. With the exception of the 30 days within which a vacant structure must be closed pursuant to Section 108.2, the Code Official has the authority to grant an extension of the time specified in the notice of violation, upon request by the person responsible for the violation, provided that the person agrees to correct the violation within the extended time period to be granted and the Code Official determines that a condition dangerous to life or property will not be created or perpetuated by granting such extension. No such extension of time for the correction of a violation will extend the time for filing an appeal.

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

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

(k) In Section 107.2:

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

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

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

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

(n) Section 108.8 is added, to read as follows: The owner of any structure placarded FOR MORE THAN 90 DAYS pursuant to Section 108.4 is responsible for paying a monthly, non-refundable administrative fee while the placard remains on the structure. The administrative fee shall be established by Council resolution in an amount sufficient to defray the cost incurred by the City to monitor the structure for the purpose of preventing public safety hazards. The owner or party in interest whose name appears on the City's real property tax assessment records shall be notified of the amount owed by first class mail at the address shown on the City's real property tax assessment records. After 30 days, any unpaid amount shall be reported to the City Assessor for placement on the next tax roll of the City and imposition of a lien against the property, as permitted by State law.

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

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

(q) Section 111.1 is replaced with the following: Appeal of a decision that a structure is a dangerous building pursuant to MCL 125.542 shall follow the procedures described in the Housing Law of Michigan, PA 167 of 1917, and adopted in subsection (p). Any person directly affected by any other decision of the Code Official or notice or order issued under this Code may appeal to the Building Board of Appeals. The Code Official shall be an ex-officio member of the Building Board of Appeals when it hears appeals brought under this Code, but the Code Official shall have no vote on any matter before the Board. Written application for an appeal must be filed within 20 days of service of the decision, notice, or order being appealed. An application for appeal must be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not apply, or the purposes of this Code's requirements are adequately fulfilled by other means.

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

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

PERSON. ANY LEGAL ENTITY.

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

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

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

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

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

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

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

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

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

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

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

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

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

(aa) Section 404.5 is deleted.

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

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

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

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

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

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

APPROVED BY THE ORDINANCE REVIEW COMMITTEE

OF THE OFFICE OF THE CITY ATTORNEY

THIS PAGE LEFT BLANK

XV A.1.a

Chris Swope
Lansing City Clerk

March 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
Board of Ethics	January 8, 2019
Historic District Commission	January 14, 2019 February 11, 2019
Park Board	January 9, 2019 February 13, 2019
Lansing Entertainment and Public Facilities Authority	January 22, 2019 February 26, 2019
Medical Marijuana Commission Meeting Minutes	March 8, 2019
Employee Retirement System	January 24, 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

Chris Swope, CMC, CMMC
Lansing City Clerk

Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
517-483-4131 □ 517-377-0068 FAX
www.lansingmi.gov/clerk □ clerk@lansingmi.gov

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

WHEREAS, The League of Michigan Bicyclists has requested a resolution of recognition as a Local Nonprofit Organization operating in the City of Lansing for the purpose of obtaining a charitable gaming license pursuant to MCL 432.103 (9); and

WHEREAS, the City Attorney has reported that, based on a review of the documentation submitted, the applicant qualifies as a Local Nonprofit Organization;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, recognizes the League of Michigan Bicyclists as a Local Nonprofit Organization operating in the City of Lansing for the purpose of obtaining a charitable gaming license.

BE IT FURTHER RESOLVED the City Clerk is requested to provide a copy of this resolution to the League of Michigan Bicyclists of 410 S Cedar St., Suite A Lansing, MI 48912.

City of Lansing, Michigan
Application for Request for Non-Profit Status in the City of Lansing

Organization Name (As Incorporated): League of Michigan Bicyclists

Address: 410 S Cedar St, Ste A

City: Lansing State: MI Zip: 48912

Contact Person: John Lindenmayer

Main Contact Number: (517) 334-9100 Secondary Contact Number: (517) 303-5562

Email Address: john@LMB.org

Please include the following with your application:

a. A copy of your 501(c)3 Designation

b. A copy of your Articles of Incorporation

c. A copy of your Bylaws Articles of Inc.

X Includes in bylaws a dissolution provision a plan to distribute all the remaining assets to ensure that
1. All financial and contractual obligations are fulfilled and that
2. Remaining assets are distributed only to one or more similar nonprofit, tax exempt organizations and/or institutions

d. Non-refundable application fee of $100.00 or fee waiver request*

I hereby certify that this application is complete and accurate to the best of my knowledge, information and belief.

[signature] 3/14/19
Signature **Date**

*Fee waiver request

I hereby certify that the assets of this non-profit organization are less than $2,500 and I request the fee be waived. The fee would cause an extreme hardship because:

John Lindenmayer 3/14/19
Signature **Date**

Please submitted completed application and attached documents, please return it to:
Chris Swope, City Clerk
Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
City.clerk@lansingmi.gov 517-483-4131

LEAGUE OF MICHIGAN BICYCLISTS
BY-LAWS

ARTICLE I
POLICY

SECTION 1. POLICY
The Corporation, The League of Michigan Bicyclists (League) is dedicated to providing programs, services, activities and assistance to bicyclists to make Michigan a bicycle friendly state. The League shall serve all persons and shall carry out its purposes as shall be appropriate for a nonprofit corporation within the laws of the State of Michigan. The assets of the League shall be used to achieve maximum benefit in promoting the purposes of the League.

ARTICLE II
PURPOSE

SECTION 1. PURPOSE
The League is organized and shall be operated for the following purposes:
(a) To provide programs, services and assistance which will result in favorable recognition of bicycling in Michigan, that will be reflected in improved physical facilities, recreational opportunities, scheduled tours, information on events, partnerships with related groups, pro- bicycling legislation, regulations and associated implementation.

(b) To carry out the activities of the organization in a manner which is consistent with the requisite purposes of an organization qualifying for tax-exemption under [Section 501(c)(3)] of the Internal Revenue Code of [1986], as amended;

(c) To accept and receive by gift, devise, bequest, endowment, grant or otherwise real and personal property of any kind and to make grants and gifts of such property to organizations as designated by the Board of Directors and as consistent with the Articles of Incorporation and these By-Laws; and

(d) To purchase, receive, acquire, own, use, lease, mortgage, sell, transfer, maintain and/or otherwise dispose of real and personal property of every nature and description and to direct the whole or any part of the appreciation or income there from and the principal thereof exclusively in furtherance of the purposes of the League.

SECTION 8. NOTICE OF MEMBERSHIP MEETINGS
Appropriate notice stating the place, date, and hour of any membership meetings, and in the case of special membership meetings, the purpose or purposes for which the meeting was called, shall be posted-not less than ten nor more than sixty days prior to the date of such meeting.

SECTION 9. QUORUM OF A MEMBERSHIP MEETING
The presence in person of not less than twelve members of the League constitutes a quorum for the transaction of business. If at any meeting of the members, there shall be less than a quorum present, those present may elect, by majority vote, to subject issues introduced at the meeting to a mail ballot of the entire membership or alternatively, those present may adjourn the meeting until a quorum shall be present.

SECTION 10. VOTING RIGHTS
Each membership unit is entitled to one vote on each matter submitted to a vote of the members. A majority of the votes cast at a meeting, duly called and at which a quorum is present shall be sufficient to take or authorize action upon any matter which may properly come before the membership, except as otherwise provided in these Bylaws.

SECTION 11. PROXIES
The Members of record may vote at any meeting, either in person or by duly signed proxy by the member.

SECTION 12. FIXING THE MEMBERSHIP RECORD DATE
(a) For the purposes of determining members entitled to notice of or vote at, meetings, or the purpose of any like action; the Board shall fix a date as the record date for such determination of eligible members. Such date is to be no less than ten (10) days nor more than thirty 30 days before the date of the annual meeting or any action demanding such determination.

(b) If the record date is not fixed, then the record date for determination of members entitled to notice of, or voting rights at, a meeting of members shall be the close of business on the day next proceeding the day on which the notice is given, or if no notice is given, the day preceding the day on which the meeting is held.

(c) The record date for determining members for any other purpose other than that specified here above shall be the close of business on the day on which the resolution of the Board relating thereto is adopted.

(d) When a determination of members has been made for a given meeting or action, such determination shall apply to any deferred meeting thereof, unless the Board fixes a new record date under this section for the deferred meeting or action.

SECTION 13. RULES OF ORDER
Unless otherwise stated, Roberts Rules of Order (current edition) shall be followed at all meetings.

ARTICLE V
DIRECTORS

SECTION 1. NUMBER AND RESPONSIBILITIES OF DIRECTORS
The Board of Directors of the League of Michigan Bicyclists shall be composed of twelve (12)

membership, which that person holds in another organization.

c) No Director shall participate or vote on any matter that would involve conflicts of interest. Whenever a director or committee member has cause to believe that a matter to be voted upon would involve them in a conflict or possible conflict, they are to announce the conflict and abstain from both participating in any discussion of, and voting on, such a matter.

SECTION 7. <u>ELECTION OF DIRECTORS</u>

a) The Board will set the Election Calendar at their fall meeting for the following year.
b) The Nominating Committee will recommend to the Board, at the last Board Meeting before the Annual Meeting, a slate of candidates to be placed on the ballot for election of all open seats.
c) After the Board has accepted the Nominating Committee's recommendation there will be no opportunity for additional nominations.
d) Members will be given the opportunity to vote by online ballot or mail in ballot.
e) Notice of the proposed slate and ballot instructions will be sent to all current members via email or regular mail at least 3 weeks before the ballot deadline.
f) The ballots will be structured so that members may vote for individual candidates separately.
g) To be elected a nominated person must receive more yes votes than no votes.
h) The results of the election will be announced at the Annual Meeting.
i) If after the election process there are still vacant positions the Board may appoint individuals for a one year term. That seat would then be up for election at the next election cycle.
j) Those candidates elected will begin their term as soon as they are elected.

SECTION 8. <u>COMMITTEES OF DIRECTORS</u>

The Board of Directors may designate one (1) or more committees, each committee shall consist of one or more Directors of the League and may include League members who are not members of the Board of Directors. The Board of Directors may designate one or more Directors as alternate members of any committee, who may replace an absent or disqualified member at any meeting of the committee. In the absence or disqualification of a member of a committee, the members thereof present at any meeting and not disqualified from voting, whether or not they constitute a quorum, may unanimously appoint another member of the Board of Directors to act at the meeting in the place of any such absent or disqualified member. Any such committee, to the extent provided in the resolution of the Board of Directors creating such committee may exercise all the powers and authority of the Board of Directors in the management of the business and affairs of the League. Provided, however, no such committee shall have the power or authority to (i) amend the Articles of Incorporation of the League, (ii) adopt an agreement of merger or consolidation, (iii) sell, lease or exchange all or substantially all of the League's property and assets, (iv) dissolve the League, (v) revoke a dissolution, or a cessation of the business of the League, (vi) amend the By-Laws of the League, or (vii) fill vacancies in the Board of Directors. Any such committee, and each member thereof, shall serve at the pleasure of the Board of Directors. All committee meetings shall be open to all League members. No employee of the League may serve as a voting member of any committee.

SECTION 9. <u>EXECUTIVE COMMITTEE</u>

The executive committee will constitute the officers of the board and would act for the Board in the interim between its regular meetings. Once created this committee may be dissolved by a majority vote of the Directors. Executive committee meetings shall always be open to Board members.

SECTION 10. <u>NOMINATING COMMITTEES</u>

a) The Officer Nominating Committee shall be appointed by the Board. The Board Chair may not serve as a member of this Committee. The chair of this Committee shall be a member of the

Special meetings of the Board of Directors may be called by the Chairperson, or by a majority of the persons then comprising the Board of Directors (or if there are only two (2) members of the Board of Directors, by either of said Directors), at any time by means of notice of the time and place thereof to each Director, given not less than twenty-four (24) hours before the time such special meeting is to be held.

SECTION 16. QUORUM AND REQUIRED VOTE OF BOARD AND COMMITTEES
At all meetings of the Board of Directors, or of a committee thereof, a majority of the members of the Board of Directors then in office, or of the members of a committee thereof, shall constitute a quorum for transaction of business. The vote of the majority of members present at a meeting at which a quorum is present constitutes the action of the Board of Directors or of the committee unless the vote of a larger number is required by the Act, the Articles of Incorporation, the By-Laws, or, in the case of a committee, the Board of Directors resolution establishing the committee. Amendment of these By-Laws by the Board of Directors requires the vote of not less than a majority of the members of the Board of Directors then in office. If a quorum shall not be present at any meeting of the Board of Directors, the Directors present there at may adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum shall be present.

SECTION 17. CONSENT OF DIRECTORS IN LIEU OF MEETING
Action required or permitted to be taken pursuant to authorization voted at a meeting of the Board of Directors then in office or a committee thereof, may be taken without a meeting if, before or after the action, all members of the Board of Directors then in office or of the committee consent thereto in writing. The written consents shall be filed with the minutes of the proceedings of the Board of Directors or committee. The consent has the same effect as a vote of the Board of Directors or committee for all purposes.

SECTION 18. PARTICIPATION IN MEETING BY TELEPHONE
A member of the Board of Directors or of a committee designated by the Board of Directors may participate in a meeting by means of conference telephone or similar electronic communications equipment by means of which all persons participating in the meeting can communicate with each other. Participation in a meeting pursuant to this Section constitutes presence in person at the meeting.

SECTION 19. WAIVER OF NOTICE
Attendance at or participation of a Director at a meeting constitutes a waiver of notice of the meeting, unless the Director at the beginning of the meeting, or upon his arrival, objects to the meeting or the transaction of business at the meeting and does not thereafter vote for or assent to any action taken at the meeting.

SECTION 20. ATTENDANCE BY MEMBERS AT BOARD MEETINGS
All regular and special meeting of the Board shall be open for voluntary attendance by all members of the League.

ARTICLE VI
NOTICES

SECTION 1. NOTICE
Whenever any notice or communication is required to be given to any Director under any provision of the Act, the Articles of Incorporation or these By-Laws, it may be given in writing, either by mail or

notice of resignation. Any vacancy occurring in any office of the League shall be filled by the Board of Directors.

SECTION 4. CHAIRPERSON OF THE BOARD OF DIRECTORS
If the Board of Directors elects or appoints a Chairperson of the Board, he or she shall be elected or appointed by, from and among, the members of the Board of Directors. He/she shall preside at all meetings of the Board of Directors and of any Executive Committee. The Chair shall perform such other duties and functions as shall be assigned to him/her from time to time by the Board of Directors. the chair shall be ex officio, a member of all standing committees. the Chairperson of the Board of Directors shall possess the power and authority to sign all certificates, contracts, instruments, papers and documents of every conceivable kind and character whatsoever in the name of and on behalf of the League which may be authorized by the Board of Directors.

SECTION 5. VICE CHAIRPERSON
The Board of Directors may elect or appoint the Vice Chairperson. The Vice Chairperson shall perform the duties and exercise the powers of the Chairperson during the absence or disability of the Chairperson. The Vice Chairperson shall perform such other duties as may be delegated by the Board of Directors.

SECTION 6. SECRETARY
The Secretary shall attend all meetings of the Board of Directors and shall ensure that the books of the League and true minutes of the proceedings of all such meetings are preserved. The Secretary shall safely keep in his or her custody the seal of the League and shall have authority to affix the same to all instruments where its use is required or permitted. The Secretary shall-ensure appropriate meeting notice as required by the Act, these By-Laws or resolution. The Secretary shall perform such other duties as may be delegated by the Board of Directors, any committee or the Chairperson.

SECTION 7. TREASURER
Working under the guidelines and policies established by the Board it shall be the duty of the Treasurer to assist the Board: to develop prescribed budgets, to assure that all monies due the League are collected, to confirm custody of the funds of the League, to confirm that such funds are placed in depositories as may be necessary, to approve a process of payment of all bills against the League. The Treasurer shall periodically submit to the Board a report of the financial condition of the League. The Treasurer shall carry out all other duties which are incidental to the office of Treasurer, and shall perform such other duties and have such other powers as the Board may from time to time prescribe.

SECTION 8. DELEGATION OF AUTHORITY AND DUTIES BY DIRECTORS
All officers, employees and agents shall, in addition to the authority conferred, or duties imposed, on them by these By-Laws, have such authority and perform such duties in management of the property and affairs of the League as may be delegated to them by the Board of Directors, unless the same is contrary to the Articles of Incorporation or these By-Laws.

SECTION 9. EXECTIVE DIRECTOR
The Executive Director shall be responsible to the Board of Directors for the general supervision and management of the business and affairs of the League and shall see that all orders and resolutions of the Board of Directors are carried into effect. The Executive Director shall perform such other duties and functions as shall be assigned to him or her from time to time by the Board of Directors. The Executive Director shall be, ex officio, a member of all committees. The Executive Director shall possess the authority to sign all certificates, contracts, instruments, papers and documents of every conceivable

of this Article VIII, or in defense of any claim, issue, or matter in the action, suit, or proceeding, the person shall be indemnified against actual and reasonable expenses (including attorney fees) incurred by the person in connection with the action, suit, or proceeding and an action, suit, or proceeding brought to enforce the mandatory indemnification provided in this Section 3.

SECTION 4. DEFINITION

For the purposes of Sections 1 and 2, "other enterprises" shall include, without limitation, employee benefit plans; "fines" shall include, without limitation, any excise taxes assessed on a person with respect to an employee benefit plan; and "serving at the request of the LEAGUE" shall include, without limitation, any service as a Director, officer, employee, or agent of the LEAGUE that imposes duties on, or involves services by, the Director or officer with respect to an employee benefit plan, its participants, or its beneficiaries; and a person who acted in good faith and in a manner the person reasonably believed to be in the interest of the participants and beneficiaries of an employee benefit plan shall be considered to have acted in a manner "not opposed to the best interests of the LEAGUE" as referred to in Sections 1 and 2.

SECTION 5. CONTRACT RIGHT; LIMITATION ON INDEMNITY

The right to indemnification conferred in this Article VIII shall be a contract right, and shall apply to services of a Director or officer as an employee or agent of the LEAGUE as well as in the person's capacity as a Director or officer. Except as provided in Section 3 of this Article VIII, the LEAGUE shall have no obligations under this Article VIII to indemnify any person in connection with any proceeding, or part thereof, initiated by the person without authorization by the Board of Directors.

SECTION 6. DETERMINATION THAT INDEMNIFICATION IS PROPER

An indemnification under Sections 1 or 2 of this Article VIII (unless ordered by a court) shall be made by the League only as authorized in the specific case (a) when it is determined that indemnification of the person is proper in the circumstances because the person has met the applicable standard of conduct set forth in Sections 1 or 2, whichever is applicable, and (b) upon an evaluation of the reasonableness of expenses and amounts paid in settlement. The determination and evaluation shall be made in any of the following ways:

a) By a majority vote of a quorum of the Board of Directors consisting of Directors who are not parties or threatened to be made parties to the action, suit, or proceeding.
b) If the quorum described in (a) above is not obtainable, then by majority vote of a committee consisting solely of two or more Directors, duly designated by the Board of Directors, who are not at the time parties or threatened to be made parties to the action, suit, or proceeding.
c) By independent legal counsel in a written opinion, which counsel shall be selected in one of the following ways: (1) by the Board of Directors or its committee in the manner prescribed in (a) or (b) above; or (2) if a quorum of the Board of Directors cannot be obtained under (a) above and a committee cannot be designated under (b) above, by the Board of Directors.

SECTION 7. PROPORTIONATE INDEMNITY

If a person is entitled to indemnification under Sections 1 or 2 of this Article VIII for a portion of expenses, including attorney fees, judgments, penalties, fines, and amounts paid in settlement; but not for the total amount, the LEAGUE shall indemnify the person for the portion of the expenses, judgments, penalties, fines, or amounts paid in settlement for which the person is entitled to be indemnified.

SECTION 8. EXPENSE ADVANCE

ARTICLE IX
REIMBURSEMENT

SECTION 1. REIMBURSEMENT TO THE LEAGUE
Should any payment made by the League to an officer of the League, or on his behalf, including, without limitation, salary, commission, bonus, interest, rent or expense reimbursement, be disallowed in whole or in part as a deductible expense for purposes of determining the income tax liability of the League, then such officer shall reimburse the League to the full extent of such disallowance. It shall be the duty of the Board of Directors to enforce payment of any amount to be reimbursed to the League hereunder immediately following such disallowance. In lieu of payment to the League by the officer, the Board of Directors, in its discretion, may permit proportionate amounts to be withheld from future compensation to be paid to such officer until the total amount owed to the League has been recovered.

ARTICLE X
GENERAL PROVISIONS

SECTION 1. BANK ACCOUNTS
The funds of the League shall be deposited in such bank or banks as may be designated by the Board of Directors. All checks, drafts and orders of the payment of money shall be signed in the name of the League in such manner and by such person or persons as the Board of Directors shall from time to time designate for that purpose. The League shall keep detailed books of accounts pertaining to the administration of the League in accordance with generally accepted accounting principles. Such account shall be open for inspection by the Board of Directors at each meeting of the Directors.

SECTION 2. CONTRACTS, CONVEYANCES, ETC
When the execution of any contract, conveyance or other instrument has been authorized without specification of the executing officers, the Chairman of the Board, Vice Chairman, Treasurer, Executive Director and the Secretary, may execute the same in the name and on behalf of this League and may affix the corporate seal thereto. The Board of Directors shall have the power to designate the agents who shall have authority to execute any instrument in behalf of the League.

SECTION 3. BOOKS AND RECORDS
The League shall keep books and records of account and minutes of the proceedings of its Board of Directors or any committee. The League shall keep at its registered office records containing the names and addresses of all its Directors. Any of such books, records or minutes may be in written form or in any other form capable of being converted into written form. The League shall convert into written form without charge any such record not in such form, upon written request of a person entitled to inspect them.

SECTION 4. FISCAL YEAR
The Fiscal Year of the League shall be January 1st through December 31st. The Fiscal Year may be changed by the Board of Directors for accounting reasons or other good cause.

SECTION 5. SEAL
If the League has a corporate seal, it shall have inscribed thereon the name of the League and the words "Corporate Seal" and "Michigan". The seal may be used by causing it or a facsimile thereof to be impressed or affixed or reproduced or otherwise.

(Please do not write in spaces below — for Department use)

MICHIGAN DEPARTMENT OF COMMERCE — CORPORATION AND SECURITIES BUREAU

FILED DEC 1 4 1982 Administrator MICHIGAN DEPARTMENT OF COMMERCE Corporation & Securities Bureau	Date Received NOV 2 2 1982
Corporation Number 700 509	

ARTICLES OF INCORPORATION

Non-Profit Domestic Corporations

(See Instructions on Reverse Side)

These Articles of Incorporation are signed by the incorporators for the purpose of forming a non-profit corporation pursuant to the provisions of Act 327, Public Acts of 1931, as amended, and Act 284, Public Acts of 1972, as amended, as follows:

ARTICLE I.

The name of the corporation is League of Michigan Bicyclists

ARTICLE II.

The purpose or purposes for which the corporation is organized are as follows:
(See Part 2 of Instructions)

a. To defend the rights and promote the interests of bicyclists in Michigan

b. To act as a focal point, clearinghouse, and support center for the ideas, concerns, and interests of the bicyclists of Michigan and the bicycle clubs and like organizations with which they are affiliated

c. To promote greater public awareness of bicyclists' rights and responsibilities

d. To promote more frequent and safer use of bicycles by the people of Michigan

e. This organization is organized and operated exclusively for the purposes described in Section 501(c)3 of the Internal Revenue Code.

ARTICLE VI.

The names and addresses of the first board of directors (or trustees) are as follows:
(At least 3 directors or trustees are required, See Part 4 of Instructions)

Names	Residence or Business Address
Dean H. Brailey	2020 Clifton, Lansing, MI 48910
Patrick A. McNicholas	2852 Brisam, N.E., Grand Rapids, MI 49505
Henry D. Wiegand, Jr.	5029 Thorncroft, Royal Oak, MI 48073
Thomas M. Ferstle	23937 Huron River Drive, Rockwood, MI 48173
Sandra Kimbrough	113 Candlewyck #713, Kalamazoo, MI 49001
Steven B. Leiby	2015 Cooper Avenue, Lansing, MI 48910
Gary Kautz	4062 Woodrow, Burton, MI 48509
Thomas S. Pendleton	3424 Platt Road, Ann Arbor, MI 48104
William H. Frey	443 Roland Road, Grosse Point Farms, MI 48236
Benjamin A. Eynon	613 S. Bay Shore Drive, Elk Rapids, MI 48629

ARTICLE VII.

(Here insert any desired additional provisions authorized by the Acts)

Disposal of Assets: In the event of dissolution, all assets, real and personal, shall be distributed to such organizations as are qualified as tax exempt under Section 501(c)3 of the Internal Revenue Code or the corresponding provisions of a future United States Internal Revenue Code.

Amendment of the bylaws : The bylaws may be amended, repealed, or altered, in whole or in part and additional bylaws may be adopted by a majority vote of the directors then in office and by ratification of a majority of the votes coast by members in a mailed ballot or at the annual meeting. Members shall be notified of all bylaw changes.

These Articles of Incorporation are hereby signed by the incorporators on this 11th day of November, 1982

Dean H. Brailey
Patrick A. McNicholas
Henry D. Wiegand, Jr.
Thomas M. Ferstle
Steven B. Leiby

Thomas Pendleton
William H. Frey
Benjamin A. Eynon

Internal Revenue Service
District Director

Department of the Treasury

Date: MAY 2 0 1986

Our Letter Dated:
September 9, 198=
Person to Contact:
Darlene Keebler
Contact Telephone Number:
513-684-2501

LEAGUE OF MICHIGAN BICYCISTS
PO BOX 16201
LANSING, MI 48901

Dear Sir or Madam,

This modifies our letter of the above date in which we stated that you would be treated as an organization which is not a private foundation until the expiration of your advance ruling period.

Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Internal Revenue Code, because you are an organization of the type described in section 509(a)(1)*. Your exempt status under section 501(c)(3) of the code is still in effect.

Grantors and contributors may rely on this determination until the Internal Revenue Service publishes notice to the contrary. However, a grantor or a contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act that resulted in your loss of section 509(a)(1)* status, or acquired knowledge that the Internal Revenue Service had given notice that you would be removed from classification as a section 509(a)(1)* organization.

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,

District Director

P.O. Box 2508, Cincinnati, Ohio 45201

Letter 1050 (DO) (7-77)

1

*and 170(b)(1)(A)(vi)

Chris Swope
Lansing City Clerk

March 22, 2019

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

Dear President Wood and Council Members:

The attached determinations of the Elected Officers Compensation Commission were placed on file in my office on March, 22, 2019. Chapter 280, Section 280.01 of the Code of Ordinances specifies that these determinations will be effective unless rejected by resolutions of City Council adopted by 2/3 of the members within 30 days.

Sincerely,

Chris Swope

Chris Swope
Lansing City Clerk

Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
517-483-4131 • TDD 517-483-4479 • 517-377-0068 FAX
www.lansingmi.gov/clerk • clerk@lansingmi.gov

C

Elected Officers Compensation Commission

March 14, 2019

Mr. Chris Swope
Lansing City Clerk
Ninth Floor, City Hall
Lansing, Michigan 48933

Dear Mr. Swope:

As Secretary to the City of Lansing Elected Officers Compensation Commission, I hereby submit the attached 2019 Salary Determination Letter and 2019 Elected Officials Summary of Fringe Benefits for filing as the 2019 determination of the Elected Officers Compensation Commission for the Council President.

If you have any questions with respect to this filing, please do not hesitate to contact me.

Thank you for your assistance.

Sincerely,

Sherrie Boak

Sherrie Boak
City Council Office Manager
Elected Officers Compensation Commission Recording Secretary

Elected Officers Compensation Commission

March 14, 2019

Council President Carol Wood
Members of the Lansing City Council
Tenth Floor City Hall
Lansing, Michigan 48933

Dear President Wood and Councilmembers:

The Elected Officers Compensation Commission (EOCC) met in committee during February and March 2019. The EOCC reviewed internal economic and financial documents and the current salary and benefit compensation packages of the Mayor, City Clerk, and members of the City Council. In addition, the EOCC compared various salary structures held by similar officers in comparable communities across Michigan and neighboring States. The following people attended the Commission meetings to answer questions and share their thoughts; Chris Swope, Samantha Harkins and Angela Bennett. In addition, the Commission presented to the City Council at their Committee of the Whole meeting on March 11, 2019.

Our determination is based on the National and State economic climate, the current financial condition of the City, our review of executive and legislative responsibilities, and salary/benefit comparisons with other Michigan communities. The Commission considered the compensation history for all relevant positions going back as far as 1991, and considered the feedback from various executive officers and City staff.

Our determination, which shall be implemented on January 1, 2019, makes changes to the compensation provided to the Council President.

DETERMINATION

Salaries

The Commission determines that annual salaries, and respective effective dates, shall be as follows:

	January 1, 2019	January 1, 2020	January 1, 2021
Council President:	$27,813.95	$28,370.23	$28,966.00

City of Lansing

ELECTED OFFICIALS
Summary of Fringe Benefits
2019

Elected officials shall be eligible for City-provided health, dental, and life insurance coverage, and for participation in any deferred compensation program, as summarized below. Unless otherwise noted, this Summary of Fringe Benefits is operative on JULY 1, 2019. The last adopted recommended Summary of Fringe Benefits remains operative until that date.

I. FOR THE MAYOR AND CITY CLERK ONLY:

Health Insurance: The City of Lansing shall provide at the time of being sworn in or during an annual open enrollment period the following choice of medical insurances. Coverage will be effective the first (1^{st}) day of the month following the date the Mayor or Clerk, respectively, are sworn in. If an elected official chooses a non-base plan, he or she will be required to pay the difference between the base and non-base plan, in addition to any premium share. Elected officials selecting the base plan below will receive a $400 cash payment incentive for each plan year chosen.

- Base Plan - includes a $40.00 co-pay for office visits. Prescription drug co-pays are $10/$40/$80. This plan includes a $1000/single and $2000/ family in network deductible and 80% co-insurance. Emergency room services have a $250 co-pay and Urgent Care visits have a $60 co-pay.

- Option 1 - includes a $30.00 co-pay for office visits. Prescription drug co-pays are $10/$40/$80. This plan includes a $500/single and $1000/ family in network deductible and 80% co-insurance. Emergency room services have a $150 co-pay and Urgent Care visits have a $50 co-pay.

- Option 2 - includes a $20.00 co-pay for office visits. Prescription drug co-pays are $10/$20/$40 or $15/$25/$50 for Physician's Health Plan. This plan includes a $500 calendar year limit on preventative services, emergency room services with a $50 co-pay, and a 50% co-pay for mental health and substance abuse services.

The Base Plan is as provided above. If the Base Plan exceeds the state mandated hard cap amount, the elected official will pay the difference. If the elected official chooses to "buy up" to an optional plan (either Option 1 or Option 2) the elected official will be responsible for any cost differential between the Base Plan premium and the premium of the selected optional plan chosen. Benefit summaries and rate sheets are available in the Department of Human Resources.

Vision Plan: The Mayor and City Clerk are eligible to purchase the Blue Cross Blue Shield VSP 12/12/12 Vision Plan. This plan provides vision exams, lenses and frames, and contact lenses with co-pays.

Opt out: The Mayor and City Clerk will be allowed to opt out of the City's health care plan annually, during the City's open enrollment period provided the Mayor or City Clerk provides written proof of coverage from another source. The Mayor or City Clerk who opts out of the City's health care plan will be eligible to receive $1,800 in any year in which they receive coverage from another source. In addition, such payments will be made twice a year, by separate check, following the period of time the Mayor or Clerk had alternate coverage.

Dental Insurance: The City pays the full premium costs for the Dental plan provided by the City, coverage includes the Mayor and City Clerk and family members. Coverage includes 100% coverage for cleaning; 50% coverage for treatment costs with an $1,500 maximum per person per contract year. Mayor and City Clerk and dependents will also receive orthodontic coverage which provides fifty percent (50%) of treatment costs with a $3,500.00 lifetime maximum per person. Coverage is effective the first day of the month

3) The Mayor and City Clerk will be notified by the Department of Human Resources of the next quarterly enrollment session in order to receive their enrollment packet to facilitate timely enrollment and self-direction of their respective investment decisions. Enrollment is initiated following the quarterly enrollment session.

4) The Mayor and City Clerk have the option of contributing up to five percent (5%) of their compensation each Plan Year, subject to certain limits imposed by law.

5) At the end of three full years of service the Mayor and City Clerk will be vested for all City contributions. Should the Mayor and City Clerk leave at the end of three full years the elected official will have the following options:

- Lump sum payment subject to applicable taxes;
- Rollover monies into another tax deferred investment option; or
- Leave monies in the plan and continue to be invested tax deferred.

6) The Mayor and City Clerk are also eligible for a City paid long-term disability policy which is administered by the selected vendor following the completion of six (6) months of service. The Mayor and City Clerk shall receive information pertaining to the long-term disability policy at the quarterly enrollment session.

Retirement Health Care: Optional: This is a one-time only option that must be made in writing within thirty (30) days after being officially sworn in or having elected to qualify on or before July 1, 2001. For all officials elected after October 29, 1990, the City agrees to provide retirement health care coverage up to 100% of the premium for the Base Plan health care coverage provided to active Mayor and City Clerk. Retirement health coverage shall begin at the date of termination of employment with the City, provided the Mayor and City Clerk have at least 15 years of service with the City and be at least 55 years of age. This coverage is available at a cost of 3.25% of the Mayor and City Clerk's respective gross pay. This coverage shall be the same insurance coverage provided to the active Mayor and Clerk. Retirees shall convert to complementary coverage at their Medicare eligibility date. Retiree health benefits shall not include spouse or family coverage for a Mayor or City Clerk first elected after July 1, 2009.

II. FOR CITY COUNCILMEMBERS:

The fringe benefits designated in this Section II are for City Councilmembers.

Health Insurance: Councilmembers shall have the option to purchase health care insurance, at their own expense. If chosen, coverage will be effective the first (1st) day of the month following the date the Councilmember is sworn in (commencement of service) or chosen during an annual open enrollment period. Current plans offered are:

- Base Plan - includes a $40.00 co-pay for office visits. Prescription drug co-pays are $10/$40/$80. This plan includes a $1000/single and $2000/ family in network deductible and 80% co-insurance. Emergency room services have a $250 co-pay and Urgent Care visits have a $60 co-pay.

- Option 1 - includes a $30.00 co-pay for office visits. Prescription drug co-pays are $10/$40/$80. This plan includes a $500/single and $1000/ family in network deductible and 80% co-insurance. Emergency room services have a $150 co-pay and Urgent Care visits have a $50 co-pay.

- Option 2 - includes a $15.00 co-pay for office visits. Prescription drug co-pays are $0/$15/$40. Emergency room services with a $50 co-pay, and a 50% co-pay for mental health and substance abuse services.

3) The Councilmember will be notified by the Department of Human Resources of the next quarterly enrollment session in order to receive their enrollment packet to facilitate timely enrollment and self direction of the Councilmember's investment decisions. Enrollment is initiated following the quarterly enrollment session.

4) The Councilmember has the option of contributing up to five percent (5%) of their compensation each Plan Year, subject to certain limits imposed by law.

5) At the end of three full years of service the Councilmember will be vested for all City contributions. Should the Councilmember leave at the end of three full years the Councilmember will have the following options:

- Lump sum payment subject to applicable taxes;
- Rollover monies into another tax deferred investment option; or
- Leave monies in the plan and continue to be invested tax deferred.

6) The Councilmember is also eligible for a City paid long-term disability policy which is administered by the selected vendor following the completion of six (6) months of service. The Councilmember shall receive information pertaining to the long-term disability policy at the quarterly enrollment session.

Retirement Health Care: For all officials elected after October 29, 1990 and taking office before January 1, 2010 who exercised the option to participate in retiree healthcare, the City will provide retirement health care coverage up to 100% of the premium for the Base Plan health care coverage provided to the active Mayor and Clerk. Retirement health coverage shall begin at the date of termination of employment with the City, provided the Councilmember has at least 15 years of service with the City and be at least the age of 55. This coverage is available at a cost of 3.25% of the Council member's gross pay. This coverage shall be the same insurance coverage provided to the active Mayor and Clerk. Retirees shall convert to complementary coverage at their Medicare eligibility date.

Retiree Healthcare Opt out: Councilmembers who receive Retirement Health Care insurance will be allowed to opt out of the City's health care plan annually, during the City's open enrollment period provided the Councilmember provides written proof of coverage from another source. Any Councilmember who opts out of the City's health care plan will be eligible to receive $1,800 in any year in which they receive coverage from another source. In addition, such payments will be made twice a year, by separate check, following the period of time the Councilmember had alternate coverage.

Department of Human Resources, 8th Floor, 124 W. Michigan, Lansing MI 48933. Phone: 483-4014

EQUAL OPPORTUNITY EMPLOYER

Revised 4/21/04: Retiree dental
Revised 03/28/2007: Vision
Revised 03/30/09: Phased elimination of benefits for Councilmembers
Revised 03/22/11: For clarity
Revised 4/02/13: To provide for three tier optional health insurance plans in compliance with PA 152 of 2011, and other clarifications
Revised 3/5/2015: For technical corrections and clarifications
Revised 3/17/2017 For Clerk and Mayor Compensation
Revised 3/14/19 for Compensation

LANSING MICHIGAN

Elected Officers Compensation Commission

March 14, 2019

Mr. Chris Swope
Lansing City Clerk
Ninth Floor, City Hall
Lansing, Michigan 48933

Dear Mr. Swope:

As Secretary to the City of Lansing Elected Officers Compensation Commission, I hereby submit the attached 2019 Salary Determination Letter and 2019 Elected Officials Summary of Fringe Benefits for filing as the 2019 determination of the Elected Officers Compensation Commission for the Council Vice President.

If you have any questions with respect to this filing, please do not hesitate to contact me.

Thank you for your assistance.

Sincerely,

Sherrie Boak

Sherrie Boak
City Council Office Manager
Elected Officers Compensation Commission Recording Secretary

Elected Officers Compensation Commission

March 14, 2019

Council President Carol Wood
Members of the Lansing City Council
Tenth Floor City Hall
Lansing, Michigan 48933

Dear President Wood and Councilmembers:

The Elected Officers Compensation Commission (EOCC) met in committee during February and March 2019. The EOCC reviewed internal economic and financial documents and the current salary and benefit compensation packages of the Mayor, City Clerk, and members of the City Council. In addition, the EOCC compared various salary structures held by similar officers in comparable communities across Michigan and neighboring States. The following people attended the Commission meetings to answer questions and share their thoughts; Chris Swope, Samantha Harkins and Angela Bennett. In addition, the Commission presented to the City Council at their Committee of the Whole meeting on March 11, 2019.

Our determination is based on the National and State economic climate, the current financial condition of the City, our review of executive and legislative responsibilities, and salary/benefit comparisons with other Michigan communities. The Commission considered the compensation history for all relevant positions going back as far as 1991, and considered the feedback from various executive officers and City staff.

Our determination, which shall be implemented on January 1, 2019, makes changes to the compensation provided to the Council Vice President.

DETERMINATION

Salaries

The Commission determines that annual salaries, and respective effective dates, shall be as follows:

	January 1, 2019	January 1, 2020	January 1, 2021
Council Vice President:	$26,247.85	$26,772.81	$27,335.04

City of Lansing

ELECTED OFFICIALS
Summary of Fringe Benefits
2019

Elected officials shall be eligible for City-provided health, dental, and life insurance coverage, and for participation in any deferred compensation program, as summarized below. Unless otherwise noted, this Summary of Fringe Benefits is operative on JULY 1, 2019. The last adopted recommended Summary of Fringe Benefits remains operative until that date.

I. FOR THE MAYOR AND CITY CLERK ONLY:

Health Insurance: The City of Lansing shall provide at the time of being sworn in or during an annual open enrollment period the following choice of medical insurances. Coverage will be effective the first (1st) day of the month following the date the Mayor or Clerk, respectively, are sworn in. If an elected official chooses a non-base plan, he or she will be required to pay the difference between the base and non-base plan, in addition to any premium share. Elected officials selecting the base plan below will receive a $400 cash payment incentive for each plan year chosen.

- Base Plan - includes a $40.00 co-pay for office visits. Prescription drug co-pays are $10/$40/$80. This plan includes a $1000/single and $2000/ family in network deductible and 80% co-insurance. Emergency room services have a $250 co-pay and Urgent Care visits have a $60 co-pay.

- Option 1 - includes a $30.00 co-pay for office visits. Prescription drug co-pays are $10/$40/$80. This plan includes a $500/single and $1000/ family in network deductible and 80% co-insurance. Emergency room services have a $150 co-pay and Urgent Care visits have a $50 co-pay.

- Option 2 - includes a $20.00 co-pay for office visits. Prescription drug co-pays are $10/$20/$40 or $15/$25/$50 for Physician's Health Plan. This plan includes a $500 calendar year limit on preventative services, emergency room services with a $50 co-pay, and a 50% co-pay for mental health and substance abuse services.

The Base Plan is as provided above. If the Base Plan exceeds the state mandated hard cap amount, the elected official will pay the difference. If the elected official chooses to "buy up" to an optional plan (either Option 1 or Option 2) the elected official will be responsible for any cost differential between the Base Plan premium and the premium of the selected optional plan chosen. Benefit summaries and rate sheets are available in the Department of Human Resources.

Vision Plan: The Mayor and City Clerk are eligible to purchase the Blue Cross Blue Shield VSP 12/12/12 Vision Plan. This plan provides vision exams, lenses and frames, and contact lenses with co-pays.

Opt out: The Mayor and City Clerk will be allowed to opt out of the City's health care plan annually, during the City's open enrollment period provided the Mayor or City Clerk provides written proof of coverage from another source. The Mayor or City Clerk who opts out of the City's health care plan will be eligible to receive $1,800 in any year in which they receive coverage from another source. In addition, such payments will be made twice a year, by separate check, following the period of time the Mayor or Clerk had alternate coverage.

Dental Insurance: The City pays the full premium costs for the Dental plan provided by the City, coverage includes the Mayor and City Clerk and family members. Coverage includes 100% coverage for cleaning; 50% coverage for treatment costs with an $1,500 maximum per person per contract year. Mayor and City Clerk and dependents will also receive orthodontic coverage which provides fifty percent (50%) of treatment costs with a $3,500.00 lifetime maximum per person. Coverage is effective the first day of the month

3) The Mayor and City Clerk will be notified by the Department of Human Resources of the next quarterly enrollment session in order to receive their enrollment packet to facilitate timely enrollment and self-direction of their respective investment decisions. Enrollment is initiated following the quarterly enrollment session.

4) The Mayor and City Clerk have the option of contributing up to five percent (5%) of their compensation each Plan Year, subject to certain limits imposed by law.

5) At the end of three full years of service the Mayor and City Clerk will be vested for all City contributions. Should the Mayor and City Clerk leave at the end of three full years the elected official will have the following options:

- Lump sum payment subject to applicable taxes;
- Rollover monies into another tax deferred investment option; or
- Leave monies in the plan and continue to be invested tax deferred.

6) The Mayor and City Clerk are also eligible for a City paid long-term disability policy which is administered by the selected vendor following the completion of six (6) months of service. The Mayor and City Clerk shall receive information pertaining to the long-term disability policy at the quarterly enrollment session.

Retirement Health Care: Optional: This is a one-time only option that must be made in writing within thirty (30) days after being officially sworn in or having elected to qualify on or before July 1, 2001. For all officials elected after October 29, 1990, the City agrees to provide retirement health care coverage up to 100% of the premium for the Base Plan health care coverage provided to active Mayor and City Clerk. Retirement health coverage shall begin at the date of termination of employment with the City, provided the Mayor and City Clerk have at least 15 years of service with the City and be at least 55 years of age. This coverage is available at a cost of 3.25% of the Mayor and City Clerk's respective gross pay. This coverage shall be the same insurance coverage provided to the active Mayor and Clerk. Retirees shall convert to complementary coverage at their Medicare eligibility date. Retiree health benefits shall not include spouse or family coverage for a Mayor or City Clerk first elected after July 1, 2009.

II. FOR CITY COUNCILMEMBERS:

The fringe benefits designated in this Section II are for City Councilmembers.

Health Insurance: Councilmembers shall have the option to purchase health care insurance, at their own expense. If chosen, coverage will be effective the first (1st) day of the month following the date the Councilmember is sworn in (commencement of service) or chosen during an annual open enrollment period. Current plans offered are:

- Base Plan - includes a $40.00 co-pay for office visits. Prescription drug co-pays are $10/$40/$80. This plan includes a $1000/single and $2000/ family in network deductible and 80% co-insurance. Emergency room services have a $250 co-pay and Urgent Care visits have a $60 co-pay.
- Option 1 - includes a $30.00 co-pay for office visits. Prescription drug co-pays are $10/$40/$80. This plan includes a $500/single and $1000/ family in network deductible and 80% co-insurance. Emergency room services have a $150 co-pay and Urgent Care visits have a $50 co-pay.
- Option 2 - includes a $15.00 co-pay for office visits. Prescription drug co-pays are $0/$15/$40. Emergency room services with a $50 co-pay, and a 50% co-pay for mental health and substance abuse services.

3) The Councilmember will be notified by the Department of Human Resources of the next quarterly enrollment session in order to receive their enrollment packet to facilitate timely enrollment and self direction of the Councilmember's investment decisions. Enrollment is initiated following the quarterly enrollment session.

4) The Councilmember has the option of contributing up to five percent (5%) of their compensation each Plan Year, subject to certain limits imposed by law.

5) At the end of three full years of service the Councilmember will be vested for all City contributions. Should the Councilmember leave at the end of three full years the Councilmember will have the following options:

- Lump sum payment subject to applicable taxes;
- Rollover monies into another tax deferred investment option; or
- Leave monies in the plan and continue to be invested tax deferred.

6) The Councilmember is also eligible for a City paid long-term disability policy which is administered by the selected vendor following the completion of six (6) months of service. The Councilmember shall receive information pertaining to the long-term disability policy at the quarterly enrollment session.

Retirement Health Care: For all officials elected after October 29, 1990 and taking office before January 1, 2010 who exercised the option to participate in retiree healthcare, the City will provide retirement health care coverage up to 100% of the premium for the Base Plan health care coverage provided to the active Mayor and Clerk. Retirement health coverage shall begin at the date of termination of employment with the City, provided the Councilmember has at least 15 years of service with the City and be at least the age of 55. This coverage is available at a cost of 3.25% of the Council member's gross pay. This coverage shall be the same insurance coverage provided to the active Mayor and Clerk. Retirees shall convert to complementary coverage at their Medicare eligibility date.

Retiree Healthcare Opt out: Councilmembers who receive Retirement Health Care insurance will be allowed to opt out of the City's health care plan annually, during the City's open enrollment period provided the Councilmember provides written proof of coverage from another source. Any Councilmember who opts out of the City's health care plan will be eligible to receive $1,800 in any year in which they receive coverage from another source. In addition, such payments will be made twice a year, by separate check, following the period of time the Councilmember had alternate coverage.

Department of Human Resources, 8th Floor, 124 W. Michigan, Lansing MI 48933. Phone: 483-4014

EQUAL OPPORTUNITY EMPLOYER

Revised 4/21/04: Retiree dental
Revised 03/28/2007: Vision
Revised 03/30/09: Phased elimination of benefits for Councilmembers
Revised 03/22/11: For clarity
Revised 4/02/13: To provide for three tier optional health insurance plans in compliance with PA 152 of 2011, and other clarifications
Revised 3/5/2015: For technical corrections and clarifications
Revised 3/17/2017 For Clerk and Mayor Compensation
Revised 3/14/19 for Compensation

LANSING MICHIGAN

Elected Officers Compensation Commission

March 14, 2019

Mr. Chris Swope
Lansing City Clerk
Ninth Floor, City Hall
Lansing, Michigan 48933

Dear Mr. Swope:

As Secretary to the City of Lansing Elected Officers Compensation Commission, I hereby submit the attached 2019 Salary Determination Letter and 2019 Elected Officials Summary of Fringe Benefits for filing as the 2019 determination of the Elected Officers Compensation Commission for the Council Members.

If you have any questions with respect to this filing, please do not hesitate to contact me.

Thank you for your assistance.

Sincerely,

Sherrie Boak

Sherrie Boak
City Council Office Manager
Elected Officers Compensation Commission Recording Secretary

Elected Officers Compensation Commission

March 14, 2019

Council President Carol Wood
Members of the Lansing City Council
Tenth Floor City Hall
Lansing, Michigan 48933

Dear President Wood and Councilmembers:

The Elected Officers Compensation Commission (EOCC) met in committee during February and March 2019. The EOCC reviewed internal economic and financial documents and the current salary and benefit compensation packages of the Mayor, City Clerk, and members of the City Council. In addition, the EOCC compared various salary structures held by similar officers in comparable communities across Michigan and neighboring States. The following people attended the Commission meetings to answer questions and share their thoughts; Chris Swope, Samantha Harkins and Angela Bennett. In addition, the Commission presented to the City Council at their Committee of the Whole meeting on March 11, 2019.

Our determination is based on the National and State economic climate, the current financial condition of the City, our review of executive and legislative responsibilities, and salary/benefit comparisons with other Michigan communities. The Commission considered the compensation history for all relevant positions going back as far as 1991, and considered the feedback from various executive officers and City staff.

Our determination, which shall be implemented on January 1, 2019, makes changes to the compensation provided to the Council Members.

DETERMINATION

Salaries

The Commission determines that annual salaries, and respective effective dates, shall be as follows:

	January 1, 2019	January 1, 2020	January 1, 2021
Council Members:	$25,308.19	$25,814.35	$26,356.45

City of Lansing

ELECTED OFFICIALS
Summary of Fringe Benefits
2019

Elected officials shall be eligible for City-provided health, dental, and life insurance coverage, and for participation in any deferred compensation program, as summarized below. Unless otherwise noted, this Summary of Fringe Benefits is operative on JULY 1, 2019. The last adopted recommended Summary of Fringe Benefits remains operative until that date.

I. FOR THE MAYOR AND CITY CLERK ONLY:

Health Insurance: The City of Lansing shall provide at the time of being sworn in or during an annual open enrollment period the following choice of medical insurances. Coverage will be effective the first (1st) day of the month following the date the Mayor or Clerk, respectively, are sworn in. If an elected official chooses a non-base plan, he or she will be required to pay the difference between the base and non-base plan, in addition to any premium share. Elected officials selecting the base plan below will receive a $400 cash payment incentive for each plan year chosen.

- Base Plan - includes a $40.00 co-pay for office visits. Prescription drug co-pays are $10/$40/$80. This plan includes a $1000/single and $2000/ family in network deductible and 80% co-insurance. Emergency room services have a $250 co-pay and Urgent Care visits have a $60 co-pay.

- Option 1 - includes a $30.00 co-pay for office visits. Prescription drug co-pays are $10/$40/$80. This plan includes a $500/single and $1000/ family in network deductible and 80% co-insurance. Emergency room services have a $150 co-pay and Urgent Care visits have a $50 co-pay.

- Option 2 - includes a $20.00 co-pay for office visits. Prescription drug co-pays are $10/$20/$40 or $15/$25/$50 for Physician's Health Plan. This plan includes a $500 calendar year limit on preventative services, emergency room services with a $50 co-pay, and a 50% co-pay for mental health and substance abuse services.

The Base Plan is as provided above. If the Base Plan exceeds the state mandated hard cap amount, the elected official will pay the difference. If the elected official chooses to "buy up" to an optional plan (either Option 1 or Option 2) the elected official will be responsible for any cost differential between the Base Plan premium and the premium of the selected optional plan chosen. Benefit summaries and rate sheets are available in the Department of Human Resources.

Vision Plan: The Mayor and City Clerk are eligible to purchase the Blue Cross Blue Shield VSP 12/12/12 Vision Plan. This plan provides vision exams, lenses and frames, and contact lenses with co-pays.

Opt out: The Mayor and City Clerk will be allowed to opt out of the City's health care plan annually, during the City's open enrollment period provided the Mayor or City Clerk provides written proof of coverage from another source. The Mayor or City Clerk who opts out of the City's health care plan will be eligible to receive $1,800 in any year in which they receive coverage from another source. In addition, such payments will be made twice a year, by separate check, following the period of time the Mayor or Clerk had alternate coverage.

Dental Insurance: The City pays the full premium costs for the Dental plan provided by the City, coverage includes the Mayor and City Clerk and family members. Coverage includes 100% coverage for cleaning; 50% coverage for treatment costs with an $1,500 maximum per person per contract year. Mayor and City Clerk and dependents will also receive orthodontic coverage which provides fifty percent (50%) of treatment costs with a $3,500.00 lifetime maximum per person. Coverage is effective the first day of the month

3) The Mayor and City Clerk will be notified by the Department of Human Resources of the next quarterly enrollment session in order to receive their enrollment packet to facilitate timely enrollment and self-direction of their respective investment decisions. Enrollment is initiated following the quarterly enrollment session.

4) The Mayor and City Clerk have the option of contributing up to five percent (5%) of their compensation each Plan Year, subject to certain limits imposed by law.

5) At the end of three full years of service the Mayor and City Clerk will be vested for all City contributions. Should the Mayor and City Clerk leave at the end of three full years the elected official will have the following options:

- Lump sum payment subject to applicable taxes;
- Rollover monies into another tax deferred investment option; or
- Leave monies in the plan and continue to be invested tax deferred.

6) The Mayor and City Clerk are also eligible for a City paid long-term disability policy which is administered by the selected vendor following the completion of six (6) months of service. The Mayor and City Clerk shall receive information pertaining to the long-term disability policy at the quarterly enrollment session.

Retirement Health Care: Optional: This is a one-time only option that must be made in writing within thirty (30) days after being officially sworn in or having elected to qualify on or before July 1, 2001. For all officials elected after October 29, 1990, the City agrees to provide retirement health care coverage up to 100% of the premium for the Base Plan health care coverage provided to active Mayor and City Clerk. Retirement health coverage shall begin at the date of termination of employment with the City, provided the Mayor and City Clerk have at least 15 years of service with the City and be at least 55 years of age. This coverage is available at a cost of 3.25% of the Mayor and City Clerk's respective gross pay. This coverage shall be the same insurance coverage provided to the active Mayor and Clerk. Retirees shall convert to complementary coverage at their Medicare eligibility date. Retiree health benefits shall not include spouse or family coverage for a Mayor or City Clerk first elected after July 1, 2009.

II. FOR CITY COUNCILMEMBERS:

The fringe benefits designated in this Section II are for City Councilmembers.

Health Insurance: Councilmembers shall have the option to purchase health care insurance, at their own expense. If chosen, coverage will be effective the first (1st) day of the month following the date the Councilmember is sworn in (commencement of service) or chosen during an annual open enrollment period. Current plans offered are:

- Base Plan - includes a $40.00 co-pay for office visits. Prescription drug co-pays are $10/$40/$80. This plan includes a $1000/single and $2000/ family in network deductible and 80% co-insurance. Emergency room services have a $250 co-pay and Urgent Care visits have a $60 co-pay.

- Option 1 - includes a $30.00 co-pay for office visits. Prescription drug co-pays are $10/$40/$80. This plan includes a $500/single and $1000/ family in network deductible and 80% co-insurance. Emergency room services have a $150 co-pay and Urgent Care visits have a $50 co-pay.

- Option 2 - includes a $15.00 co-pay for office visits. Prescription drug co-pays are $0/$15/$40. Emergency room services with a $50 co-pay, and a 50% co-pay for mental health and substance abuse services.

3) The Councilmember will be notified by the Department of Human Resources of the next quarterly enrollment session in order to receive their enrollment packet to facilitate timely enrollment and self direction of the Councilmember's investment decisions. Enrollment is initiated following the quarterly enrollment session.

4) The Councilmember has the option of contributing up to five percent (5%) of their compensation each Plan Year, subject to certain limits imposed by law.

5) At the end of three full years of service the Councilmember will be vested for all City contributions. Should the Councilmember leave at the end of three full years the Councilmember will have the following options:

   - Lump sum payment subject to applicable taxes;
   - Rollover monies into another tax deferred investment option; or
   - Leave monies in the plan and continue to be invested tax deferred.

6) The Councilmember is also eligible for a City paid long-term disability policy which is administered by the selected vendor following the completion of six (6) months of service. The Councilmember shall receive information pertaining to the long-term disability policy at the quarterly enrollment session.

Retirement Health Care: For all officials elected after October 29, 1990 and taking office before January 1, 2010 who exercised the option to participate in retiree healthcare, the City will provide retirement health care coverage up to 100% of the premium for the Base Plan health care coverage provided to the active Mayor and Clerk. Retirement health coverage shall begin at the date of termination of employment with the City, provided the Councilmember has at least 15 years of service with the City and be at least the age of 55. This coverage is available at a cost of 3.25% of the Council member's gross pay. This coverage shall be the same insurance coverage provided to the active Mayor and Clerk. Retirees shall convert to complementary coverage at their Medicare eligibility date.

Retiree Healthcare Opt out: Councilmembers who receive Retirement Health Care insurance will be allowed to opt out of the City's health care plan annually, during the City's open enrollment period provided the Councilmember provides written proof of coverage from another source. Any Councilmember who opts out of the City's health care plan will be eligible to receive $1,800 in any year in which they receive coverage from another source. In addition, such payments will be made twice a year, by separate check, following the period of time the Councilmember had alternate coverage.

Department of Human Resources, 8th Floor, 124 W. Michigan, Lansing MI 48933. Phone: 483-4014

EQUAL OPPORTUNITY EMPLOYER

Revised 4/21/04: Retiree dental
Revised 03/28/2007: Vision
Revised 03/30/09: Phased elimination of benefits for Councilmembers
Revised 03/22/11: For clarity
Revised 4/02/13: To provide for three tier optional health insurance plans in compliance with PA 152 of 2011, and other clarifications
Revised 3/5/2015: For technical corrections and clarifications
Revised 3/17/2017 For Clerk and Mayor Compensation
Revised 3/14/19 for Compensation

LANSING MICHIGAN

Elected Officers Compensation Commission

March 14, 2019

Mr. Chris Swope
Lansing City Clerk
Ninth Floor, City Hall
Lansing, Michigan 48933

Dear Mr. Swope:

As Secretary to the City of Lansing Elected Officers Compensation Commission, I hereby submit the attached 2019 Salary Determination Letter and 2019 Elected Officials Summary of Fringe Benefits for filing as the 2019 determination of the Elected Officers Compensation Commission for the City Clerk.

If you have any questions with respect to this filing, please do not hesitate to contact me.

Thank you for your assistance.

Sincerely,

Sherrie Boak

Sherrie Boak
City Council Office Manager
Elected Officers Compensation Commission Recording Secretary

Elected Officers Compensation Commission

March 14, 2019

Council President Carol Wood
Members of the Lansing City Council
Tenth Floor City Hall
Lansing, Michigan 48933

Dear President Wood and Councilmembers:

The Elected Officers Compensation Commission (EOCC) met in committee during February and March 2019. The EOCC reviewed internal economic and financial documents and the current salary and benefit compensation packages of the Mayor, City Clerk, and members of the City Council. In addition, the EOCC compared various salary structures held by similar officers in comparable communities across Michigan and neighboring States. The following people attended the Commission meetings to answer questions and share their thoughts; Chris Swope, Samantha Harkins and Angela Bennett. In addition, the Commission presented to the City Council at their Committee of the Whole meeting on March 11, 2019.

Our determination is based on the National and State economic climate, the current financial condition of the City, our review of executive and legislative responsibilities, and salary/benefit comparisons with other Michigan communities. The Commission considered the compensation history for all relevant positions going back as far as 1991, and considered the feedback from various executive officers and City staff.

Our determination, which shall be implemented on January 1, 2019, makes changes to the compensation provided to the City Clerk.

DETERMINATION

Salaries

The Commission determines that annual salaries, and respective effective dates, shall be as follows:

	January 1, 2019	January 1, 2020	January 1, 2021
City Clerk:	$90,902.77	$92,720.83	$94,667.97

City of Lansing

ELECTED OFFICIALS
Summary of Fringe Benefits
2019

Elected officials shall be eligible for City-provided health, dental, and life insurance coverage, and for participation in any deferred compensation program, as summarized below. Unless otherwise noted, this Summary of Fringe Benefits is operative on JULY 1, 2019. The last adopted recommended Summary of Fringe Benefits remains operative until that date.

I. FOR THE MAYOR AND CITY CLERK ONLY:

Health Insurance: The City of Lansing shall provide at the time of being sworn in or during an annual open enrollment period the following choice of medical insurances. Coverage will be effective the first (1^{st}) day of the month following the date the Mayor or Clerk, respectively, are sworn in. If an elected official chooses a non-base plan, he or she will be required to pay the difference between the base and non-base plan, in addition to any premium share. Elected officials selecting the base plan below will receive a $400 cash payment incentive for each plan year chosen.

- Base Plan - includes a $40.00 co-pay for office visits. Prescription drug co-pays are $10/$40/$80. This plan includes a $1000/single and $2000/ family in network deductible and 80% co-insurance. Emergency room services have a $250 co-pay and Urgent Care visits have a $60 co-pay.

- Option 1 - includes a $30.00 co-pay for office visits. Prescription drug co-pays are $10/$40/$80. This plan includes a $500/single and $1000/ family in network deductible and 80% co-insurance. Emergency room services have a $150 co-pay and Urgent Care visits have a $50 co-pay.

- Option 2 - includes a $20.00 co-pay for office visits. Prescription drug co-pays are $10/$20/$40 or $15/$25/$50 for Physician's Health Plan. This plan includes a $500 calendar year limit on preventative services, emergency room services with a $50 co-pay, and a 50% co-pay for mental health and substance abuse services.

The Base Plan is as provided above. If the Base Plan exceeds the state mandated hard cap amount, the elected official will pay the difference. If the elected official chooses to "buy up" to an optional plan (either Option 1 or Option 2) the elected official will be responsible for any cost differential between the Base Plan premium and the premium of the selected optional plan chosen. Benefit summaries and rate sheets are available in the Department of Human Resources.

Vision Plan: The Mayor and City Clerk are eligible to purchase the Blue Cross Blue Shield VSP 12/12/12 Vision Plan. This plan provides vision exams, lenses and frames, and contact lenses with co-pays.

Opt out: The Mayor and City Clerk will be allowed to opt out of the City's health care plan annually, during the City's open enrollment period provided the Mayor or City Clerk provides written proof of coverage from another source. The Mayor or City Clerk who opts out of the City's health care plan will be eligible to receive $1,800 in any year in which they receive coverage from another source. In addition, such payments will be made twice a year, by separate check, following the period of time the Mayor or Clerk had alternate coverage.

Dental Insurance: The City pays the full premium costs for the Dental plan provided by the City, coverage includes the Mayor and City Clerk and family members. Coverage includes 100% coverage for cleaning; 50% coverage for treatment costs with an $1,500 maximum per person per contract year. Mayor and City Clerk and dependents will also receive orthodontic coverage which provides fifty percent (50%) of treatment costs with a $3,500.00 lifetime maximum per person. Coverage is effective the first day of the month

3) The Mayor and City Clerk will be notified by the Department of Human Resources of the next quarterly enrollment session in order to receive their enrollment packet to facilitate timely enrollment and self-direction of their respective investment decisions. Enrollment is initiated following the quarterly enrollment session.

4) The Mayor and City Clerk have the option of contributing up to five percent (5%) of their compensation each Plan Year, subject to certain limits imposed by law.

5) At the end of three full years of service the Mayor and City Clerk will be vested for all City contributions. Should the Mayor and City Clerk leave at the end of three full years the elected official will have the following options:

- Lump sum payment subject to applicable taxes;
- Rollover monies into another tax deferred investment option; or
- Leave monies in the plan and continue to be invested tax deferred.

6) The Mayor and City Clerk are also eligible for a City paid long-term disability policy which is administered by the selected vendor following the completion of six (6) months of service. The Mayor and City Clerk shall receive information pertaining to the long-term disability policy at the quarterly enrollment session.

Retirement Health Care: Optional: This is a one-time only option that must be made in writing within thirty (30) days after being officially sworn in or having elected to qualify on or before July 1, 2001. For all officials elected after October 29, 1990, the City agrees to provide retirement health care coverage up to 100% of the premium for the Base Plan health care coverage provided to active Mayor and City Clerk. Retirement health coverage shall begin at the date of termination of employment with the City, provided the Mayor and City Clerk have at least 15 years of service with the City and be at least 55 years of age. This coverage is available at a cost of 3.25% of the Mayor and City Clerk's respective gross pay. This coverage shall be the same insurance coverage provided to the active Mayor and Clerk. Retirees shall convert to complementary coverage at their Medicare eligibility date. Retiree health benefits shall not include spouse or family coverage for a Mayor or City Clerk first elected after July 1, 2009.

II. FOR CITY COUNCILMEMBERS:

The fringe benefits designated in this Section II are for City Councilmembers.

Health Insurance: Councilmembers shall have the option to purchase health care insurance, at their own expense. If chosen, coverage will be effective the first (1st) day of the month following the date the Councilmember is sworn in (commencement of service) or chosen during an annual open enrollment period. Current plans offered are:

- Base Plan - includes a $40.00 co-pay for office visits. Prescription drug co-pays are $10/$40/$80. This plan includes a $1000/single and $2000/ family in network deductible and 80% co-insurance. Emergency room services have a $250 co-pay and Urgent Care visits have a $60 co-pay.

- Option 1 - includes a $30.00 co-pay for office visits. Prescription drug co-pays are $10/$40/$80. This plan includes a $500/single and $1000/ family in network deductible and 80% co-insurance. Emergency room services have a $150 co-pay and Urgent Care visits have a $50 co-pay.

- Option 2 - includes a $15.00 co-pay for office visits. Prescription drug co-pays are $0/$15/$40. Emergency room services with a $50 co-pay, and a 50% co-pay for mental health and substance abuse services.

3) The Councilmember will be notified by the Department of Human Resources of the next quarterly enrollment session in order to receive their enrollment packet to facilitate timely enrollment and self direction of the Councilmember's investment decisions. Enrollment is initiated following the quarterly enrollment session.

4) The Councilmember has the option of contributing up to five percent (5%) of their compensation each Plan Year, subject to certain limits imposed by law.

5) At the end of three full years of service the Councilmember will be vested for all City contributions. Should the Councilmember leave at the end of three full years the Councilmember will have the following options:

   - Lump sum payment subject to applicable taxes;
   - Rollover monies into another tax deferred investment option; or
   - Leave monies in the plan and continue to be invested tax deferred.

6) The Councilmember is also eligible for a City paid long-term disability policy which is administered by the selected vendor following the completion of six (6) months of service. The Councilmember shall receive information pertaining to the long-term disability policy at the quarterly enrollment session.

Retirement Health Care: For all officials elected after October 29, 1990 and taking office before January 1, 2010 who exercised the option to participate in retiree healthcare, the City will provide retirement health care coverage up to 100% of the premium for the Base Plan health care coverage provided to the active Mayor and Clerk. Retirement health coverage shall begin at the date of termination of employment with the City, provided the Councilmember has at least 15 years of service with the City and be at least the age of 55. This coverage is available at a cost of 3.25% of the Council member's gross pay. This coverage shall be the same insurance coverage provided to the active Mayor and Clerk. Retirees shall convert to complementary coverage at their Medicare eligibility date.

Retiree Healthcare Opt out: Councilmembers who receive Retirement Health Care insurance will be allowed to opt out of the City's health care plan annually, during the City's open enrollment period provided the Councilmember provides written proof of coverage from another source. Any Councilmember who opts out of the City's health care plan will be eligible to receive $1,800 in any year in which they receive coverage from another source. In addition, such payments will be made twice a year, by separate check, following the period of time the Councilmember had alternate coverage.

Department of Human Resources, 8th Floor, 124 W. Michigan, Lansing MI 48933. Phone: 483-4014

EQUAL OPPORTUNITY EMPLOYER

Revised 4/21/04: Retiree dental
Revised 03/28/2007: Vision
Revised 03/30/09: Phased elimination of benefits for Councilmembers
Revised 03/22/11: For clarity
Revised 4/02/13: To provide for three tier optional health insurance plans in compliance with PA 152 of 2011, and other clarifications
Revised 3/5/2015: For technical corrections and clarifications
Revised 3/17/2017 For Clerk and Mayor Compensation
Revised 3/14/19 for Compensation

LANSING MICHIGAN

Elected Officers Compensation Commission

March 14, 2019

Mr. Chris Swope
Lansing City Clerk
Ninth Floor, City Hall
Lansing, Michigan 48933

Dear Mr. Swope:

As Secretary to the City of Lansing Elected Officers Compensation Commission, I hereby submit the attached 2019 Salary Determination Letter and 2019 Elected Officials Summary of Fringe Benefits for filing as the 2019 determination of the Elected Officers Compensation Commission for the Mayor.

If you have any questions with respect to this filing, please do not hesitate to contact me.

Thank you for your assistance.

Sincerely,

Sherrie Boak

Sherrie Boak
City Council Office Manager
Elected Officers Compensation Commission Recording Secretary

Elected Officers Compensation Commission

March 14, 2019

Council President Carol Wood
Members of the Lansing City Council
Tenth Floor City Hall
Lansing, Michigan 48933

Dear President Wood and Councilmembers:

The Elected Officers Compensation Commission (EOCC) met in committee during February and March 2019. The EOCC reviewed internal economic and financial documents and the current salary and benefit compensation packages of the Mayor, City Clerk, and members of the City Council. In addition, the EOCC compared various salary structures held by similar officers in comparable communities across Michigan and neighboring States. The following people attended the Commission meetings to answer questions and share their thoughts; Chris Swope, Samantha Harkins and Angela Bennett. In addition, the Commission presented to the City Council at their Committee of the Whole meeting on March 11, 2019.

Our determination is based on the National and State economic climate, the current financial condition of the City, our review of executive and legislative responsibilities, and salary/benefit comparisons with other Michigan communities. The Commission considered the compensation history for all relevant positions going back as far as 1991, and considered the feedback from various executive officers and City staff.

Our determination, which shall be implemented on January 1, 2019, makes changes to the compensation provided to the Mayor.

DETERMINATION

Salaries

The Commission determines that annual salaries, and respective effective dates, shall be as follows:

	January 1, 2019	January 1, 2020	January 1, 2021
Mayor:	$134,058.25	$136,739.42	$139,610.95

City of Lansing

ELECTED OFFICIALS
Summary of Fringe Benefits
2019

Elected officials shall be eligible for City-provided health, dental, and life insurance coverage, and for participation in any deferred compensation program, as summarized below. Unless otherwise noted, this Summary of Fringe Benefits is operative on JULY 1, 2019. The last adopted recommended Summary of Fringe Benefits remains operative until that date.

I. FOR THE MAYOR AND CITY CLERK ONLY:

Health Insurance: The City of Lansing shall provide at the time of being sworn in or during an annual open enrollment period the following choice of medical insurances. Coverage will be effective the first (1^{st}) day of the month following the date the Mayor or Clerk, respectively, are sworn in. If an elected official chooses a non-base plan, he or she will be required to pay the difference between the base and non-base plan, in addition to any premium share. Elected officials selecting the base plan below will receive a $400 cash payment incentive for each plan year chosen.

- Base Plan - includes a $40.00 co-pay for office visits. Prescription drug co-pays are $10/$40/$80. This plan includes a $1000/single and $2000/ family in network deductible and 80% co-insurance. Emergency room services have a $250 co-pay and Urgent Care visits have a $60 co-pay.

- Option 1 - includes a $30.00 co-pay for office visits. Prescription drug co-pays are $10/$40/$80. This plan includes a $500/single and $1000/ family in network deductible and 80% co-insurance. Emergency room services have a $150 co-pay and Urgent Care visits have a $50 co-pay.

- Option 2 - includes a $20.00 co-pay for office visits. Prescription drug co-pays are $10/$20/$40 or $15/$25/$50 for Physician's Health Plan. This plan includes a $500 calendar year limit on preventative services, emergency room services with a $50 co-pay, and a 50% co-pay for mental health and substance abuse services.

The Base Plan is as provided above. If the Base Plan exceeds the state mandated hard cap amount, the elected official will pay the difference. If the elected official chooses to "buy up" to an optional plan (either Option 1 or Option 2) the elected official will be responsible for any cost differential between the Base Plan premium and the premium of the selected optional plan chosen. Benefit summaries and rate sheets are available in the Department of Human Resources.

Vision Plan: The Mayor and City Clerk are eligible to purchase the Blue Cross Blue Shield VSP 12/12/12 Vision Plan. This plan provides vision exams, lenses and frames, and contact lenses with co-pays.

Opt out: The Mayor and City Clerk will be allowed to opt out of the City's health care plan annually, during the City's open enrollment period provided the Mayor or City Clerk provides written proof of coverage from another source. The Mayor or City Clerk who opts out of the City's health care plan will be eligible to receive $1,800 in any year in which they receive coverage from another source. In addition, such payments will be made twice a year, by separate check, following the period of time the Mayor or Clerk had alternate coverage.

Dental Insurance: The City pays the full premium costs for the Dental plan provided by the City, coverage includes the Mayor and City Clerk and family members. Coverage includes 100% coverage for cleaning; 50% coverage for treatment costs with an $1,500 maximum per person per contract year. Mayor and City Clerk and dependents will also receive orthodontic coverage which provides fifty percent (50%) of treatment costs with a $3,500.00 lifetime maximum per person. Coverage is effective the first day of the month

3) The Mayor and City Clerk will be notified by the Department of Human Resources of the next quarterly enrollment session in order to receive their enrollment packet to facilitate timely enrollment and self-direction of their respective investment decisions. Enrollment is initiated following the quarterly enrollment session.

4) The Mayor and City Clerk have the option of contributing up to five percent (5%) of their compensation each Plan Year, subject to certain limits imposed by law.

5) At the end of three full years of service the Mayor and City Clerk will be vested for all City contributions. Should the Mayor and City Clerk leave at the end of three full years the elected official will have the following options:

- Lump sum payment subject to applicable taxes;
- Rollover monies into another tax deferred investment option; or
- Leave monies in the plan and continue to be invested tax deferred.

6) The Mayor and City Clerk are also eligible for a City paid long-term disability policy which is administered by the selected vendor following the completion of six (6) months of service. The Mayor and City Clerk shall receive information pertaining to the long-term disability policy at the quarterly enrollment session.

Retirement Health Care: Optional: This is a one-time only option that must be made in writing within thirty (30) days after being officially sworn in or having elected to qualify on or before July 1, 2001. For all officials elected after October 29, 1990, the City agrees to provide retirement health care coverage up to 100% of the premium for the Base Plan health care coverage provided to active Mayor and City Clerk. Retirement health coverage shall begin at the date of termination of employment with the City, provided the Mayor and City Clerk have at least 15 years of service with the City and be at least 55 years of age. This coverage is available at a cost of 3.25% of the Mayor and City Clerk's respective gross pay. This coverage shall be the same insurance coverage provided to the active Mayor and Clerk. Retirees shall convert to complementary coverage at their Medicare eligibility date. Retiree health benefits shall not include spouse or family coverage for a Mayor or City Clerk first elected after July 1, 2009.

II. FOR CITY COUNCILMEMBERS:

The fringe benefits designated in this Section II are for City Councilmembers.

Health Insurance: Councilmembers shall have the option to purchase health care insurance, at their own expense. If chosen, coverage will be effective the first (1st) day of the month following the date the Councilmember is sworn in (commencement of service) or chosen during an annual open enrollment period. Current plans offered are:

- Base Plan - includes a $40.00 co-pay for office visits. Prescription drug co-pays are $10/$40/$80. This plan includes a $1000/single and $2000/ family in network deductible and 80% co-insurance. Emergency room services have a $250 co-pay and Urgent Care visits have a $60 co-pay.

- Option 1 - includes a $30.00 co-pay for office visits. Prescription drug co-pays are $10/$40/$80. This plan includes a $500/single and $1000/ family in network deductible and 80% co-insurance. Emergency room services have a $150 co-pay and Urgent Care visits have a $50 co-pay.

- Option 2 - includes a $15.00 co-pay for office visits. Prescription drug co-pays are $0/$15/$40. Emergency room services with a $50 co-pay, and a 50% co-pay for mental health and substance abuse services.

3) The Councilmember will be notified by the Department of Human Resources of the next quarterly enrollment session in order to receive their enrollment packet to facilitate timely enrollment and self direction of the Councilmember's investment decisions. Enrollment is initiated following the quarterly enrollment session.

4) The Councilmember has the option of contributing up to five percent (5%) of their compensation each Plan Year, subject to certain limits imposed by law.

5) At the end of three full years of service the Councilmember will be vested for all City contributions. Should the Councilmember leave at the end of three full years the Councilmember will have the following options:

- Lump sum payment subject to applicable taxes;
- Rollover monies into another tax deferred investment option; or
- Leave monies in the plan and continue to be invested tax deferred.

6) The Councilmember is also eligible for a City paid long-term disability policy which is administered by the selected vendor following the completion of six (6) months of service. The Councilmember shall receive information pertaining to the long-term disability policy at the quarterly enrollment session.

Retirement Health Care: For all officials elected after October 29, 1990 and taking office before January 1, 2010 who exercised the option to participate in retiree healthcare, the City will provide retirement health care coverage up to 100% of the premium for the Base Plan health care coverage provided to the active Mayor and Clerk. Retirement health coverage shall begin at the date of termination of employment with the City, provided the Councilmember has at least 15 years of service with the City and be at least the age of 55. This coverage is available at a cost of 3.25% of the Council member's gross pay. This coverage shall be the same insurance coverage provided to the active Mayor and Clerk. Retirees shall convert to complementary coverage at their Medicare eligibility date.

Retiree Healthcare Opt out: Councilmembers who receive Retirement Health Care insurance will be allowed to opt out of the City's health care plan annually, during the City's open enrollment period provided the Councilmember provides written proof of coverage from another source. Any Councilmember who opts out of the City's health care plan will be eligible to receive $1,800 in any year in which they receive coverage from another source. In addition, such payments will be made twice a year, by separate check, following the period of time the Councilmember had alternate coverage.

Department of Human Resources, 8th Floor, 124 W. Michigan, Lansing MI 48933. Phone: 483-4014

EQUAL OPPORTUNITY EMPLOYER

Revised 4/21/04: Retiree dental
Revised 03/28/2007: Vision
Revised 03/30/09: Phased elimination of benefits for Councilmembers
Revised 03/22/11: For clarity
Revised 4/02/13: To provide for three tier optional health insurance plans in compliance with PA 152 of 2011, and other clarifications
Revised 3/5/2015: For technical corrections and clarifications
Revised 3/17/2017 For Clerk and Mayor Compensation
Revised 3/14/19 for Compensation

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

WHEREAS, the Public Service Department updates the Public Street System in accordance with Public Act 51 of 1951, which requires that streets that are not open to automobile traffic be decertified and removed from the Act 51 Street System; and

WHEREAS, the Public Service Department has identified street segments currently shown on the Act 51 Street System Map and are not used as public streets; and

WHEREAS, the City of Lansing does wish to decertify, but not vacate, the following street segments; and

WHEREAS, the street segments to be decertified are:

Wilson Street – from Herbert Street west to the dead end, 90 feet

Linwood Street – from Glenn Street south to the dead end, 111 feet

Fernwood Avenue – from Clemens Avenue west to the dead end, 132 feet

Southgate Avenue – from Parkway Drive north to the dead end, 206 feet

Pattengill Avenue – from Victor Avenue south to the dead end, 79 feet

Whyte Street – from Indiana Avenue east to the dead end, 153 feet

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby authorizes the decertification, but not the vacation, of a total of 771 feet described in the recitals above from the Act 51 Street System.

BE IT FINALLY RESOLVED that the Director of Public Service is authorized to transmit the decertification described in this Resolution to the Michigan Department of Transportation to update the Act 51 Street System consistent with these changes.

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

Act-10-2019, Simken Triangle Acquisition

WHEREAS, The Parks and Recreation Department proposes to acquire the SW corner of the property to the north at 3427 Pleasant Grove to provide nonmotorized access to the recently-acquired Simken parcels; and

WHEREAS, the access would be approximately 20' in width; and

WHEREAS, the subject property (to be purchased) is 0.03 acres in size, triangular in shape; and

WHEREAS, on March 5, 2019, the Planning Board reviewed the location, character, and extent of the proposal in accordance with its Act 33 Review procedures, and found that the purchase of the subject portion of 3427 Pleasant Grove would result in improved access to the parkland to the east, and have a negligible impact on the residential use of the parent property at 3427 Pleasant Grove; and

WHEREAS, the Planning Board voted unanimously (7-0) to recommend approval of the proposed acquisition; 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-10-2019, the acquisition of a triangular portion of 3427 Pleasant Grove, legally described as:

> Transfer Parcel: A parcel of land in the Northwest 1/4 of Section 32, T4N, R2W, City of Lansing, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Northwest corner of said Section 32; thence S00°33'47"W along the West line of said Section 32 a distance of 339.88 feet to the point of beginning of this description; thence S89°26'13"E perpendicular to said West line 60.49 feet to the Northwesterly line of Lot 1, Simken Village, City of Lansing, Ingham County, Michigan, as recorded in Liber 27 of Plats, Pages 42-43, Ingham County Records; thence S53°22'30"W along said Northwesterly line and its Southwesterly extension 75.93 feet to said West line; thence N00°33'47"E along said West line 45.89 feet to the point of beginning; said parcel containing 0.03 acre more or less; including 0.02 acre more or less presently in use as public right-of-way; said parcel subject to all easements and restrictions if any,
>
> from Yanisleidys Carmenate-Diaz, 3427 Pleasant Grove, Lansing, MI, 48910, for the sum of One Thousand and 00/100 Dollars ($1,000.00).

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.

An Act 33 Review is a planning level review of the location, character and extent of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

BACKGROUND — In 2017, the City of Lansing purchased several parcels on Simken Drive for the future "Beacon Park". These parcels are accessible from Simken Drive, but lack access from Pleasant Grove.

APPLICANT'S PROPOSAL: — The Parks and Recreation Department proposes to acquire the SW corner of the property to the north at 3427 Pleasant Grove to provide access to the recently-acquired Simken parcels. The access would be approximately 20' in width.

PROPERTY SIZE AND SHAPE: — The subject property (to be purchased) is 0.03 acres in size, triangular in shape. Because the property descriptions go to the centerline of Pleasant Grove, most of the subject property lies within the right of way (ROW). The area outside the ROW, usable for Park access, is 20.86 wide by 27.49' deep,

The parent parcel (#33-01-01-32-101-011) is 0.34 acres in size, and owned by Yanisleidys Carmenate Diaz, who resides on the property. At the ROW line, after the purchase of the subject property, the parent parcel have 61.75' frontage on Pleasant Grove. It is located in the "E-2" Residential / Office District, which has no minimum lot size.

LOCATION: — The subject property's location offers the only opportunity for connecting Beacon Park with Pleasant Grove, and improve access to the park.

CHARACTER: — The proposed acquisition will have a minimal effect on the parent property. The entrance to the park would likely involve some tree removal, however.

EXTENT: — The proposed acquisition is limited to the minimum necessary to install a park entrance on Pleasant Grove.

STAFF RECOMMENDATION

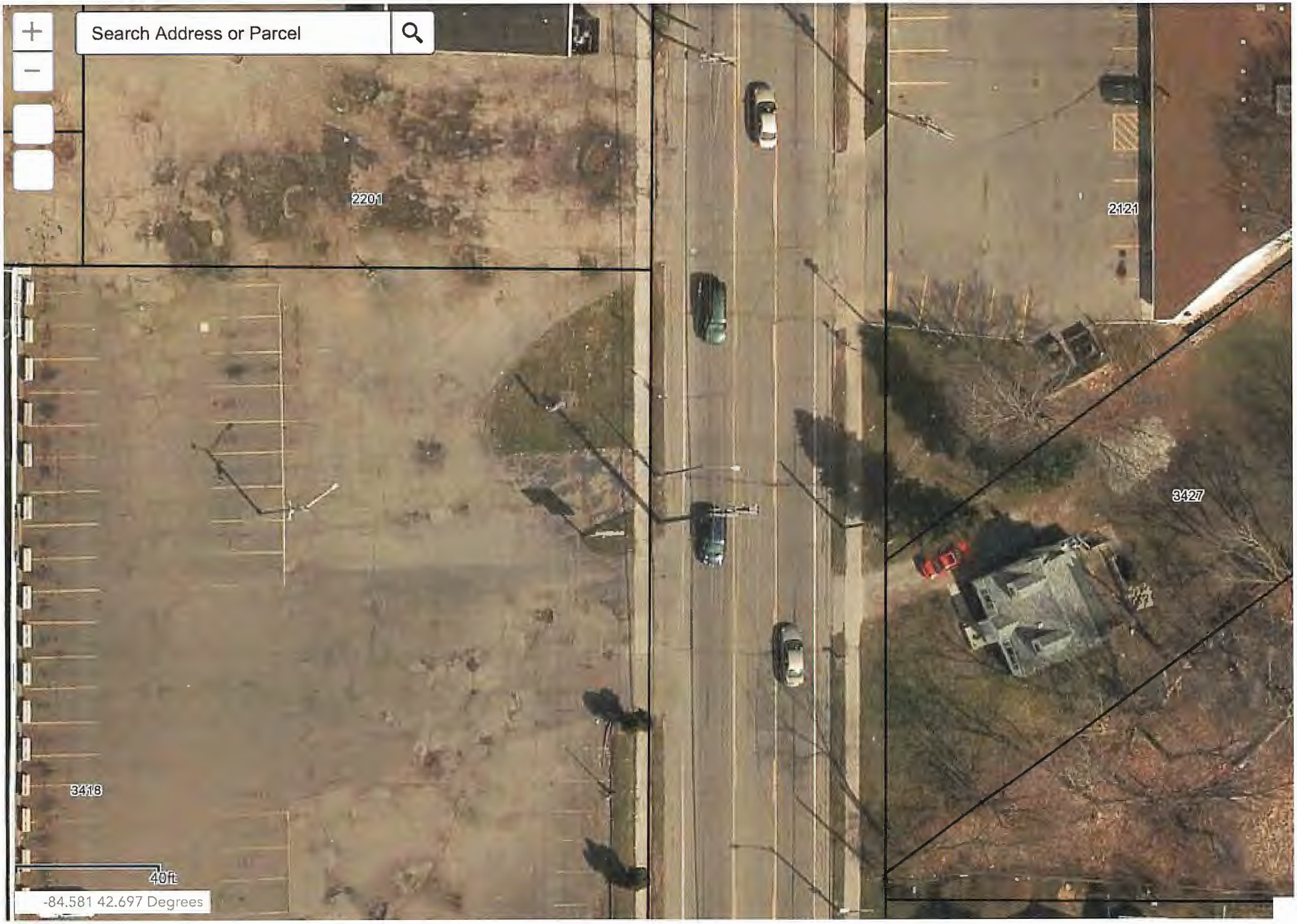
Staff recommends approval of the following finding and recommendation

Finding: The purchase of the subject portion of 3427 Pleasant Grove would result in improved access to the parkland to the east, and have a negligible impact on the residential use of the parent property.

Recommendation: Approval as proposed.

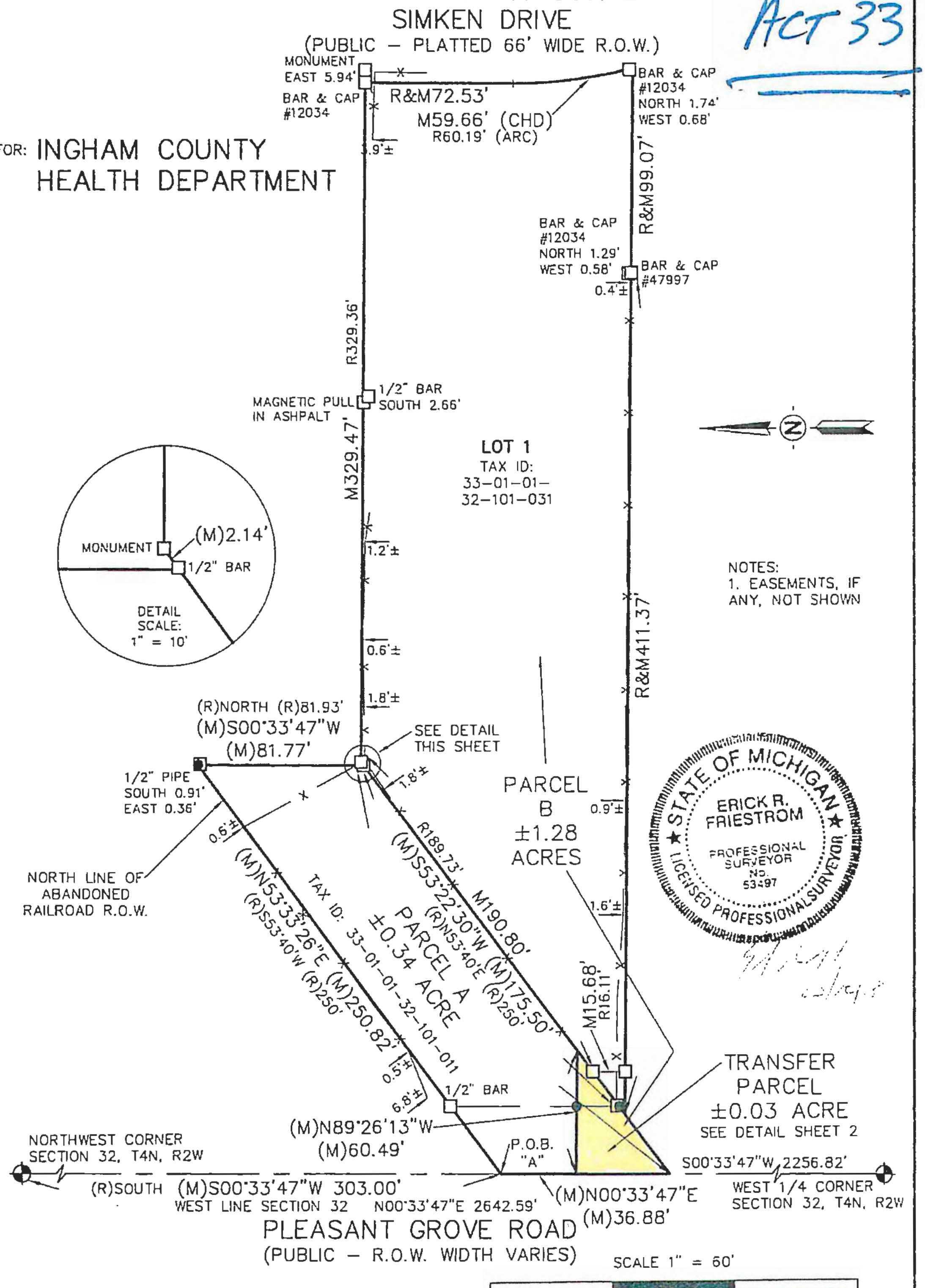

W Holmes Rd
W Holmes Rd
W Holmes Rd
Pleasant Grove Rd
Simken Dr

Lansing Parcel Viewer



CERTIFIED BOUNDARY SURVEY

Act 33



LEGEND

- ● = Set 1/2" Bar with Cap
- □ = Found Iron as Noted
- —— = Survey Boundary Line
- —/— = Distance Not to Scale
- —x—x— = Fence
- 0.0'± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.

All Improvements Not Shown.

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS

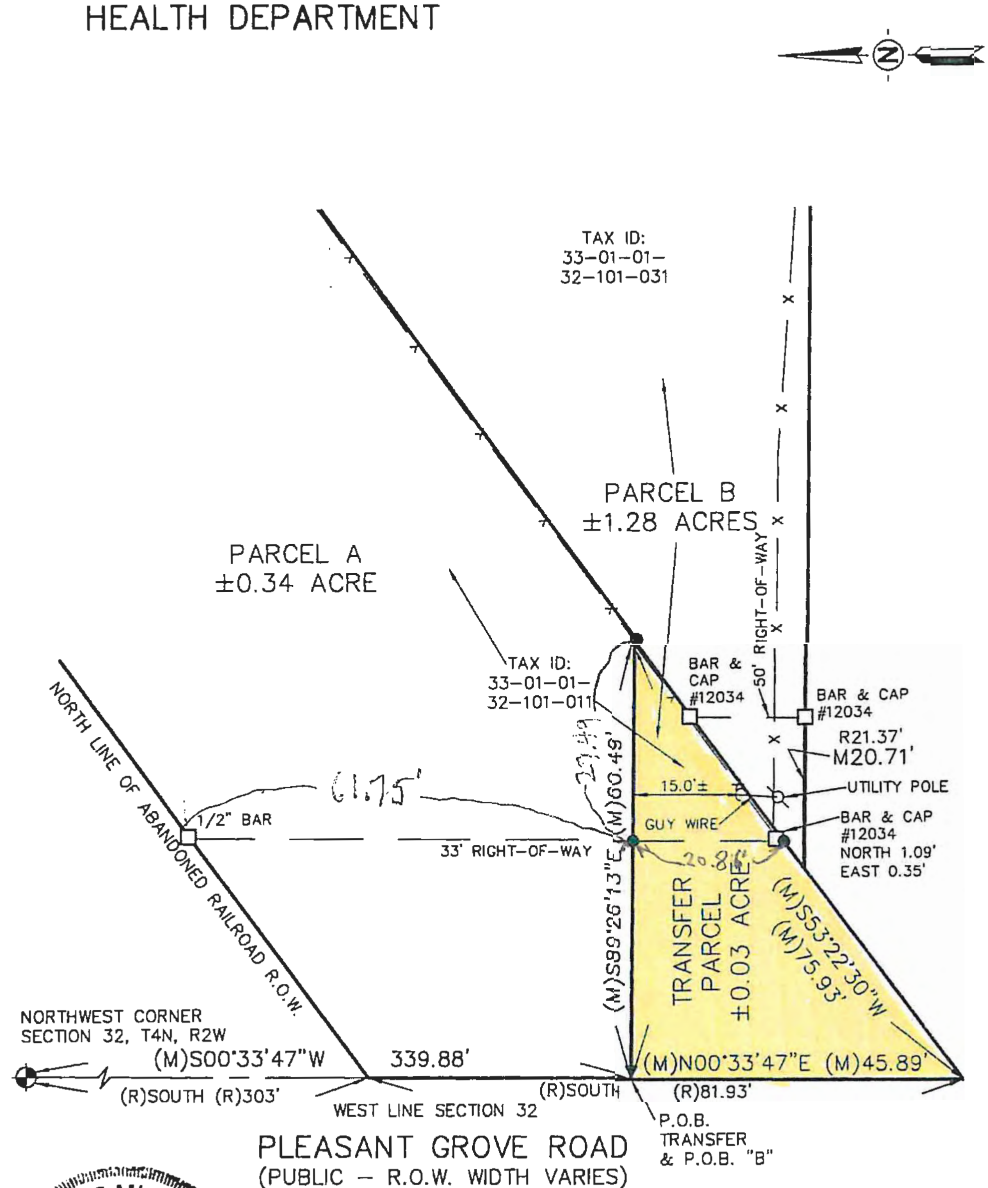
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

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

DRAWN BY SSF	SECTION 32, T4N, R2W
FIELD WORK BY SL	JOB NUMBER: 93529.BND
SHEET 1 OF 4	

CERTIFIED BOUNDARY SURVEY

FOR: INGHAM COUNTY
HEALTH DEPARTMENT



STATE OF MICHIGAN
ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR
No. 53497
LICENSED PROFESSIONAL SURVEYOR

03/10/18

NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN

SCALE 1" = 20'

0 20' 40' 60'

LEGEND

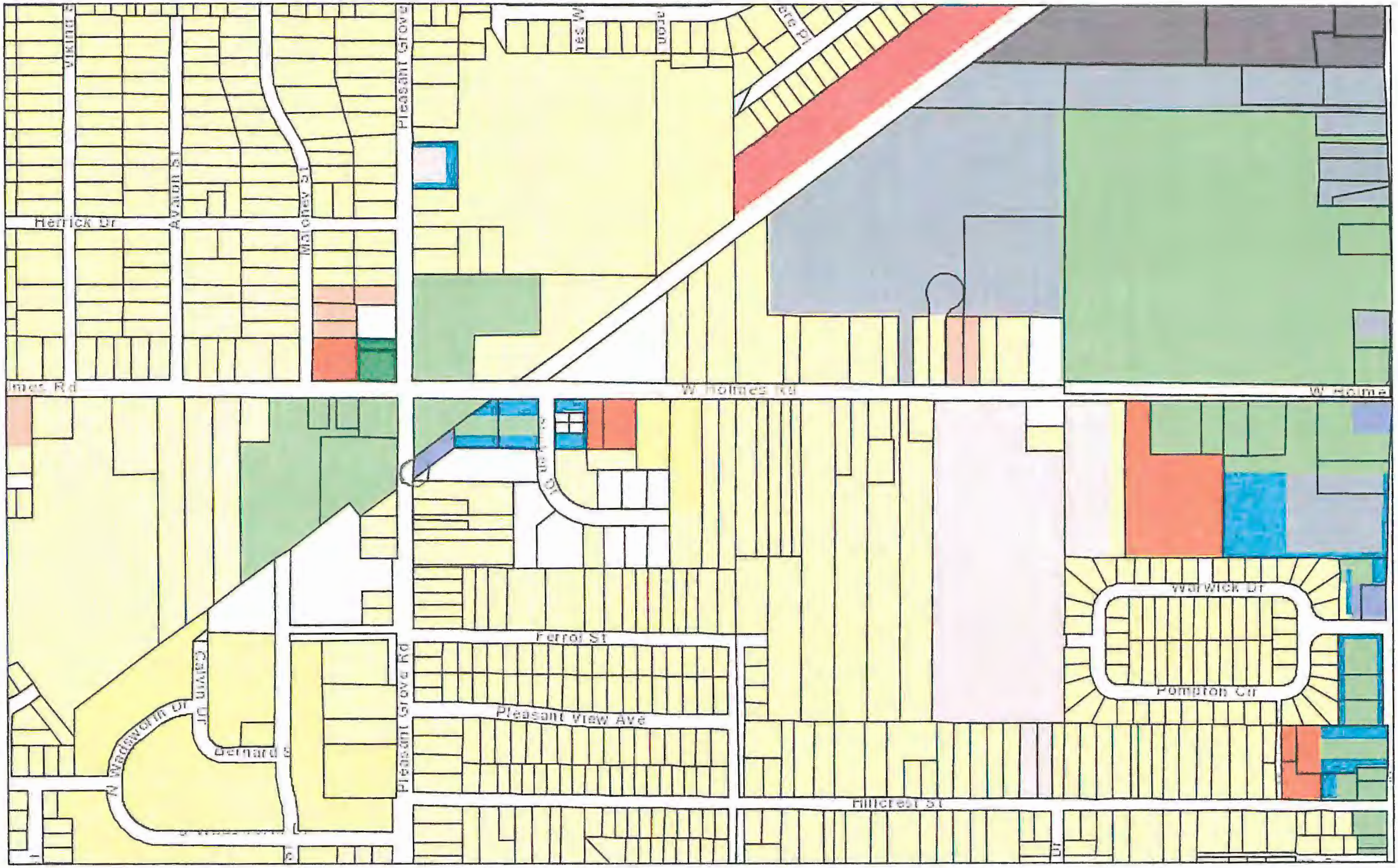
- ● = Set 1/2" Bar with Cap
- □ = Found Iron as Noted
- = Survey Boundary Line
- = Distance Not to Scale
- = Fence
- 0.0'± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.
All Improvements Not Shown.

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY SSF	SECTION 32, T4N, R2W
FIELD WORK BY SL	JOB NUMBER: 93529.BND
SHEET 2 OF 4	

City of Lansing Parcel Viewer



2/15/2019 4:38:39 PM

Lansing Tax Parcels

Lansing.GIS.ZoningDistrict_Dissolve

<Null>

A	CUP	DM-1	DM-4
B	D-1	DM-2	E-1
C	D-2	DM-3	E-2

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

City of Lansing

Michigan State University, Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

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

WHEREAS, that this resolution shall be the General Appropriations of Department of Parks and Recreation to make appropriations and provide for the disposition of income received from the sale of Waverly Park and future sales of Miller Road Center and Cooley-Haze House; and

WHEREAS, that the total revenues estimated to be available for appropriations in the general fund of the Department of Parks and Recreation is as follows:

Revenue:	
Waverly Park	$2,131,395.00
Cooley-Haze House	20,000.00
Miller Road Center (Sale)	25,000.00
First Annual Payment	10,000.00
Second Annual Payment	10,000.00
Third Annual Payment	10,000.00
Fourth Annual Payment	10,000.00
Fifth Annual Payment	10,000.00
Sixth Annual Payment	10,000.00
Seventh Annual Payment	10,000.00
Eighth Annual Payment	10,000.00
Ninth Annual Payment	10,000.00
Tenth Annual Payment	10,000.00

Fund Balance Available to Appropriate $2,276,395.00

WHEREAS, that $860,000.00 of the total available to appropriate in the general fund is hereby appropriated in the amounts and for the purposes set forth below:

Expenditures:	
Equipment Forestry Tower Truck	$210,000.00
Re-envision of Moores Park	250,000.00
Friends of Lansing Parks	100,000.00
Match Funds for Crowd Funding	250,000.00
Moores Park Pavilion	50,000.00
Total Appropriated	$860,000.00
Estimated Ending Fund Balance	$1,416,395.00

WHEREAS, the Ending Fund Balance will be invested with the Capital Region Community Foundation/Our Community to provide income to the Department of Parks and Recreation for capital improvement projects within the Parks; and

WHEREAS, it is the intention of the City of Lansing to contract for services to include fundraising, grant applications, sponsorships and education with an outside entity, and

WHEREAS, the creation of the Friends of Lansing Parks will be established as a 501c3 to allow for fundraising and obtaining matching funds for projects;

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council hereby approves the appropriation of funds from the sale of Waverly Park, Cooley-Haze House and Miller Road Center.

BE IT FURTHER RESOLVED that the City Council hereby approves the aforementioned revenue amounts and expenditure amounts as outlined.

BE IT FURTHER RESOLVED that the Lansing City Council being the legislative body of the City of Lansing may by ordinance or resolution authorize the formation of a nonprofit corporation under the nonprofit corporation act and a nonprofit formed under this act may be organized only for purposes that are valid public purposes.

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 ON WAYS AND MEANS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING APPLICATION TO MICHIGAN DEPARTMENT OF TRANSPORTATION FOR LOCAL BRIDGE PROGRAM FUNDING

WHEREAS the Michigan Department of Transportation (MDOT) is currently soliciting applications for candidate projects for the Local Bridge Program to be funded in the 2022 fiscal year; and

WHEREAS May 1, 2019 is the anticipated deadline for submitting the applications; and

WHEREAS up to five funding applications per agency for bridge projects can be submitted in accordance with the MDOT Call for Projects; and

WHEREAS the City of Lansing, Public Service Department, intends to submit Local Bridge Program funding applications to MDOT for the following five projects listed in the order of priority and funding category:

Priority	Project	Funding Category
1.	Aurelius Road over Pawlowski Creek	Rehabilitation
2.	E Elm Street over Red Cedar River	Replacement
3.	S Washington Avenue over Grand River	Preventative Maintenance
4.	Beech Street over Red Cedar River	Preventative Maintenance
5.	Shiawassee Street over Grand River	Preventative Maintenance

WHEREAS, if successful, the City would receive state or federal funding to finance 95% of construction cost, and the City would fund 5% of the construction and 100% of the engineering costs for any bridge project selected; and

WHEREAS the estimated construction cost of the above listed projects and City's share of construction and engineering costs are tabulated below; and

#	Project	Estimated Construction Cost	City’s Share		
			Match 5%	Engineering 25%	TOTAL
1	Aurelius Rd over Pawlowski Creek	$409,000	$20,450	$102,250	$122,700
2	E Elm St over Red Cedar River	$2,977,000	$148,850	$744,250	$893,100
3	S Washington over Grand River	$315,000	$15,750	$78,750	$94,500
4	Beech Street over Red Cedar River	$46,000	$2,300	$11,500	$13,800
5	Shiawassee Street over Grand River	$168,000	$8,400	$42,000	$50,400

WHEREAS, any one or any combination of the above five projects could be approved for 2021 funding: and

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council approves the submittal of the FY 2022 funding applications for the MDOT's Local Bridge Program as listed in the priority above.

BE IT FURTHER RESOLVED that upon grant award, the Mayor is authorized through the Public Service Director to administratively appropriate the necessary accounts for City costs associated with any bridge project selected, which will be budgeted with Act 51 funds.

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

WHEREAS it is often desirable, and in some cases legally required, that the City Attorney obtain the services of outside legal counsel due to conflicts of interest or the efficacy of relying upon those with expertise in particular areas of the law; and

WHEREAS pursuant to the City Charter, City Council approval is required before outside legal counsel may be utilized by the City Attorney;

WHEREAS the City Attorney has solicited and reviewed responses from a number of qualified law firms interested in doing business with the City of Lansing; and

WHEREAS the City Attorney recommends and requests that the following law firms be pre-approved as outside counsel to the City of Lansing and/or the Lansing Board of Water and Light on an as-needed basis as determined by the City Attorney:

1. AML Group, PLC – Ken Lane
2. Barnes & Thornburg
3. Barrack, Rodos & Bacine
4. George Brookover, P.C.
5. Butzel Long
6. Church Wyble PC, a division of Grewal Law P.C. **for the case *City of Lansing v. Purdue Pharma L.P., et al.***
7. Clark Hill PLC
8. Dickinson Wright PLLC
9. Dykema Gossett PLLC
10. Fahey Schultz Burzych Rhodes PLC – Stacy L. Hissong
11. Foley & Lardner LLP
12. Foster Swift Collins & Smith, P.C.
13. Foster Zack Little Pasteur & Manning, P.C.
14. Fraser Trebilcock Davis & Dunlap, P.C.
15. Garan Lucow Miller PC
16. Grua, Tupper & Young, P.L.C.
17. Harvey Kruse, P.C. – Michael T. Small **for the case *Motorists Mutual v. City of Lansing, et al.* and *La Fille Gallery v. City of Lansing, et al.***
18. Haywood Harrison, P.C.
19. Honigman Miller Schwartz and Cohn LLP
20. Johnson, Rosati, Schultz & Joppich, P.C.
21. Keller Thoma, P.C.
22. Kelley Cawthorne P.L.L.C
23. Latham & Watkins L.L.P
24. Lewis & Munday, PC
25. Loomis, Ewert, Parsley, Davis & Gotting, P.C.
26. McGinty, Hitch, Person, Yeadon & Anderson, P.C.
27. Melvin S. McWilliams, PC
28. Milberg LLP

29. Miller, Canfield, Paddock & Stone, PLC
30. Murphy & Spagnuolo, P.C.
31. Oade Stroud & Kleiman, PC
32. Law Office of Philip J. Dwyer Law Firm
33. Plunkett & Cooney, P.C.
34. Robbins Geller Rudman & Dowd LLP
35. Sam Bernstein Law Firm PLLC **for the case *City of Lansing v. Purdue Pharma L.P., et al.***
36. Secrest Wardle
37. Spiegel & McDiarmid LLP
38. Shifman Law
39. The Gallagher Law Firm, PLC
40. Varnum Riddering Schmidt & Howlett LLP
41. Weitz & Luxenberg, P.C. **for the case *City of Lansing v. Purdue Pharma L.P., et al.***
42. Willingham & Coté PC

NOW, THEREFORE, BE IT RESOLVED that, pursuant to the City Attorney recommendation and request, the City Council hereby pre-approves the following law firms as outside legal counsel to the City:

1. AML Group, PLC – Ken Lane
2. Barnes & Thornburg
3. Barrack, Rodos & Bacine
4. George Brookover, P.C.
5. Butzel Long
6. Church Wyble PC, a division of Grewal Law P.C. **for the case *City of Lansing v. Purdue Pharma L.P., et al.***
7. Clark Hill PLC
8. Dickinson Wright PLLC
9. Dykema Gossett PLLC
10. Fahey Schultz Burzych Rhodes PLC – Stacy L. Hissong
11. Foley & Lardner LLP
12. Foster Swift Collins & Smith, P.C.
13. Foster Zack Little Pasteur & Manning, P.C.
14. Fraser Trebilcock Davis & Dunlap, P.C.
15. Garan Lucow Miller PC
16. Grua, Tupper & Young, P.L.C.
17. Harvey Kruse, P.C. – Michael T. Small **for the case *Motorists Mutual v. City of Lansing, et al.* and *La Fille Gallery v. City of Lansing, et al.***
18. Haywood Harrison, P.C.
19. Honigman Miller Schwartz and Cohn LLP
20. Johnson, Rosati, Schultz & Joppich, P.C.
21. Keller Thoma, P.C.
22. Kelley Cawthorne P.L.L.C
23. Latham & Watkins L.L.P
24. Lewis & Munday, PC
25. Loomis, Ewert, Parsley, Davis & Gotting, P.C.

26. McGinty, Hitch, Person, Yeadon & Anderson, P.C.
27. Melvin S. McWilliams, PC
28. Milberg LLP
29. Miller, Canfield, Paddock & Stone, PLC
30. Murphy & Spagnuolo, P.C.
31. Oade Stroud & Kleiman, PC
32. Law Office of Philip J. Dwyer Law Firm
33. Plunkett & Cooney, P.C.
34. Robbins Geller Rudman & Dowd LLP
35. Sam Bernstein Law Firm PLLC **for the case *City of Lansing v. Purdue Pharma L.P., et al.***
36. Secrest Wardle
37. Spiegel & McDiarmid LLP
38. Shifman Law
39. The Gallagher Law Firm, PLC
40. Varnum Riddering Schmidt & Howlett LLP
41. Weitz & Luxenberg, P.C. **for the case *City of Lansing v. Purdue Pharma L.P., et al.***
42. Willingham & Coté PC

Approved for Council Agenda:

____
James D. Smiertka, City Attorney
Dated:________________

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

WHEREAS, on February 11, 2019 City Council adopted Resolution 2019-031, authorizing the State of Michigan to reconvey the property known as Groesbeck Golf Course back to the City, without the reverter interest attached, allowing for different greens fees for residents and nonresidents of the City of Lansing; and

WHEREAS, Resolution 2019-031 contained a legal description that did not match exactly in all respects, the legal description provided in 2018 PA 333; and

WHEREAS, the Lansing City Council now desires to correct Resolution No. 2019-031 to state the matching legal description of Groesbeck Golf Course;

NOW, THEREFORE, BE IT RESOLVED, that Resolution 2019-031 of February 11, 2019 is hereby amended, *nunc pro tunc*, and the first and second "Resolved" clauses of said resolution are corrected and replaced by this resolution.

BE IT FURTHER RESOLVED, that the Lansing City Council hereby approves the conveyance of Groesbeck Golf Course to the State of Michigan for the purpose of releasing the restriction on the property, legally described as:

> Property located in the County of Ingham, State of Michigan, City of Lansing, Township 4 North, Range 2 West, the east 1,079.9 feet of the north 110 rods (1,815 feet) of the southeast 1/4, section 10, subject to road easements containing 45 acres, more or less, and
>
> The East 1320 feet of the South 1294 feet of the Northeast 1/4 of Section 10, T4N R2W, City of Lansing, Ingham County, Michigan.

BE IT FURTHER RESOLVED that the Lansing City Council hereby approves the re-acquisition of Groesbeck Golf Course, legally described as:

> Property located in the County of Ingham, State of Michigan, City of Lansing, Township 4 North, Range 2 West, the east 1,079.9 feet of the north 110 rods (1,815 feet) of the southeast 1/4, section 10, subject to road easements containing 45 acres, more or less, and
>
> The East 1320 feet of the South 1294 feet of the Northeast 1/4 of Section 10, T4N R2W, City of Lansing, Ingham County, Michigan.
>
> for consideration of $1.00.

BE IT FINALLY RESOLVED that in all other respects, Resolution 2019-031 is unchanged and remains in full force and effect as originally adopted and written.

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

WHEREAS, the Mayor made the appointment of Emily Jefferson, 610 W. Ottawa St. Apt. 709, Lansing, MI 48933 as an At-Large Member of the Board of Zoning Appeals for a term to expire June 30, 2021; and

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

WHEREAS, the Committee ____________ took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment Emily Jefferson, 610 W. Ottawa St. Apt. 709, Lansing, MI 48933 as an At-Large Member of the Board of Zoning Appeals for a term to expire June 30, 2021.

Andy Schor, Mayor

OFFICE OF THE CHIEF LABOR NEGOTIATOR
NICHOLAS E. TATE, CHIEF LABOR NEGOTIATOR
124 W. Michigan Avenue
City Hall, 5th Floor
Lansing, MI 48933
PH: 517.483.7864
FAX: 517.483.4081
Nicholas.Tate@lansingmi.gov

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

From: Nicholas Tate, Chief Labor Negotiator NET

Date: March 22, 2019

Subject: Ratification of the Teamsters Local 214 2019 – 2020 Collective Bargaining Agreement

---

Mayor,

It is a pleasure to announce to you that Teamsters Local 214 Supervisory and Non-Supervisory Units have ratified a tentative agreement (the "Tentative Agreement") on February,28 2019 for a successor collective bargaining agreement for the term of January 1, 2019 – December 31, 2020. The next step in the ratification process is for you to approve having City ratification of the Tentative Agreement placed on the City Council Committee of the Whole agenda for Monday, March 25, 2019 as a closed session agenda item. Thereafter, the Tentative Agreement would be referred to the regular City Council meeting also scheduled for Monday, March 25, 2019.

Please advise me as to whether the City ratification of this agreement is approved for placement on the City Council Committee of the Whole agenda as well as the regular City Council meeting on March 245 2019.

Thank you.

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

WHEREAS, the City of Lansing and Teamsters Local 214 Supervisory and Non-Supervisory Units have negotiated a collective bargaining agreement (the “CBA”) for the period covering January 1, 2019 through December 31, 2020, which is summarized in the Tentative Agreement Document approved by the parties (“Tentative Agreement”) and which contains the changes to the prior CBA; and

WHEREAS, the Union membership ratified this agreement on March 1, 2019; and

WHEREAS, the Mayor recommends the CBA, as summarized in the Tentative Agreement, be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the Tentative Agreement of the parties for the CBA between the City of Lansing and the Union, Teamsters Local 214 for the period covering January 1, 2019 through December 31, 2020.

Approved for placement on the City Council Agenda:

____
Jim Smiertka, City Attorney

____
Date

Resolution #___

RESOLUTION TO SET PUBLIC HEARING FOR ACTION PLAN FY 2019-2020

BY THE COMMITTEE ON DEVELOPMENT AND 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, April 22, 2019 at t 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of receiving comments on the proposed CDBG resources for the Annual Action Plan submission to HUD for FY 2019-2020.

PROPOSED FUNDING ALLOCATIONS
PROGRAM ACTIVITIES AND USE OF FUNDS
ANNUAL ACTION PLAN 2019 (7/1/19 – 6/30/20)
CITY OF LANSING COMMUNITY DEVELOPMENT OBJECTIVES

The primary objective of Lansing's Housing and Community Development Program is the development of a viable community which will provide standard housing in a suitable living environment, principally to benefit low and moderate income persons, preserve and expand existing businesses and industries, and create an atmosphere conducive to stability in neighborhoods.

a. Provide standard housing in a suitable living environment through rehabilitation, new construction and improvement of the housing stock primarily in CDBG eligible neighborhoods and in specifically designated housing target areas.

b. Provide housing counseling and assistance that will benefit low and moderate-income households.

c. Promote home ownership for low and moderate-income households and promote deconcentration of poverty.

d. Maintain at current levels the number of public and assisted housing units available to low and moderate-income households.

e. Provide homeless prevention assistance, emergency shelter, street outreach and supportive human services for people with special needs, people who are homeless and those at risk of becoming homeless.

f. Provide assistance for permanent supportive housing and human services for low and moderate income households with a history of chronic homelessness, including those with special needs.

g. Promote economic opportunity for low and moderate-income individuals by facilitating economic development, providing employment opportunity, sponsoring job training, supporting business development, micro-enterprise lending and business or financial educational programs and initiatives.

h. Promote economic development to provide jobs, business services and shopping opportunities for residents located in CDBG eligible areas.

i. Provide community and neighborhood services, recreational opportunities and public facilities and promote neighborhood social cohesion to improve the quality of life in CDBG eligible neighborhoods.

j. Increase security and safety in neighborhoods by supporting public safety and crime prevention initiatives, public educational programs and citizens' awareness in CDBG eligible areas.

k. Improve the city's transportation, public facilities and infrastructure systems in CDBG eligible areas.

l. Protect and improve the city's physical environment, including preventing or eliminating blight, removing lead or other safety hazards, preserving historic resources, mitigating flood hazards, promoting healthy housing and improving energy fitness in housing occupied by low and moderate-income households.

m. Promote fair housing objectives.

n. Provide affordable housing and economic development that benefits low and moderate income people in the context of mixed use development along transit corridors.

COMMUNITY DEVELOPMENT BLOCK GRANT

CDBG Single-family, Owner-Occupied Rehab Program/Public Improvements

Includes loans and grants for rehabilitation of owner-occupied housing units through city sponsored programs, and in conjunction with affordable housing efforts sponsored by nonprofit housing corporations, public and private developers, and other state and federal agencies. Includes funds to meet lead hazard reduction regulations in rehabilitated structures, funds to assist in emergency housing rehabilitation, market analysis activities and technical assistance to nonprofit housing corporations, contractors, and low- and moderate-income households. Includes loans and grants for owner-occupied single-family units through city sponsored programs, loans to rehabilitate historic homes in conjunction with rehabilitation of the unit, and loans or grants for ramps, hazard remediation or weatherization. Includes staff, office space, technical assistance, training and other direct project costs associated with delivery of Community Development Block Grant, HOME, Emergency Solutions Grant and other State and Federal Programs.

General street, sidewalk, water/sewer improvements, including assistance to income eligible owner-occupants or those in CDBG-eligible areas for special assessments related to new improvements. Includes improvements to neighborhood parks, recreational facilities; public neighborhood, medical and community facilities in CDBG priority areas.

Proposed funding amount: $1,554,941

CDBG Rental Rehab Program

Includes loans and grants for rehabilitation of rental housing units through city sponsored programs. Includes funds to meet healthy housing standards and/or lead hazard reduction regulations in rehabilitated structures.

Proposed funding amount: $380,000

Acquisition

Includes acquisition, maintenance and security of properties acquired through programs, and activities related to acquisition, disposition, relocation and clearance of dilapidated and blighted structures. Funds may also be used to acquire and clear properties in the flood plain. Includes staff time associated with this activity.

Proposed funding amount: $100,000

Public Services (limited to 15%)

Includes services for low- and moderate-income individuals such as: homeownership counseling, education, neighborhood counseling, youth and senior programs, neighborhood clean-ups, community gardens, home repair classes. Services are for low- and moderate-income individuals and/or those in CDBG-eligible areas located within the Lansing city limits.

Proposed funding amount: $ 300,980

Economic Development

Loans, technical assistance and training to low- and moderate-income owners of and persons developing micro-enterprises within or planning to locate within the Lansing city limits. Technical assistance to individuals and for-profit businesses including workshops, technology assistance, and façade improvement loans/grants. Creation of jobs to benefit low and moderate-income city of Lansing residents.

Technical assistance to individuals and for-profit businesses including workshops, technology assistance, façade improvement loans/grants, market analysis, business promotion, referrals for the attraction of new business and expansion of existing business within CDBG-eligible areas of Lansing.

Proposed funding amount: $50,000

CDBG General Administration (limited to 20%)

Includes staff and other costs associated with preparation of required Consolidated Planning documents, environmental clearances, fair housing activities and citizen participation activities associated with the delivery of CDBG, HOME and other state and federal programs.
Includes planning and general administration costs associated with delivery of CDBG and other state and federal programs. Includes indirect administrative costs and building rent paid to the city.

Proposed funding amount: $401,307

TOTAL CDBG, CDBG PI, and CDBG Previous Years Funds = $2,787,228 ($2,006,536 + $50,000 PI + $730,692 previous years funds)

HOME

Down Payment Assistance

Funds provided to homebuyers for down payment and closing costs for purchase of a single-family home located within the Lansing city limits. Up to $40,000 will be available as a 0% interest second mortgage for homebuyers with income at or below 80% of median income. Assistance not limited to first-time homebuyers. May include staff time and/or homeownership counseling fees associated with this activity.

Proposed funding amount: $100,000

New Construction/HOME Rehab/Development Program

Includes funds for loans and grants for housing construction and rehabilitation with non-profit and for-profit developers, including CHDOs.

HOME funds allocated for housing developed in partnership with the city, including Supportive Housing Program (SHP) and Acquisition, Development and Resale (ADR) activities. Projects may include new construction and rehabilitation activities with non-profit and for-profit developers, including CHDOs. Funds may be used for staff time associated with these activities.

Proposed funding amount: $981,897

,

CHDO Set-aside (15% minimum required)

Reserved for housing developed, sponsored or owned by CHDOs in partnership with the City.

Proposed funding amount: $ 119,223

Community Housing Development Organization (CHDO) Operating (limited to 5%)

Funds reserved at option of the City to provide operating funds to CHDO's utilizing the City's HOME funds to produce affordable housing in the community.

Proposed funding amount: $39,741

HOME General Administration (limited to 10%)

Includes staff and general administration costs to deliver the HOME program.

Proposed funding amount: $79,482

TOTAL HOME, Program Income, and HOME previous years available funds: $1,320,343 ($794,822 + $120,000 + $405,521)

EMERGENCY SOLUTIONS GRANT (ESG)

Street Outreach

Street Outreach activities.

Proposed funding amount: $ 5,028

Homeless Prevention

Homeless Prevention activities.

Proposed funding amount: $50,282

Administrative Activities (limited to 7.5%)

Funds provided to offset the cost of administering emergency solutions program.

Proposed funding amount: $ 11,732

Homeless Management Information System (HMIS)

Funds will be provided for HMIS and comparable database costs.

Proposed funding amount: $ 5,028

Shelter Operation

Funds provided to shelter providers to cover cost of maintenance, operations, insurance, utilities and furnishings in shelter facilities.

Proposed funding amount: $ 95,535

TOTAL ESG: $167,605

SUMMARY

Forty –Fifth Year Community Development Resources

Program	Annual Action Plan
CDBG Entitlement Grant:	$2,006,536
CDBG Program Income (est.)	$50,000
CDBG Previous Years Annual Funding	$730,692
HOME Program Funds	$794,822
HOME Previous Years Annual Funding	$405,521
HOME Program Income (est.)	$120,000
ESG Program Funds:	$167,605
TOTAL	$4,275,176

Administrative, management and operation costs for the above programs include the administration, management and operations of the eligible activities, **as well as other federal and state community development programs in which the city is now or may be participating.**