

**REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF LANSING, MICHIGAN**

**TONY BENAVIDES LANSING CITY COUNCIL CHAMBERS
LANSING CITY HALL, 10th FLOOR
124 W. MICHIGAN AVENUE**

AGENDA FOR JANUARY 8, 2024 AT 7:00 PM



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 at the Tony Benavides Lansing City Council Chambers, 10th Floor, City Hall.

Roll Call

Meditation And Pledge Of Allegiance

Approval Of Printed Council Proceedings

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.)

Tabled Items

Special Ceremonies And Presentations

1. Tribute; in recognition of Greater Lansing Area Holiday Commission Martin Luther King Jr. Celebration

Comments By Council Members And City Clerk

Community Event Announcements (Time, place, purpose, or definition of event – 1 minute limit)

Speaker Registration For Public Comment On Legislative Matters

Mayor's Comments

Show Cause Hearings

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.)

Scheduled Public Hearings

2. Establishment of Neighborhood Enterprise Zone District; #25 Wheel District (PEND-3534)
3. Z-10-2023, Rezoning 512 E. Miller Road from "R-3" Suburban Detached Residential to "S-C" Suburban Commercial (PEND-3532)

Council Consideration Of Legislative Matters

Referral Of Public Hearings

Consent Agenda

4. Appointment; Heath Lowry as a Board of Zoning Appeals member for a term to expire June 30, 2026 (PEND-3499)
5. Tribute; in recognition of Greater Lansing Area Holiday Commission Martin Luther King Jr. Celebration
6. Tribute; in recognition of the City Human Relations and Community Services Martin Luther King Jr. Memorial Observance (PEND-3557)
7. Outside Legal Counsel; T. Joseph Seward of Seward Henderson to represent the City in the matter of Fitzpatrick v. City of Lansing (PEND-3541)
8. Collective Bargaining Agreement; Teamsters 243 Clerical, Technical, Professional Unit for the period covering February 1, 2022, to January 31, 2025 (PEND-3551)
9. Collective Bargaining Agreement; Teamsters 243 Supervisory Unit for the period covering February 1, 2022, to January 31, 2025 (PEND-3552)
10. Collective Bargaining Agreement; Teamsters Local 214 Supervisory and Non-Supervisory Units for the period covering January 1, 2024, to December 31, 2024 (PEND-3556)

Resolutions For Action

11. Affirmation of current Council Standing Committees pursuant to Council Rule 16 (PEND-3555)
12. Participation in the Ingham County Treasurer Payment Reduction Program (PEND-3553)
13. Grant Acceptance; Michigan Natural Resources Trust Fund (MNRTF) Funds for the Sycamore Creek Cavanaugh Road and Waverly Road acquisitions (PEND-3546)

Reports From Council Committees

Ordinances For Introduction And Setting Of Public Hearings

Ordinances For Passage

Speaker Registration For Public Comment On City Government Related Matters

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)

Item(s) from the City Clerk re:

14. Lansing City Comprehensive Financial Report (CAFR) 2022 - 2023
15. Independent Auditor's Report on Internal Control over Financial Reporting
16. Lansing Building Authority Financial Report 2022 - 2023
17. Lansing Brownfield Redevelopment Authority Financial Report 2022 - 2023

18. Tax Increment Finance Authority Financial Report 2022 - 2023
19. Tri-County Metro Narcotics Squad Financial Report 2022 - 2023
20. Lansing Entertainment and Public Facilities Authority Financial Report 2022-2023

Item(s) from the Mayor re:

21. Collective Bargaining Agreement; Teamsters Local 214 Supervisory and Non-Supervisory Units for the period covering January 1, 2024, to December 31, 2024 (PEND-3556)
22. Sole Source Purchase; Police Department requests Flock Group as the vendor for License Plate Recognition Cameras
23. Budget Amendment; Fiscal Year 2023-2024 Second Quarter (PEND-3558)
24. Grant Acceptance; Transformational Affordable Housing Projects (PEND-3559)
25. Grant Acceptance; Transformational Municipal Infrastructure (PEND-3561)
26. ACT-1-2024; Purchase Agreement, Masonic Temple, 217 S. Capitol Ave. (PEND-3562)

Communications and Petitions

Motion Of Excused Absence

Remarks By Council Members

Remarks By The Mayor Or Executive Assistant

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.)

Adjournment



CHRIS SWOPE, CITY CLERK

Persons with disabilities who need an accommodation to fully participate in this meeting should contact the City Clerk's Office at (517) 483-4131 (TTY 711). 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation request.

LANSING CITY COUNCIL MEETING

DATE & TIME: 1/8/2024 7:00 PM

Starting Time _____

REGULAR MEETING: X

SPECIAL MEETING:

ATTENDANCE

COUNCIL MEMBER	PRESENT	ABSENT	ARRIVED
BROWN	☐	☐	<u>703</u>
CARTER	☒	☐	_____
GARZA	☒	☐	_____
HUSSAIN	☒	☐	_____
JACKSON	☒	☐	_____
KOST	☒	☐	_____
PEHLIVANOGLU	☒	☐	_____
SPADAFORE	☒	☐	_____

MEDITATION IN MEMORY OF: _____

PLEDGE LED BY: _____

Adjournment Time 8:41

CHRIS SWOPE
LANSING CITY CLERK

S:\Clerk_Staff\City Council\Administrative\Council Attendance Sheet 2024.doc

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on **Monday, January 8, 2024 at 7:00 p.m.** in the Tony Benavides City of Lansing Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave. Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, taxing units and the City Assessor to appear and be heard on the proposed establishment of a new Neighborhood Enterprise Zone as indicated below:

Wheel District – No. 25

Approximate Boundaries: East Saginaw Street to the south, the CSX Railroad to the west, East Oakland Avenue to the north and North Pennsylvania Avenue to the east.

Establishment of a new Neighborhood Enterprise Zone (NEZ) will allow the owners of real property within the NEZ to apply for an abatement of certain property taxes for housing rehabilitation and construction of new housing on their property located within the NEZ. Further information regarding the establishment of the NEZ may be obtained from Kris Klein, Lansing Economic Development Corporation, 401 S. Washington Square, Suite 101, Lansing Michigan 48933, (517) 599-1136.

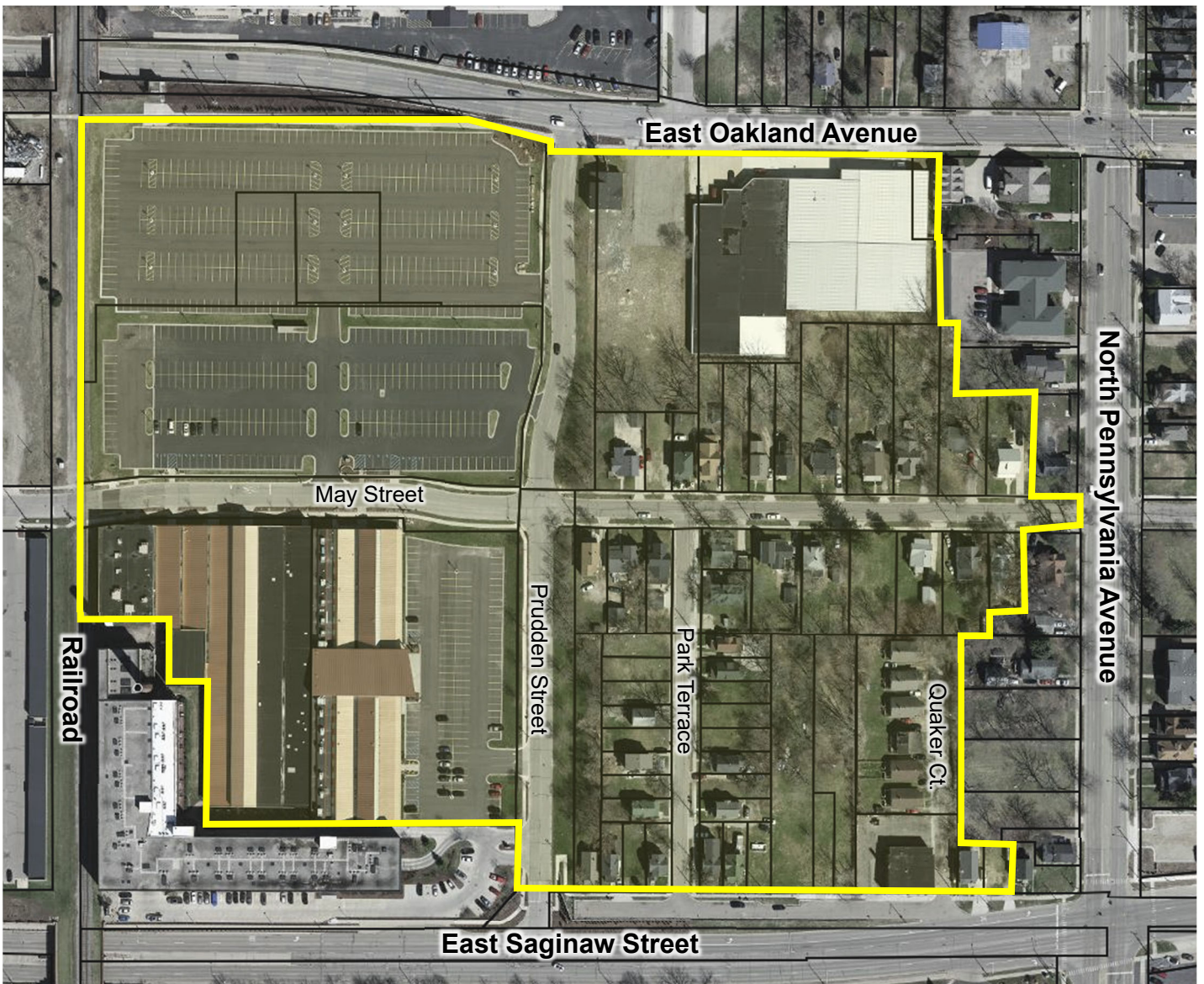
For more information, please call 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's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

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

ATTACHMENT B

MAP OF:

CITY OF LANSING
NEIGHBORHOOD ENTERPRISE ZONE No. 25
WHEEL DISTRICT
Approximate Boundaries



ATTACHMENT A*Page 1 of 2***PARCEL LIST****CITY OF LANSING
NEIGHBORHOOD ENTERPRISE ZONE No. 25
WHEEL DISTRICT**

Parcel Number	Street Address	City	ZIP
33-01-01-10-354-051	0 EAST PARK TERRACE	LANSING	48906
33-01-01-10-354-091	708 EAST PARK TERRACE	LANSING	48906
33-01-01-10-353-141	709 EAST PARK TERRACE	LANSING	48906
33-01-01-10-353-151	711 EAST PARK TERRACE	LANSING	48906
33-01-01-10-353-161	713 EAST PARK TERRACE	LANSING	48906
33-01-01-10-354-081	714 EAST PARK TERRACE	LANSING	48906
33-01-01-10-354-071	716 EAST PARK TERRACE	LANSING	48906
33-01-01-10-353-171	717 EAST PARK TERRACE	LANSING	48906
33-01-01-10-354-061	718 EAST PARK TERRACE	LANSING	48906
33-01-01-10-353-181	721 EAST PARK TERRACE	LANSING	48906
33-01-01-10-354-041	722 EAST PARK TERRACE	LANSING	48906
33-01-01-10-353-191	723 EAST PARK TERRACE	LANSING	48906
33-01-01-10-354-031	724 EAST PARK TERRACE	LANSING	48906
33-01-01-10-353-201	725 EAST PARK TERRACE	LANSING	48906
33-01-01-10-354-021	726 EAST PARK TERRACE	LANSING	48906
33-01-01-10-353-211	727 EAST PARK TERRACE	LANSING	48906
33-01-01-10-354-011	736 EAST PARK TERRACE	LANSING	48906
33-01-01-10-351-013	0 MAY ST	LANSING	48906
33-01-01-10-353-008	700 MAY ST	LANSING	48906
33-01-01-10-353-241	818 MAY ST	LANSING	48906
33-01-01-10-353-231	820 MAY ST	LANSING	48906
33-01-01-10-351-021	821 MAY ST	LANSING	48906
33-01-01-10-353-221	824 MAY ST	LANSING	48906
33-01-01-10-351-031	825 MAY ST	LANSING	48906
33-01-01-10-351-041	829 MAY ST	LANSING	48906
33-01-01-10-351-051	831 MAY ST	LANSING	48906
33-01-01-10-354-001	832 MAY ST	LANSING	48906
33-01-01-10-351-061	835 MAY ST	LANSING	48906
33-01-01-10-351-071	837 MAY ST	LANSING	48906
33-01-01-10-354-321	838 MAY ST	LANSING	48906
33-01-01-10-351-081	841 MAY ST	LANSING	48906
33-01-01-10-354-311	902 MAY ST	LANSING	48906
33-01-01-10-351-091	903 MAY ST	LANSING	48906
33-01-01-10-354-301	908 MAY ST	LANSING	48906
33-01-01-10-351-101	909 MAY ST	LANSING	48906
33-01-01-10-351-111	913 MAY ST	LANSING	48906

ATTACHMENT A*Page 2 of 2*

Parcel Number	Street Address	City	ZIP
33-01-01-10-354-291	914 MAY ST	LANSING	48906
33-01-01-10-354-281	920 MAY ST	LANSING	48906
33-01-01-10-351-121	921 MAY ST	LANSING	48906
33-01-01-10-354-271	922 MAY ST	LANSING	48906
33-01-01-10-351-131	925 MAY ST	LANSING	48906
33-01-01-10-351-331	0 NO STREET FRONTAGE	LANSING	48906
33-01-01-10-351-201	0 E OAKLAND AVE	LANSING	48906
33-01-01-10-351-003	700 E OAKLAND AVE	LANSING	48906
33-01-01-10-351-252	818 E OAKLAND AVE	LANSING	48906
33-01-01-10-351-232	840 E OAKLAND AVE	LANSING	48906
33-01-01-10-353-007	725 PRUDDEN ST	LANSING	48906
33-01-01-10-354-165	709 QUAKER CT	LANSING	48906
33-01-01-10-353-101	817 E SAGINAW ST	LANSING	48906
33-01-01-10-353-111	821 E SAGINAW ST	LANSING	48906
33-01-01-10-353-121	823 E SAGINAW ST	LANSING	48906
33-01-01-10-353-131	827 E SAGINAW ST	LANSING	48906
33-01-01-10-354-101	833 E SAGINAW ST	LANSING	48906
33-01-01-10-354-111	835 E SAGINAW ST	LANSING	48906
33-01-01-10-354-121	839 E SAGINAW ST	LANSING	48906
33-01-01-10-354-131	843 E SAGINAW ST	LANSING	48906
33-01-01-10-354-141	901 E SAGINAW ST	LANSING	48906
33-01-01-10-354-151	903 E SAGINAW ST	LANSING	48906
33-01-01-10-354-162	909 E SAGINAW ST	LANSING	48906
33-01-01-10-354-171	919 E SAGINAW ST	LANSING	48906
33-01-01-10-354-181	921 E SAGINAW ST	LANSING	48906
33-01-01-10-351-300	0 SHERIDAN ST	LANSING	48906
33-01-01-10-351-309	0 SHERIDAN ST	LANSING	48906
33-01-01-10-351-902	0		
33-01-01-10-353-900	0		
33-01-01-10-353-901	0		
33-01-01-10-353-905	0		

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



Public Comment on Legislative Matters Registration

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

*Legislative matters consist of the following items on the agenda: **public hearings, resolutions, ordinances for introduction, and ordinances for passage.** The public may comment for up to three minutes*.*

Agenda Item Number(s) or Description(s) NEZ

Name (print) Jody Washington E-Mail (optional) _____

Address (street, city, zip) _____

Company or organization represented, etc. (if applicable) _____

Signature J Washington

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

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

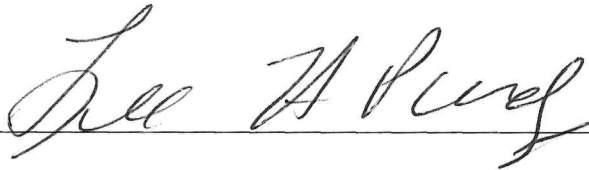
* *The Presiding Officer may reduce the amount of time for each speaker if he or she determines that the number of registered speakers is so numerous that the meeting cannot be timely concluded without a reduction in the time allocated for each speaker.*

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

AFFIDAVIT OF PUBLICATION

I, Lee Purdy, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement – **CP#23-333 City of Lansing Notice of Public Hearing –** Wednesday, December 20, 2023, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 20th day of December 2023



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on December 20, 2023

By Lee Purdy



Berl Schwartz, Notary Public

My commission expires January 24, 2025

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, January 8, 2024 at 7:00 p.m. in the Tony Benavides City of Lansing Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave. Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, taxing units and the City Assessor to appear and be heard on the proposed establishment of a new Neighborhood Enterprise Zone as indicated below:

Wheel District – No. 25

Approximate Boundaries: East Saginaw Street to the south, the CSX Railroad to the west, East Oakland Avenue to the north and North Pennsylvania Avenue to the east.

Establishment of a new Neighborhood Enterprise Zone (NEZ) will allow the owners of real property within the NEZ to apply for an abatement of certain property taxes for housing rehabilitation and construction of new housing on their property located within the NEZ. Further information regarding the establishment of the NEZ may be obtained from Kris Klein, Lansing Economic Development Corporation, 401 S. Washington Square, Suite 101, Lansing Michigan 48933, (517) 599-1136.

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
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

CP#23-333

B/24/082 DEMO OF 1 PROPERTY 1616 GLENROSE AVENUE as per the specifications provided by the City of Lansing. The City of Lansing will accept bids at The City of Lansing, Purchasing Office, 124 W. Michigan Ave. 3rd Floor, Lansing, Michigan 48933 or electronically submitted thru MITN Site (www.Mitn.Info) until 2PM local time in effect on JANUARY 4, 2024. Complete specifications and forms required to submit bids are available by contacting Marilyn Chick at (517) 483-4282, or Marilyn.chick@lansingmi.gov or go to www.mitn.info. The City of Lansing encourages bids from All Vendors Including MBE/WBE Vendors and Lansing-Based Businesses.

CP#23-335

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-10-2023, 512 E. Miller Road
Rezoning from “R-3” Suburban Detached Residential
to “S-C” Suburban Commercial

The Lansing City Council will hold a public hearing on Monday, January 8, 2024 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider a request to rezone the property at 512 E. Miller Road from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial. The purpose of the rezoning is to combine the subject property with the commercial property to its east to create a larger site for the construction of a gasoline station.

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., Monday, January 8, 2024 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 1242.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1242.02 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-10-2023
Parcel Number's:	33-01-05-09-226-071
Addresses:	512 E. Miller Road
Legal Descriptions:	Lot 32, Supervisors Plat No. 9, T3N R2W, from "R-3" Suburban Detached Residential to "S-C" Suburban Commercial

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 _____, 2024, 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: Mike Kesto
Nathan Investment, LLC
6100 S. Cedar Street
Lansing, MI 48911

REQUESTED ACTIONS: Rezoning from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial

EXISTING LAND USE: Single Family Residential

PROPERTY SIZE: 66’ x 231’ = 15,246 square feet - .35 acres

SURROUNDING LAND USE: N: Multi-Tenant Commercial Building
S: Apartment Complex
E: Multi-Tenant Commercial Building
W: Single Family Residential

SURROUNDING ZONING: N: “S-C” Suburban Commercial
S: “MFR” Multi-Family Residential
E: “S-C” Suburban Commercial
W: “R-3” Suburban Detached Residential

MASTER PLAN: The Design Lansing Comprehensive Plan designates the subject property for suburban commercial land use. E. Miller Road is designated as a prime connector.

DESCRIPTION:

This is a request to rezone the property at 512 E. Miller Road from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial for the purpose of constructing a gasoline station on the subject property in combination with the adjoining property to the east at 6100 S. Cedar Street.

BACKGROUND INFORMATION:

The applicant for this request also owns the multi-tenant commercial building on the adjoining property to the east. In 2001, the subject property was rezoned from “A” Residential to “F” Commercial, which was the zoning designation of the property to the east, so that the two properties could be combined, thus allowing for construction of a larger commercial building. No construction occurred and when the form-based code was adopted in 2021, the subject property was returned to single family residential zoning, presumably just to prevent the single-family home located thereon from becoming nonconforming and subject to all the restrictions associated therewith. The “S-C” Suburban Commercial zoning district is comparable to the “F” Commercial district as it is intended to permit typical highway commercial uses. The current application is to rezone the property to the “S-C” district for the purpose of combining it with the property to the east to allow for the construction of a gasoline station as depicted on the attached site plan.

COMPATIBILITY WITH SURROUNDING LAND USE

The proposed rezoning merely increases the size of the “S-C” Suburban Commercial zoned site at the southwest corner of S. Cedar Street and E. Miller Road to allow for the construction of a gas station (see attached site plan). While the gas station will intensify the use of the property, any negative impacts on the adjoining residential properties to the west and south will be mitigated by the proposed landscape buffers and 7-foot-high, wood privacy fence along the common property lines as shown on the attached site plan. Also, the Zoning Ordinance requires that all outdoor lighting must be shielded to prevent glare beyond the property lines.

COMPLIANCE WITH MASTER PLAN

Rezoning the subject property to “S-C” Suburban Commercial will bring the property into compliance with the “S-C” Suburban Commercial land use designation being advanced in the Master Plan. The Plan describes the purpose of this designation as:

“To allow for general retail and commercial use, including large footprint and automobile-oriented uses, in a suburban development format that also encourages a mix of uses and accommodates pedestrians, cyclists and transit users.”

The purpose of the rezoning is to create a larger site, by combining the subject property with the site to the east that is already zoned “S-C”, to accommodate the construction of a gasoline station. A gasoline station is a typical automobile-oriented, highway commercial use which is what the “S-C” zoning district is intended to accommodate.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The proposed rezoning will not have any negative impacts on vehicular or pedestrian traffic in the area. Access to the site will be via the existing driveways on E. Miller Road and S. Cedar Street, both of which are commercial arterials that are designed to carry high volumes of traffic.

IMPACT ON PUBLIC FACILITIES

New construction will be reviewed and approved through the City’s administrative site plan review process; at which time the adequacy of utilities will be determined. Any utility extensions or upgrades necessary to serve the proposed gasoline station will be the responsibility of the applicant/owner.

ENVIRONMENTAL IMPACT

The proposed gasoline station will require administrative site plan review and such, the entire site will have to be brought into compliance with all applicable codes and ordinances. The City Engineers will review the plan to ensure that it does not negatively impact the environment. In fact, a primary component of the site plan review process is the evaluation and approval of a storm-water management plan by the City Engineers to prevent soil erosion and to ensure that run-off from the site flows into the storm sewer system at a rate that does not exceed its capacity. A landscape plan will also be required as part of the site plan review process.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

Approval of the rezoning will not result in any negative impacts on future patterns of development in the area. The proposed “S-C” zoning will be consistent with the existing zoning pattern in the area and with the future land use pattern being advanced in the Master Plan. There are other properties to the west of the subject property that would also be appropriate for rezoning to the “S-C” district in accordance with the future land use plan. Approval of this request, however, will not set a precedent to rezone properties in the area that would not be appropriate for rezoning.

SUMMARY

This is a request to rezone the property at 512 E. Miller Road from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial. The purpose of the rezoning is to combine the subject property with the commercial property to its east to create a larger site for the construction of a gasoline station.

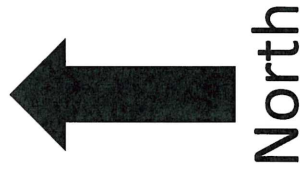
The proposed “S-C” Suburban Commercial zoning will be consistent with the established zoning pattern in the area and with the Suburban Commercial future land use designation being advanced in the Master Plan. In addition, the proposed gasoline station will have no negative impacts on traffic, utilities or the environment and will not set a negative precedent to rezone other properties in the area that would not be appropriate for commercial use.

RECOMMENDATIONS

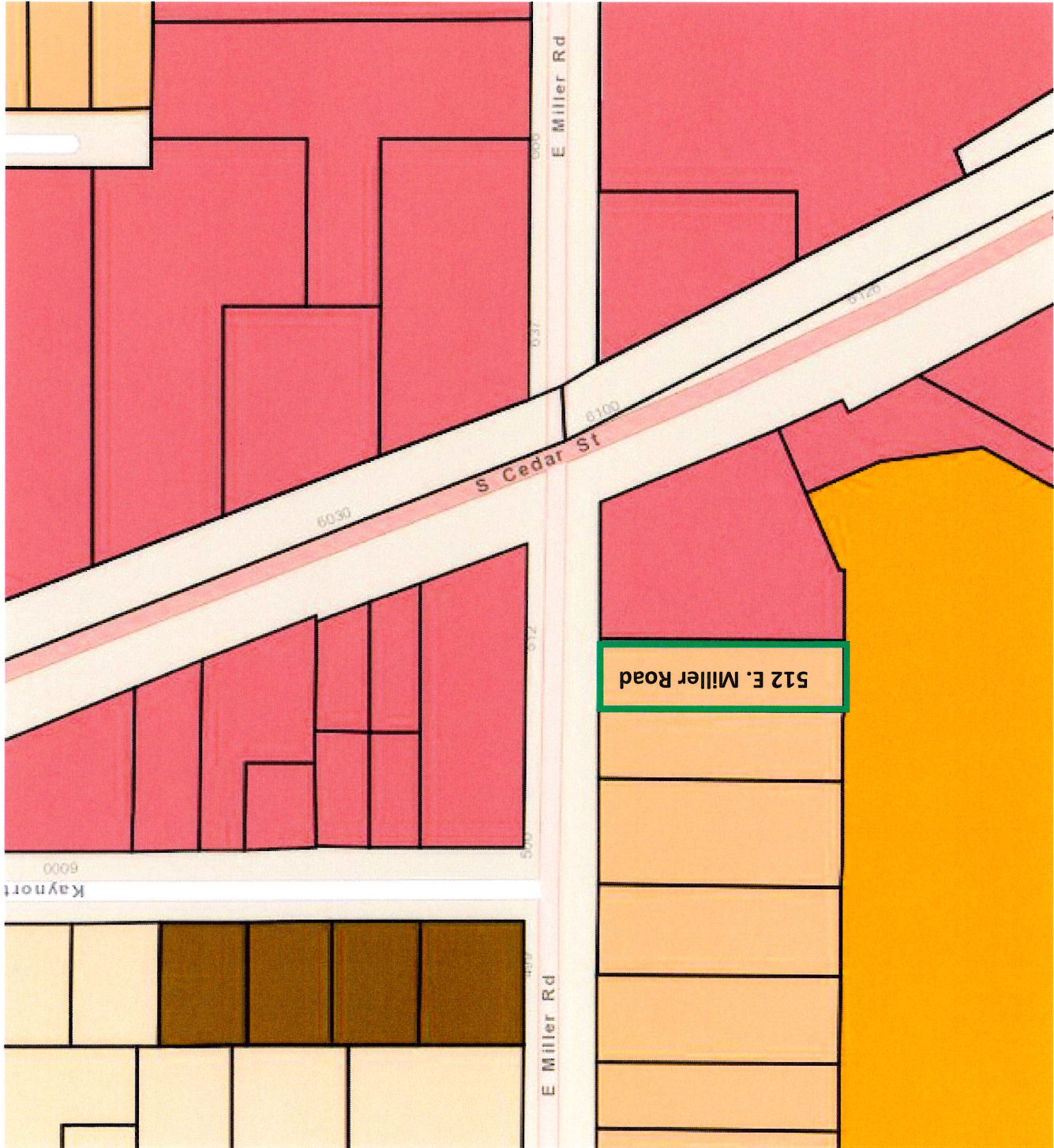
Pursuant to the findings described above, staff recommends approval of Z-10-2023 to rezone the property at 512 E. Miller Road from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial.”

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

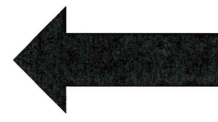






Zoning Districts

- R-1 - Suburban Detached Res.
- R-2 - Suburban Detached Res.
- R-3 - Suburban Detached Res.
- R-4 - Urban Detached Res.
- R-5 - Urban Detached Res.
- R-6A - Urban Detached Res.
- R-6B - Urban Detached Res.
- R-MX - Residential Mix
- MFR - Multi-Family Residential
- R-AR - Residential Adaptive Reuse
- S-C - Suburban Corridor
- MX-C - Mixed-Use Corridor
- MX-1 - Mixed-Use Neighborhood Center
- MX-2 - Mixed-Use Community Center
- MX-3 - Mixed-Use District Center
- IND-1 - Suburban Industrial
- IND-2 - General Industrial
- IND-3 - Urban Industrial
- INST-1 - Suburban Institution
- INST-2 - Urban Institution



North

Z-10-2023

512 E. Miller Road Rezoning from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial

At its November 7, 2023, meeting, the Planning Commission voted 4-0 to recommend approval of Z-10-2023. This is a request to rezone the property at 512 E. Miller Road from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial. The purpose of the rezoning is to combine the subject property with the commercial property to its east to create a site large enough for the construction of a gasoline station.

The Planning Board held a public hearing at its November 7, 2003, meeting at which the applicant and his design engineer spoke in favor of the rezoning. The residents of the adjoining property to the west at 506 W. E. Miller Road spoke in opposition to the request, citing concerns about the safety impacts of increased traffic in the area and the potential negative effects of an increased level of activity in general that will result from the gasoline station.



Andy Schor
Mayor

CITY OF LANSING NOTICE OF PUBLIC HEARING

Z-10-2023, 512 E. Miller Road Rezoning from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial

The Lansing City Council will hold a public hearing Monday, January 8, 2024, at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider a request to rezone the property at 512 E. Miller Road from “R-3” Suburban Detached Residential to “S-C” Suburban Commercial. The purpose of the rezoning is to combine the subject property with the commercial property to its east to create a larger site for the construction of a gasoline station.

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., Monday, January 8, 2024 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, City Clerk

AFFIDAVIT OF PUBLICATION

I, Lee Purdy, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement – **CP#23-331 City of Lansing, Notice of Public Hearing –** Wednesday, December 20, 2023, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 20th day of December 2023

A handwritten signature in cursive script, appearing to read "Lee Purdy", written over a horizontal line.

Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on December 20, 2023

By Lee Purdy

A handwritten signature in cursive script, appearing to read "Berl Schwartz", written in blue ink.

Berl Schwartz, Notary Public

My commission expires January 24, 2025

Li and Sam Ling had known each other for a long time," Kai explained. In February, they began discussing the possibility of opening their own sushi restaurant.

For its location, the trio chose the approximately 2,000-square-foot property previously occupied by Maru Sushi. With the kitchen already outfitted for sushi prep, the timeline to a grand opening would be considerably shorter.

"I actually found the location," Kai said. "We were able to purchase it from the previous owner, and we were also able to purchase his liquor license,

Other popular rolls include the Volcano, filled with spicy tuna, shrimp tempura and cucumber and topped with seared red snapper, spicy mayo and Cajun seasoning; the Detroit Tiger, a mix of tuna and cucumber topped with tuna, salmon, avocado, tempura flakes and eel and lemon sauces; and the Firecracker, a spicier, flash-torched roll filled with shrimp tempura, cream cheese and avocado and topped with spicy tuna, jalapeños and eel sauce.

In addition to standard offerings of poke bowls, nigiri, sashimi and hibachi,

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

**Z-10-2023, 512 E. Miller Road
Rezoning from "R-3" Suburban Detached Residential
to "S-C" Suburban Commercial**

The Lansing City Council will hold a public hearing on Monday, January 8, 2024 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider a request to rezone the property at 512 E. Miller Road from "R-3" Suburban Detached Residential to "S-C" Suburban Commercial. The purpose of the rezoning is to combine the subject property with the commercial property to its east to create a larger site for the construction of a gasoline station.

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., Monday, January 8, 2024 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

CP#23-331

Resolution #2024-008

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

WHEREAS, the Mayor recommends the appointment of Heath Lowry as an At-Large member of the Board of Zoning Appeals for a term to expire June 30, 2026; and

WHEREAS, the Mayor's Office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee of the Whole met on January 8, 2024 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Heath Lowry as an At-Large member of the Board of Zoning Appeals for a term to expire June 30, 2026.

Resolution #2024-002

By Council Members Brown, Carter Garza, Hussain, Jackson, Kost, Pehlivanoglu,
Spadafore

Resolved by the City Council of the City of Lansing

WHEREAS the Dr. Martin Luther King Jr. Commission of Mid-Michigan will host its 39th Annual Dr. Martin Luther King Jr. Day of Celebration on January 15, 2024, with the theme “*The measure of a country’s greatness is its ability to retain compassion in times of crisis*”; and

WHEREAS, this year’s Keynote Speaker is prominent Civil Rights Advocate, Author, and Speaker Ruth Bridges; and

WHEREAS, Ms. Bridges gained widespread recognition for her remarkable feat as a fearless six-year old, making history on November 14, 1960 being escorted by U.S. Marshals into the all-white William Frantz Elementary School in New Orleans, Louisiana; and

WHEREAS, this historical moment has since been captured in the Norman Rockwell painting, “*The Problem We All Live With*”, as well as the 1998 Disney production *Ruby Bridges*, and *The Story of Ruby Bridges* by Robert Coles; and

WHEREAS, Ms. Bridges also established the Ruby Bridges Foundation to provide leadership training program that inspire youth and community leaders to embrace and value the richness of diversity.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council celebrates the Dr. Martin Luther King Jr. Commission of Mid-Michigan for continued dedication and service to our youth and residents of the City of Lansing and wish them the best of luck on this uplifting celebration.

BE IT RESOLVED, that the City of Lansing commemorates the efforts of Dr. Martin Luther King Jr. and encourages all residents of the City of Lansing to share in Dr. King’s dream and work toward justice, good will, and brotherhood for all people.

Resolution #2024-003

By Council Members Brown, Carter Garza, Hussain, Jackson, Kost, Pehlivanoglu,
Spadafore

Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing, through the Human Relations and Community Services Department, will be hosting the 44th Annual Memorial Observance of Dr. Martin Luther King, Jr. on January 11, 2024; *"It Starts with Me: Shifting the Cultural Climate Through the Study and Practice of Kingian Nonviolence"*; and

WHEREAS, this day should be a day of participation, wherein all citizens contribute something positive to their community in keeping with Dr. King's lifelong work toward peace, justice and equality; and

WHEREAS, Dr. Martin Luther King Jr Day honors the life and contributions of America's greatest champion of racial justice and equality, the leader who not only dreamed of a color-blind society but who also led a movement that achieved historic reforms to help make it a reality; and

WHEREAS, Dr. Martin Luther King Jr. is regarded as America's pre-eminent advocate of non-violence and one of the greatest nonviolent leaders in history by using the power of words and acts of nonviolence to advocate for freedom; and

WHEREAS, Dr. King campaigned for unprecedented civil rights legislation, and was also the driving force behind the "March for Jobs" in 1963, also known as "March on Washington" where his famous "I Have a Dream" speech secured his status as a leader and led to inspire the nation to act on civil rights; and

WHEREAS, in April, 2022 Lansing City Council officially created The Diversity, Equity & Inclusion (DEI) Advisory Board. This Advisory Board develops an ongoing diversity and inclusion plan, performance measures and best practices; and

WHEREAS, the DEI Advisory Board advises and encourages initiatives and activities to learn, listen and lead the community component of Racial Justice and Equity Plan. The Board will drive policies and practices in the Lansing Community that eradicate racism and create an inclusive, fair and equitable environment where all people have access to economic opportunities, education, housing and social resources.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council commends the Human Relations and Community Services Department on their 44th Annual Memorial Observance of Dr. Martin Luther King being held on January 11, 2024 and encourages all residents of the City of Lansing to share in Dr. King's dream and work toward justice, good will, and brotherhood for all people.

Resolution #2024-004

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, as appointed by Michigan Municipal Risk Management Authority (MMRMA), the City Attorney has requested and recommends the appointment of T. Joseph Seward of Seward Henderson, PLLC, as special outside legal counsel to represent City employee Matthew Simon in connection with the matter of Fitzpatrick v. City of Lansing, et al., Case no. 23-cv-01125, pending before the United States District Court for the Western District of Michigan.

THEREFORE, BE IT RESOLVED that T. Joseph Seward of Seward Henderson, PLLC, is hereby approved as legal counsel to represent the City in the matter of Fitzpatrick v. City of Lansing, et al., Case no. 23-cv-01125, pending before the United States District Court for the Western District of Michigan.

Resolution #2024-005

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing and Teamsters Local 243, Clerical, Technical, Professional Unit have negotiated a wage increase for 2024, pursuant to wage reopener language contained in the existing collective bargaining agreement (the “agreement”) for the period covering February 1, 2022 through January 31, 2025, which is summarized in the agreement approved by the parties; and

WHEREAS, the Union membership ratified this agreement on December 20, 2023; and

WHEREAS, the Mayor recommends the agreement be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the agreement of the parties for the 2024 wage increases between the City of Lansing and the Teamsters Local 243, Clerical, Technical, Professional Unit.

Resolution #2024-006

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing and Teamsters Local 243, Supervisory Unit have negotiated a wage increase for 2024, pursuant to wage reopener language contained in the existing collective bargaining agreement (the “agreement”) for the period covering February 1, 2022 through January 31, 2025, which is summarized in the agreement approved by the parties; and

WHEREAS, the Union membership ratified this agreement on December 20, 2023; and

WHEREAS, the Mayor recommends the agreement be approved;

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby ratifies the agreement of the parties for the 2024 wage increases between the City of Lansing and the Teamsters Local 243, Supervisory Unit.

Resolution #2024-007

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing and the Teamsters Local 214 Supervisory and Non-Supervisory Units have negotiated a collective bargaining agreement (the “CBA”) for the period covering January 1, 2024 through December 31, 2024, 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 January 3, 2024; 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 Supervisory and Non-Supervisory Units for the period covering January 1, 2024 through December 31, 2024.

2024
Lansing City Council
Standing Committees/Boards/Commissions
Assignments and Schedule

Committee of the Whole	<i>Days: Monday Time: 5:30 p.m.</i>	Committee on City Operations	<i>Days: Time:</i>
Jeremy Garza - Chairperson	<i>Before each scheduled Council Mtg.</i>	Brian T. Jackson - Chair	
Adam Hussain - Vice Chair		Adam Hussain - Vice Chair	
		Ryan Kost - Member	
Committee on Public Safety	<i>Days: Time:</i>	Committee on Development & Planning	<i>Days: Time:</i>
Ryan Kost - Chair		Adam Hussain - Chair	
Trini Pehlivanoglu - Vice Chair		Jeffrey Brown - Vice Chair	
Peter Spadafore - Member		Jeremy Garza - Member	
Committee on Equity, Diversity & Inclusion	<i>Days: Time:</i>	Committee on Ways and Means	<i>Days: 1st & 3rd Thursday Time: 3:00 p.m.</i>
Brian T Jackson - Chair		Peter Spadafore - Chair	
Trini Pehlivanoglu - Vice Chair		Tamera Carter - Vice Chair	
Tamera Carter - Member		Jeffrey Brown - Member	
Committee on Personnel	<i>At the Call of the Chair</i>		
Adam Hussain - Chair			
Jeremy Garza - Vice Chair			
Peter Spadafore - Member			
Brian T Jackson - Member			

2024 Council Member Board and Commission Assignments-

Capital Area Michigan Works Admin. Board: *Council Members Brown, Jackson, Pehlivanoglu*

Capital Region Airport Authority: *Council Member Spadafore*

City of Lansing & Charter Township of Lansing Liaison Commission: *Council Member Carter*

Community Corrections Advisory Board: *Council Member Jackson*

Downtown Lansing, Inc.: *Council Member Brown*

Employee Retirement: *Council Member Garza*

Police & Fire Retirement: *Council Member Garza*

Greater Lansing Convention & Visitors Bureau (liaison): *Council Member Pehlivanoglu*

Lansing Entertainment & Public Facilities Authority: *Council Member Kost*

Planning Board: (2) *Council Members Brown, Hussain*

Tri-County on Aging Consortium Board: (2) *Council Members Kost, Spadafore*

Tri-County Regional Planning Commission: *Council Members Brown, Hussain, Pehlivanoglu. City Clerk Swope*

Resolution #2024-009

By Council Member Garza

Resolved by the City Council of the City of Lansing

WHEREAS, Rule 16 of the City of Lansing Council Rules (“Council Rules”) provides that “[t]he standing committees’ functions shall be reviewed by the Council President and shall be adopted by resolution of Council during January of each year;” and

WHEREAS, the Council President has reviewed the standing committees and their functions and recommends they all be continued and readopted;

NOW, THEREFORE, BE IT RESOLVED that the Council hereby readopts and continues all the Rule 16 standing committees and their functions as contained in the Council Rules.

Resolution #2024-010

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, pursuant to the authority vested in the Ingham County Treasurer as foreclosing governmental unit under MCL 211.78g(8)(a) the Treasurer has created a Payment Reduction Program to reduce payments of delinquent taxes due from persons who have received a poverty exemption from taxes under MCL 211.7u; and

WHEREAS, the Ingham County Treasurer has elected to use only one of three possible methods to reduce payments, as described in MCL 211.78g(8)(a)(iii), that being to cancel all of the interest, penalties, and fees required to be paid under this act; and

WHEREAS, all the costs of such a cancellation will be borne by Ingham County and not by any city, township, village or other taxing authority; and

WHEREAS, parcels within the City of Lansing will, pursuant to MCL 211.78g(10)(b)(ii), only be eligible for this program with the participation of the City of Lansing through approval of this resolution; and

WHEREAS, any change in the terms of the Payment Reduction Program will take effect only after approval of an additional resolution;

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council, acting pursuant to MCL 211.78g(10)(b)(ii) elects to participate in the Payment Reduction Program for delinquent taxes adopted by the Ingham County Treasurer as described in this resolution; and

BE IT FINALLY RESOLVED, that, as provided by MCL 211.78g(10)(b) the City of Lansing Treasurer is authorized to provide the Ingham County Treasurer with written notice of the City of Lansing's participation in the Payment Reduction Program.

Resolution #2024-011

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, the Committee on Ways and Means, Resolution #2023-047, recommended and Lansing City Council authorized the submission of a grant application to the Michigan Natural Resources Trust Fund (MNRTF); and

WHEREAS, the Parks & Recreation Department of the City of Lansing received funding from the Michigan Natural Resources Trust Fund (MNRTF); and

WHEREAS, the funding will be used for two (2) projects, the Sycamore Creek Cavanaugh Road and Waverly Road acquisitions, within the parks system within the City of Lansing as follows;

Land acquisition of 1624 E. Cavanaugh	\$300,000
Land Acquisition of Parcel 23-50-80-01-282-004	\$500,000

And

WHEREAS, the Parks and Recreation Department is requesting acceptance of the Michigan Natural Resources Trust Fund (MNRTF) funds; and

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

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

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves acceptance of the Michigan Natural Resources Trust Fund (MNRTF) funds TF23-0032 and TF23-0043.

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.



Chris Swope
Lansing City Clerk

January 5, 2024

City Council President and Lansing City Council Members
10th Floor City Hall
Lansing, MI 48933

Dear President and Council Members:

Pursuant to Section 7-110 of the Lansing City Charter, on January 3, 2024 the Finance Director placed on file with my office:

[Lansing City Comprehensive Financial Report \(CAFR\) 2022 – 2023](#)

This document is available for review at the office of the City Clerk and on the City Clerk's website (www.lansingmi.gov/clerk).

Sincerely,

Chris Swope, MMC/MiPMC Level 3
Lansing City Clerk



Chris Swope

Lansing City Clerk

January 5, 2024

City Council President and Lansing City Council Members
10th Floor City Hall
Lansing, MI 48933

Dear President and Council Members:

Pursuant to Section 7-110 of the Lansing City Charter, on January 3, 2024 the Finance Director placed on file with my office:

[Independent Auditor's Report on Internal Control](#) over Financial Reporting 2023 (pdf)

This document is available for review at the office of the City Clerk and on the City Clerk's website (www.lansingmi.gov/clerk).

Sincerely,

Chris Swope, MMC/MiPMC Level 3
Lansing City Clerk



Chris Swope
Lansing City Clerk

January 5, 2024

City Council President and Lansing City Council Members
10th Floor City Hall
Lansing, MI 48933

Dear President and Council Members:

Pursuant to Section 7-110 of the Lansing City Charter, on January 3, 2024 the Finance Director placed on file with my office:

[Lansing Building Authority Financial Audit Report 2022 - 2023](#)

This document is available for review at the office of the City Clerk and on the City Clerk's website (www.lansingmi.gov/clerk).

Sincerely,

Chris Swope, MMC/MiPMC Level 3
Lansing City Clerk



Chris Swope
Lansing City Clerk

January 5, 2024

City Council President and Lansing City Council Members
10th Floor City Hall
Lansing, MI 48933

Dear President and Council Members:

Pursuant to Section 7-110 of the Lansing City Charter, on January 3, 2024 the Finance Director placed on file with my office:

[Lansing Brownfield Redevelopment Authority 2022-2023 Audit \(pdf\)](#)

This document is available for review at the office of the City Clerk and on the City Clerk's website (www.lansingmi.gov/clerk).

Sincerely,

Chris Swope, MMC/MiPMC Level 3
Lansing City Clerk



Chris Swope

Lansing City Clerk

January 5, 2024

City Council President and Lansing City Council Members
10th Floor City Hall
Lansing, MI 48933

Dear President and Council Members:

Pursuant to Section 7-110 of the Lansing City Charter, on January 3, 2024 the Finance Director placed on file with my office:

[Tax Increment Finance Authority 2022-2023 Audit \(pdf\)](#)

This document is available for review at the office of the City Clerk and on the City Clerk's website (www.lansingmi.gov/clerk).

Sincerely,

Chris Swope, MMC/MiPMC Level 3
Lansing City Clerk



Chris Swope

Lansing City Clerk

January 5, 2024

City Council President and Lansing City Council Members
10th Floor City Hall
Lansing, MI 48933

Dear President and Council Members:

Pursuant to Section 7-110 of the Lansing City Charter, on January 3, 2024 the Finance Director placed on file with my office:

[Tri-County Metro Narcotics Squad 2022-2023 Audit \(pdf\)](#)

This document is available for review at the office of the City Clerk and on the City Clerk's website (www.lansingmi.gov/clerk).

Sincerely,

Chris Swope, MMC/MiPMC Level 3
Lansing City Clerk



Chris Swope
Lansing City Clerk

January 5, 2024

City Council President and Lansing City Council Members
10th Floor City Hall
Lansing, MI 48933

Dear President and Council Members:

Pursuant to Section 7-110 of the Lansing City Charter, on January 5, 2024 the Finance Director placed on file with my office:

[Lansing Entertainment and Public Facilities LEPFA 2022-2023 Audit \(pdf\)](#)

This document is available for review at the office of the City Clerk and on the City Clerk's website (www.lansingmi.gov/clerk).

Sincerely,

Chris Swope, MMC/MiPMC Level 3
Lansing City Clerk

Resolution #2024-###

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing and the Teamsters Local 214 Supervisory and Non-Supervisory Units have negotiated a collective bargaining agreement (the "CBA") for the period covering January 1, 2024 through December 31, 2024, 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 January 3, 2024; 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 Supervisory and Non-Supervisory Units for the period covering January 1, 2024 through December 31, 2024.

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor
FROM: Stephanie Robinson, Senior Buyer
DATE: January 4, 2024
SUBJECT: Sole Source Purchase – Flock Group

Please include this Sole Source packet of information in your transmittal to Council as required by the Purchasing Ordinance Section 206.05.

In summary, the Purchasing Office processed the following Sole Source transaction:

Department: Lansing Police Department
Vendor: Flock Group
Item Purchased: License Plate Cameras and software
Dollar Amount: \$ 116,850.00

Additional information pertaining to this purchase is attached for your information.

This letter is filed in accordance with the Purchasing Ordinance Section 206.05 (a) and (b).

sr

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor

FROM: Stephanie Robinson, Senior Buyer

DATE: Nov. 22, 2023

SUBJECT: Sole Source – Flock Group

The Lansing Police Department requests that Flock Group be designated as a Sole Source vendor for the purchase of 19 LPR (License Plate Recognition) Cameras for use at five locations in Lansing.

Please see the attached letter from Chief Ellery Sosebee regarding the request.

Based on the attached letter we recommend issuing a sole source purchase order to Flock Group the amount of \$ 156,458.00. The account number is: 273.343251.977000.17313 (MEDC Legislature Grant for Capital Security).

Attachment

Date: _____

Approved _____ Denied _____

Andy Schor, Mayor



Andy Schor, Mayor

Lansing Police Department

Office of the Chief of Police

Chief Ellery Sosebee

120 West Michigan Avenue

Lansing, MI 48933

Phone: (517) 483-4606

Fax: (517) 483-4617

ellery.sosebee@lansingmi.gov



Ellery Sosebee, Chief

To: Stephanie Robinson

Date: 11/21/2023

Re: Sole Source Purchase of Flock License Plate Recognition Cameras.

The Lansing Police Department seeks to purchase 19 Flock Safety (LPR) cameras for use at five (5) locations in Lansing, primarily targeting our downtown area. The justification for Flock Safety LPR cameras includes the fact they are the sole manufacturer of their LPR cameras which integrate into the Flock Safety video software. Flock Safety is compatible with LPD's current body worn camera digital evidence system and is owned by the same manufacturer, Axon. Some of the additional proprietary Flock Safety LPR technology includes:

- patented machine vision to analyze vehicle license plates to identify the state and vehicle identifiers (color, type, make)
 - ability to recognize and capture paper temporary plates
 - availability of portable LPR units for flexible locations
 - ability to capture two lanes with one camera
 - solar powered camera units
 - cellular technology for communications
 - motion detection
 - cloud storage utilizing AWS hosting services
 - transparency option for public oversight
 - Amber alert integration
 - option for added gunshot detection acoustic device
 - real-time crime integration
- Per Lansing City Ordinance 1218, Section 206.05(c), this Flock Safety sole source letter includes their status as a direct to customer vendor as well as listing the proprietary features of their device.

The MEDC Legislature grant for Capital Security will supply the funds for this purchase, Account 7325117313.977000. The purchase price for this item is \$156,458 for equipment and service (quote attached).

Respectfully Submitted,

"Capital City's Finest"

**CITY OF LANSING**

124 W. Michigan Ave
Lansing, MI 48933
(517) 483-4128

TO: FLOCK GROUP INC
1170 HOWELL MILL RD NW STE 210
ATLANTA, GA 30318

PURCHASE ORDER	
P.O. NUMBER	P089622
DATE	12/19/23
VENDOR I.D.	V051093
DELIVERY DATE	
FOB	
REQUISITION NO	PR018864
OUR PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES, PACKING LIST AND CORRESPONDENCE.	

Page 1 of 1

PHONE#

FAX#

DELIVER ITEMS TO:

LANSING POLICE - EEMU
817 W HOLMES RD
LANSING, MI 48910

SEND INVOICE TO:

LANSING POLICE - EEMU
120 W MICHIGAN AVE 4TH FL
LANSING, MI 48933

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSION
001	CONTRACT 2023-000396 PROF FEE 19@\$150 IMPLEMENT FEE FLOCK SAFETY PLATFORM	1	LS	2,850.00	2,850.00
002	CONTRACT 2023-000396 FALCON 19@\$3000 EA /INCLUDES FLOCKOS	1	LS	57,000.00	57,000.00
003	YEAR TWO RECURRING/TERMS CONTRACT 2023-000396 ANNUAL TERM OF CONTRACT 24 MOS 50% OF INITIAL ANNUAL CONTRACT DUE AT SIGNING, 25% OF ANNUAL CONTRACT INVOICED AT FIRST CAMERA VALIDATION, 25% OF ANNUAL CONTRACT INVOICED AT LAST CAMERA VALIDATION-ANNUAL PAYMENTS INVOICED FOR REMAINDER OF SUSBSRIPTION TERM.	1	LS	57,000.00	57,000.00
TAX					0.00
TOTAL					116,850.00

THE ARTICLES SPECIFIED ARE SUBJECT TO THE FOLLOWING CONDITIONS:

1. Goods other than those specified on this order must not be substituted or prices changed without authorization.
2. If the quantity shipped is short of the purchase order quantity, specify on the packing slip if that quantity is on back order or cancelled.

Flock Safety + MI - Lansing PD

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Matt Wayne
matt.wayne@flocksafety.com
7345586000



EXHIBIT A
ORDER FORM

Customer:	MI - Lansing PD	Initial Term:	24 Months
Legal Entity Name:	MI - Lansing PD	Renewal Term:	24 Months
Accounts Payable Email:	robert.backus@lansingmi.gov	Payment Terms:	Net 30
Address:	120 W Michigan Ave 2nd Fl Lansing, Michigan 48933	Billing Frequency:	50% of Annual Contract + 100% of Implementation Invoiced at Signing. 25% of Annual Contract Invoiced at First Camera Validation. 25% of Annual Contract Invoiced at Last Camera Validation. Annual payments invoiced for remainder of subscription term.
		Retention Period:	30 Days

Hardware and Software Products
Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$57,000.00
Flock Safety Flock OS			
FlockOS ™	Included	1	Included
Flock Safety LPR Products			
Flock Safety Falcon ®	Included	19	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Existing Infrastructure Implementation Fee	\$150.00	19	\$2,850.00
Subtotal Year 1:			\$59,850.00
Annual Recurring Subtotal:			\$57,000.00
Estimated Tax:			\$0.00
Contract Total:			\$116,850.00

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a “**Renewal Term**”) unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$31,350.00
At First Device Installed	\$14,250.00
At Last Device Installed	\$14,250.00
Annual Recurring after Year 1	\$57,000.00
Contract Total	\$116,850.00

*Tax not included

Product and Services Description

Flock Safety Platform Items	Product Description	Terms
Flock Safety Falcon ®	An infrastructure-free license plate reader camera that utilizes Vehicle Fingerprint® technology to capture vehicular attributes.	The Term shall commence upon first installation and validation of Flock Hardware.

One-Time Fees	Service Description
Installation on existing infrastructure	One-time Professional Services engagement. Includes site & safety assessment, camera setup & testing, and shipping & handling in accordance with the Flock Safety Advanced Implementation Service Brief.
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Professional Services - Advanced Implementation Fee	One-time Professional Services engagement. Includes site & safety assessment, camera setup & testing, and shipping & handling in accordance with the Flock Safety Advanced Implementation Service Brief.

FlockOS Features & Description

Package: Essentials

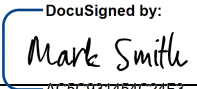
FlockOS Features	Description
Community Cameras (Full Access)	Access to all privately owned Flock devices within your jurisdiction that have been shared with you.
Unlimited Users	Unlimited users for FlockOS
State Network (LP Lookup Only)	Allows agencies to look up license plates on all cameras opted in to the statewide Flock network.
Nationwide Network (LP Lookup Only)	Allows agencies to look up license plates on all cameras opted in to the nationwide Flock network.
Direct Share - Surrounding Jurisdiction (Full Access)	Access to all Flock devices owned by law enforcement that have been directly shared with you. Have ability to search by vehicle fingerprint, receive hot list alerts, and view devices on the map.
Time & Location Based Search	Search full, partial, and temporary plates by time at particular device locations
License Plate Lookup	Look up specific license plate location history captured on Flock devices
Vehicle Fingerprint Search	Search footage using Vehicle Fingerprint™ technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.
Flock Insights/Analytics page	Reporting tool to help administrators manage their LPR program with device performance data, user and network audits, plate read reports, hot list alert reports, event logs, and outcome reports.
ESRI Based Map Interface	Flock Safety’s maps are powered by ESRI, which offers the ability for 3D visualization, viewing of floor plans, and layering of external GIS data, such as City infrastructure (i.e., public facilities, transit systems, utilities), Boundary mapping (i.e., precincts, county lines, beat maps), and Interior floor plans (i.e., hospitals, corporate campuses, universities)
Real-Time NCIC Alerts on Flock ALPR Cameras	Alert sent when a vehicle entered into the NCIC crime database passes by a Flock camera
Unlimited Custom Hot Lists	Ability to add a suspect’s license plate to a custom list and get alerted when it passes by a Flock camera

By executing this Order Form, Customer represents and warrants that it has read and agrees all of the terms and conditions contained in the Terms of Service located at <https://www.flocksafety.com/terms-and-conditions>

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.

Customer: MI - Lansing PD

By: 
Name: Mark Smith
Title: General Counsel
Date: 11/22/2023

By: _____
Name: _____
Title: _____
Date: _____
PO Number: _____



Sole Source Memo Letter

Information Page

Creator

Stephanie Robinson

Contact Person *

Robert Backus

Department

Police

**Contact Person
Phone**

5174836883

Contact Person Email

robert.backus@lansingmi.gov

Goods or Service? *

☒ Goods

☐ Services

Vendor Name *

FLOCK GROUP

Vendor Number

V051093

Approval Deadline

11/30/2023

Proposed Start Date

11/30/2023

Proposed End Date**Account Number**

273.343251.977000-17313

**Purchase Order
Number****Deadline Info****Justification**

The Lansing Police Department requests that Flock Group be designated as a Sole Source vendor for the purchase of 19 LPR (License Plate Recognition) Cameras for use at five locations in Lansing.

Routing

Mayor's Office: Click Forward Packet, then submit to complete task.

Mayor Approval

☒ Approved ☐ Denied

Mayor Signature
(Approval)



Support Documents

Complete_with_DocuSign_MI_-_Lansing_PD_-_Law.pdf	681.26KB
LPD SOLE SOURCE MEMO FLOCK TO PURCHASING.pdf	405.66KB
SOLE SOURCE FLOCK GROUP LETTER TO MAYOR LPD NOV. 2023.pdf	89.66KB

Purchasing PO

P089622 FLOCK GROUP INC LPD-EEMU.pdf	361.58KB
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Cover Letter

SOLE SOURCE MEMO FOR FLOCK GROUP TO COUNCIL - MAYOR JAN 2024.pdf	87.86KB
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Forward Packet*

☒ Done

Resolution #2024-###

By the Committee of _____
Resolved by the City Council of the City of Lansing

WHEREAS, at any time during the fiscal year, the City Council may consider appropriations which modify the previously adopted annual appropriation to transfer an unencumbered balance in whole or in part from any account; provide for the expenditure of revenues in excess of those in the budget; or meet a public emergency affecting life, health, property, or the public peace; and,

WHEREAS, the State of Michigan has appropriated funds within its FY 2023/2024 budget for which the City of Lansing is an eligible recipient; and,

WHEREAS, funding for capital city services was appropriated for reimbursement and support of local infrastructure and municipal services that support the state capitol and adjacent state facilities; and,

WHEREAS, funding for public infrastructure grants was appropriated for the purpose of rehabilitating a community pool,

WHEREAS, funding for a swimming pool restoration project was appropriated to restore a public swimming pool listed on the National Register of Historic Places; and,

WHEREAS, funding for sports infrastructure compliance was appropriated to support capital improvement costs related to affiliate compliance requirements of a professional baseball organization; and,

WHEREAS, the Clerk's Office anticipates additional operating expenses through the remainder of the current fiscal year; and,

WHEREAS, the Financial Empower Center is being reorganized and will now be operated directly by the City requiring a transfer from operating to personnel to support two new city employees; and,

WHEREAS, Council had previously moved to increase personnel budgets within the original adopted budget for Fire, Police, and Public Service Departments which the Departments would like to utilize for advertising, recruitment, and training; and,

WHEREAS, elections will be held to determine membership for a commission to consider a general revision of the Lansing City Charter, requiring additional expenses including funding for its operations anticipated to carry forward into successive fiscal years; and,

WHEREAS, funds for certain capital projects were appropriated in the contingency of seeking additional funding for which appropriations are no longer required;

NOW, THEREFORE, BE IT RESOLVED that the following FY 2023/2024 budget amendment is approved; and,

BE IT FURTHER RESOLVED that the Lansing City Council hereby authorizes the Administration to accept any grants associated with the appropriations for capital city services, public infrastructure grants, swimming pool restoration project, and sports infrastructure compliance, subject to the terms of any accepted grant agreements.

BE IT FINALLY RESOLVED, the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the grant funds, carryforwards, and appropriations, and to execute any necessary agreements upon approval as to form by the City Attorney.

Appropriation	Description	Amount
General Fund	Use of (Contribution to) Fund Balance	-\$460,000
General Fund	State Revenues	1,000,000
Total General Fund Revenue Appropriation		<u>\$540,000</u>
City Clerk's Office	Operating	\$40,000
Neighborhood and Citizen Engagement	Personnel	150,000
Police	Operating	-150,000
Police	Personnel	-120,000
Police	Operating	120,000
Fire	Personnel	-120,000
Fire	Operating	120,000
Public Service	Personnel	-60,000
Public Service	Operating	60,000
City Supported Agencies	Operating (Charter Commission)	500,000
Total General Fund Expenditure Appropriation		<u>\$540,000</u>
Capital Improvement	Use of (Contribution to) Fund Balance	-\$1,400,000
Total Capital Improvement Revenue Appropriation		<u>-\$1,400,000</u>
Capital Improvement	Capital (Stadium)	-\$1,400,000
Total Capital Improvement Expenditure Appropriation		<u>-\$1,400,000</u>
State/Federal Grants	State Revenues	\$7,700,000
Total State/Federal Grants Revenue Appropriation		<u>\$7,700,000</u>
LEO-Sec. 1019(11)	Public Infrastructure Grants	1,200,000
DNR-Sec. 1208	Swimming Pool Restoration	5,000,000
LEO-Sec. 1022(1-5)	Sports Infrastructure Compliance	1,500,000
Total State/Federal Grants Expenditure Appropriation		<u>\$7,700,000</u>

Resolution #2024-PEND

By the Committee of _____
Resolved by the City Council of the City of Lansing

WHEREAS, at any time during the fiscal year, the City Council may consider appropriations which modify the previously adopted annual appropriation to transfer an unencumbered balance in whole or in part from any account; provide for the expenditure of revenues in excess of those in the budget; or meet a public emergency affecting life, health, property, or the public peace; and,

WHEREAS, the State of Michigan has appropriated funds within its FY 2023/2024 budget for which the City of Lansing is an eligible recipient; and,

WHEREAS, funding for transformational housing projects was appropriated for redevelopment projects to include the direct eligible costs of creating affordable housing units or completing other corridor improvements; and,

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby accepts the Housing Development Fund Grant, subject to the terms of the grant agreement.

BE IT FINALLY RESOLVED, the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the grant funds, and to execute any necessary agreements upon approval as to form by the City Attorney.

Appropriation	Description	Amount
State/Federal Grants	State Grant Revenue	\$40,000,000
Total State/Federal Grants Revenue Appropriation		<u>\$40,000,000</u>
LEO-Sec. 1013(1-7)	Affordable Housing/Corridor Improvements	\$40,000,000
Total State/Federal Grants Revenue Appropriation		<u>\$40,000,000</u>

Resolution #2024-PEND

By the Committee of _____
Resolved by the City Council of the City of Lansing

WHEREAS, at any time during the fiscal year, the City Council may consider appropriations which modify the previously adopted annual appropriation to transfer an unencumbered balance in whole or in part from any account; provide for the expenditure of revenues in excess of those in the budget; or meet a public emergency affecting life, health, property, or the public peace; and,

WHEREAS, the State of Michigan has appropriated funds within its FY 2023/2024 budget for which the City of Lansing is an eligible recipient; and,

WHEREAS, funding for transformational municipal infrastructure was appropriated to develop a city campus that will improve customer service and public accessibility, increase building efficiencies, modernize aging facilities, and improve downtown commerce and redevelopment;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby authorizes the Administration to accept any grants associated with the appropriation for transformational municipal infrastructure, subject to the terms of any accepted grant agreements.

BE IT FINALLY RESOLVED, the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the grant funds, and to execute any necessary agreements upon approval as to form by the City Attorney.

Appropriation	Description	Amount
State/Federal Grants	State Grant Revenue	\$40,000,000
Total State/Federal Grants Revenue Appropriation		<u>\$40,000,000</u>
LEO-Sec. 1029(1-7)	Municipal Infrastructure/City Hall	\$40,000,000
Total State/Federal Grants Revenue Appropriation		<u>\$40,000,000</u>

Resolution #2024-

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

Act-1-2024, Purchase of Property, 217 S. Capitol Ave.

WHEREAS, the City of Lansing, has requested to acquire from 217 Capitol, LLC, a parcel of land located in downtown at 217 S. Capitol Ave., Lansing, MI 48933, and commonly known as the Masonic Temple (the "Property"), to facilitate its renovation into the new Lansing City Hall; and

WHEREAS, the property is currently unoccupied and improved with a single structure containing approximately 110,000 square feet of interior space; and

WHEREAS, the City would also acquire a Visibility Easement on the parcel directly to the north of the Property, from 217 Capitol, LLC; and

WHEREAS, an appraisal was made prior to negotiations beginning with the purchaser, which appraisal returned a fair market value of Three Million Six Hundred Fifty Thousand Dollars (\$3,650,000.00) as of October 5, 2023; and

WHEREAS, the agreed upon purchase price for the Property and Visibility Easement is not-to-exceed Five Million Dollars (\$5,000,000.00) plus closing costs; and

WHEREAS, on January __, 2024, the Planning Commission reviewed the location, character, and extent of the proposal in accordance with its Act 33 Review procedure, and voted _____ to recommend approval of Act-1-2024, Purchase of Property, 217 S. Capitol Ave.; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Commission and concurs therewith.

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-1-2024, and approves the purchase of property legally described as:

The South 52 feet of Lot 9; the North 14 feet of Lot 9, and the South 33 1/6 feet of Lot 10, block 115, Original Plat, City of Lansing, Ingham County, Michigan, according to the Plat thereof, as recorded in Liber 2 of Plats, Page 36 Ingham County Records.

from 217 Capitol, LLC, along with a Visibility Easement on the parcel to the north, legally described as:

The North 32 5/6 feet of Lot 10, and the South 21 feet of Lot 11, block 115, Original Plat, City of Lansing, Ingham County, Michigan, according to the Plat thereof, as recorded in Liber 2 of Plats, Page 36 Ingham County Records.

for a combined sum not-to-exceed Five Million Dollars (\$5,000,000.00), plus closing costs.

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

SITE PURCHASE AGREEMENT

This Site Purchase Agreement (“**Purchase Agreement**”) is made and entered into as of the _____ day of January, 2024 (“**Effective Date**”), by and between 217 CAPITOL, LLC., a Michigan limited liability company (“**Seller**”) and the City of Lansing, a Michigan municipal corporation (“**Buyer**”), and is as follows:

ARTICLE I DEFINITIONS AND REFERENCES

As used in this Purchase Agreement, the following terms shall have the meanings set forth below:

Buyer’s Representative: Kramer Management Group.

Buyer’s Notice of Intent to Close: Written notice from the Buyer to the Seller, to be delivered by the Buyer on or before June 30, 2024, indicating Buyer’s intention to finalize the conditions to Closing.

Closing: The consummation of Buyer’s purchase of the Property in accordance with Article XI.

Closing Date: Defined in Article XI of this Purchase Agreement.

Commitment: The Preliminary ALTA 2021 Commitment of Title Insurance as designated in Article VII of this Purchase Agreement and provided by Seller to Buyer in the amount of the Purchase Price.

Deed: A recordable warranty deed to be delivered by Seller to Buyer at Closing conveying the Property to Buyer, subject to the Permitted Exceptions.

Effective Date Deposit: Defined in Section 4.03 of this Purchase Agreement.

Investigation Period: Defined in Section 5.01 of this Purchase Agreement.

Permitted Exceptions: collectively, in a form acceptable to Buyer: (i) easements, restrictions, covenants and agreements of record including, but not limited to, those appearing in Schedule B-II of the Commitment to which Buyer does not object in accordance with Article VII below and (ii) zoning ordinances.

Property: The Real Property including all easements, tenements, hereditaments and appurtenances relating to said Real Property which are Permitted Exceptions or otherwise approved by Buyer; all fixtures and equipment relating to the improvements to the Real Property.

Purchase Agreement: This Site Purchase Agreement including the following Exhibits attached hereto and incorporated herein by this reference:

Exhibit A: Legal Description of the Real Property;

Exhibit A-1: Depiction of the Real Property;

Exhibit B: Seller's Neighboring Property;

Exhibit C: Permitted Exceptions.

Purchase Price: The total of the Purchase Price as stated in Article IV, plus or minus prorations and adjustments.

Real Property: The approximately 0.3763 acres of land commonly known as 217 S. Capitol Avenue, Lansing, Michigan 4893, as more particularly described in Exhibit A and depicted in Exhibit A-1.

Title Company: First American Title Insurance Company, 400 N. Water Street, Suite 100, Rochester, MI 48307, 248.540.8035, mlawless@firstam.com.

ARTICLE II SALE AND PURCHASE

Seller is the owner of the Property. Pursuant to this Purchase Agreement, on the Closing Date Seller agrees to sell and convey, and Buyer agrees to purchase, under the terms and provisions hereinafter provided, the Property.

ARTICLE III VISIBILITY EASEMENT

Seller owns property located immediately north of the Real Property and legally described on attached Exhibit B (the "**Seller's Neighboring Property**"). Seller covenants that, unless otherwise agreed in writing between the parties, Seller will not permit Seller's Neighboring Property to be used for a purpose other than as a surface parking lot, including improvements and lighting typically consistent with such use. Seller also covenants to maintain such restrictions, including the requirement for Buyer's written agreement for a change in use, as part of any sale or other conveyance of the Seller's Neighboring Property. At Closing, Seller shall grant to Buyer a perpetual visibility easement consistent with this Article and including other necessary lighting and height restrictions on the construction of improvements to Seller's Neighboring Property, such that the view of the Real Property and the Buyer's use of the Property as ultimately improved will not be impaired by any development on the Seller's Neighboring Property (the "**Visibility Easement**"). Seller shall cause the documents creating the Visibility Easement to be prepared at its expense and shall present the same for Buyer's review and reasonable approval (such draft visibility easement, the "**Draft Visibility Easement**"). Buyer shall approve or provide specific comments to the Draft Visibility Easement. Buyer and Seller shall use good faith efforts to negotiate a final Visibility Easement in a form reasonably acceptable to both Buyer and Seller prior to Closing (the "**Final Visibility Easement**"). The Final Visibility Easement shall be provided to Buyer at Closing. Except

as provided in Article IV, no additional payments shall be required for such Final Visibility Easement, and the Final Visibility Easement will be recorded at Closing.

ARTICLE IV PURCHASE PRICE; CERTAIN OTHER PAYMENTS AND EFFECTIVE DATE DEPOSIT

4.01 Purchase Price. The total “**Purchase Price**” for the Real Property shall be **Three Million Six Hundred Fifty Thousand and No/100 Dollars (\$3,650,000.00)**, subject to credit for the Effective Date Deposit (as defined in Section 4.03) and as adjusted by prorations determined in accordance with Purchase Agreement. The balance of the Purchase Price shall be paid at Closing as described in Article XII.

4.02 Reimbursement Costs and Visibility Easement Payment. At Closing, Buyer shall also pay to Seller **One Million Three Hundred Fifty Thousand and No/100 Dollars (\$1,350,000.00)** as a Reimbursement Costs and Visibility Easement Payment, as reimbursement to Seller for certain of its site preparation costs, carrying costs and other similar costs to own the Property prior to and as of the Closing Date, and for acquisition of the Final Visibility Easement.

4.03 Deposit.

(a) Within five (5) business days of the Effective Date, Buyer shall deposit with the Title Company the amount of **Fifty Thousand and No/100 Dollars (\$50,000.00)** (the “**Effective Date Deposit**”).

(b) The Effective Date Deposit shall be held pursuant to the standard form of strict joint order escrow instructions in use by the Title Company. Upon Buyer’s direction and at its expense, the Title Company may deposit and hold the Effective Date Deposit in an interest-bearing account with interest accruing to the Buyer and invest such deposit in readily available funds at the direction of Buyer. Buyer shall receive a credit at Closing for the amount of the Effective Date Deposit. If the Effective Date Deposit is returned to the Seller, it shall not include interest earned as a result of Buyer’s direction and expense.

ARTICLE V ENTRY; INVESTIGATION PERIOD

5.01 Inspection; Right of Entry.

(a) Within five (5) business days after the Effective Date, Seller shall, at Seller’s sole cost and expense, provide to Buyer all feasibility studies, soil reports, environmental audits and other appraisals, inspections, permits, tests, reports, surveys or information in the possession or control of Seller with respect to the Property.

(b) During the period commencing on the Effective Date and expiring one hundred and twenty (120) days after the Effective Date (the “**Investigation Period**”), at Buyer’s sole expense, Buyer, Buyer’s Representative or its authorized representatives, agents, employees, contractors, architects and engineers designated by Buyer (collectively, “**Buyer’s Consultants**”) may enter upon the Real Property at reasonable times and do and perform all surveying, engineering, soil borings, environmental and other tests and inspections deemed necessary by Buyer to satisfy Buyer that the Property is suitable for the uses and purposes intended by Buyer, including but not limited to: reviewing all building plans, construction specifications and any other physical or municipal components of the Property; performing a Phase I environmental assessment and a soil and geotechnical analysis; confirming all utilities and site conditions; conducting any other test, study, investigation, inspection or report Buyer deems advisable with respect to the Property; provided however in no event shall Buyer be permitted to perform any physical or intrusive testing, including, without limitation, a Phase II environmental assessment or boring on the Property, without the prior written consent of Seller, which shall not be unreasonably withheld, conditioned or delayed.

(c) Prior to Buyer, Buyer’s Representative or Buyer’s Consultants entering onto the Property, Buyer shall give Seller forty-eight (48) hours prior notice of such entry. Seller shall have the right (but not the obligation) to accompany Buyer, Buyer’s Representative and Buyer’s Consultants during such entry. Buyer shall take all steps reasonably necessary to protect the Property from damage by reason of its activities. Buyer shall repair any such damage to the Property resulting from Buyer’s, Buyer’s Representative’s and/or Buyer’s Consultants’ activities on the Property, to the extent necessary, to the condition existing prior to such damage.

(d) To the extent it would prevent a successful Closing, or prevent Seller from completing improvements contemplated for the Property, or otherwise impair Seller’s current title to the Property, Buyer shall not permit any construction, mechanic’s, materialman’s or other lien to be filed against any of the Property as the result of any work, labor, service or materials performed or furnished by, for or to Buyer, Buyer’s Representative’s and/or Buyer’s Consultants. If any such impairing lien shall at any time be filed against the Property, Buyer shall, without expense to Seller, cause the same to be discharged of record by payment, bonds, order of a court of competent jurisdiction or otherwise.

(e) If the Closing does not occur, then upon Seller’s request, Seller shall be entitled to receive copies of any inspection reports and studies of the Property obtained by Buyer with respect to the Property. Seller will reimburse Buyer for half of the cost of any such requested report or study. This subsection shall survive the termination of this Agreement.

5.02 Termination During Investigation Period.

In the event that Buyer is not satisfied, in its sole and absolute discretion, with its inspections and tests of the Property, the physical condition of the Property or the fitness or feasibility of the Property for any reason whatsoever, Buyer may, by written notice to Seller, terminate this Purchase Agreement at any time on or prior to the expiration of the Investigation Period. In the event that Buyer so terminates this Purchase Agreement, Buyer and Seller shall have no further obligations hereunder except those that expressly survive termination and the Effective Date Deposit shall be promptly returned to Buyer. If Buyer does not timely give a notice of termination under this Section 5.02, then Buyer shall be deemed to have waived its conditions and rights under this Section only.

ARTICLE VI RISK OF LOSS

Until the Closing, all risk of loss from any or all damage, injury, casualty and condemnation to the Property shall be borne by Seller, subject to the provisions of Articles XVII and XVIII.

ARTICLE VII INITIAL REVIEW OF SURVEY AND TITLE COMMITMENT

Within twenty (20) days after the Effective Date, Seller shall cause to be delivered to Buyer, at Seller's expense:

- (a) the initial Commitment;
- (b) full legible copies of all documents referred to in such Commitment as exceptions to title; and
- (c) a new or updated ALTA/NSPS survey of the Property (the **"Updated Survey"**).

In the event that any exceptions or defects appear in the Commitment that are not Permitted Exceptions, or if the Updated Survey discloses defects, which, in Buyer's sole discretion, would adversely impact Buyer's proposed use of the Property or otherwise render title to the Property unmarketable or are otherwise deemed unacceptable to Buyer (collectively, **"Unpermitted Exceptions"**), then Buyer shall notify Seller in writing thereof within thirty (30) days after Buyer has received both the Commitment (and all underlying title documents) and the Updated Survey, but not later than the expiration date of the Investigation Period. If Buyer so notifies Seller of any Unpermitted Exceptions, Seller shall have fifteen (15) days thereafter to cure such matters or cause the Title Company to commit to insure against such matters in a manner which is reasonably satisfactory to Buyer. If, by the expiration of such fifteen (15) day period, Seller fails to have any such Unpermitted Exceptions so removed or satisfactorily insured over, Buyer may, by written notice to Seller given within thirty (30) days thereafter, elect to terminate this Purchase Agreement, in which event the Effective Date Deposit shall be returned to Buyer.

All exceptions to title reflected on the Commitment or Survey which are not Unpermitted Exceptions shall be referred to hereinafter as “**Permitted Exceptions**” and shall be listed on Exhibit C which shall be attached to each fully-executed original of this Purchase Agreement within ten (10) days after expiration of the aforementioned fifteen (15) day curative period.

In addition, Seller shall be obligated to remove at or prior to Closing, and at Seller’s expense, (i) any mortgages or deeds of trust securing any financing obtained or expressly assumed by Seller; (ii) any mechanics or materialmen’s liens for work done pursuant to a contract executed by Seller which remains unpaid; and (iii) any judgment liens, U.S. tax liens, or real property tax liens (except for any taxes not yet due and payable) not caused or created by Buyer (items (i) through (iii) are, collectively, the “**Mandatory Cure Items**”). Buyer shall have no obligation to object to any Mandatory Cure Items, and such Mandatory Cure Items shall not be or become Permitted Exceptions and shall be discharged by Seller at or before Closing.

ARTICLE VIII STATE OF TITLE

Within three (3) business days after receipt of Buyer’s Notice of Intent to Close, Seller shall cause to be delivered to Buyer an updated Commitment, effective as of such date. If any updated Commitment raises Unpermitted Exceptions or otherwise fails to comply with the Commitment as approved pursuant to Article VII, Buyer shall give written notice thereof to Seller within fifteen (15) days after the delivery to Buyer of the updated Commitment. Seller shall use reasonable efforts to cure such objections or delete the matters objected to from such Commitment. If Buyer’s objections are not cured or deleted at or prior to the scheduled Closing Date, then Buyer may, in addition to other remedies that may be available to it, either (i) terminate this Purchase Agreement, in which event the Effective Date Deposit shall be returned to Buyer, or (ii) elect to accept title as it then is with the right to deduct from the Purchase Price Unpermitted Exceptions caused by the Seller or Mandatory Cure Items of a definite or ascertainable amount. At Closing, Seller shall convey to Buyer, by delivery of the Deed, good and marketable fee title to the Property, subject only to the Permitted Exceptions. At Closing, Seller shall pay the premiums and all other expenses pertaining to the issuance of the Owner’s Policy as hereinafter provided in Article XIX hereof; provided, however, that Buyer shall pay the cost of any endorsements it may request.

ARTICLE IX PRORATIONS

9.01 Prorations. Real estate taxes and assessments for any period prior to Closing shall be prorated on a calendar year basis as of 11:59 P.M. on the Closing Date, on the basis of the most recent ascertainable amounts of such items and the net credit shall be a credit on the proration statement, to be re-prorated on receipt of a final bill for such period.

9.02 Utilities. Buyer and Seller shall cooperatively take all steps necessary to effectuate the transfer of all utilities for the Property from Seller to Buyer as of the Closing Date. Utilities shall be paid by Seller to and including the Closing Date, and by Buyer thereafter. Final meter readings shall be ordered by Seller and made on the Closing Date. To the extent any such expenses and charges are not determinable as of the Closing Date or Seller is not able to effectuate a meter reading on the Closing Date, such expenses and charges shall be paid promptly upon receipt of an invoice therefor by the party obligated for payment thereof. Seller shall be entitled to recover its previously paid deposits held by any utility company for the Property as of the Closing Date, to the extent not necessary to pay expenses and charges attributable to Seller on or before the Closing Date.

ARTICLE X POSSESSION

Exclusive possession shall be delivered to Buyer at Closing concurrently with delivery to Buyer of the Deed subject only to Permitted Exceptions and delivery to Seller of the balance of the Purchase Price and the Reimbursement Costs and Visibility Easement Payment.

ARTICLE XI CLOSING

Unless Buyer and Seller otherwise agree in writing, the closing of the transaction contemplated herein (the “**Closing**”) shall take place in escrow at the office of the Title Company on the date mutually agreed upon by the parties, but not more than thirty (30) days following the Buyer’s Notice of Intent to Close (the “**Closing Date**”). Upon creation of the escrow, anything herein to the contrary notwithstanding, payment of the Purchase Price (less the Effective Date Deposit and as adjusted by prorations or other deductions), the Reimbursement Costs and Visibility Easement Payment and delivery of the Deed shall be made through the escrow. The escrow instructions shall be in the form customarily used by the Title Company for a Deed and money escrow with such special provisions added thereto as may be required to conform to the provisions of this Purchase Agreement, and at the option of either Buyer or Seller, shall provide for immediate disbursement of funds, both parties agreeing to provide such undertakings as may be required for such purpose.

ARTICLE XII CLOSING DELIVERABLES

12.01 Closing Deliveries. The following deliveries shall be made at or before Closing. All of such deliveries to be made or caused to be made by either party shall, at the option of the other, be conditions precedent to such other party's obligation to close hereunder, any or all of which may be waived in writing by such other party.

(a) Seller shall deliver or cause to be delivered to Title Company, for delivery to Buyer, the following certificates, documents, instruments and agreements:

- (i) The Deed and a real estate transfer tax valuation affidavit;
- (ii) A bill of sale conveying any items of personal property referred to in Article II, in their as-is condition, with such customary representations and warranties as may be contained in any bill of sale;
- (iii) The Final Visibility Easement;
- (iv) An affidavit of Seller, acceptable to Buyer, dated the Closing Date, that there are no unsatisfied judgments, tax liens or bankruptcies involving the Seller and the Property, as applicable, together with any other customary affidavits requested by the Title Company to facilitate Closing;
- (v) Assignment of all of Seller's right, title and interest in and to all assignable governmental permits and licenses, if any, issued in connection with the Property together with originals, if held by Seller, or photocopies of the same; or, if there are none, an affidavit of Seller to that effect;
- (vi) The Owner's Policy issued by the Title Company pursuant to the Commitment described in Article VII hereof for the full amount of the Purchase Price showing title to the Property in Buyer and subject only to the Permitted Exceptions (the "**Owner's Policy**");
- (vii) An affidavit of Seller certifying that Seller is not a "foreign person" for purposes of Section 1445 of the Internal Revenue Code;
- (viii) Seller's certificate dated as of Closing confirming that all of Seller's representations and warranties contained in this Purchase Agreement are accurate, current and complete in all material respects; and
- (ix) Any and all other documents elsewhere described herein or as may be mutually agreed on between Buyer and Seller as are determined necessary in order to effectuate Closing, including, without limitation, an agreed proration statement, and including such undertakings as may be required by the Title Company to enable them to disburse funds immediately on recording the Deed and delivering the Owner's Policy.

(b) Buyer shall deliver or cause to be delivered to Title Company, for delivery to Seller, the following:

- (i) The balance of the Purchase Price by wire transfer of funds (less the Effective Date Deposit and as adjusted by any prorations or other deductions);
- (ii) An original counterpart of the Assignments referred to in clauses (a)(iv) and (a)(v) above, duly and properly executed and acknowledged by Buyer;

(iii) Resolution(s) of the City of Lansing City Council sufficient to authorize the transactions contemplated by this Purchase Agreement (the “**Resolution**”);

(iv) The Reimbursement Costs and Visibility Easement Payment;

(v) Any and all other documents elsewhere described herein or as may be mutually agreed on between Buyer and Seller as are determined to be reasonably necessary in order to effectuate the Closing of this transaction, including such reasonable undertakings as may be required by the Title Company to enable the Title Company’s immediate disbursement of funds upon recording of the Deed and delivering the Owner’s Policy.

(c) Seller and Buyer shall deliver to each other and to Title Company at Closing an agreed settlement statement reflecting the adjustments and prorations pursuant to this Purchase Agreement.

(d) Buyer shall have received State of Michigan appropriated funding intended to be used for development or redevelopment of a city hall administration building (the “**Appropriation**”), and the City of Lansing City Council shall have approved receipt of such Appropriation.

(e) Unless waived or otherwise agreed to in writing by the Buyer, Buyer shall have received from Seller, no less than 30 days prior to Closing, a Guaranteed Maximum Price Proposal in a mutually agreed upon format, for the development, design and construction of the Buyer’s required improvements to the Property, in an amount acceptable to the parties.

ARTICLE XIII REPRESENTATIONS AND WARRANTIES

13.01 Seller’s Representations and Warranties. Without intending to limit any other provision of this Purchase Agreement, and as a material inducement to Buyer to enter into this Purchase Agreement, Seller represents and warrants, as of the Effective Date (except as otherwise expressly set forth below) and will again as of the Closing Date:

(a) Except for any Permitted Exceptions, Seller is not subject to any other agreement or arrangement, including any rights of first refusal or option to acquire title, which would prevent Seller from selling the Property to Buyer or otherwise performing all of its obligations hereunder.

(b) All necessary action has been taken by Seller to authorize the execution of this Purchase Agreement and the performance of its obligations required hereunder.

(c) There is no litigation pending, and Seller has not received written notice of any claims, causes of action or other litigation or proceedings threatened in respect to the ownership or operation of the Property or any part thereof, or relating to Seller’s ability to convey the Property to Buyer or perform any of its obligations or make any of its representations or warranties hereunder including, without limitation, disputes with

tenants, mortgagees, governmental authorities, utilities, contractors, adjoining land owners and suppliers of goods and services.

(d) This Purchase Agreement is valid and enforceable against Seller in accordance with its terms and each instrument executed and delivered by Seller pursuant hereto shall be valid and enforceable against Seller in accordance with its terms.

(e) The Property is adequately insured against property damage and liability risks, and will continue to be so insured through the Closing Date, as evidenced by declarations copies provided to Buyer.

(f) To Seller's knowledge, the Property is not in violation of any federal, state or local laws, rules, regulations, governmental permits or other binding determinations of any governmental authority relating to or addressing the environment, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act, as amended ("CERCLA"), 42 U.S.C. §9601, et seq., and the Resource Conservation and Recovery Act, as amended ("RCRA"), 42 U.S.C. §6901, et seq., (collectively, "Environmental Laws") and Seller does not know of, and has not been advised of, any legal proceedings or claims under, any deviation from, or any violations or infractions of, any Environmental Laws in regard to the Property.

The above representations and warranties shall survive the Closing for a period of twelve (12) months and shall not merge into any conveyance documents.

It is a condition precedent to Buyer's obligation to close that each of the representations and warranties of Seller contained in this Purchase Agreement shall be accurate, current and complete in all material respects at Closing. If any of the same ceases to be accurate, current and complete prior to Closing in all material respects, Seller shall immediately (within five (5) days) inform Buyer thereof. In the event that Seller notifies Buyer that any of the warranties or representations of Seller contained in this Purchase Agreement are not accurate, current or complete in all material respects and further in the event that any such misrepresentation or breach of warranty is not the result of Seller's intentional act or failure to act, then Seller shall be afforded thirty (30) days from the date of such notice to Buyer in order to take any action necessary so that such representation and warranty is materially accurate, current and complete. If Seller fails to do so within such thirty (30) day period, then at the option of Buyer (which option shall be exercised in writing within thirty (30) days after the expiration of such thirty (30) day cure period), Buyer may exercise its remedies for a Seller's default as provided in Article XV. Buyer's failure to give such notice within said time period shall be conclusive evidence that Buyer has waived the option to terminate by reason of any such misrepresentation or breach of warranty of which it has received notice. In the event that any such misrepresentation or breach of warranty is the result of Seller's intentional act or failure to act, Seller covenants forthwith to take all action necessary so that each such warranty or representation so affected remains accurate, current and complete, regardless of any such notice.

13.02 Buyer's Representations and Warranties. Without intending to limit any other provision of this Purchase Agreement, Buyer represents and warrants, as of the Effective Date (except as otherwise expressly set forth below) and will again as of the Closing Date:

(a) All necessary actions including adoption of the Resolution have been taken by Buyer to authorize the execution of this Purchase Agreement and the performance by the Buyer of its obligations required hereunder.

(b) The execution, delivery and performance of this Purchase Agreement by Buyer and the consummation of the transactions contemplated herein will not, subject to the approval of this Purchase Agreement: (i) result in a breach or acceleration of or constitute a default or event of termination under the provisions of any agreement or any instruments by which Buyer is bound or affected which would have a material adverse impact on the ability of Buyer to close the acquisition of the Property pursuant to the terms of this Purchase Agreement; (ii) constitute or result in the violation or breach by Buyer of any judgment, order, writ, injunction or decree issued against or imposed upon Buyer or result in the violation of any applicable law, rule or regulation of any governmental authority that, with respect to any of the foregoing, would have a material adverse impact on the ability of Buyer to timely complete the acquisition of the Property pursuant to this Purchase Agreement.

ARTICLE XIV DISPUTE RESOLUTION

Seller and Buyer agree to make good faith efforts to resolve any differences or disputes which may arise under this Purchase Agreement in an expeditious manner, especially those disputes specifically mentioned in other provisions of this Purchase Agreement which refer to this Article for resolution. Such good faith efforts shall include involvement of the Seller's and Buyer's counsel and other experts to assist in expeditious dispute resolution. If any dispute which may delay Closing is not resolved, such dispute shall be resolved in the State Courts sitting in Ingham County, Michigan. This Article shall survive the termination of this Agreement.

ARTICLE XV DEFAULT

Subject to the limitations set forth below, if Seller shall have failed to perform any term or condition hereof required to be so performed by it on or prior to Closing, and such failure is not the result of a default or failure by Buyer to perform pursuant to this Purchase Agreement, Buyer may, as its sole remedies pursuant to this Purchase Agreement (i) terminate this Purchase Agreement by written notice to Seller and the Effective Date Deposit shall be promptly returned to Buyer; or (ii) elect to pursue a claim for specific performance of this Purchase Agreement against Seller. Any action for specific performance shall be commenced on or before the date that is sixty (60) days after the cure period has expired for the alleged breach.

If Buyer shall have failed to perform any term and condition hereof required to be so performed by it on or prior to Closing, and such failure is not the result of a default or failure to perform by Seller, then Seller may retain the Effective Date Deposit as its sole and exclusive remedy, the amount thereof being fixed and liquidated damages, it being understood that Seller's actual damages in the event of such default are difficult to ascertain and that such proceeds represent the parties' best current estimate of such damages, and this Purchase Agreement shall terminate and become null and void and of no effect and the parties shall be released from all further obligations hereunder, except for any representations, warranties or obligations which expressly survive Closing. This Article shall survive the termination of this Purchase Agreement.

ARTICLE XVI BROKERS

Each of the Seller and Buyer represents and warrants to the other that it has not dealt with any broker or finder in the location of the Property or the negotiation of this sale. Seller hereby agrees to indemnify Buyer for any claim for brokerage commission or finder's fee asserted by a person, firm or corporation, claiming to have been engaged by Seller and for any and all loss, damage, liability and expense (including, without limitation, attorneys' fees and other litigation expenses through and including any appellate proceedings) Buyer may suffer, sustain or incur as a result of any misrepresentation or breach of warranty by Seller under this Article XVI.

ARTICLE XVII DAMAGE AND DESTRUCTION

If, prior to Closing, the Property shall be destroyed or damaged by fire or other casualty, then Seller shall give written notice to Buyer of the occurrence thereof within forty-eight (48) hours of Seller's receipt of any such notification or learning of the occurrence thereof, and Buyer shall be entitled to the following options: (i) terminate this Purchase Agreement and receive a refund of the Deposit, (ii) receive at Closing an absolute assignment from Seller of any interest Seller may have otherwise had in the proceeds of any insurance on the Property (including any rent loss insurance allocable to the period from and after the Closing Date) less any reasonable costs incurred by Seller in securing such proceeds and/or adjusting the loss and/or in undertaking any required repairs at Seller's expense, and Buyer shall proceed with the Closing on the Property in its then "as-is" condition with no reduction in the Purchase Price, or (iii) if the repairs can be completed prior to Closing or are necessary to secure or protect the Property, Seller shall proceed to complete such repairs prior to Closing based upon a work plan reasonably satisfactory to Buyer and Seller, including adjusting the Closing Date as reasonably necessary in the event Buyer has already issued its Notice of Intent to Close, and Seller shall use the insurance proceeds toward payment for such repair costs.

ARTICLE XVIII CONDEMNATION

In the event of the institution of any proceeding, judicial, administrative or otherwise, prior to Closing, which shall relate to the proposed taking of any substantial portion of the Property by condemnation or eminent domain or any action in the nature of eminent domain, or the taking or closing of any right of access to the Property, Seller shall immediately give written notice to Buyer of the occurrence thereof, and thereafter this Purchase Agreement, at the option of Buyer shall become null and void, the Effective Date Deposit shall be refunded to Buyer and any documents deposited hereunder or in the escrow contemplated hereby shall be returned to the respective parties. Seller hereby agrees to furnish Buyer written notification with respect to any such taking or proceedings within forty-eight (48) hours of Seller's receipt of any such notification or learning of the occurrence or institution thereof. Should Buyer elect to so terminate this Purchase Agreement, the parties hereto shall be released from any and all further obligations hereunder except those provided for in this Purchase Agreement including the return to Buyer of the Effective Date Deposit. Notwithstanding the foregoing, if such proceeding by way of condemnation or eminent domain shall be "**insubstantial**," Buyer shall not have the right to terminate this Purchase Agreement but shall be credited with or assigned all Seller's right to any proceeds therefrom. An "insubstantial" proceeding shall be one which (i) does not relate to the taking or closing of any immediate right of access to the Property or any parking at the Property and (ii) affects only the perimeter of the Property and does not involve more than the equivalent of \$100,000.00 in value. In the event the parties hereto are unable to agree on the "substantiality" of the aforesaid taking within thirty (30) days after the date of Buyer's receipt of written notice thereof, then the determination of said issue will be in accordance with the provisions of Article XIV.

ARTICLE XIX COSTS

- (a) At or prior to Closing, Seller shall pay the following:
 - (i) all real estate transfer taxes;
 - (ii) all title insurance premiums and expenses respecting the Commitment and Owner's Policy, including extended coverage but excluding any endorsements thereto required by Buyer;
 - (iii) the cost of recording the Final Visibility Easement;
 - (iv) one-half (1/2) of the Title Company escrow charges;
 - (v) the fee for the Surveys including the Updated Survey; and
 - (vi) other customary Seller's charges.

- (b) At or prior to Closing, Buyer shall pay the following:
- (i) the costs of any endorsements to the Owner's Policy required by Buyer;
 - (ii) one-half (1/2) of the Title Company escrow charges;
 - (iii) the cost of recording the Deed; and
 - (iv) other customary Buyer's charges.

ARTICLE XX NOTICES

All notices required or permitted to be given under this Purchase Agreement shall be in writing and shall be sent or delivered to the addresses set forth below (or such other address as may be hereafter specified):

To Seller: 217 CAPITOL, LLC
124 W. Allegan
21st Floor
Lansing, Michigan 48933
Attn: John N. Hindo, President
E: JHindo@bojigroup.com

With a copy to: Honigman LLP
Attn: Lowell D. Salesin, Esq.
39400 Woodward Avenue, Suite 101
Bloomfield Hills, Michigan 48304
E-Mail: lsalesin@honigman.com

To Buyer: Office of the Mayor, City of Lansing
124 W Michigan Avenue, 9th Floor
Lansing, MI 48933
Attn: Mayor Andy Schor
lansing.mayor@lansingmi.gov

With a copy to: Office of the City Attorney, City of Lansing
124 W Michigan Avenue, 5th Floor
Lansing, MI 48933
Attn: Jim Smiertka, City Attorney
jim.smiertka@lansingmi.gov

Notices shall be sent either by personal delivery, overnight courier guaranteeing next day delivery or email and shall be deemed given one (1) business day following deposit if delivered to an overnight courier guaranteeing next day delivery or on the same day if sent by personal delivery or email (with proof of transmission). Notices may also be

delivered by email or facsimile and shall be deemed received upon proof of transmission. Attorneys for each party shall be authorized to give notices for such party.

ARTICLE XXI ADDITIONAL COVENANTS

In addition, the parties agree as follows:

(a) **Authority to Sign.** Each person signing this Purchase Agreement for Seller and for Buyer warrants, by his or her signature, that he or she has full authority to enter into this Purchase Agreement on behalf of the party for whom he or she signs.

(b) **Written Agreement and Exhibits.** This Purchase Agreement and any exhibits attached hereto set forth the entire understanding between the parties with respect to the transactions contemplated herein, and supersede all previous agreements, discussions and representations. This Purchase Agreement may not be modified except in writing, signed by Buyer and Seller.

(c) **Headings.** The paragraph headings used in this Purchase Agreement are for the convenience of the parties only, do not constitute part of the contract herein set forth, and shall not be relied on in interpreting or construing any provision hereof.

(d) **Attorneys' Fees.** In the event Buyer finds it necessary to employ legal counsel or to commence litigation or other proceedings against Seller with respect to or on account of this Purchase Agreement, Buyer shall be entitled to recover from Seller all fees, charges, costs and expenses (including, without limitation, reasonable attorneys' fees and disbursements) incurred by the Buyer in connection with actual or contemplated enforcement of its rights and remedies hereunder (which costs, expenses, fees and charges shall be included in the amount of any judgment rendered). This subsection shall survive termination of this Purchase Agreement.

(e) **Time Periods.** Time is of the essence of this Purchase Agreement. Except as otherwise specifically provided in this Purchase Agreement, all time periods provided for herein shall refer to calendar days and shall expire at 11:59 P.M. Eastern Time on the last of such days; provided, however, that if the time of the performance of any obligation under this Purchase Agreement expires on a Saturday, Sunday or legal holiday, the time for performance shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

(f) **Construction of Agreement.** Buyer and Seller confirm to each other that both they and their respective counsel have reviewed and revised this Purchase Agreement and that any presumption or other rule of construction to the effect that ambiguities are to be resolved against the party with primary drafting responsibility therefor shall not apply to this Purchase Agreement or to any provision hereof. Subject to the foregoing, this Purchase Agreement shall be construed as a whole in accordance with its fair meaning.

(g) Waiver. Except as otherwise may be expressly provided to the contrary herein: (i) no failure to exercise or delay in exercising by any party hereto of any right or remedy consequent upon a breach, and no failure to insist on or delay in insisting on the strict performance, of any provision of this Purchase Agreement shall constitute or operate as a waiver thereof or of any other right or remedy or of any other provision hereof or of any subsequent breach of the same or any other provision hereof, and such party shall retain all rights and remedies provided for herein or now or hereafter existing at law or in equity with respect to the same or any subsequent act or omission which constitutes such breach or nonperformance; and (ii) no partial exercise of any right or remedy shall preclude any other or further exercise thereof or the exercise of any other right or remedy provided for herein or now or hereafter existing at law, in equity or otherwise. A waiver in one or more instances of any provision hereof or breach thereof shall apply to the particular instance and at the particular time only, and no such waiver shall be deemed a continuing waiver, nor shall any waiver of a Closing delivery to be provided hereunder operate to preclude the party waiving such delivery from commencing any action after Closing as to a breach of warranty or representation which breach would have been disclosed by the delivery of such item. No provision of this Purchase Agreement to be performed or complied with by any party, and no breach thereof, shall be waived, altered or terminated except by a written instrument executed by the other party. No course of dealing between the parties shall operate as waiver of any of their respective rights, powers or privileges under this Purchase Agreement.

(h) Further Assurances. As and to the extent otherwise contemplated by this Purchase Agreement, each party to this Purchase Agreement agrees that at any time and from time to time after the date hereof it will, at its own sole cost and expense, immediately following the reasonable request of the other party hereto, promptly execute, acknowledge (if necessary) and deliver or cause to be promptly executed, acknowledged (if necessary) and delivered, such agreements, certificates, statements, instruments and documents, and promptly take, or promptly cause to be taken, such other and further steps and actions, in either case as may be required by law or as reasonably shall be deemed necessary by the other party in order to more fully effect, evidence or carry out the intent and purpose of this Purchase Agreement or as shall be essential to satisfy Title Company's requirements.

(i) Invalidity of Particular Provisions. If any provision contained in this Purchase Agreement or the application thereof to any person, entity or circumstance shall, for any reason or to any extent, be held to be invalid, illegal or unenforceable in any respect, all other provisions hereof, as well as the application of the affected provision to persons, entities or circumstances other than those as to which it is held to be invalid, illegal or unenforceable, shall not be affected thereby and, to the extent permitted by law, this Purchase Agreement shall be legal and valid and enforced to the fullest extent permitted by law as if such invalid, illegal or unenforceable provision had never been included herein; it being intended by the parties hereto that each of the provisions hereof shall be severable. Moreover, it is the intention of the parties hereto that if any provision

of this Purchase Agreement is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.

(j) Gender and Number. This Purchase Agreement shall be so construed that whenever applicable the use of the singular number shall include the plural number, the use of the plural number shall include the singular number, and the use of the feminine, masculine or neuter gender shall include the other genders.

(k) Applicable Law. This Purchase Agreement shall be governed by and construed and enforced in accordance with, the laws of the State of Michigan applicable to agreements made and to be performed wholly therein.

(l) Successor and Assigns. This Purchase Agreement shall be binding upon and inure to the benefit of Buyer, Seller and their respective heirs, executors, personal representatives, successors and assigns. Either party hereto may assign its rights hereunder to an entity owned or controlled by such party at any time prior to Closing by giving notice thereof to each of the other party hereto and Title Company. However, following any such assignment, the assigning party shall not be released from its obligations hereunder thereafter accruing.

(m) Counterparts; Multiple Originals. For the convenience of the parties, this Purchase Agreement may be executed in any number of separate identical counterparts. Any counterpart or set of identical counterparts containing original signatures for both Buyer and Seller shall constitute an original agreement for all purposes. Although there may be multiple originals, all of them together shall constitute in the aggregate but one and the same instrument.

[Signature page follows]

IN WITNESS WHEREOF, the parties hereto have caused this Purchase Agreement to be executed and delivered as of the day and year first above written.

SELLER: **217 CAPITOL, LLC**, a Michigan limited liability company

By: _____

Name: Ronnie J. Boji

Its: Authorized Representative

BUYER: **City of Lansing**, Counties of Ingham and Eaton, State of Michigan

By: _____

Name: Andy Schor

Its: Mayor

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Land Situated in the State of Michigan, County of Ingham, City of Lansing.

The South 52 feet of Lot 9; the North 14 feet of Lot 9, and the South 33 1/6 feet of Lot 10, block 115, Original Plat, City of Lansing, Ingham County, Michigan, according to the Plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

EXHIBIT A-1
DEPICTION OF THE PROPERTY

[To be inserted]

EXHIBIT B
SELLER'S NEIGHBORING PROPERTY

EXHIBIT C
PERMITTED EXCEPTIONS

[To be inserted]

076492.000039 4869-2524-4037.8

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



Public Comment on City Government Matters Registration

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

Each member of the public who has registered to speak will have up to a total of three minutes to address Council on City Government Related Matters that concern them. A **City Government Related Matter** is an issue or topic relevant to the operation or governance of the City.*

Topic(s) to be addressed Non - legislative

Name (print) Amanda Castillo E-Mail (optional) _____

Address (street, city, zip) _____

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature]

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

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

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

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

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Topic(s) to be addressed Cease Fire in Gaza

Name (print) Kimani Hamilton-Wray E-Mail (optional) _____

Address (street, city, zip) 1131 Daisy Lane East Lansing 48823

Company or organization represented, etc. (if applicable) N/A

Signature _____

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
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Each member of the public who has registered to speak will have up to a total of three minutes to address Council on City Government Related Matters that concern them. A **City Government Related Matter** is an issue or topic relevant to the operation or governance of the City.*

Topic(s) to be addressed Warming Center + Cesspool
Name (print) Kelsey Brienne E-Mail (optional) Kbrienne@ForOurFuture.org
Address (street, city, zip) 2720 Senate Dr Lansing, MI 48912
Company or organization represented, etc. (if applicable) For Our Future MI + A place
Signature Kelsey Hudson Forus

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
- Direct your comments to the Council President.
- No speaker called upon to speak shall by speech or conduct disturb, disrupt, delay, interfere with, or otherwise impede the orderly conduct of the Council meeting.
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Topic(s) to be addressed Resolution for ceasefire

Name (print) Jennifer Krzanowski E-Mail (optional) _____

Address (street, city, zip) 1624 Doble Circle Okemos, 48864

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature]

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Topic(s) to be addressed Leasefire in Courthouse

Name (print) Peter Fowler E-Mail (optional) fowlerpe@msu.edu

Address (street, city, zip) 1915 Highland St. Lansing MI 48915

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature]

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Topic(s) to be addressed Ceasefire Gaza

Name (print) Amberose Nolan E-Mail (optional) amber

Address (street, city, zip) 319 N Sycamore, Lansing, 48933

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature]

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Topic(s) to be addressed Resolution for ceasefire

Name (print) Emily Walleowski E-Mail (optional) _____

Address (street, city, zip) 1014 Sparrow ave Lansing, MI 48910

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature]

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Topic(s) to be addressed Ceasefire Now! (Resolution)

Name (print) Kyle Richard E-Mail (optional) 917 kyle@gmail.com

Address (street, city, zip) 916 West St., Lansing, MI 48915

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature]

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Topic(s) to be addressed CRASE FIRE RESOLUTION

Name (print) ANNA MARTINEZ-HUMER E-Mail (optional) ANNA.MARTINEZ.HUMER@GMAIL.COM

Address (street, city, zip) 2035 ROBINSON ROAD

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature]

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*Legislative matters consist of the following items on the agenda: **public hearings, resolutions, ordinances for introduction, and ordinances for passage.** The public may comment for up to three minutes*.*

Agenda Item Number(s) or Description(s) Cease Fire

Name (print) David Sutherland E-Mail (optional) _____

Address (street, city, zip) ~~5400 E. 12th~~ 520 Leslie St Lansing MI

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature]

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Agenda Item Number(s) or Description(s) Ceasefire

Name (print) Jayar Brenner E-Mail (optional) jayarbrenner@gmail.com

Address (street, city, zip) 339 E. Edgewood Blvd Apt 12, Lansing, MI 48911

Company or organization represented, etc. (if applicable) _____

Signature Jayar Brenner

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Agenda Item Number(s) or Description(s) Ceasefire

Name (print) Mikayla Youngman E-Mail (optional) _____

Address (street, city, zip) 520 Leslie St Lansing MI 48912

Company or organization represented, etc. (if applicable) _____

Signature Mikayla Youngman

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Topic(s) to be addressed calling of US gov/Biden to demand immediate ceasefire in Gaza

Name (print) Mercuri Rose E-Mail (optional) _____

Address (street, city, zip) 1409 Indiana Ave

Company or organization represented, etc. (if applicable) Mercuri Rose LLC

Signature 

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Topic(s) to be addressed Cease fire resolution in Gayd

Name (print) Sydney Moyer E-Mail (optional) _____

Address (street, city, zip) 306 So Hayford Ave. Lansing, MI 48912

Company or organization represented, etc. (if applicable) _____

Signature Sydney Moyer

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Topic(s) to be addressed Housing Shelter

Name (print) Lorella Stanaway E-Mail (optional) _____

Address (street, city, zip) 546 Armstrong Rd

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature]

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Topic(s) to be addressed City Matters

Name (print) Stan Shuck E-Mail (optional) _____

Address (street, city, zip) 818 Cooper

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature]

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

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Topic(s) to be addressed Causefire #1 item #2A

Name (print) David Ellis E-Mail (optional) _____

Address (street, city, zip) 323 N Walnut St

Company or organization represented, etc. (if applicable) _____

Signature David Ellis

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Topic(s) to be addressed Warming Shelter / Homelessness

Name (print) Luna Brown E-Mail (optional) victorianoddtics@gmail.com

Address (street, city, zip) 1216 E Kalamazoo St Lansing 48912

Company or organization represented, etc. (if applicable) _____

Signature Luna Brown

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Topic(s) to be addressed Item 23

Name (print) NORMA BAUER E-Mail (optional) _____

Address (street, city, zip) 205 E Jolly Rd #7

Company or organization represented, etc. (if applicable) N/A

Signature Norma J. Bauer

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Fact Sheet for the Lansing Unhoused Crisis

THIS ISSUE IS NOT ON THE AGENDA FOR TODAY SO IF YOU WOULD LIKE TO COMMENT, PLEASE WAIT TO THE END FOR GENERAL COMMENTS ON CITY AFFAIRS. IF YOU DO NOT WISH TO COMMENT PLEASE SPREAD THE WORD ABOUT THIS VERY IMPORTANT SUBJECT.

- The unhoused population in Lansing has increased between 300 and 500% in the last year with encampments all over the city.
- The camp under the Kalamazoo street bridge was recently broken up overnight by the police, displacing the vast majority of them with no services.
- There is a warming center in Letts Community Center that the city is funding but people wanting to access the building are now required to register at the City Rescue Mission before entering the building
- The City Rescue mission is a religious organization that is receiving city funding which is a major conflict of interest in the separation of church and state since they often require religious education for services.
- On their official doctrine statement they compare the LGBTQ+ community to pedophilia and bestiality and have been known to discriminate to many other communities
- The funding for the warming center was approved in July and they are scrambling to put this together now.
- Andy Schor's administration is committed to a lack of transparency at this shelter from press, citizens, and even many city officials. The information about this shelter is nowhere to be found on the city's website.
- We are demanding that the mayor allows more transparency about this warming center and an action plan for this ongoing unhoused crisis. Michigan winter is not a new concept, and this cannot be ignored.

Ways you can get involved:

- A Place for Us Coalition meets 2nd and 4th Tuesdays at the fledge from 7-8:30pm - Next meeting is tomorrow tuesday 1/9
- The Rent is too Damn High coalition meets at the fledge every other wednesday from 6 -7:30 - Next meeting is this Wednesday 1/10
- For Our Future's Lansing Unhoused Crisis Panel and Resource Tabling Event will be at the fledge on January 31st from 4-6 right before the Rent is too Damn High Meeting

For more info please contact:

- Kelsey Brianne: kbrianne@forourfuturefund.org 5173311385
- Luna: victorianoddities@gmail.com 5179272781

6. UPDATED: Everyone is hungry in Gaza, warn UN humanitarian | UN News. news.un.org. Published January 2, 2024. <https://news.un.org/en/story/2024/01/1145227>
7. Oxfam. Starvation as weapon of war being used against Gaza civilians - Oxfam. Oxfamamerica.org. Published October 25, 2023. Accessed January 5, 2024. <https://www.oxfamamerica.org/press/press-releases/starvation-as-weapon-of-war-being-used-against-gaza-civilians-oxfam/>
8. United Nations. *Convention on the Prevention and Punishment of the Crime of Genocide*. United Nations; 1948. https://www.un.org/en/genocideprevention/documents/atrocities-crimes/Doc.1_Convention%20on%20the%20Prevention%20and%20Punishment%20of%20the%20Crime%20of%20Genocide.pdf
9. International Court of Justice. Proceedings instituted by South Africa against the State of Israel on 29 December 2023. Accessed January 5, 2024. <https://www.icj-cij.org/case/192>
10. United Nations Human Rights Office of the High Commissioner. Gaza: UN experts call on international community to prevent genocide against the Palestinian people. United Nations Human Rights Office of the High Commissioner. Published November 16, 2023. <https://www.ohchr.org/en/press-releases/2023/11/gaza-un-experts-call-international-community-prevent-genocide-against>
11. Center for Constitutional Rights. Israel's Unfolding Crime of Genocide of the Palestinian People & U.S. Failure to Prevent and Complicity in Genocide. Center for Constitutional Rights. Published October 18, 2023. <https://ccrjustice.org/israel-s-unfolding-crime-genocide-palestinian-people-us-failure-prevent-and-complicity-genocide>
12. Jewish Voice for Peace. President Biden, call a ceasefire now. JVP. Accessed January 5, 2024. <https://www.jewishvoiceforpeace.org/resource/ceasefire/>
13. Data for Progress. Voters Want the U.S. to Call for a Permanent Ceasefire in Gaza and to Prioritize Diplomacy. Accessed January 5th, 2024. <https://www.dataforprogress.org/blog/2023/12/5/voters-want-the-us-to-call-for-a-permanent-ceasefire-in-gaza-and-to-prioritize-diplomacy>

Michigan and U.S. residents¹³, and the growing number of cities across the U.S., for an immediate and lasting ceasefire in Gaza, and the safe return of all Israeli hostages and all Palestinians extrajudicially detained by Israel; and

BE IT FURTHER RESOLVED that the City of Lansing calls for an immediate end to all U.S. military funding to Israel; and

BE IT FURTHER RESOLVED that the City of Lansing calls on the U.S. Federal Government to fulfill its responsibilities under international law towards the prevention and punishment of the crime of genocide; and

BE IT FURTHER RESOLVED that the City of Lansing condemns all forms of discrimination, including Islamophobia, antisemitism, and anti-Palestinian/anti-Arab racism; and

BE IT FURTHER RESOLVED that the City of Lansing expresses its immense sorrow over the loss of innocent lives and the suffering endured by civilians in Gaza, the West Bank, Israel, and the broader region and extends deepest sympathies to Lansing and Michigan residents who have been directly impacted by the ongoing violence in any way, including the loss of loved ones; and

BE IT FURTHER RESOLVED that upon passage a copy of this Resolution be sent to the Office of U.S. President Joseph Biden, the Office of U.S. Representative Elissa Slotkin, The Offices of U.S. Senators Deborah Stabenow and Gary Peters, and the Office of Governor Gretchen Whitmer, whom we urge to support H. Res. 786 calling for an immediate de-escalation and ceasefire in Israel and occupied Palestine put forward by fellow Michigan Congresswoman Rashida Tlaib; and

FINALLY, BE IT RESOLVED that the City of Lansing advocates for peaceful diplomacy as the only way to achieve dignity and safety for all peoples.

References

1. Aljazeera. Gaza death toll surpasses 20,000 as UN Security Council delays vote on aid. Al Jazeera. Published December 20, 2023. <https://www.aljazeera.com/news/2023/12/20/gaza-death-toll-surpasses-20000-as-un-security-council-delays-vote-on-aid>
2. Aljazeera. Israel maintains onslaught as Gaza death toll tops 22,000. Al Jazeera. Published January 2, 2024. <https://www.aljazeera.com/news/2024/1/2/israeli-bombardment-ongoing-as-death-toll-surpasses-22000>
3. Norwegian Refugee Council. 10 things you should know about the humanitarian situation in Gaza. NRC. Published November 7, 2023. <https://www.nrc.no/perspectives/2023/10-things-you-should-know-about-the-humanitarian-situation-in-gaza/>
4. Najjar JS. Israel-Hamas war updates: First Palestinians released from Israeli prisons. Al Jazeera. Published November 24, 2023. Accessed January 5, 2024. <https://www.aljazeera.com/news/liveblog/2023/11/24/israel-hamas-war-live-israel-continues-gaza-attacks-ahead-of-truce?update=2510065>
5. Nashed, M. 'Israeli warning': Beirut bombing sparks anger, fear in Lebanon. Aljazeera. Published January 3rd, 2024. <https://www.aljazeera.com/news/2024/1/3/israeli-warning-beirut-bombing-sparks-anger-fear-in-lebanon>

Resolution Affirming the City of Lansing's Call for an Immediate and Lasting Ceasefire in Gaza

WHEREAS, the City of Lansing stands committed to the notion that all human life is precious in all communities and nations of the world regardless of national, ethnic, political, or religious affiliations; and

WHEREAS, the recent and ongoing armed violence that has ensued since October 7th 2023, has resulted in the tragic loss of life of thousands of Palestinians and Israelis; and

WHEREAS, the City of Lansing recognizes itself as a global community, enriched by a racially, ethnically, and culturally diverse community that continually stands on the side of human rights, peace, and justice; and

WHEREAS, the City of Lansing has an enduring international commitment to those fleeing violence, war, displacement, exploitation, and persecution as one of the major cities that provides a welcoming and safe home to the refugee community in Michigan; and

WHEREAS, Islamophobia, antisemitism, and anti-Palestinian/anti-Arab bigotry have risen considerably across the U.S. and the world, with direct impacts on our culturally diverse communities in Michigan; and

WHEREAS, as of January 2nd, 2024, more than 22,000 Palestinians have been killed, including more than 8,000 children as the state of Israel is actively bombing and invading the Gaza Strip^{1,2}, and

WHEREAS, the state of Israel has bombed critical infrastructure throughout Gaza, including mosques and churches, hospitals and ambulances, and historical cultural heritage sites; with more than half of the housing units and more than half of all education facilities destroyed or damaged^{3,4}, and

WHEREAS, Since October 7th, 2023, Israel has also bombed neighboring sovereign republics in the region, including Lebanon, which if not prevented, could escalate armed violence throughout the larger region⁵; and

WHEREAS, Israel has cut off access to basic life necessities including water, food, fuel, and electricity, are limiting humanitarian aid from entering Gaza, and have internally displaced 1.9 million Palestinians, resulting in mass starvation^{6,7} and

WHEREAS, the Republic of South Africa has formally filed a case with the International Court of Justice in The Hague accusing Israel of violating the 1948 Convention on the Prevention and Punishment of the Crime of Genocide^{8,9}; and

WHEREAS, the United Nations Special Procedures of the Human Rights Council, more than 800 prominent scholars, including holocaust experts, and the Center for Constitutional Rights have issued calls to prevent genocide against the Palestinian people^{10,11}; and

WHEREAS, the state of Israel could not maintain this level of violence in Gaza and the region without the annual military funding and arms provisions by the United States at the expense of U.S. taxpayers; and

WHEREAS, the United States Federal Government holds great diplomatic power to save Palestinian and Israeli lives;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING, that the capital city of Lansing, Michigan joins the calls from Jewish Voice for Peace¹², the majority of

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Address (street, city, zip) _____

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Signature _____

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