

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 SEPTEMBER 9, 2019

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

The following items were listed on the agenda in the City Clerk's Office in accordance with Section 3-103(2) of the City Charter and will be ready for your consideration at the regular meeting of the City Council on Monday, September 9, 2019 at 7:00 p.m. at the Tony Benavides Lansing City Council Chambers, 10th Floor, City Hall.

- I. ROLL CALL
- II. MEDITATION AND PLEDGE OF ALLEGIANCE
- III. READING AND APPROVAL OF PRINTED COUNCIL PROCEEDINGS
Approval of the Printed Council Proceedings of August 26, 2019
- IV. CONSIDERATION OF LATE ITEMS (Suspension of Council Rule #9 is needed to allow consideration of late items. Late items will be considered as part of the regular portion of the meeting to which they relate.)
- V. TABLED ITEMS
- VI. SPECIAL CEREMONIES
 1. Tribute; in recognition of the Lansing Harmony Celebration
 2. Presentation; Todd Martin Youth Leadership Midwest National Junior Tennis League
- VII. COMMENTS BY COUNCIL MEMBERS AND CITY CLERK
- VIII. COMMUNITY EVENT ANNOUNCEMENTS (Time, place, purpose, or definition of event – 1 minute limit)
- IX. SPEAKER REGISTRATION FOR PUBLIC COMMENT ON LEGISLATIVE MATTERS
- X. MAYOR'S COMMENTS
- XI. SHOW CAUSE HEARINGS
- XII. PUBLIC COMMENT ON LEGISLATIVE MATTERS (Legislative matters consist of the following items on the agenda: public hearings, resolutions, ordinances for introduction, and ordinances for passage. The public may comment for up to three minutes. Speakers must sign up on **blue** form.)

A. SCHEDULED PUBLIC HEARINGS

1. In consideration of an Ordinance to Repeal Chapter 288, Section 288.18, to eliminate the minimum qualifications for the Director of Management Services, as no such position exists within the City

XIII. COUNCIL CONSIDERATION OF LEGISLATIVE MATTERS

A. REFERRAL OF PUBLIC HEARINGS

B. CONSENT AGENDA

1. BY COUNCIL MEMBERS DUNBAR, GARZA, HUSSAIN, JACKSON, SPADAFOR, SPITZLEY, WASHINGTON, WOOD
 - a. Tribute; in recognition of Roma Bakery
 - b. Tribute; in recognition of the Lansing Harmony Celebration
2. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
 - a. Brownfield Plan #76; Farnum Building Redevelopment Project at 123 West Allegan Street (PEND-957)
3. BY THE COMMITTEE ON GENERAL SERVICES
 - a. Fireworks Display License; Lansing Lugnuts & Melrose Pyrotechnics, Inc. at Thomas M. Cooley Law School Stadium, 505 E Michigan Avenue on September 28, 2019 (PEND-1084)
 - b. Setting a Public Hearing in consideration of Noise Special Permit; Continental/Ferguson Lansing LLC, Red Cedar Development to perform the earthwork 24 hours a day, 7 days a week from October 1, 2019 through November 30, 2019 and for construction activities from 7 a.m. to 7 p.m. and on Saturdays from 8 a.m. to 5 p.m. beginning December 1, 2019 for the duration of the project (PEND-1109)
4. BY THE COMMITTEE ON INTERGOVERNMENTAL RELATIONS
 - a. Climate Action Plan Project Report; Amend the deadline to December 31, 2019 (PEND-1086)
5. BY THE COMMITTEE ON PUBLIC SERVICES
 - a. Michigan Local Agency Pavement Warranty Program Adoption (PEND-985)
 - b. Michigan Local Agency Pavement Warranty Program Implementation and Reporting (PEND-986)

6. BY THE COMMITTEE OF THE WHOLE
 - a. Encouraging Kroger to change their policy and resume allowing publications to offer their free newspapers (PEND-1106)
 - b. Setting a new Public Hearing in consideration of the Intent to Create North Grand River Avenue Corridor Improvement Authority
 - c. Setting a new Public Hearing in consideration of the Intent to Create South Martin Luther King Jr. Boulevard Corridor Improvement Authority
- C. RESOLUTIONS FOR ACTION
 1. BY THE COMMITTEE OF THE WHOLE
 - a. Grant Acceptance; Michigan Department of Environment, Great Lakes, and Energy (EGLE) Recycling Infrastructure Grant (PEND-1059)
- D. REPORTS FROM COUNCIL COMMITTEES
- E. ORDINANCES FOR INTRODUCTION and Setting of Public Hearings
 1. BY THE COMMITTEE ON PUBLIC SAFETY
 - a. Amend Chapter 1300, Marihuana Establishments (PEND-979, 962)
- XIV. SPEAKER REGISTRATION FOR PUBLIC COMMENT ON CITY GOVERNMENT RELATED MATTERS
- XV. REPORTS OF CITY OFFICERS, BOARDS, AND COMMISSIONS; COMMUNICATIONS AND PETITIONS; AND OTHER CITY RELATED MATTERS **(Motion that all items be considered as being read in full and that the proper referrals be made by the President)**
 - A. REPORTS FROM CITY OFFICERS, BOARDS, AND COMMISSIONS
 1. Letter(s) from the Mayor re:
 - a. Encouraging Kroger to change their policy and resume allowing publications to offer their free newspapers (PEND-1106)
 - b. Obsolete Property Rehabilitation Act (OPRA) District; ANC Holdings for property at 1611 East Kalamazoo (PEND-1088,1090)

- c. Obsolete Property Rehabilitation Act (OPRA) Certificate; Blackboard District LLC for property at 1030 South Holmes Street (PEND-1093,1095)
- d. Saginaw Street Corridor Improvement Authority Development and Finance Plan (PEND-1098,1100)
- e. Michigan Avenue Corridor Improvement Authority, Development and Finance Plan (PEND-1102,1104)
- f. Noise Special Permit; Continental/Ferguson Lansing LLC, Red Cedar Development to perform the earthwork 24 hours a day, 7 days a week from October 1, 2019 through November 30, 2019 and for construction activities from 7 a.m. to 7 p.m. and on Saturdays from 8 a.m. to 5 p.m. beginning December 1, 2019 for the duration of the project (PEND-1109)

B. COMMUNICATIONS AND PETITIONS, AND OTHER CITY RELATED MATTERS

- 1. Claim Appeal; Claim #1722, Michael & Roberta Jones for \$3,811 in trash violations at 924 Middle St.

XVI. MOTION OF EXCUSED ABSENCE

XVII. REMARKS BY COUNCIL MEMBERS

XVIII. REMARKS BY THE MAYOR OR EXECUTIVE ASSISTANT

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

XX. ADJOURNMENT



CHRIS SWOPE, CITY CLERK

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

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, September 9, 2019 at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

An ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances by amending Chapter 288, Section 288.18 to eliminate the minimum qualifications for the Director of Management Services, as no such position exists within the City.

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

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

DRAFT

DRAFT #1
July 18, 2019

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO REPEAL
CHAPTER 288, SECTION 288.18, TO ELIMINATE THE MINIMUM QUALIFICATIONS
FOR THE DIRECTOR OF MANAGEMENT SERVICES, AS NO SUCH POSITION EXISTS
WITHIN THE CITY.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 288, Section 288.18, of the Codified Ordinances of the City of Lansing, Michigan, be and are hereby repealed in their entirety and shall be null and void of no effect.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions hereof are hereby repealed in their entirety and shall be null and void and of no effect.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. This ordinance repeal shall take effect on the 30th day after enactment, unless given immediate effect by City Council.

Approved as to form:

City Attorney

Dated: _____

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

WHEREAS, Filomena Baldino-Castriciano, who was born in Cosenza, Italy, and came to America at the age of 12, and Sostine Castriciano who was born in Messina, Sicily, and came to Canada at the age of 18, met and married on October 26, 1968, and settled in Lansing, Michigan; and

WHEREAS, on March 9, 1969, the newlyweds and Mena's father opened a location at the corner of Erie St. and N. Cedar in Lansing and quickly outgrew its cozy storefront, prompting Mena and Sostine to move one block south, to their current location; and

WHEREAS, during the 50 years in Lansing they have served as a resource for many people visiting or seeking a new life in America. City of Lansing residents along with visitors to Lansing came to Roma Bakery to buy cakes, pastries, Pastiera, Irish Soda Bread, cannoli's, rum cake torte and Paszki, and when they stepped out of the bakery they had received warmth, stories, love, and always a cappuccino; and

WHEREAS, Mena and Sostine embodiment the American Dream. Their perseverance was tested, but it was through these times that they learned what it meant to be generous. They fed the hungry and demonstrated what it meant to be both Christian and American. Mena and Sostine's work ethic and adherence to tradition has sustained Roma Bakery for more than fifty (50) years of business.

NOW THEREFORE, BE IT RESOLVED, that the Lansing City Council extends our gratitude and appreciation for over fifty years of dedicated service, spirit of love, and generosity to the Lansing community, we want to wish Mena and Sostine Castriciano well in the next chapter of their lives.

BY COUNCIL MEMBER DUNBAR, GARZA, HUSSAIN,
SPADAFORÉ, SPITZLEY, WASHINGTON AND WOOD

WHEREAS, the 1st Annual Lansing Harmony Celebration took place on September 8, 2018, in South Lansing as an effort to bring people together from myriad of backgrounds to celebrate our region's diversity and strengthen the relationship between the people and spaces within our community; and

WHEREAS, the 2nd Annual Lansing Harmony Celebration will be held on September 14, 2019, at Benjamin Davis Park in South Lansing. Lansing Harmony 2019 has been designed as a multicultural festival meant to celebrate the region's diversity through music, arts, and food and will be free to the public; and

WHEREAS, the festival's main stage has served as host to a diverse group of music and entertainment acts including Star Farm, Global Village, Tejano Sound Band, the Glen Erin Pipe Band, the Habibi Dancers, and a Burundian choir to name a few. The festival has included a Kids' Zone, complete with performances from, among others, Steven's Puppets and The Music Lady, various activities facilitated by Potter Park Zoo, Lansing School District art educators, Home Depot, South Lansing Capital Area District Library, and other interactive displays and activities for kids to engage in. Some of the area's best food trucks and ethnic restaurants participate to bring their flavor to the festival, along with talented groups of artists that specialize in a variety of art forms; and

WHEREAS, the Lansing Harmony Celebration Committee has volunteered many hours over the course of the past two years to establish the Lansing Harmony Celebration, and by doing so, has endeavored to provide rich cultural and social interactions to the people of our region and to create a sense of shared belonging.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, recognizes the 2nd Annual Lansing Harmony Celebration and extends our appreciation to the Lansing Harmony Celebration Committee for all of their work in the creation and presentation of Lansing Harmony. We wish you much success!

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING BROWNFIELD PLAN #76
FARNUM BUILDING REDEVELOPMENT PROJECT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #76 – Farnum Building Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on August 26, 2019 and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on August 26, 2019 reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$20 million.
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on July 12, 2019, unanimously recommended approval of the Plan, for this Project; and

WHEREAS, the City of Lansing Department of Economic Development and Planning has determined the proposed Project is consistent with local development and redevelopment plans and zoning ordinances, and

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

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- The Plan constitutes a public purpose under the Act;
- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable; and
- The proposed project is consistent with local development and redevelopment plans and zoning ordinances as has also been determined by the City of Lansing Department of Economic Development and Planning.

BE IT FURTHER RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #76 – Farnum Building Redevelopment Project'.

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RESOLUTION

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

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

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

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

FIREWORKS DISPLAY LICENSE:

Lansing Lugnuts/Melrose Pyrotechnics Inc. for a public display of fireworks in the City of Lansing at 505 E Michigan Ave., to be held on September 28, 2019

RESOLUTION #2019-**BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING**

WHEREAS, Continental/Ferguson Lansing, LLC, as developer for the Red Cedar redevelopment project anticipates beginning grading and other construction operations on the site of the former Red Cedar Golf Course, as soon as the property has been sold by the City

WHEREAS, sale of the property is anticipated in September, as long as all conditions contained in the development agreement have been met; and

WHEREAS, the developer is requesting a waiver of the noise ordinance to allow work 24 hours a day, 7 days a week from October 1 through the end of November to perform the earthwork needed to prepare the building pads; and

WHEREAS, the developer is also requesting a waiver of the noise ordinance to allow work on weekdays, including holidays from 7 am to 7 pm and on Saturdays from 8 am to 5 pm beginning December 1, 2019 for the duration of the project to permit timely completion of the overall project; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver in order to minimize the overall construction duration of the project.

NOW THEREFORE BE IT RESOLVED that a public hearing be held on September 23, 2019 at 7:00 PM in the City of Lansing Council Chambers, 124 W. Michigan, in consideration of the request submitted by Continental/Ferguson Lansing, LLC.

BY THE COMMITTEE ON INTERGOVERNMENTAL RELATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, Resolution 2019-071 determined funding and the project scope for the Phase 1 of the City of Lansing Climate Action Planning Project; and

WHEREAS, the contractor, Commons Logics, LLC through the Committee on Intergovernmental Relations was to provide the deliverables to include the final report summarizing all data, findings and recommended next steps for implementation and subsequent phases no later than October 1, 2019; and

WHEREAS, the project data collection and analysis will not be completed by the original date, therefore the completion date will be extended to December 31, 2019.

NOW THEREFORE BE IT RESOLVED, the contractor, Commons Logics, LLC through the Committee on Intergovernmental Relations is to provide the deliverables to include the final report summarizing all data, findings and recommended next steps for implementation and subsequent phases no later than December 31, 2019.

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

WHEREAS, the Michigan Legislature (MCL 247.663) requires each city or village to adopt a Local Agency Pavement Warranty Program that was approved by the Michigan Department of Transportation in 2018; and

WHEREAS, the Michigan Local Agency Pavement Warranty Program was developed by the Local Agency Pavement Warranty Task Force for use by all 533 cities and villages in the format approved by the Michigan Department of Transportation in 2018; and

WHEREAS, the Michigan Department of Transportation has reviewed and approved the Michigan Local Agency Pavement Warranty Program consisting of: Special Provisions (Boilerplate, Concrete, HMA, Location, Pass-Through Warranty Bond); a Warranty Bond Form and Contract Form; and Guidelines for Local Agency Pavement Warranty Programs; and

WHEREAS the above described Provisions, Forms, and Guidelines are attached hereto for reference and consideration.

NOW THEREFORE BE IT RESOLVED, the City of Lansing hereby adopts the Michigan Local Agency Pavement Warranty Program and accompanying documents in accordance to the requirements of MCL 247.663;

BE IT FURTHER RESOLVED, this resolution is made a part of the minutes of the City Council of the City of Lansing meeting on September 9, 2019.

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

WHEREAS, The Michigan Legislature created a requirement (MCL 247.663) as part of the Transportation Funding Package of 2015 that requires each city and village to adopt a Local Agency Pavement Warranty Program that was approved by the Michigan Department of Transportation in 2018; and

WHEREAS, the City of Lansing adopted the Michigan Local Agency Pavement Warranty Program on September 9, 2019; and

WHEREAS, the City of Lansing agrees to consider a local pavement warranty on each project that includes \$2 million or more in paving-related items *and* includes any state or federal funds; and

WHEREAS, the Local Agency Pavement Warranty Program law requires each city and village to report annually on each project that includes \$2 million or more in paving-related items *and* includes any state or federal funds, whether or not a warranty was utilized in the project; and

WHEREAS, the City of Lansing agrees to implement the Michigan Local Agency Pavement Warranty Program consistent with the Guidelines for Local Agency Pavement Warranty Program document that was approved by the Michigan Department of Transportation in 2018; and which the City of Lansing's adopted Implementation Policy defines the City of Lansing's intent of its pavement warranty program.

NOW THEREFORE BE IT RESOLVED, the City of Lansing hereby agrees to implement the Local Agency Pavement Warranty Program and annually report in accordance with the law.

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

WHEREAS, Kroger has announced it is discontinuing free publications throughout the chain at the end of the month due to decreased “customer engagement” as media increasingly become more digital; and

WHEREAS, the Mayor and Lansing City Council are staunch supporters of local businesses and work diligently to encourage citywide support from its residents and neighbors; and

WHEREAS, the following publication pays for placement in racks at the stores and would be affected by Kroger’s change in policy: the Lansing City Pulse; and

WHEREAS, the City of Lansing and the neighboring municipalities use this publication to inform the community of important notices and issues; and

WHEREAS, this policy would have an adverse impact on thousands of Lansing-area residents who rely upon it for public notices from their local governing offices and surrounding municipalities;

NOW, THEREFORE BE IT RESOLVED that the Lansing City Council, hereby, strongly encourages Kroger to change their policy and resume allowing publications to offer their free newspapers and support the public notification process.

THIS ITEM NOT AVAILABLE AT TIME OF PRINT

THIS ITEM NOT AVAILABLE AT TIME OF PRINT

RESOLUTION #**BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING**

WHEREAS, on May 1, 2019 the City of Lansing's Capital Area Trash and Recycling, together with the City of East Lansing, applied for a Recycling Infrastructure Grant to fund the purchase of two new recycling trucks; and

WHEREAS, on August 2, 2019 the City of Lansing received notification from the State of Michigan's Department of Environment, Great Lakes, and Energy (EGLE) that the City has received a portion of the FY19 Recycling Infrastructure Grant; and

WHEREAS, the City of Lansing and the City of East Lansing will equally share the proceeds of the grant, but the City of Lansing will administer; and

WHEREAS, The City of Lansing's share of the amount awarded is \$240,000 and the grant requires the City match the grant in the amount of \$93,616.80; and

WHEREAS, the funded work must be completed by September 30, 2020; and

WHEREAS, the funds will be used for the purchase of a new recycling truck in order to increase the service area and area participation in recycling; and

WHEREAS, the funds for the local match are available in the Fleet Maintenance Internal Service Fund; and

WHEREAS, the Public Service Department is requesting acceptance of the FY19 Recycling Infrastructure Grant; and

WHEREAS, the Administration and the City Council recognize the importance of innovative funding for recycling improvements within the City of Lansing.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby approves acceptance of the FY19 Recycling Infrastructure grant for the purposes of the purchase of a new recycling truck;

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

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INTRODUCTION OF ORDINANCE

Council Member Wood introduced:

An ordinance of the City of Lansing, Michigan, to amend medical marihuana ordinance in its entirety, Chapter 1300, to address recreational marihuana.

The ordinance is read a first time by its title and referred to the Committee on Public Safety.

RESOLUTION #2019-_____ RESOLUTION SETTING PUBLIC HEARING BY CITY COUNCIL

Resolved by City Council of the City of Lansing that a public hearing be set for Monday, September 30, 2019 at 7:00 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for purposes of amending Chapter 1300 to address recreational marihuana regulation.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE LANSING CODIFIED ORDINANCES BY AMENDING CHAPTER 1300, SECTIONS 1 THROUGH 16 TO ADD BUSINESS LICENSES TO ADDRESS RECREATIONAL MARIHUANA AND UPDATE THE ORDINANCE TO REFLECT CHANGES IN LAWS AND RULES.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1300, Sections 1 – 16, of the Code of Ordinances of the City of Lansing, Michigan be and is hereby amended to read as follows:

CHAPTER 1300. - ~~MEDICAL MARIHUANA ESTABLISHMENTS~~ MARIHUANA OPERATIONS

1300.01. - Legislative intent.

The purpose of this eChapter is to exercise the police, regulatory, and land use powers of the City by licensing and regulating MARIHUANA OPERATIONS ~~medical marihuana provisioning centers, medical marihuana grower facilities, medical marihuana safety compliance facilities, medical marihuana secure transporters, and medical marihuana processor facilities~~ to the extent permissible under State and Federal laws and regulations and to protect the public health, safety, and welfare of the residents of the City; and as such this eChapter constitutes a public purpose.

The City finds that the activities described in this eChapter are significantly connected to the public health, safety, security, and welfare of its citizens and it is therefore necessary to regulate and enforce safety, security, fire, police, health and sanitation practices related to such activities and also to provide a method to defray administrative costs incurred by such regulation and enforcement.

The City further finds and declares that economic development, including job creation and training, and the protection of the public health, safety, and welfare of City neighborhoods and residents are public purposes.

Except as may be required or permitted by law or regulation, it is not the intent of this eChapter to diminish, abrogate, or restrict the protections for medical use of marihuana found in the Michigan Medical Marihuana Act, the Medical Marihuana Facilities Licensing Act or Section 8-501 of the City Charter, OR, RESTRICT THE PROTECTIONS OF MARIHUANA USE UNDER THE MICHIGAN TAXATION AND REGULATION OF MARIHUANA ACT.

(Ord. No. 1217, § 1, 9-7-17)

1300.02. - Definitions, interpretation and conflicts.

For the purposes of this chapter:

(a) Any term defined by the Michigan Medical Marihuana Act, MCL 333.26421 et seq., as amended ("MMMA"), the Medical Marihuana Facilities Licensing Act, MCL 333.2701, et seq. (MMFLA), AS AMENDED, THE MARIHUANA TRACKING ACT ("MTA"), MCL 333.27901, ET. SEQ., THE MICHIGAN REGULATION AND TAXATION OF MARIHUANA ACT (MRTMA"), MCL 333.27951, ET. SEQ., shall have the definition given in those acts; ~~as amended, and the Marihuana Tracking Act ("MTA"), MCL 333.27901, et seq.~~ if the definition of a word or phrase set forth in this eChapter conflicts with the definition in the MMMA, MMFLA or MTA, or if a term is not defined but is defined in the MMMA, MMFLA or MTA, OR MRTMA then the definition in the MMMA, MMFLA, or MTA, OR MRTMA shall apply.

(b) Any term defined by 21 USC 860(e) referenced in this eChapter shall have the definition given by 21 USC 860(e).

(c) This eChapter shall not limit an individual or entity's rights under the MMMA, MMFLA or MTA, OR MRTMA and these acts supersede this eChapter where there is a conflict between them and the immunities and protections established in the MMMA AND MRTMA unless superseded or preempted by the MMFLA AND/OR MRTMA.

(d) All activities related to medical marihuana, including those related to a ~~Medical~~ ~~Marihuana~~ ~~Provisioning~~ eCenter, a ~~Medical~~ ~~Marihuana~~ ~~g~~Grower ~~f~~Facility, a ~~Medical~~ ~~Marihuana~~

Secure Transporter, a Medical Marijuana Processor or a Medical Marijuana Safety Compliance Facility shall be in compliance with the rules of the MARIJUANA REGULATORY AGENCY ~~Medical Marijuana Licensing Board~~, the rules of the Michigan Department of Licensing and Regulatory Affairs, or any successor agency, the rules and regulations of the City, the MMMA, MMFLA and the MTA.

(e) ALL ACTIVITIES RELATED TO NON-MEDICAL MARIHUANA SHALL BE IN COMPLIANCE WITH THE RULES OF THE MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS, OR ANY SUCCESSOR AGENCY, THE RULES AND REGULATIONS OF THE CITY AND MRTMA.

(ef) Any use which purports to have engaged in the cultivation or processing of ~~medical~~-marihuana into a usable form, or the distribution of ~~medical~~ marihuana, or the testing of ~~medical~~ marihuana either prior to or after enactment of this Chapter without obtaining the required licensing set forth in this Chapter shall be deemed to be an illegally established use and therefore not entitled to legal nonconforming status under the provisions of this Chapter, and/or State law. ~~The City finds and determines that it has not heretofore authorized or licensed the existence of any medical marihuana establishment, as defined herein, in the City in and under any form whatsoever.~~ Any license granted pursuant to this Chapter shall be exclusive to the licensee, AND is a revocable privilege, ~~and is not intended to, nor shall it, create a property right.~~ Granting a license does not create or vest any right, title, franchise, or other property right.

(fg) The following terms shall have the definitions given:

Application/LICENSE APPLICATION means an application for a license pursuant to the terms and conditions set forth in Sections 1300.054 and 1300.065.

Application for a License Renewal means an application for a license renewal pursuant to the terms and conditions of Section 1300.07.

Buffered Use means a use subject to the buffering and dispersion requirements of Sections 1300.13(a)10 and 1300.13(d)11.

Building means an independent, enclosed structure having a roof supported by columns or walls, intended and/or used for shelter or enclosure of persons or chattels. When any portion of a structure is completely separated from every other part by dividing walls from the ground up, and without openings, each portion of such structure shall be deemed a separate structure, regardless of whether the portions of such structure share common pipes, ducts, boilers, tanks, furnaces, or other such systems. This definition refers only to permanent structures, and does not include tents, sheds, greenhouses and private garages on residential property, stables, or other accessory structures not in compliance with MMMA OR MRTMA. A building does not include such structures with interior areas not normally accessible for human use, such as gas holders, tanks, smoke stacks, grain elevators, coal bunkers, oil cracking towers or similar structures.

Chapter means this Chapter 1300.

Church means an entire ~~SPACE-building~~ set apart primarily for purposes of public worship, and which is tax exempt under the laws of this state, and in which religious services are held, and the entire building structure of which is kept for that use and not put to any other use inconsistent with that use.

City means the City of Lansing, Michigan.

Council or City Council, means the City Council of Lansing, Michigan.

Clerk shall mean the City Clerk of Lansing, Michigan.

~~*Cultivation or cultivate* as used in this chapter means: (1) all phases of growth of marihuana from seed to harvest, and drying, trimming, and curing; (2) preparing, packaging or repackaging, labeling, or relabeling of any form of marihuana.~~

~~*Disqualifying felony* means a felony that makes an individual ineligible to serve as a registered primary caregiver under the MMMA, MMFLA or MTA.~~

Employee means any individual who is employed by an employer in return for the payment of direct or indirect monetary wages or profit, under contract, and any individual who volunteers his or her services to an employer for no monetary compensation, or any individual who performs work or renders services, for any period of time, at the direction of an owner, lessee, of other person in charge of a place.

~~*License or medical marihuana business license*~~ means a license issued for the operation of a medical marihuana FACILITY OR MARIHUANA establishment pursuant to the terms and conditions of this eChapter and includes a license which has been renewed pursuant to Section 1300.07.

~~*License application*~~ means an application submitted for a license pursuant to the requirements and procedures set forth in Sections 1300.054 and 1300.065.

Licensee means a person issued a license for A MEDICAL MARIHUANA FACILITY OR MARIHUANA ESTABLISHMENT ~~an establishment~~ pursuant to this eChapter.

~~*Marihuana*~~ means ~~all parts of the plant Cannabis Sativa L., growing or not; the seeds of the plant; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparations of the plant or its seeds or resin.~~

~~Marihuana does not include:~~

~~(1) The mature stalks of the plant;~~

~~(2) Fiber produced from the stalks, oil or cake made from the seeds of the plant;~~

~~(3) Any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks, (except the resin extracted from those stalks, fiber, oil or cake); or~~

~~(4) Any sterilized seed of the plant that is incapable of germination; or~~

~~(5) Industrial hemp grown or cultivated or both for research, purposes under the Industrial Hemp Research Act.~~

122 *LIMIT* MEANS A COMPETITIVE APPLICATION PROCESS BY WHICH THE MUNICIPALITY
123 SELECTS APPLICANTS WHO ARE BEST SUITED TO OPERATE IN COMPLIANCE WITH
124 THE MICHIGAN REGULATION AND TAXATION OF MARIHUANA ACT AND THIS
125 ORDINANCE AND PREVENTS THE DEPARTMENT OF LICENSING AND REGULATORY
126 AFFAIRS FROM ISSUING A STATE LICENSE WITHIN THE MUNICIPALITY'S JURISDICTION
127 IF THE APPLICANT IS NOT SELECTED, IN COMPLIANCE WITH MCL § 333.27956(1) AND
128 MCL § 333.27959(4).

129 *MARIHUANA ESTABLISHMENT* MEANS ANY MARIHUANA OPERATION THAT IS
130 REQUIRED TO BE LICENSED UNDER THIS CHAPTER AND POSSESSES A LICENSE OR
131 APPROVAL TO OPERATE UNDER THE MRTMA, INCLUDING A MARIHUANA
132 MICROBUSINESS, A MARIHUANA RETAILER, A MARIHUANA GROWER, A MARIHUANA
133 PROCESSOR, A MARIHUANA SECURE TRANSPORTER, A MARIHUANA SAFETY
134 COMPLIANCE FACILITY, AND A DESIGNATED CONSUMPTION ESTABLISHMENT.

135 ~~*Marihuana-infused product* means a topical formulation, tincture, beverage, edible substance, or~~
136 ~~similar product containing any usable marihuana that is intended for human consumption in a~~
137 ~~manner other than smoke inhalation. Marihuana-infused product shall not be considered a food~~
138 ~~for purpose of the Food Law, 2000 PA 92, MCL 289.1101—289.8111.~~

139 ~~*Marihuana Tracking Act* or "MTA" means Public Act 282 of 2016 MCL 333.27901, et seq.~~

140 ~~*Medical marihuana* means any marihuana intended for medical use that meets all descriptions~~
141 ~~and requirements for medical marihuana contained in the MMMA, MMFLA and the MTA and~~
142 ~~any other applicable law.~~

143 ~~*Medical Marihuana Commission* or *Commission* means the Medical Marihuana Commission~~
144 ~~established under Section 1300.03 of this chapter.~~

145 ~~*Medical Marihuana Facilities Licensing Act* or *MMFLA* means Public Act 281 of 2016, MCL~~
146 ~~333.27101, et seq.~~

~~Medical marihuana establishment(s), or establishment, means any facility, establishment and/or center that is required to be licensed under this chapter and possesses a license or approval to operate under the MMFLA, including: a medical marihuana provisioning center, a medical marihuana grower facility; a medical marihuana processor facility; a medical marihuana secure transporter; and a medical marihuana safety compliance facility.~~

~~Medical mMarihuana gGrower facility,~~ means a LICENSEE THAT IS A commercial or business entity located in the City that is licensed or approved to operate by the State pursuant to the MMFLA OR MRTMA and is licensed by the City pursuant to terms and conditions of this Chapter that cultivates, dries, trims or cures and packages marihuana in accordance with State law.

~~Medical Marihuana Licensing Board means the State board established pursuant to the MMFLA.~~

MARIHUANA MICROBUSINESS MEANS A PERSON OR ENTITY LICENSED TO CULTIVATE NOT MORE THAN 150 MARIHUANA PLANTS; PROCESS AND PACKAGE MARIHUANA; AND SELL OR OTHERWISE TRANSFER MARIHUANA TO INDIVIDUALS WHO ARE 21 YEARS OF AGE OR OLDER OR TO A MARIHUANA SAFETY COMPLIANCE FACILITY, BUT NOT TO OTHER MARIHUANA ESTABLISHMENTS, LOCATED IN THE CITY THAT IS LICENSED OR APPROVED TO OPERATE BY THE STATE PURSUANT TO THE MRTMA AND IS LICENSED BY THE CITY PURSUANT TO THE TERMS AND CONDITIONS OF THIS CHAPTER.

MARIHUANA OPERATION/OPERATOR MEANS ALL TYPES OF MEDICAL AND NON-MEDICAL MARIHUANA ESTABLISHMENTS AND FACILITIES OPERATING IN THE CITY OF LANSING THAT ARE REQUIRED TO BE LICENSED UNDER THIS CHAPTER AND POSSESS A LICENSE OR APPROVAL TO OPERATE UNDER STATE LAW.

MARIHUANA PROCESSOR OR MEDICAL MARIHUANA PROCESSOR FACILITY MEANS A COMMERCIAL ENTITY LOCATED IN THE CITY THAT IS LICENSED OR APPROVED TO

173 OPERATE BY THE STATE PURSUANT TO THE MMFLA OR MRTMA AND IS LICENSED BY
174 THE CITY PURSUANT TO THE TERMS AND CONDITIONS OF THIS CHAPTER, THAT
175 EXTRACTS RESIN FROM THE MARIHUANA OR CREATES A MARIHUANA-INFUSED
176 PRODUCT, PROCESSES AND PACKAGES MARIHUANA, AND SELLS OR OTHERWISE
177 TRANSFERS MARIHUANA TO MARIHUANA OPERATIONS, TO THE EXTENT PERMITTED
178 BY STATE LAW AND RULES.

179 *MARIHUANA RETAILER* MEANS A LICENSEE LOCATED IN THE CITY THAT IS LICENSED
180 OR APPROVED TO OPERATE BY THE STATE PURSUANT TO THE MRTMA AND IS
181 LICENSED BY THE CITY PURSUANT TO THE TERMS AND CONDITIONS OF THIS
182 CHAPTER TO OBTAIN MARIHUANA FROM MARIHUANA ESTABLISHMENTS AND TO SELL
183 OR OTHERWISE TRANSFER MARIHUANA TO A MARIHUANA ESTABLISHMENT AND TO
184 INDIVIDUALS WHO ARE 21 YEARS OF AGE OR OLDER.

185 *MARIHUANA SAFETY COMPLIANCE FACILITY OR MEDICAL MARIHUANA SAFETY*
186 *COMPLIANCE FACILITY* MEANS A COMMERCIAL OR BUSINESS ENTITY LOCATED IN
187 THE CITY THAT IS LICENSED OR APPROVED TO OPERATE BY THE STATE PURSUANT
188 TO THE MMFLA OR MRTMA AND IS LICENSED BY THE CITY PURSUANT TO THE TERMS
189 AND CONDITIONS OF THIS CHAPTER, THAT TESTS MARIHUANA, INCLUDING
190 CERTIFICATION FOR POTENCY, THE PRESENCE OF CONTAMINANTS, AND
191 TETRAHYDROCANNABINOL AND OTHER CANNABINOIDS.

192 *MARIJUANA REGULATORY AGENCY OR MRA* MEANS THE AGENCY WITHIN THE STATE
193 OF MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS CREATED
194 PURSUANT TO EXECUTIVE ORDER 2019-07 TO REGULATE MEDICAL AND
195 RECREATIONAL MARIHUANA.

196 *MEDICAL MARIHUANA FACILITY* MEANS ANY FACILITY OR CENTER THAT IS REQUIRED
197 TO BE LICENSED UNDER THIS CHAPTER AND POSSESSES A LICENSE OR APPROVAL
198 TO OPERATE FROM THE STATE UNDER THE MMFLA, INCLUDING: A MEDICAL

MARIHUANA PROVISIONING CENTER, A MEDICAL MARIHUANA PROCESSOR, A
MEDICAL MARIHUANA GROWER FACILITY, A MARIHUANA SECURE TRANSPORTER,
AND A MEDICAL MARIHUANA SAFETY COMPLIANCE FACILITY.

Medical ~~m~~Marihuana ~~p~~Provisioning ~~e~~Center, means a commercial or business entity located in the City that is licensed or approved to operate by the State pursuant to the MMFLA and is licensed by the City pursuant to the terms and conditions of this ~~e~~Chapter, that sells, supplies, or provides marihuana to registered qualifying patients only as permitted by State law. Medical ~~m~~Marihuana ~~p~~Provisioning ~~e~~Center, as defined in the MMMA, MMFLA and MTA, includes any commercial property or business where marihuana is sold in conformance with State law and regulation. A noncommercial or nonbusiness location used by a primary caregiver to assist a qualifying patient, as defined in the MMMA, MMFLA or MTA connected to the caregiver through the State's marihuana registration process in accordance with the MMMA, MMFLA or MTA is not a ~~m~~Medical ~~m~~Marihuana ~~p~~Provisioning ~~e~~Center for purposes of this ~~e~~Chapter.

MMFLA means the Medical Marihuana Facilities Licensing Act, MCL 333.2701, et seq. as amended from time to time.

MMMA means the Michigan Medical Marihuana Act, MCL 333.26421 et seq. as amended from time to time.

MRTMA MEANS THE MICHIGAN REGULATION AND TAXATION OF MARIHUANA ACT, MCL 333.27951, ET. SEQ. AS AMENDED FROM TIME TO TIME.

MTA means the Marihuana Tracking Act, MCL 333.27901, et seq. as amended from time to time.

Ordinance means the ordinance adopting this Chapter 1300.

Park means an area of land designated by the City as a park on its master plan or on a Council-approved list of City parks.

Person means an individual, partnership, firm, company, corporation, association, sole proprietorship, limited liability company, joint venture, estate, trust, or other legal entity.

~~*Processor or medical marihuana processor facility* means a commercial entity located in this City that is licensed or approved to operate by the State pursuant to the MMFLA and is licensed by the City pursuant to the terms and conditions of this chapter, that extracts resin from the marihuana or creates a marihuana-infused product, to the extent permitted by State law.~~

~~*Public playground equipment* means an outdoor facility, grouping, or concentration open to the public and on public property and containing three or more apparatus, including, but not limited to, slides, climbers, seesaws, and swings, designed for the recreational use of children and owned and operated by a local unit of government, school district, or other unit or agency of government.~~

~~*Restricted/limited access area* means a building, room or other area under the control of the licensee with access governed by the MMMA, the MMFLA, the MTA or other applicable State law.~~

~~*Safety compliance facility or medical marihuana safety compliance facility* means a commercial or business entity located in the City that is licensed or approved to operate by the State pursuant to the MMFLA and is licensed by the City pursuant to the terms and conditions of this chapter, that receives marihuana from a medical marihuana establishment or a registered qualifying patient or a registered primary caregiver, tests it for contaminants and for Tetrahydrocannabinol and other cannabinoids in accordance with State law.~~

School means and includes buildings used for school purposes to provide instruction to children and youth in grades pre-kindergarten through 12, and headstart when that instruction is provided by a public, private, denominational, or parochial school.

~~*Secure transporter* or ~~medical marihuana~~ *secure transporter* means a commercial or business entity that is licensed or approved to operate by the State pursuant to the MMFLA and is licensed to operate by the City pursuant to the terms and conditions of this chapter, that~~

stores marihuana and transports marihuana between medical marihuana facilities OR
MARIHUANA ESTABLISHMENTS for a fee and in accordance with State law.

Stakeholder means, with respect to a trust, the trustee and beneficiaries; with respect to a
limited liability company, the managers and members; with respect to a corporation, whether
profit or non-profit, the officers, directors, or shareholders; and with respect to a partnership or
limited liability partnership, the partners, both general and limited.

State means the State of Michigan.

WARD MEANS THE FOUR WARDS OF THE CITY OF LANSING AS OUTLINED IN 2-203 OF
THE LANSING CITY CHARTER.

(gh) Any term defined by the MMMA, the MMFLA, ~~or the~~ MTA, OR MRTMA and not defined in this
chapter shall have the definition given in the MMMA, MMFLA, ~~or~~ MTA, OR MRTMA as
applicable.

(Ord. No. 1217, § 1, 9-7-17)

~~1300.03. Establishment of the Medical Marihuana Commission; membership; chairperson; meetings.~~

~~(a) The Medical Marihuana Commission is hereby established. The Commission shall consist of five
members, who shall be appointed by the Mayor with the consent of City Council. Members shall
serve for terms of office of three years. For the initial appointments to the Commission, one member
shall serve for a term of one year, two members shall serve for a term of two years, and two
members shall serve for a term of three years.~~

~~(b) The members of the Commission shall include the following:~~

~~(1) Four members, one from each ward of the City; member recommendations may be made to
the Mayor by the Council person in each ward.~~

~~(2) One at large member who is a resident of the City. Member recommendations may be made to
the Mayor by the at large Council persons.~~

~~(3) Each member shall be a resident of the City.~~

~~(c) The chairperson of the Commission shall be elected annually by a majority vote of the members of the Commission. The Commission may meet at such times as the Commission may determine or as otherwise required in this chapter. The Commission shall adopt and file its own rules of procedure in accordance with the procedures set forth in Section 5-105 of the City Charter. The Commission shall maintain a written record of its proceedings and actions which shall be available for public inspection, showing the action of the Commission and the vote of each member upon each question considered. All meetings of the Commission shall be held in conformance with the Michigan Open Meetings Act, 1976 PA 267, MCL 15.261 et seq. The physical presence of three members shall constitute a quorum for Commission meetings. A majority vote of members physically present at a duly convened meeting of the Commission, a quorum being present, shall be necessary for any action. Electronic or telephonic presence shall not constitute physical presence; nor shall any such means be utilized for voting or decision making purposes.~~

~~(d) No voting member of the Commission shall hold any other public office or public employment in any local unit of government supported by City property taxes in whole or in part. No member of the Commission shall have any direct financial interest in a medical marihuana establishment.~~

~~(e) The Commission shall review and decide all appeals that are forwarded to it by the City Clerk under this chapter. The Commission's review of an appeal shall not be de novo. The Commission shall only overturn, or modify, a decision or finding of the Clerk if it finds such decision or finding to be arbitrary or capricious and not supported by material, substantial, and competent facts on the whole record considered by the Clerk in arriving at such decision or finding.~~

~~(f) The Commission may propose changes to this chapter to the City Council and may recommend rules and regulations related to this chapter for Council approval.~~

~~(g) The Chief of Police (or a designee), the Chief of the Fire Department (or a designee) and the Director of Planning and Neighborhood Development (or a designee) shall serve and advise the Commission in an ex officio non-voting capacity.~~

299 (Ord. No. 1217, § 1, 9-7-17)

300 1300.043. - Operation without license prohibited.

301 (a) Every MARIHUANA OPERATION ~~medical-marihuana-establishment~~ in the City shall be licensed
302 pursuant to the terms and provisions set forth in this eChapter. No person shall operate a
303 MARIHUANA OPERATION ~~medical-marihuana-establishment~~ in the City without first obtaining a
304 license ~~for the medical-marihuana-establishment~~ from the City Clerk. A MARIHUANA OPERATION
305 ~~medical-marihuana-establishment~~ operating without a license under the provisions of this eChapter
306 or without a State license or approval pursuant to the MMFLA OR MRTMA, as amended from time to
307 time, is hereby declared to be a public nuisance.

308 (b) The term of each license for a proposed location shall be one year. A license issued under this
309 eChapter for a proposed location may be conditioned on the approval of the operator by the State
310 pursuant to the MMFLA AND/OR MRTMA at the location licensed under this eChapter.

311 (Ord. No. 1217, § 1, 9-7-17)

312 1300.054. - License application submission.

313 (a) Each MARIHUANA OPERATION ~~medical-marihuana-establishment~~ must be licensed by the City.
314 Applications for a license shall be made in writing to the City Clerk. All applications submitted to the
315 City Clerk in accordance with the provisions of this eChapter shall be considered for the issuance of
316 a license. An applicant may apply for multiple ~~medical-marihuana-establishment~~ licenses under this
317 eChapter of the same or different natures simultaneously, AS PERMITTED BY LAW.

318 (b) A complete application for a license or licenses required by this eChapter shall be made under oath
319 on forms provided by the City Clerk, and shall contain all of the following:

320 (1) If the applicant is an individual, the applicant's name, date of birth, physical address, email
321 address, one or more phone numbers, including emergency contact information, and a copy of
322 a government-issued photo identification card of the applicant.

(2) If the applicant is not an individual, the names, dates of birth, physical addresses, email addresses, and one or more phone numbers of each stakeholder of the applicant, including designation of a stakeholder as an emergency contact person and contact information for the emergency contact person, articles of incorporation or organization, internal revenue service SS-4 EIN confirmation letter, and the operating agreement or bylaws of the applicant, if a limited liability company.

(3) THE NAME, DATE OF BIRTH, PHYSICAL ADDRESS, COPY OF PHOTO IDENTIFICATION, AND EMAIL ADDRESS FOR ANY OPERATOR OR EMPLOYEE IF OTHER THAN THE APPLICANT.

(4) The name and address of the proposed MARIHUANA OPERATION ~~medical marihuana establishment~~ and any additional contact information deemed necessary by the City Clerk.

(5) APPLICANT OR LICENSEE SHALL KEEP RECORDS OF THE RESULTS OF THE CRIMINAL HISTORY BACKGROUND CHECKS PERFORMED PURSUANT TO MMFLA AND/OR MRTMA REQUIREMENTS AND SHALL PROVIDE COPIES FOR EVERY APPLICANT, LICENSEE, STAKEHOLDER, AND EMPLOYEE TO THE CITY CLERK WITHIN 5 BUSINESS DAYS OF RECEIPT.

~~(4) With respect to medical marihuana provisioning centers, for the applicant and for each stakeholder and employee of the applicant, affirmation that each is at least 18 years of age and has not been convicted of or pled guilty or no contest to a disqualifying felony. With respect to all other medical marihuana establishments, for the applicant and for each stakeholder and employee of the applicant, an affirmation that each and every person is at least 18 years of age and has not been convicted of or pled guilty or no contest to a disqualifying felony.~~

~~(5) A signed release authorizing the Police Department to perform a criminal background check to ascertain whether the applicant, each stakeholder of the applicant, each operator and employee of the applicant meet the criteria set forth in this chapter.~~

~~(6) With respect to medical marihuana provisioning centers, the name, date of birth, physical address, copy of photo identification, and email address for any operator or employee if other than the applicant.~~

(6) An affirmation under oath as to whether the applicant or operator has had a business license revoked or suspended, and if revoked or suspended, then the reason for such revocation or suspension.

~~(8) For the applicant or for each stakeholder of the applicant, a resume that includes whether the individual has any relevant experience with medical marihuana or a related industry.~~

~~(9) A patient education plan to detail to patients the benefits or drawbacks of certain marihuana strains or products in connection with the debilitating medical conditions set forth in the Michigan Medical Marihuana Act.~~

~~(10) With respect to medical marihuana provisioning centers, a description of drug and alcohol awareness programs that shall be provided or arranged for by the applicant and made available for the public.~~

~~(11) A written description of the training and education that the applicant will provide to all employees.~~

(742) A copy of the proposed business plan for the MARIHUANA OPERATION establishment, including, but not limited to, the following:

i. The proposed ownership structure of the MARIHUANA OPERATION establishment, including percentage ownership of each person or entity; and

ii. A current organization chart that includes position descriptions and the names of each person holding each position; and

~~iii. A proposed marketing, advertising, and business promotion plan, including plans to minimize the exposure of marketing or promoting marihuana products to minors; and~~

~~iv. Planned tangible capital investment in the City, including detail related to the number and nature of applicant's proposed medical marihuana establishments in the City and whether~~

~~the locations of such establishments will be owned or leased; further, if multiple licenses are proposed, an explanation of the economic benefits to the City and job creation, if any, to be achieved through the award of such multiple licenses. Supporting factual data shall be included with the response to this subsection; and~~

~~v. Expected job creation from the proposed medical marihuana establishment(s); and~~

~~vi. Planned worker training programs; and~~

~~vii. Financial structure and financing of the proposed medical marihuana establishment(s); and~~

~~viii. Short term and long term goals and objectives consistent with this chapter; and~~

~~ix. If a medical marihuana grower facility(ies) are proposed, plans to integrate such facility(ies) with other proposed medical marihuana establishments and a statement whether the medical marihuana grower facility will grow 1,000 plants or more and the square footage of the building(s) housing such grower facility, and if so, will the facility contain more than 10,000 square feet of space;~~

~~x. Community outreach/education plans and strategies;~~

~~xi. Charitable plans and strategies, whether fiscally or through volunteer work.~~

(843) ~~One of the following: (a) proof of ownership of the entire premises wherein the MARIHUANA OPERATION medical marihuana establishment is to be operated; or (b) written consent from the property owner for use of the premises in a manner requiring licensure under this eChapter along with a copy of any lease for the premises.~~

~~(14) A description of the security plan for the medical marihuana establishment, including, but not limited to, any lighting, alarms, barriers, recording/monitoring devices, and/or security guard arrangements proposed for the establishment and premises. The security plan must contain the specification details of each piece of security equipment. Each medical marihuana establishment must have a security guard present during business hours or alternative security procedures shall be proposed in the business plan.~~

(945) VERIFY COMPLIANCE WITH STATE-MANDATED SECURITY MEASURES AS OUTLINED
IN EMERGENCY RULE 35 OF THE DEPARTMENT OF LICENSING AND REGULATORY
AFFAIRS: ADULT-USE MARIHUANA ESTABLISHMENTS EMERGENCY RULES OF JULY 3,
2019, AS MAY BE UPDATED OR AMENDED FROM TIME TO TIME.

(10) A floor plan of the MARIHUANA OPERATION ~~medical marihuana establishment~~, as well as a
scale diagram illustrating the property ~~upon which the medical marihuana establishment is to be~~
~~operated~~, including all available parking spaces, ~~and specifying which parking spaces, if any,~~
~~are handicapped-accessible~~ all available handi-capped accessible parking, and noting storage
spaces for any flammable or combustible substances.

~~(16) Any proposed text or graphical materials to be shown on the exterior of the proposed medical~~
~~marihuana establishment.~~

(11) VERIFY COMPLIANCE WITH STATE-MANDATED MARKETING AND ADVERTISING
RESTRICTIONS AS OUTLINED IN EMERGENCY RULE 52 OF THE DEPARTMENT OF
LICENSING AND REGULATORY AFFAIRS: ADULT-USE MARIHUANA ESTABLISHMENTS
EMERGENCY RULES OF JULY 3, 2019, AS MAY BE UPDATED OR AMENDED FROM TIME
TO TIME.

(1247) A location area map, as measured pursuant to Section 1300.4310(d), of the MARIHUANA
OPERATION ~~medical marihuana establishment~~ and surrounding area that identifies the relative
locations and the distances, as measured pursuant to Section 1300.4310(d), to the buffered
uses set forth in Section 1300.4310(a), AND NOTING ANY RESIDENTIALLY-ZONED
PROPERTY WITHIN ¼ MILE OF THE MARIHUANA OPERATION.

~~(18) A facility sanitation plan to protect against any marihuana being ingested by any person or~~
~~animal, indicating how the waste will be stored and disposed of, and how any marihuana will be~~
~~rendered unusable upon disposal. Disposal by on-site burning or introduction in the sewerage~~
~~system is prohibited.~~

~~(19) A proposed patient recordkeeping plan that will track quantities sold to individual patients and~~
~~caregivers, and will monitor inventory.~~

~~(20) A description of procedures for testing of contaminants, including mold and pesticides.~~

(1324) An affidavit that neither the applicant nor any stakeholder of the applicant is in default to the City. Specifically, that the applicant or stakeholder of the applicant has not failed to pay any property taxes, special assessments, fines, fee or other financial obligation to the City.

~~(22) Verification, including copies of actual bank statements, showing that the applicant has minimum net worth of \$100,000.00 in the applicant's name.~~

~~(23) An estimate of the number and type of jobs that the medical marihuana establishment is expected to create, the amount and type of compensation expected to be paid for such jobs, and the projected annual budget and revenue of the medical marihuana establishment.~~

(1424) A signed acknowledgment that the applicant is aware and understands that all matters related to marihuana, growing, cultivation, possession, dispensing, testing, safety compliance, transporting, distribution, and use are currently subject to State and Federal laws, rules, and regulations, and that the approval or granting of a license hereunder does not exonerate or exculpate the applicant from abiding by the provisions and requirements and penalties associated with those laws, rules and regulations or exposure to any penalties associated therewith; and further the applicant waives and forever releases any claim, demand, action, legal redress, or recourse against the City, its elected and appointed officials and its employees and agents for any claims, damages, liabilities, causes of action, damages, and attorney fees the applicant may occur as a result of the violation by applicant, its officials, members, partners, shareholders, employees and agent of those laws, rules, and regulations and hereby waives, and assumes the risk of, any such claims and damages, and lack of recourse against the City, its elected and appointed officials, employees, attorneys, and agents.

~~(25) As it relates to a medical marihuana grower facility, the following additional items shall be required:~~

~~i. A cultivation plan that includes, at a minimum, a description of the cultivation methods to be used, including plans for the growing mediums, treatments, and/or additives;~~

~~ii. A production testing plan that includes, at a minimum, a description of how and when samples for laboratory testing by an international organization for standardization accredited testing facility will be selected, what type of testing will be requested, and how the test results will be used;~~

~~iii. An affidavit that all operations will be conducted in conformance with the MMA, the MMFLA, MTA and other applicable State law;~~

~~iv. A chemical and pesticide storage plan that states the names of the pesticides to be used in cultivation and where and how pesticides and chemicals will be stored in the establishment, along with a plan for the disposal of unused pesticides;~~

~~v. All cultivation must be performed in a building. The applicant shall specifically acknowledge this provision.~~

(1526) Proof of an insurance policy covering EACH LICENSEE the establishment and naming the City, its elected and appointed officials, employees, and agents, as additional insured parties, available for the payment of any damages arising out of an act or omission of the applicant or its stakeholders, agents, employees, or subcontractors, in the amount of (a) at least \$1,000,000.00 for property damage; (b) at least \$1,000,000.00 for injury to one person; and (c) at least \$2,000,000.00 for injury to two or more persons resulting from the same occurrence. The insurance policy underwriter must have a minimum A.M. Best Company insurance ranking of B+, consistent with State law. The policy shall provide that the City shall be notified by the insurance carrier 30 days in advance of any cancellation. THE INSURER MUST BE LICENSED IN THE STATE OF MICHIGAN.

(1627) a.i. Proof of a surety bond in the amount of \$50,000 with the City listed as the obligee to guarantee performance by applicant of the terms, conditions and obligations of this eChapter in a manner and surety approved by the City Attorney; or, in the alternative,

b.ii. Creation of an escrow account as follows:

i.a. The account must be provided by a State or federally regulated financial institution or other financial institution ~~approved by the City Attorney based upon an objective assessment of the institution's financial stability;~~ and

ii.b. The account must be for the benefit of the City to guarantee performance by licensee in compliance with this chapter and applicable law; and

iii.c. The account must be in the amount of \$20,000.00 and in a form prescribed by the City Attorney.

(17) PROJECTED OR ACTUAL ANNUAL BUDGET AND REVENUE BASED UPON GENERALLY ACCEPTED ACCOUNTING PRINCIPLES (GAAP STANDARDS) DEMONSTRATING SUFFICIENT FINANCIAL RESOURCES TO FUND AND EXECUTE THE SUBMITTED BUSINESS PLANS AND BUILDING PLANS.

(18) AN ESTIMATE OF THE NUMBER AND TYPE OF FULL-TIME EQUIVALENT JOBS THAT THE MARIHUANA OPERATION EXPECTS TO CREATE AND THE AMOUNT AND TYPE OF COMPENSATION FOR EACH POSITION, INCLUDING BUT NOT LIMITED TO HEALTHCARE, RETIREMENT, AND PAID TIME OFF.

(19) SUBMISSION OF AN ODOR PLAN TO ADDRESS ANY POTENTIAL ODORS STEMMING FROM THE USE, STORAGE, GROWING, OR PROCESSING OF MARIHUANA.

(20) EXECUTION OF THE FINANCIAL RESOURCES LITIGATION HISTORY FORM MADE AVAILABLE BY THE CITY CLERK.

(21) EXECUTION OF THE MORALS, GOOD ORDER AND GENERAL WELFARE LITIGATION HISTORY FORM MADE AVAILABLE BY THE CITY CLERK.

(2228) Any other information REQUESTED BY THE CITY CLERK TO ASSIST IN THE REVIEW OF THE APPLICATION. ~~which may be required by Commission rule or City Council ordinance from time to time.~~ FAILURE TO PROVIDE REQUIRED OR REQUESTED INFORMATION MAY

RESULT IN AN INCOMPLETE APPLICATION DETERMINATION AND MAY RESULT IN DENIAL OR REVOCATION OF LICENSURE.

(23) THERE IS AN ONGOING OBLIGATION TO PROVIDE UPDATED INFORMATION TO THE CITY CLERK. SHOULD THERE BE A CHANGE TO ANY PORTION OF AN APPLICATION, THE APPLICANT MUST ADVISE THE CITY CLERK WITHIN 7 DAYS FROM DATE OF CHANGE AND PROVIDE ANY DOCUMENTATION TO SUPPORT THE CHANGE IN APPLICATION. FAILURE TO PROVIDE DOCUMENTATION SHALL RESULT IN AN INCOMPLETE APPLICATION DETERMINATION AND IS SUBJECT TO DENIAL OF LICENSURE.

(c) ~~EACH All applications shall be accompanied by a license application fee in an amount of \$5,000.00. Should the applicant not receive a license, one-half of the application fee shall be returned.~~

(d) Upon receipt of a completed application meeting the requirements of this section and the appropriate license application fee, the City Clerk shall refer a copy of the application to each of the following for their approval: the CITY ATTORNEY ~~Fire Department~~, the Building Safety Office, the Police Department, the Zoning Administrator, and the City Treasurer.

(e) ~~Except as provided in Section 1300.18 n~~No application shall be approved unless:

(1) ~~The Fire Department and the Building Safety Office has~~ve inspected the proposed location OR APPROVED PROPOSED SITE PLANS for compliance with all laws for which they are charged with enforcement and for compliance with the requirements of this eChapter.

(2) The Zoning Administrator has confirmed that the proposed location complies with the Zoning Code and this eChapter, ~~including any variances granted under Section 1300.18.~~

(3) The City Treasurer has confirmed that the applicant and each stakeholder of the applicant ~~and the proposed location of the establishment~~ are not in default to the City, INCLUDING BUT NOT LIMITED TO, NON-PAYMENT OF PROPERTY TAXES.

(4) The Police Department has REVIEWED THE CRIMINAL HISTORY BACKGROUND CHECKS FOR EACH APPLICANT, STAKEHOLDER, AND EMPLOYEES PROVIDED BY THE

APPLICANT. ~~determined that the applicant has met the requirements of this chapter with respect to the background check and security plan.~~

(5) THE CITY ATTORNEY'S OFFICE HAS REVIEWED AND APPROVED AS TO FORM THE INSURANCE AND EITHER THE SURETY BOND OR ESCROW ACCOUNT DOCUMENTATION FOR COMPLIANCE WITH STATE AND LOCAL LAWS.

(Ord. No. 1217, § 1, 9-7-17)

1300.056. - License application evaluation.

(a) THE CLERK MAY OPEN A 30 DAY ENROLLMENT PERIOD AT HIS OR HER DISCRETION FOR ANY LICENSE TYPE.

(b) The City Clerk shall assess, evaluate, score and rank all COMPLETE MEDICAL MARIHUANA PROVISIONING CENTER, MARIHUANA RETAILER, MEDICAL MARIHUANA GROW, MARIHUANA GROW, MEDICAL MARIHUANA PROCESSOR, MARIHUANA PROCESSOR, MARIHUANA MICROBUSINESS, AND DESIGNATED CONSUMPTION ESTABLISHMENT applications submitted according to the provisions of this eChapter. ASSESSMENT, EVALUATION, SCORING, AND RANKING SHALL BE COMPLETED FOR EACH LICENSE TYPE. ADDITIONALLY, THE CLERK SHALL ASSESS, EVALUATE, SCORE AND RANK MARIHUANA MICROBUSINESS AND DESIGNATED CONSUMPTION ESTABLISHMENT APPLICATIONS BASED UPON WARD. No application WILL BE EVALUATED, SCORED, OR RANKED ~~shall be accepted for assessment, evaluation, scoring, and ranking~~ unless such application contains the approvals required by Section 1300.04(e)5 AND THE APPLICATION CONTAINS ALL REQUIRED INFORMATION OUTLINED IN 1300.04. ALL OTHER TYPES OF MARIHUANA OPERATION LICENSES SHALL BE ASSESSED FOR COMPLETENESS AND COMPLIANCE WITH THE TERMS OF THIS CHAPTER.

(bc) THE CITY CLERK'S ASSESSMENT, EVALUATION, SCORE, AND RANK OF EACH APPLICATION THAT REQUIRES SCORING SHALL BE BASED UPON A SCORING CRITERIA CREATED BY

THE CITY CLERK CONSISTENT WITH THE REQUIREMENTS AND CONDITIONS OF THIS CHAPTER. SCORING SHALL FALL UNDER THE FOLLOWING GENERAL CATEGORIES: CONTENT AND SUFFICIENCY, CONSISTENCY WITH SURROUNDING LAND USE AND RESIDENT SAFETY, DEMONSTRATION OF SUFFICIENT FINANCIAL RESOURCES, AND PROMOTION OF LOCAL BUSINESS. THE CITY CLERK SHALL AWARD CONDITIONAL APPROVAL OR LICENSES TO THE TOP SCORING COMPLETE APPLICATIONS FOR THE NUMBER OF LICENSES AVAILABLE DURING EACH ENROLLMENT PERIOD. SCORING AND RANKING RENEWS WITH EACH ENROLLMENT PERIOD. ~~In its application assessment, evaluation, scoring, and ranking, deliberations, the Clerk shall assess, evaluate, score, and rank each application based upon a scoring and ranking procedure developed by the Clerk consistent with the requirements, conditions, and provisions of this chapter in each of the categories set forth below in this subsection.~~ Overall scoring and ranking shall be conducted and applied by the Clerk on the basis of assigned points from zero points to 100 points with the lowest overall total score as zero points and the highest possible total score being 100 points. THE CLERK RETAINS THE RIGHT TO AWARD FEWER LICENSES THAN THE NUMBER AVAILABLE IF THE REMAINING LICENSE APPLICATION SCORES FALL BELOW 75/100, HOWEVER, NO LICENSE SHALL BE AWARDED TO AN APPLICANT WHOSE SCORE FALLS BELOW 60/100.

- (d) IN THE ASSESSMENT, EVALUATION, SCORE, AND RANKING OF LICENSE APPLICATIONS THE CITY CLERK MAY GIVE PREFERENCE TO LOCATIONS THAT IMPROVE ACCESS TO MEDICAL MARIHUANA PATIENTS, ARE CONSISTENT WITH SURROUNDING AND NEARBY LAND USE, AND LIMIT POTENTIAL EXPOSURE OR DISTURBANCE OF NEIGHBORHOODS.

~~(1) The content and sufficiency of the information contained in 1300.05(b)(12) and (23); the maximum number of scoring points in this category shall be 50 points.~~

~~(2) Whether the proposed establishment will be consistent with land use for the surrounding neighborhood and not have a detrimental effect on traffic patterns and resident safety. The maximum number of scoring points in this category shall be 20 points.~~

~~(3) Planned outreach on behalf of the proposed establishment, and whether the applicant or its stakeholders have made, or plan to make, significant physical improvements to the building housing the medical marihuana establishment, including plans to eliminate or minimize traffic, noise, and odor effects on the surrounding neighborhood. The maximum number of scoring points in this category shall be ten points.~~

~~(4) Whether the applicant or any of its stakeholders have a record of acts detrimental to the public health, security, safety, morals, good order, or general welfare prior to the date of the application; whether the applicant or any of its stakeholders have previously operated an illegal business of any kind, including any violation of City medical marihuana moratoriums. The maximum number of scoring points in this category shall be ten points.~~

~~(5) Whether the applicant has reasonably and tangibly demonstrated it possesses sufficient financial resources to fund, and the requisite business experience to execute, the submitted business plan and other plans required by Section 1300.05. The maximum number of scoring points in this category shall be ten points.~~

~~(cc) Based upon testimony, written and oral comments from the public feedback, RECOMMENDATIONS FROM RELEVANT BOARDS AND COMMISSIONS, Planning Board review, maps, historical data, Council committee deliberations, and public hearings, the City Council finds and determines that it is in the public interest and serves a public purpose that the maximum number of LOCATIONS FOR BOTH MEDICAL MARIHUANA PROVISIONING CENTERS AND MARIHUANA RETAILERS licenses issued for medical marihuana provisioning centers shall be capped at 2825. and implemented in a two phase process in order to balance serving patients' needs and spreading economic development. A SINGLE LOCATION MAY SERVE AS BOTH A MEDICAL MARIHUANA PROVISIONING CENTER AND MARIHUANA RETAILER.~~

~~(1) Phase one: At the conclusion of a 30-day enrollment period set by the City Clerk, the City Clerk shall begin processing of applications for authorization of a maximum of 20 provisioning center licenses to allow for an efficient and manageable administrative review. The City Clerk may adjust distribution of phase two licenses to meet patients' needs.~~

~~(2) Phase two: At the conclusion of a second 30-day enrollment period set by the Clerk, which is open to new applications and amended applications, the Clerk may authorize a maximum of five additional provisioning center licenses during the two-phase process. An application submitted during phase one to the Clerk, but not selected for approval during phase one, may be considered for approval during phase two. The Clerk will initiate phase two within one year of the start of phase one.~~

~~(fe) In the event that there are more applicants for provisioning center licenses who meet the minimum requirements set forth in Section 1300.06(b) than there are licenses available in either phase one or two, the top scoring 20 applicants in phase one and top scoring five applicants in phase two, shall be eligible to receive provisioning center licenses in accordance with the assessment, evaluation, scoring, and ranking procedures established in this chapter. In the event of an evaluation scoring tie during AN ENROLLMENT PERIOD either phase one or phase two, which causes there to be more APPLICANTS THAN LICENSES OR LOCATIONS AVAILABLE than 20 and five highest scoring applicants respectively, the scoring-tied applicants will be entered into a random draw using procedures set by the City Clerk consistent with subsections 1300.06(c) and (d). Those applications randomly selected shall be eligible to receive THE LICENSE APPLIED FOR CONSISTENT WITH THIS CHAPTER. a provisioning center license; however, in no event shall the maximum number of provisioning center licenses ever exceed 25. All license applications must be submitted during the open enrollment periods set by the Clerk.~~

~~(ef) Nothing in this section is intended to confer a property or other right, duty, privilege or interest in a license of any kind or nature whatsoever including, but not limited to, any claim of entitlement.~~

~~(fg) The Clerk may engage professional expert assistance in performing the Clerk's duties and responsibilities under the eChapter.~~

~~(h) IF THE APPLICANT APPLIES FOR A STATE LICENSE, THE APPLICANT MUST NOTIFY THE CITY CLERK OF THE PENDING STATE APPLICATION WITHIN 7 DAYS IN WRITING BY CERTIFIED MAIL.~~

- (i) IF THE APPLICANT HAS NOT APPLIED FOR A STATE LICENSE, THE APPLICANT MUST APPLY FOR A STATE LICENSE WITHIN 28 DAYS OF SUBMITTING AN APPLICATION TO THE CITY CLERK.

(Ord. No. 1217, § 1, 9-7-17)

1300.06. – LIMITS ON LICENSES AND LOCATIONS.

- (a) BASED UPON INVESTIGATION, RECOMMENDATIONS, REVIEW, AND CONSIDERATION FROM THE PUBLIC, RELEVANT BOARDS AND COMMISSIONS, PLANNING BOARD REVIEW, MAPS, HISTORICAL DATA, COUNCIL COMMITTEES, AND PUBLIC HEARINGS AND MEETINGS, THE CITY COUNCIL FINDS AND DETERMINES THAT IT IS IN THE PUBLIC INTEREST AND SERVES A PUBLIC PURPOSE TO LIMIT, AS DEFINED, THE FOLLOWING LICENSES:

- (1) THE MAXIMUM NUMBER OF LOCATIONS FOR BOTH MEDICAL MARIHUANA PROVISIONING CENTERS AND MARIHUANA RETAILERS SHALL BE CAPPED AT 28. A SINGLE LOCATION MAY SERVE AS BOTH A MEDICAL MARIHUANA PROVISIONING CENTER AND A MARIHUANA RETAILER.
- (2) THE MAXIMUM NUMBER OF LOCATIONS FOR MARIHUANA MICROBUSINESSES SHALL BE CAPPED AT 1 LOCATION PER WARD, AS DEFINED.
- (3) THE MAXIMUM NUMBER OF LOCATIONS FOR A DESIGNATED CONSUMPTION ESTABLISHMENTS SHALL BE CAPPED AT 1 LOCATION PER WARD, AS DEFINED.
- (4) UPON THE EFFECTIVE DATE OF THIS ORDINANCE THE MAXIMUM NUMBER OF LOCATIONS FOR MEDICAL MARIHUANA GROWS AND MARIHUANA GROWS SHALL BE CAPPED AT 75 LOCATIONS OR THE NUMBER OF LOCATIONS BASED UPON LICENSES AWARDED AND APPLICATIONS PENDING WITH THE CITY CLERK AS OF THE EFFECTIVE DATE OF THIS ORDINANCE, WHICHEVER IS HIGHER. A SINGLE LOCATION MAY SERVE AS BOTH A MEDICAL MARIHUANA GROW AND MARIHUANA GROW. BEGINNING JANUARY 1, 2021, AS LICENSES ARE DENIED OR ISSUED LICENSES ARE NOT

RENEWED, SUCH LICENSES SHALL BE ELIMINATED UNTIL THE TOTAL NUMBER OF
LOCATIONS HAS BEEN REDUCED TO 55.

1300.07. - License renewal application.

(a) Application for a license renewal required by this eChapter shall be made in writing to the City Clerk
at least 2830 days prior to the expiration of an existing license.

(b) An application for a license renewal required by this eChapter shall be made under oath on forms
provided by the City, and shall contain all of the information required by Section 1300.0504(b).

(c) An application for a license renewal shall be accompanied by a renewal fee in an amount of
\$5,000.00. ~~which half will be returned should the license not be renewed.~~ The renewal fee is
established to defray the costs of the administration AND ENFORCEMENT of this eChapter
EXPENDED BY THE CITY CLERK'S OFFICE, POLICE DEPARTMENT, CITY ATTORNEY'S
OFFICE, TREASURY, BUILDING SAFETY OFFICE, ZONING ADMINISTRATOR, AND OTHER
RELEVANT CITY DEPARTMENTS.

(d) Upon receipt of a completed application for a license renewal meeting the requirements of this
eChapter and the license renewal fee, the City Clerk shall refer a copy of the renewal application to
each of the following for their approval: the CITY ATTORNEY'S OFFICE ~~Fire Department~~, the
Building Safety Office, the Police Department, the Zoning Administrator, and the City Treasurer.

(e) No application for a license renewal shall be approved unless:

~~(1)~~i. The ~~Fire Department and the~~ Building Safety Office has~~ve~~ inspected the proposed location
AND/OR APPROVED PROPOSED SITE PLANS for compliance with all laws for which they are
charged with enforcement within the past calendar year.

~~(2)~~ii. The Zoning Administrator has confirmed that the location complies with the Zoning Code and
this eChapter, ~~at the time a license is granted, including any variances granted under Section~~
~~1300.18.~~

(3)iii. The City Treasurer has confirmed that the applicant and each stakeholder of the applicant and the location of the MARIHUANA OPERATION ~~medical-marihuana establishment~~ are not currently in default to the City, INCLUDING BUT NOT LIMITED TO PROPERTY TAXES.

(4)iv. The Police Department has reviewed THE CRIMINAL HISTORY BACKGROUND CHECKS FOR EACH APPLICANT, STAKEHOLDER, AND EMPLOYEE, AS PROVIDED BY THE APPLICANT. ~~the application and determined that the applicant has satisfied the requirements of this chapter with respect to the background check and security plan.~~

(5)v. THE CITY ATTORNEY'S OFFICE HAS REVIEWED AND APPROVED AS TO FORM THE INSURANCE AND EITHER THE SURETY BOND OR ESCROW ACCOUNT DOCUMENTATION FOR COMPLIANCE WITH STATE AND LOCAL LAWS.

(5)vi. The applicant possesses the necessary State licenses or approvals, ~~including those issued pursuant to the MMFLA.~~

(6)vii. The applicant has operated the MARIHUANA OPERATION ~~medical-marihuana establishment~~ in accordance with the conditions and requirements of this Chapter AS WELL AS FEDERAL AND STATE LAWS AND REGULATIONS.

(7)viii. The MARIHUANA OPERATION ~~medical-marihuana establishment~~ has not been declared a public nuisance.

(8) ~~The applicant is operating the medical-marihuana establishment in accordance with Federal, State, and local laws and regulations.~~

(f) If written approval is given by each individual, department, or entity identified in subsection (e), the City Clerk CONFIRMS COMPLIANCE WITH SUBSECTION (b) AND RECEIPT OF THE RENEWAL FEE, THE CITY CLERK shall issue a license renewal to the applicant. ~~If no renewal license is issued, half of the renewal fee shall be returned.~~ The renewal shall be deemed approved if the City has not issued formal notice of denial within 60 days of the filing date of the application, unless the applicant is advised of non-compliance under Section 1300.07(e) during such period.

(Ord. No. 1217, § 1, 9-7-17)

1300.08. - Licenses generally.

(a) To the extent permissible under law, all information submitted in conjunction with an application for a license or license renewal required by this eChapter is confidential and exempt from disclosure under the Michigan Freedom of Information Act, 1976 PA 442, MCL 15.231 et seq., including the trade secrets or commercial or financial information exemptions available under Section 13(f) of the Michigan Freedom of Information Act. Furthermore, no personal or medical information concerning the applicant shall be submitted to the CITY. ~~Medical Marijuana Commission.~~

(b) Licensees may transfer a license issued under this eChapter to a different location upon receiving written approval from the City Clerk. In order to request approval to transfer a license location, the licensee must make a written request to the City Clerk, indicating the current license location and the proposed license location. Upon receiving the written request, the City Clerk shall refer a copy of the written request to each of the following for their approval: the CITY ATTORNEY'S OFFICE ~~Fire Department~~, the Building Safety Office, the Police Department, the Zoning Administrator, and the City Treasurer. No license transfer shall be approved unless each ~~such individual~~ department, or AND entity gives written approval that the licensee and the proposed license location meet the standards identified in this eChapter, including but not limited to Section 1300.0504(e), and the City Clerk has determined that the proposed location meets the requirements of Sections 1300.0506(b)(2) and (3). ~~APPLICANTS MAY NOT CHANGE LOCATIONS DURING THE APPLICATION REVIEW PERIOD.~~

(c) ~~A Licensees~~ may transfer a license issued under this eChapter to a different individual or entity upon receiving written approval by the City Clerk. In order to request approval to transfer a license to a different individual or entity, the licensee must make a written request to the City Clerk, indicating the current licensee and the proposed licensee. Upon receiving the written request, the City Clerk shall REVIEW THE APPLICATION FOR CONFORMITY WITH ~~consider the request as a new application for a license and the procedures set forth in~~ Sections 1300.0504 and 1300.0605 ~~shall be followed~~ including submission of the license application fee. Application fees are non-transferable.

(d) A Licensees shall report any other change in the information required by this chapter to the City Clerk within 7 ~~ten~~-business days of the change. Failure to do so may result in suspension or revocation of the license.

~~(e) Any license application approved pursuant to this chapter shall not be effective, and no medical marihuana establishment may operate, unless the medical marihuana establishment is operated pursuant to a license or approval issued under the MMFLA.~~

(Ord. No. 1217, § 1, 9-7-17)

1300.09. - Minimum operational standards of a MARIHUANA OPERATION ~~medical marihuana provisioning center.~~

Except as may be preempted by state law or regulation:

(a) Every ~~m~~Medical ~~m~~Marihuana ~~p~~Provisioning ~~e~~Center, MARIHUANA RETAILER, AND DESIGNATED CONSUMPTION ESTABLISHMENT must be located in a ~~b~~Building, as defined under Section 1300.02.

(b) No ~~m~~Medical ~~m~~Marihuana ~~p~~Provisioning ~~e~~Center, MARIHUANA RETAILER, MARIHUANA MICROBUSINESS, OR DESIGNATED CONSUMPTION ESTABLISHMENT shall be open between the hours of 10:00 p.m. and 9:00 a.m.

(c) Consumption of marihuana shall be prohibited on the premises of a MARIHUANA OPERATION ~~medical marihuana provisioning center~~ except as permitted by City Charter Section 8-501, and State law, AND A DESIGNATED CONSUMPTION ESTABLISHMENT LICENSE HAS BEEN OBTAINED.

~~(d) A medical marihuana provisioning center shall continuously monitor the entire premises on which they are operated with surveillance systems that include security cameras. The video recordings shall be maintained in a secure, off-site location for a period of 14 days.~~

~~(e) Unless permitted by the MMMA, public or common areas of the medical marihuana provisioning center must be separated from restricted or non-public areas of the provisioning center by a permanent barrier. Unless permitted by the MMMA, no medical marihuana is permitted to be stored, displayed, or transferred in an area accessible to the general public.~~

~~(f) All medical marihuana storage areas within medical marihuana provisioning center must be separated from any customer/patient areas by a permanent barrier. Unless permitted by the MMMA, no medical marihuana is permitted to be stored in an area accessible by the general public or registered customers/patients. Medical marihuana may be displayed in a sales area only if permitted by the MMFLA.~~

~~(g) Any usable medical marihuana remaining on the premises of a medical marihuana provisioning center while the medical marihuana provisioning center is not in operation shall be secured in a safe permanently affixed to the premises.~~

~~(h) Reserved.~~

(id) No MARIHUANA OPERATION ~~medical marihuana provisioning center~~ shall be operated in a manner creating noise, dust, vibration, glare, fumes, or odors detectable to normal senses beyond the boundaries of the property on which the MARIHUANA OPERATION ~~medical marihuana provisioning center~~ is operated; or any other nuisance that hinders the public health, safety and welfare of the residents of the City.

(je) The license required by this eChapter shall be prominently displayed on the premises of a MARIHUANA OPERATION. ~~medical marihuana provisioning center.~~

~~(k) Disposal of medical marihuana shall be accomplished in a manner that prevents its acquisition by any person who may not lawfully possess it and otherwise in conformance with State law.~~

~~(l) All medical marihuana delivered to a patient shall be packaged and labeled as provided by State law and this chapter. The label shall include:~~

~~(1) A unique alphanumeric identifier for the person to whom it is being delivered.~~

~~(2) A unique alphanumeric identifier for the cultivation source of the marihuana.~~

~~(3) That the package contains marihuana.~~

~~(4) The date of delivery, weight, type of marihuana and dollar amount or other consideration being exchanged in the transaction.~~

~~(5) A certification that all marihuana in any form contained in the package was cultivated, manufactured, and packaged in the state of Michigan.~~

~~(6) The warning that "this product is manufactured without any regulatory oversight for health, safety or efficacy. There may be health risks associated with the ingestion or use of this product. Using this product may cause drowsiness. Do not drive or operate heavy machinery while using this product. Keep this product out of reach of children. This product may not be used in any way that does not comply with State law or by person who does not possess a valid medical marihuana patient registry card."~~

~~(7) The name, address, email address, and telephone number of an authorized representative of the dispensary whom a patient can contact with any questions regarding the product.~~

~~(m) A licensee shall require all registered patients present both their Michigan medical marihuana patient/caregiver ID card and State identification prior to entering restricted/limited areas or non-public areas of the medical marihuana provisioning center, and if no restricted/limited area is required, then promptly upon entering the medical marihuana provisioning center.~~

~~(nf) The premises shall be open for inspection during the stated hours of operation and as such other times as anyone is present on the premises. REFUSAL TO PERMIT INSPECTION MAY RESULT IN REVOCATION OR SUSPENSION OF LICENSURE.~~

~~(eg) It shall be prohibited to display any signs that are inconsistent with local laws or regulations or State law.~~

~~(ph) NO OTHER ACCESSORY USES ARE PERMITTED WITHIN THE SAME ESTABLISHMENT OR FACILITY UNLESS EXPRESSLY PERMITTED BY STATE OR LOCAL LAW. It shall be~~

~~prohibited to use advertising material that is misleading, deceptive, or false, or that is designed to appeal to minors.~~

(ei) ALL PROCESSING ACTIVITY SHALL BE PERFORMED INDOORS IN A BUILDING. ~~No licensed medical marijuana provisioning center shall place or maintain, or cause to be placed or maintained, an advertisement of medical marijuana in any form or through any medium within the distance limitations set forth in Section 1300.13(a).~~

~~(r) Certified laboratory testing results that display at a minimum the Tetrahydrocannabinol (THC), Cannabidiol (CBD), total cannabinoid testing results, and a pass/fail rating based on the certified laboratory's state required testing must be available to all medical marijuana provisioning center patients/customers upon request and prominently displayed.~~

(j) All persons working in direct contact with ~~medical~~ marijuana shall conform to hygienic practices while on duty, including but not limited to:

- i. Maintaining adequate personal cleanliness;
- ii. Washing hands thoroughly in adequate hand-washing areas before starting work and at any other time when the hands may have become soiled or contaminated;
- iii. Refraining from having direct contact with medical marijuana if the person has or may have an illness, open lesion, including boils, sores or infected wounds, or any other abnormal source of microbial contamination, until the condition is corrected.

(k) MARIHUANA OPERATIONS ~~Establishments~~ must be kept clean and in good repair, including proper disposal of all waste and litter.

(l) NO MEDICAL MARIHUANA PROVISIONING CENTER, MARIHUANA RETAILER, MARIHUANA MICROBUSINESS, OR DESIGNATED CONSUMPTION ESTABLISHMENT SHALL PERMIT THE SALE, CONSUMPTION, OR SERVING OF ALCOHOL.

(Ord. No. 1217, § 1, 9-7-17)

831 ~~1300.10. Minimum operational standards of a medical marihuana grower facility.~~

832 ~~(a) Except as may be preempted by State law or regulation, the following minimum standards for~~
833 ~~medical marihuana grower facilities shall apply:~~

834 ~~(1) The medical marihuana grower facility shall comply at all times and in all circumstances with~~
835 ~~the MMMA, the MMFLA, the MTA, and the general rules of the Department of Licensing and~~
836 ~~Regulatory Affairs, or their successors, as they may be amended from time to time.~~

837 ~~(2) Except as provided by State law and City Charter, consumption and/or use of medical~~
838 ~~marihuana shall be prohibited at the grower facility.~~

839 ~~(3) All grower activity related to the grower facility shall be performed in a building.~~

840 ~~(4) The premises shall be open for inspection during the stated hours of operation and as such~~
841 ~~other times as anyone is present on the premises.~~

842 ~~(5) Any medical marihuana grower facility shall comply with the MTA and shall maintain a log book~~
843 ~~and/or database identifying by date the amount of medical marihuana and the number of~~
844 ~~medical marihuana plants on the premises which shall not exceed the amount permitted under~~
845 ~~the grower license issued by the state. This log shall be available to law enforcement personnel~~
846 ~~to confirm that the medical marihuana grower does not have more medical marihuana than~~
847 ~~authorized at the location and shall not be used to disclose more information than is reasonably~~
848 ~~necessary to verify the lawful amount of medical marihuana at the facility.~~

849 ~~(6) All medical marihuana shall be contained within the building in a locked facility in accordance~~
850 ~~with the MMMA, the MMFLA, MTA, and the rules and regulations of the Medical Marihuana~~
851 ~~Licensing Board, as amended.~~

852 ~~(7) All necessary building, electrical plumbing and mechanical permits shall be obtained from the~~
853 ~~City or other applicable government authority for any portion of the structure in which electrical~~
854 ~~wiring, lighting and/or watering devices that support the cultivation, growing or harvesting of~~
855 ~~marihuana are located.~~

~~(8) That portion of the structure where any chemicals such as herbicides, pesticides, and fertilizers are stored shall be subject to inspection and approval by the Fire Department to ensure compliance with the State Fire Codes.~~

~~(9) The dispensing of medical marihuana at the medical marihuana grower facility shall be prohibited.~~

~~(10) There shall be no other accessory uses permitted within the same facility other than those associated with cultivating, processing, or testing medical marihuana. Multi-tenant commercial buildings may permit accessory uses in suites segregated from medical marihuana grower facility.~~

~~(11) All persons working in direct contact with medical marihuana shall conform to hygienic practices while on duty, including but not limited to:~~

~~i. Maintaining adequate personal cleanliness;~~

~~ii. Washing hands thoroughly in adequate hand-washing areas before starting work and at any other time when the hands may have become soiled or contaminated;~~

~~iii. Refraining from having direct contact with medical marihuana if the person has or may have an illness, open lesion, including boils, sores or infected wounds, or any other abnormal source of microbial contamination, until the condition is corrected.~~

~~(12) Litter and waste shall be properly removed and the operating systems for waste disposal are maintained in an adequate manner so that they do not constitute a source of contamination in areas where medical marihuana is exposed.~~

~~(13) Floors, walls, and ceilings shall be constructed in such a manner that they may be adequately cleaned and kept clean and in good repair.~~

~~(14) There shall be adequate screening or other protection against the entry of pests. Rubbish shall be disposed of so as to minimize the development of odor and minimize the potential for waste development and minimize the potential for waste becoming an attractant, harborage or breeding place for pests.~~

~~(15) Any buildings, fixtures and other facilities shall be maintained in a sanitary condition.~~

~~(16) Each cultivation center shall provide its occupants with adequate and readily accessible toilet facilities that are maintained in a sanitary condition and good repair.~~

~~(17) Medical marihuana that can support the rapid growth of undesirable microorganisms shall be held in a manner that prevents the growth of these microorganisms.~~

~~(18) Medical marihuana grower facilities shall be free from infestation by insects, rodents, birds, or vermin or any kind.~~

~~(19) Medical marihuana grower facilities shall produce no products other than useable medical marihuana intended for human consumption.~~

~~(b) In furtherance of the public health, safety, and welfare, exterior signage or advertising identifying the facility as a medical marihuana grower facility shall be prohibited.~~

~~(c) Venting of marihuana odors into the areas surrounding the medical marihuana grower facility is deemed and declared to be a public nuisance.~~

(Ord. No. 1217, § 1, 9-7-17)

~~1300.11. Minimum operational standards of a medical marihuana safety compliance facility.~~

~~(a) Except as may be preempted by State law or regulation, the following minimum standards for safety compliance facilities shall apply:~~

~~(1) The safety compliance facility shall comply at all times and in all circumstances with the MMMA, the MMFLA, the MTA, and the general rules of the Medical Marihuana Licensing Board as they may be amended from time to time.~~

~~(2) Except as provided by State law and Section 8-501 of the City Charter consumption and/or use of medical marihuana shall be prohibited at the facility.~~

~~(3) The premises shall be open for inspection during the stated hours of operation and as such other times as anyone is present on the premises.~~

~~(4) Any safety compliance facility shall maintain a log book and/or database identifying by date the amount of medical marihuana on the premises and from which particular source. The facility shall maintain the confidentiality of qualifying patients in compliance with the Michigan Medical Marihuana Act, as amended from time to time.~~

~~(5) All medical marihuana shall be contained within the building in an enclosed, locked facility in accordance with the MMMA, the MMFLA, and the MTA, and the rules and regulations of the Medical Marihuana Licensing Board, as amended.~~

~~(6) There shall be no other accessory uses permitted within the same facility other than those associated with testing medical marihuana.~~

~~(7) All persons working in direct contact with medical marihuana shall conform to hygienic practices while on duty; training programs shall be developed and implemented for all employees on recognized safe health practices in a safety compliance facility.~~

~~(8) Litter and waste shall be properly removed and the operating systems for waste disposal are maintained in an adequate manner so that they do not constitute a source of contamination in areas where medical marihuana is exposed.~~

~~(9) Floors, walls and ceilings shall be constructed in such a manner that they may be adequately cleaned and kept clean and in good repair.~~

~~(10) Any buildings, fixtures and other facilities shall be maintained in a sanitary condition.~~

~~(11) Medical marihuana that can support the rapid growth of undesirable microorganisms shall be held in a manner that prevents the growth of these microorganisms.~~

~~(b) Exterior signage or advertising identifying the facility as a medical marihuana safety compliance facility shall be prohibited.~~

(Ord. No. 1217, § 1, 9-7-17)

~~1300.12. Minimum operational standards of a medical marihuana processor facility and a medical marihuana secure transporter.~~

~~(a) Except as may be preempted by State law or regulation, the following minimum standards for a medical marihuana processor facility and a medical marihuana secure transporter shall apply:~~

~~(1) The processor and secure transporter shall comply at all times and in all circumstances with the MMMA, the MMFLA, MTA and the general rules of the Medical Marihuana Licensing Board and the Department of Licensing and Regulatory Affairs, or their successors, as the foregoing laws and regulations may be amended from time to time.~~

~~(2) Except as provided by State law and Section 8-501 of the City Charter, consumption and/or use of medical marihuana shall be prohibited at the processor or secure transporter facility.~~

~~(3) All activity related to the processor facility shall be performed indoors in a building.~~

~~(4) The premises shall be open for inspection during the stated hours of operation and as such other times as anyone is present on the premises.~~

~~(5) Any processor and/or secure transporter facility shall maintain a log book and/or database in accordance with the MMFLA, the MTA and the rules and regulations of the Medical Marihuana Licensing Board identifying by date the amount of medical marihuana on the premises which shall not exceed the amount permitted under the processor license issued by the State, to the extent a State permit process exists. This log shall be available to law enforcement personnel to confirm that the processor does not have more medical marihuana than authorized at the location and shall not be used to disclose more information than is reasonably necessary to verify the lawful amount of medical marihuana at the facility.~~

~~(6) All medical marijuana will be tagged with unique identification.~~

~~(7) All medical marihuana shall be contained within the building in a locked facility in accordance with the MMMA, the MMFLA, MTA and the rules and regulations of the Medical Marihuana Licensing Board, as amended.~~

~~(8) All necessary building, electrical, plumbing and mechanical permits shall be obtained for any portion of the structure in which electrical wiring for devices that support the processing or secure transporting of medical marihuana are located.~~

~~(9) That portion of the structure where the storage of any chemicals exists shall be subject to inspection and approval by the Fire Department to ensure compliance with the Michigan Fire Protection Code.~~

~~(10) The dispensing of medical marihuana at the medical marihuana processor or secure transporter facility shall be prohibited except as authorized by City Charter and State law.~~

~~(11) There shall be no other accessory uses permitted within the same facility other than those associated with the processing multi-tenant commercial buildings may permit accessory uses in suites segregated from the processor facility.~~

~~(12) All persons working in direct contact with medical marihuana shall conform to hygienic practices while on duty, including but not limited to:~~

~~i. Maintaining adequate personal cleanliness;~~

~~ii. Washing hands thoroughly in adequate hand-washing areas before starting work and at any other time when the hands may have become soiled or contaminated;~~

~~iii. Refraining from having direct contact with medical marihuana if the person has or may have an illness, open lesion, including boils, sores or infected wounds, or any other abnormal source of microbial contamination, until the condition is corrected.~~

~~(13) Litter and waste shall be properly removed and the operating systems for waste disposal are maintained in an adequate manner so that they do not constitute a source of contamination in areas where medical marihuana is exposed.~~

~~(14) Floors, walls, and ceilings shall be constructed in such a manner that they may be adequately cleaned and kept clean and in good repair.~~

~~(15) There shall be adequate screening or other protection against the entry of pests. Rubbish shall be disposed of so as to minimize the development of odor and minimize the potential for~~

the waste development of odor and minimize the potential for waste becoming and attractant, harborage or breeding places for pests.

~~(16) Any buildings, fixtures and other facilities shall be maintained in a sanitary condition.~~

~~(17) Each medical marihuana processor facility shall provide its occupants with adequate and readily accessible toilet facilities that are maintained in a sanitary condition and good repair.~~

~~(18) Medical marihuana that can support the rapid growth of undesirable microorganisms shall be held in a manner that prevents the growth of these microorganisms.~~

~~(19) Processor facilities shall be free from infestation by insects, rodents, birds, or vermin or any kind.~~

~~(20) Processor facilities shall produce no products other than useable medical marihuana intended for human consumption.~~

~~(21) All medical marihuana processors shall be certified as accredited under a recognized food safety system such as SQF, ISO 22000, BRC, or the FDA's FSMA (Food Safety Modernization Act) rules or demonstrate that they are actively pursuing said certification at the time of the licensing and obtain said certification within 18 months of operation.~~

~~(22) The processor shall pay for and complete an annual audit using an accredited third party auditor recognized under whatever food safety system the processor is accredited under. A copy of the audit report shall be provided to the City by the auditor within ten days of the audit completion. In the event there are deficiencies identified by the auditor, the processor shall submit to the City a correction action plan to address the deficiencies. All deficiencies shall be addressed within 30 days of submittal of the initial deficiency report.~~

~~(b) In furtherance of the public health, safety, and welfare, exterior signage or advertising identifying the facility as a medical marihuana processor facility and/or medical marihuana secure transporter facility shall be prohibited.~~

(Ord. No. 1217, § 1, 9-7-17)

1300.1310. - Location, buffering, dispersion, and zoning requirements for ~~Medical Marijuana~~ ~~Provisioning Centers AND MARIHUANA RETAILERS.~~

(a) ~~Except in accordance with Section 1300.18, for buffering and dispersion purposes, No Medical Marijuana Provisioning Center OR MARIHUANA RETAILER shall be located within:~~

(1) One thousand feet, of an operational school, including pre-kindergarten that is located within a school; or

(2) Five hundred feet, of the following buffered uses: public PARKS ~~playground equipment located in a park~~; a commercial child care organization (non-home occupation) that is required to be licensed or registered with the Michigan Department of Health and Human Services, or its successor agency; a church; a facility at which substance USE DISORDER ~~abuse~~ prevention services or substance USE DISORDER ~~abuse~~ treatment and rehabilitation services and those terms are defined in THE MENTAL HEALTH CODE, PA 258 OF 1974, MCL 330.1001, ET. SEQ. ~~Part 61 or PA 368 of 1978, MCL 333.6101 et seq., are offered~~; or another ~~Medical Marijuana Provisioning Center OR MARIHUANA RETAILER.~~

(b) Medical ~~Marijuana Provisioning Centers AND MARIHUANA RETAILERS shall be limited to F and F1-Commercial, G2-Wholesale, H-Light Industrial, and I-Heavy Industrial as such districts are described and designated as provided in the Zoning Code provisions of the this Code.~~

(c) No ~~Medical Marijuana Provisioning Center OR MARIHUANA RETAILER shall be located within another business except as permitted by the MARIJUANA REGULATORY AGENCY Medical Marijuana Licensing Board regulations.~~

(d) For the purpose of calculating the buffering and dispersion requirements of this Section ~~1300.13~~, the distance shall be measured along the center line of the street or streets of address between two fixed points on the center line determined by projecting straight lines, at right angles to the center line, from the part of the buffered use nearest to the contemplated location of the MARIHUANA OPERATION ~~medical marijuana establishment~~ and from the part of the contemplated location nearest to the buffered use. The distances from the MARIHUANA OPERATION ~~medical marijuana~~

1031 ~~establishment~~ to the point on the centerline and from the buffered use to the point on the centerline
1032 shall be included in the calculation. For MEDICAL MARIHUANA PROVISIONING CENTERS AND
1033 MARIHUANA RETAILERS ~~provisioning centers~~ located within a commercial strip mall or retail
1034 center, the measurement shall be from the property line of the MEDICAL MARIHUANA
1035 PROVISIONING CENTER AND MARIHUANA RETAILER ~~provisioning center~~ to the property line of
1036 A BUFFERED USE. ~~another provisioning center.~~

1037 ~~(e) Except as otherwise permissible under the City Charter at Section 8-501, no person shall allow the~~
1038 ~~consumption of marihuana or marihuana infused products on licensed premises.~~

1039 (fe) No MARIHUANA OPERATION ~~medical marihuana establishment~~ shall be located in an unzoned
1040 area or in an area subject to an agreement entered into pursuant to Public Act 425 of 1984.

1041 (Ord. No. 1217, § 1, 9-7-17)

1042 1300.1411. - Location of ~~medical mMarihuana gGrowerS facilities, medical mMarihuana sSafety~~
1043 ~~eCompliance fFacilities, medical mMarihuana pProcessorS facilities, and medical mMarihuana sSecure~~
1044 ~~tTransporters, MARIHUANA MICROBUSINESSES, AND DESIGNATED CONSUMPTION ESTABLISHMENT.~~

1045 (a) All ~~medical mMarihuana gGrowerS facilities~~ AND MARIHUANA MICROBUSINESSES shall be
1046 ~~subject to subsection 1300.13(e) and~~ limited to H-Light Industrial and I-Heavy Industrial zoning
1047 districts as identified in this Code.

1048 (b) All ~~medical mMarihuana sSafety eCompliance fFacilities, medical mMarihuana pProcessorS~~
1049 ~~facilities, and medical mMarihuana sSecure tTransporterS facilities~~ shall be ~~subject to Section~~
1050 ~~1300.13(e) and shall be~~ limited to the H-Light Industrial, I-Heavy Industrial, or G2-Wholesale zoning
1051 districts as identified in this Code.

1052 (c) ALL DESIGNATED CONSUMPTION ESTABLISHMENTS SHALL BE LIMITED TO F AND F-1 COMMERCIAL,
1053 G2-WHOLESALE, H-LIGHT INDUSTRIAL, AND I-HEAVY INDUSTRIAL ZONING DISTRICTS AS IDENTIFIED
1054 IN THIS CODE.

1055 (ed) No MARIHUANA OPERATION ~~medical marihuana establishment~~ shall be located in an unzoned
1056 area or in an area subject to an agreement entered into pursuant to Public Act 425 of 1984.

1057 ~~(d) Except as otherwise permissible under the City Charter at Section 8-501, no person shall allow the~~
1058 ~~consumption of marihuana or marihuana infused products on licensed premises.~~

1059 (Ord. No. 1217, § 1, 9-7-17)

1060 1300.1512. – APPLICATION DENIAL OR License revocation; bases for revocation; appeal of license denial
1061 OR REVOCATION.

1062 (a) Any license issued under this eChapter may be revoked by the City Clerk after an administrative
1063 hearing if the City Clerk finds and determines that grounds for revocation exist. Any grounds for
1064 revocation must be provided to the licensee at least ten days prior to the date of the hearing by first
1065 class mail to the address given on the license application or any address provided to the City Clerk in
1066 writing subsequent to the filing of an application.

1067 (b) A license applied for or issued under this eChapter may be denied or revoked, INCLUDING BUT
1068 NOT LIMITED TO ANY of the following bases:

1069 (1) A material violation of any provision of this eChapter, including, but not limited to, the failure to
1070 provide the information required by THIS ORDINANCE, OR, A MATERIAL VIOLATION OF THE
1071 MMFLA, MRTMA, OR THE CORRESPONDING RULES PROMULGATED BY THE MRA
1072 ~~Subsection 1300.16(a);~~ or

1073 (2) Any conviction of a disqualifying felony by the licensee, stakeholder, or any person holding an
1074 ownership interest in the license; or

1075 (3) Commission of fraud or misrepresentation or the making of a false statement by the applicant,
1076 licensee, or any stakeholder of the applicant or licensee while engaging in any activity for which
1077 this eChapter requires a license; or

(4) Failure to obtain or maintain a license or renewed license from the City Clerk pursuant to this Chapter; or

(5) Failure of the licensee or the medical marihuana establishment to obtain or maintain a license or approval from the State pursuant to the MMFLA OR MRTMA; or

(6) The medical marihuana establishment is determined by the City to have become a public nuisance or otherwise is operating in a manner detrimental to the public health, safety or welfare.

(7) CULTIVATION, PROCESSING, SALE, OR DISPLAY OF MARIHUANA OR MARIHUANA ACCESSORIES THAT ARE VISIBLE FROM A PUBLIC PLACE.

(c) Appeal of denial of an application or revocation of a license: the City Clerk shall notify an applicant of the reason(s) for denial of an application for a license or license renewal or for revocation of a license or any adverse decision under this chapter and provide the applicant with the opportunity to REQUEST RECONSIDERATION ~~be heard~~. AN APPEAL OF DENIAL OF APPLICATION FOR LICENSURE SHALL BE A PAPER HEARING. Any applicant aggrieved by the denial or revocation of a license or adverse decision under this Chapter may appeal to the City Clerk. ~~who shall appoint a hearing officer to hear and evaluate the appeal and make a recommendation to the Clerk~~. Such appeal shall be taken by filing with the City Clerk, within 7 ~~44~~ days after notice of the action complained of has been mailed to the applicant's last known address on the records of the City Clerk, a written statement setting forth fully the grounds for the appeal. The Clerk shall review the APPEAL ~~report and recommendation of the hearing officer~~ and make a decision on the matter. ~~The Clerk's decision may be further appealed to the commission if applied for in writing to the commission no later than 30 days from the Clerk's decision. The review on appeal of a denial or revocation or adverse action shall be by the commission pursuant to Section 1300.03. Any decision by the CITY CLERK commission on an appeal shall be final for purposes of judicial review. The Clerk may engage professional experts to assist with the proceedings under this Section 1300.4505.~~

(Ord. No. 1217, § 1, 9-7-17)

1104 1300.1613. - Penalties; temporary suspension of a license.

1105 (a) The City may require an applicant or licensee of a MARIHUANA OPERATION ~~medical marijuana~~
1106 ~~facility~~ to produce documents, records, or any other material pertinent to the investigation of an
1107 application or alleged violation of this eChapter. Failure to provide the required material may be
1108 grounds for application denial or license revocation.

1109 (b) Any person in violation of any provision of this eChapter, including the operation of a MARIHUANA
1110 OPERATION ~~medical marijuana establishment~~ without a license issued pursuant to this eChapter,
1111 shall be subject to a civil fine OF \$500.00, PLUS COSTS, PER DAY OF VIOLATION. THE
1112 DIRECTOR OF ECONOMIC DEVELOPMENT & PLANNING OR HIS OR HER DESIGNEE IS
1113 HEREBY DESIGNATED AS THE AUTHORIZED CITY OFFICIAL TO ISSUE MUNICIPAL CIVIL
1114 INFRACTION CITATIONS DIRECTING ALLEGED VIOLATORS TO APPEAR IN COURT OR PAY A
1115 FINE. ~~costs. Increased civil fines may be imposed for a repeat violation. As used in this section~~
1116 ~~"repeat violation" shall mean a second or any subsequent infraction of the same requirement or~~
1117 ~~provision committed by a person or establishment within any 12-month period. Unless otherwise~~
1118 ~~specifically provided in this chapter, the penalty schedule is as follows:~~

1119 ~~(1) \$750.00, plus costs, for the first violation.~~

1120 ~~(2) \$1,000.00, plus costs, for a repeat violation.~~

1121 ~~(3) \$1,000.00, plus costs, per day, plus costs, for any violation that continues for more than one~~
1122 ~~day.~~

1123 (c) All fines imposed under this eChapter shall be paid within 45 days after the effective date of the
1124 order imposing the fine or as otherwise specified in the order.

1125 (d) The Clerk may temporarily suspend a ~~medical marijuana establishment~~ license without a prior
1126 hearing if the ~~m~~Mayor finds that public safety or welfare requires emergency action affecting the
1127 public health, safety, or welfare. The Clerk shall cause the temporary suspension by issuing a
1128 suspension notice in connection with institution of proceedings for notice and a hearing.

(e) If the Clerk temporarily suspends a license without a prior hearing, the licensee is entitled to a hearing within 30 days after the suspension notice has been served on the licensee or posted on the licensed premises. In the case of a license issued for a ~~medical m~~Marihuana gGrower facility, the hearing shall be held within seven days after the notice has been served on the licensee or posted on the premises of the licensed facility. The hearing shall be limited to the issues cited in the suspension notice.

(f) If the Clerk does not hold a hearing within 30 days after the date the suspension was served on the licensee or posted on the licensed premises, or in the case of a MARIHUANA gGrower facility seven days, then the suspended license shall be automatically reinstated and the suspension vacated.

(g) The penalty provisions of this eChapter are not intended to foreclose any other remedy or sanction that might be available to, or imposed by the City, including criminal prosecution.

(Ord. No. 1217, § 1, 9-7-17)

1300.14. – CONSUMPTION IN A PUBLIC PLACE.

CONSUMPTION OF MARIHUANA IN ANY PUBLIC PLACE WITHIN THE CITY OF LANSING IS PROHIBITED EXCEPT AS PROVIDED BY STATE LAW. ~~IN AREAS SPECIFICALLY DESIGNATED FOR MARIHUANA CONSUMPTION THAT ARE NOT ACCESSIBLE TO PERSONS UNDER 21 YEARS OF AGE AND HAVE BEEN AUTHORIZED THROUGH DIRECTIVE OR ORDER ADOPTED BY THE MAYOR.~~

1300.15. – DESIGNATED CONSUMPTION ESTABLISHMENTS

(a) ANY COMMERCIAL SPACE THAT LEGALLY PERMITS THE USE OF MARIHUANA SHALL DESIGNATE A CONSUMPTION AREA ACCESSIBLE ONLY BY PERSONS 21 YEARS OF AGE OR OLDER, AND, SHALL OBTAIN AND MAINTAIN A LICENSE FROM THE STATE AND CITY. AN APPLICATION FOR LICENSURE SHALL BE AWARDED UPON SUBMISSION OF A COMPLETE APPLICATION CONTAINING THE DOCUMENTATION REQUIRED IN SECTIONS 1300.04(B)(1), (2), (3), (6), (8), (9), (10), (11), (12), (16), (17), (20), AND (21).

(b) A DESIGNATED CONSUMPTION ESTABLISHMENT MUST COMPLY WITH ALL LAWS AND RULES PURSUANT TO THE MRTMA, INCLUDING BUT NOT LIMITED TO, A VENTILATION SYSTEM THAT DIRECTS AIR FROM THE MARIHUANA CONSUMPTION AREA TO THE OUTSIDE OF THE BUILDING THROUGH A FILTRATION SYSTEMS SUFFICIENT TO REMOVE VISIBLE SMOKE CONSISTENT WITH ALL APPLICABLE BUILDING CODES AND ORDINANCES AND ADEQUATE TO ELIMINATE ODOR AT THE PROPERTY LINE. USE OF MARIHUANA AT A PRIVATE BUSINESS SHALL NOT VIOLATE CHAPTERS 622 (DRUGS) AND 664 (DISTURBING THE PEACE). THE SALE OF MARIHUANA IS LIMITED ONLY TO ESTABLISHMENTS LICENSED TO CONDUCT SALES OF MARIHUANA.

~~(c) AN INITIAL LICENSE APPLICATION FEE OF \$5,000.00 IS REQUIRED. IF AN APPLICATION IS SUBMITTED WITH ANOTHER LICENSE TYPE THE LICENSE APPLICATION FEE SHALL BE \$2,500.00.~~

~~(d) AN APPLICATION FOR RENEWAL SHALL INCLUDE ANY UPDATED INFORMATION REQUIRED IN SECTION 1300.04 AS WELL AS A RENEWAL FEE OF \$2,500.00. A FEE SET BY RESOLUTION OF COUNCIL.~~

~~1300.1716. - No vested rights.~~

A property owner lessor, license applicant, or licensee shall not have vested rights or nonconforming use rights that would serve as a basis for failing to comply with this chapter or any amendment of this chapter.

(Ord. No. 1217, § 1, 9-7-17)

~~1300.18. - Zoning Board of Appeals.~~

~~(a) When applying for a license as a provisioning center, an applicant who does not meet the requirements of Sections 1300.13(a)(1) or (2) may seek a variance from those requirements by submitting with their application a written application to the Board of Zoning Appeals and paying a fee set by Council resolution. Upon receiving an application with an accompanying application for a~~

variance, the City Clerk shall determine whether the applicant has submitted a complete application meeting the requirements of this chapter, an appropriate nonrefundable license application fee, and an appropriate variance application fee. If the applicant has satisfied these requirements and the applicant has received written approvals required under this chapter, the City Clerk shall immediately forward the application to the Board of Zoning Appeals.

(1) The application must identify all of the reasons the applicant does not meet the requirements of Section 1300.13(a), including, if applicable, the name and address of any substance abuse treatment, prevention, or rehabilitation facility; church or other structure used for religious services; public park containing public playground equipment; or provisioning center that is within 500 feet of the applicant's location.

(2) Upon receipt of an application meeting the requirements of Subsection (a), the Board shall give notice to the occupants of any residential or commercial buildings within the buffered use distances set forth in Section 1300.13(a) of the applicant's location. If the occupant's name is not known, the term "occupant" may be used. The notices shall be delivered personally or by mail at the address given in the last assessment roll.

(3) The Board of Zoning Appeals shall either grant or deny the variance within a reasonable time. In determining whether to grant or deny the variance, the Board of Zoning Appeals shall consider all of the following:

- i. The amount of time, if any, that the applicant has been operating in compliance with this chapter at the present location;
- ii. The extent to which the applicant has demonstrated a commitment to the land use and public nuisance concerns in the surrounding neighborhood;
- iii. The distance between the applicant's location and any medical marihuana provisioning center that is within 500 feet of the applicant's location;
- iv. The need for a provisioning center at the location in order to provide the safe and efficient access to medical marihuana within the City;

v. ~~The character of the structure and its surroundings; and~~

vi. ~~The impact of the variance on the character of the structure's surroundings and owners of
other properties in the vicinity.~~

~~(4) If the Board of Zoning Appeals approves the variance, the application and decision shall
immediately be submitted to the City Clerk for further processing under this chapter.~~

Section 2. All ordinances, resolutions or rules, parts of ordinances inconsistent with these provisions are repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. The adoption of this ordinance shall not be construed to affect any applications submitted or licenses for an approved location under any legislative provision prior to the effective date of this ordinance. Further, locations of licenses and applications for licensure that are prior to enactment of this ordinance are deemed to be pre-existing, non-conforming marihuana operations, and, shall be eligible for the comparable recreational license at the same location of the pre-existing, non-conforming marihuana operation.

Section 5. This ordinance shall take effect on the 30th day after enactment by City Council and pursuant to Section 3-307 of the City Charter, this Chapter shall expire December 31, 2028.

Approved as to form:

City Attorney

Dated: _____

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

WHEREAS, Kroger has announced it is discontinuing free publications throughout the chain at the end of the month due to decreased “customer engagement” as media increasingly become more digital; and

WHEREAS, the Mayor and Lansing City Council are staunch supporters of local businesses and work diligently to encourage citywide support from its residents and neighbors; and

WHEREAS, the following publication pays for placement in racks at the stores and would be affected by Kroger’s change in policy: the Lansing City Pulse; and

WHEREAS, the City of Lansing and the neighboring municipalities use this publication to inform the community of important notices and issues; and

WHEREAS, this policy would have an adverse impact on thousands of Lansing-area residents who rely upon it for public notices from their local governing offices and surrounding municipalities;

NOW, THEREFORE BE IT RESOLVED that the Lansing City Council, hereby, strongly encourages Kroger to change their policy and resume allowing publications to offer their free newspapers and support the public notification process.

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

Resolution to Set a Public Hearing Regarding the Establishment of an Obsolete
Property Rehabilitation Act District at 1611 East Kalamazoo St., Lansing

WHEREAS, ANC Holdings, LLC owner of the property located at 1611 East Kalamazoo St. in the City of Lansing, Michigan (the "Property") has requested, in writing to the City Clerk, that the City of Lansing establish an Obsolete Property Rehabilitation Act District (the "OPRA District"), pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Property in question of the OPRA District is legally described as:

LOT 6, 7, 8, 9, 10 BLOCK 4 ASSESSORS PLAT NO 16; PARCEL NUMBER: 33-01-01-15-427-302; and

WHEREAS, the Act requires that before granting a District the Lansing City Council hold a public hearing in order to provide an opportunity for the applicant, owners of real property within the proposed OPRA District, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA District.

NOW THEREFORE BE IT RESOLVED that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, **(INSERT DATE)** at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA District under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on Monday, **(INSERT DATE)** at 7:00 p.m. in the City Council Chambers, 10th Floor, Lansing City Hall, Lansing, MI, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, City Assessor, other interested persons and ad valorem taxing units to appear and be heard on the approval of an Obsolete Property Rehabilitation District (the "District"), pursuant to and in accordance with the provisions of the Obsolete Property Rehabilitation Act, Public Act 146 of 2000, for property located at 1611 East Kalamazoo St., Lansing, Michigan, but more particularly described as follows:

LOT 6, 7, 8, 9, 10 BLOCK 4 ASSESSORS PLAT NO 16

PARCEL NUMBER: 33-01-01-15-427-302

Approval of this District will allow the owners of real property within the District to apply for an abatement of certain property taxes for the improvements to their property located within the District. Further information regarding this issue may be obtained from Karl Dorshimer, Lansing Economic Area Partnership (LEAP), 1000 S. Washington Ave., Suite 201, Lansing, MI 48910, 517-702-3387.

Chris Swope

City Clerk

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

Resolution to Establish an Obsolete Property Rehabilitation Act District at 1611 East
Kalamazoo St.

WHEREAS, pursuant to PA 146 of 2000, the Obsolete Property Rehabilitation Act (the "Act"), the City of Lansing has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Lansing, and

WHEREAS, ANC Holdings, LLC, hereinafter called the "Developer" has requested in writing that the City of Lansing establish an Obsolete Property Rehabilitation District (the "District") as enabled by the Act, for the property commonly known as 1611 East Kalamazoo St. located in the City of Lansing hereinafter described, and

WHEREAS, the Developer is the legal owner of greater than fifty percent (50%) of all taxable value of the property located within the proposed District, and

WHEREAS, it is determined that the District meets the requirements set forth in section 3(1) of PA 146 of 2000, and

WHEREAS, the Act requires that before establishing the District the Lansing City Council shall give written notice by certified mail to the owners of all real property within the proposed District and shall hold a public hearing in order to provide an opportunity for owners, residents or other taxpayers of the City of Lansing to appear and be heard regarding the establishment of the District and that such notice was given and said public hearing was held on **(INSERT DATE)**;

NOW THEREFORE BE IT RESOLVED that the following property are hereby approved and established as an Obsolete Property Rehabilitation District as provided by Public Act 146 of 2000 legally described as:

LOT 6, 7, 8, 9, 10 BLOCK 4 ASSESSORS PLAT NO 16 - PARCEL NUMBER: 33-01-01-15-427-302, and

BE IT FINALLY RESOLVED that this resolution shall not be construed as the City Council's approval of any future application for an Obsolete Property Rehabilitation Exemption Certificate for the Developer or any other applicant.



1611 E. Kalamazoo St., Lansing, MI 48912 517-367-2460
www.allenneighborhoodcenter.org

Wednesday, August 28, 2019

Lansing City Clerk's Office
124 W Michigan Avenue, 9th Floor
Lansing, MI 48933

Re: Requesting an OPRA District for 1611 East Kalamazoo St., Lansing

Dear Clerk Swope,

Per the Obsolete Property Rehabilitation Act - Act 146 of 2000 (OPRA), ANC Holdings, LLC, a wholly owned, non-profit subsidiary of Allen Neighborhood Center and 100% owner of the property commonly known as 1611 East Kalamazoo St., Lansing 48912 (Property), legal description attached, is requesting an OPRA District be established by the City of Lansing on the Property. The Property has recently been determined to be obsolete by the City of Lansing Assessor (determination of obsolescence attached).

ANC Holdings, LLC is seeking to redevelop the Property. The building was constructed in stages, with the first section built in 1932. The complex has served as home to many small businesses over the years including the Allen Neighborhood Center and the Allen Farmers Market. In the past several years, several of the commercial tenants have moved out, leaving only Allen Neighborhood Center and Happendance Studio in the complex. The unoccupied portions, including the entire second floor and much of the first floor, have been vacant for up to 15 years. The project proposes rehabilitating the two-story complex, adding a third floor to the 2-story building along E. Kalamazoo and constructing three-story additions on the east and west ends of the building. The new construction and rehabilitation of existing space will result in approximately 30,000 square feet of residential and roughly 20,000 square feet of commercial space, totaling 49,164 square feet.

Commencement of the project is scheduled for Fall 2019 and the establishment of an OPRA District will allow us to proceed with demolition and other work on the property without jeopardizing a future OPRA Certificate application. We are currently preparing an OPRA Certificate application, but several items such as taxable value, are still being calculated and may not be complete for some time. Once the current taxable value is established and any other items completed, we plan to submit an OPRA Certificate application for consideration by City Council. We understand that this is being done at our own risk as the establishment of an OPRA District does not ensure the approval of an OPRA

Certificate. However, given the substantial investment required to make this project happen, we do not believe it is economically viable without the OPRA program.

We appreciate the consideration of our request to establish an OPRA District by City Council and look forward to working with the City of Lansing to redevelop this important property.

If you have any questions, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Joan Nelson". The signature is fluid and cursive, with the first name "Joan" being more prominent than the last name "Nelson".

Joan Nelson
ANC Holdings, LLC
(517) 999-3912

Attachments: Legal Description of Property and Letter of Obsolescence

LEGAL DESCRIPTION

The District will be for the property commonly known as 1611 East Kalamazoo St. and legally described as follows:

LOT 6, 7, 8, 9, 10 BLOCK 4 ASSESSORS PLAT NO 16

PARCEL NUMBER: 33-01-01-15-427-302



Andy Schor, Mayor

CITY ASSESSORS OFFICE

Sharon Frischman, MMAO

City Assessor

3rd Floor City Hall

124 West Michigan Avenue

Lansing, Michigan 48933

(517) 483-7624

FAX: (517) 483-4101

www.lansingmi.gov/City-Assessor

August 19, 2019

Functional Obsolescence Determination

1611 E Kalamazoo St.

33-01-01-15-427-302

This building is comprised of various additions from 1932 to 1970. There are varying ceiling heights, the floor plan is convoluted.

The heating and cooling systems are currently obsolete. There is no working system for parts of the building.

Tri Terra Environmental performed a Phase I Environmental Assessment in May 2019. Review of historic uses reveals that there have been gas station uses, dry cleaner uses, lawnmower repair, auto repair and glass/paint shops on this site. All of these uses indicate property contamination.

For these reasons, I have determined that the building at 1611 E Kalamazoo St. suffers from functional obsolescence.

Sharon Frischman, MMAO

City Assessor

CITY OF LANSING OPRA DISTRICT
ALLEN PLACE/1611 KALAMAZOO REDEVELOPMENT PROJECT
PROPOSED APPROVAL PROCESS SCHEDULE

DATE	BOARD/ COMMITTEE	ACTION	ATTENDANCE BY APPLICANT
By September 3, 2019	LEAP/LEDC	Ready for submission to Lansing City Council: 1) OPRA District Resolution to Set Public Hearing 2) OPRA District Public Hearing Notice 3) OPRA District Resolution of Approval	
September 9, 2019 7:00PM	Lansing City Council	Council Receives Resolution to Establish District and refers it to the Committee on Development and Planning	
September 23, 2019 4:00PM	Committee on Development and Planning	Applicant Presents Project to the D&P Committee to review OPRA District. Committee approves Resolution to set Public Hearing	YES
September 23, 2019 7:00PM	Lansing City Council	Council passes resolution setting the Public Hearing for 7:00PM on October 14, 2019. <i>Public Hearing Notice-10 Days (Mail/Paper)</i>	YES
October 14, 2019 7:00PM	Lansing City Council	Public hearing held at Council for OPRA District. Resolution to approve District referred back to the Committee on Development and Planning	YES
October 28, 2019 4:00PM	Committee on Development and Planning	D&P Committee approves resolution to approve the OPRA District	(if necessary)
October 28, 2019 7:00PM	City Council Meeting	City Council Approves OPRA District	YES

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

Resolution to Set a Public Hearing Regarding the Granting of an
Obsolete Property Rehabilitation Act Certificate
1030 South Holmes Street

WHEREAS, Blackboard District, LLC, owner of the property located at 1030 S. Holmes St. in the City of Lansing, Michigan (the "Property") has applied to the City of Lansing for the City to approve the issuance of an Obsolete Property Rehabilitation Exemption Certificate (the "OPRA Certificate"), pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Property in question of the Certificate is legally described as:

LOTS 1 THRU 13 INCL & LOTS 21 THRU 34 INCL BLOCK 11 MANUFACTURERS ADD NO 2, Parcel Number: 33-01-01-22-133-102, and

WHEREAS, the Act requires that before granting a Certificate the Lansing City Council hold a public hearing in order to provide an opportunity for the applicant, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA Certificate.

NOW THEREFORE BE IT RESOLVED that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, **(Insert Date)** at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA Certificate under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.

City of Lansing
Notice of Public Hearing

The Lansing City Council will hold a public hearing on Monday, **(Insert Date)** at 7:00 p.m. in the City Council Chambers, 10th Floor, Lansing City Hall, Lansing, MI, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, City Assessor, other interested persons and ad valorem taxing units to appear and be heard on the approval of an Obsolete Property Rehabilitation Certificate (the "Certificate"), pursuant to and in accordance with the provisions of the Obsolete Property Rehabilitation Act, Public Act 146 of 2000, for property located at 1030 S. Holmes St., Lansing, Michigan, but more particularly described as follows:

LOTS 1 THRU 13 INCL & LOTS 21 THRU 34 INCL BLOCK 11 MANUFACTURERS ADD NO 2, Parcel Number: 33-01-01-22-133-102, and

Approval of this Certificate will provide the owner or potentially the developer of property an abatement of certain property taxes for the improvements to the property noted above. Further information regarding this issue may be obtained from Kris Klein, Lansing Economic Area Partnership (LEAP), 1000 S. Washington Ave., Suite 201, Lansing, MI 48910, 517-702-3387.

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

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

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

Resolution to Approve an Obsolete Property Rehabilitation Act Certificate
1030 South Holmes Street

WHEREAS, pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (PA 146 of 2000), Blackboard District, LLC has filed an application for an Obsolete Property Rehabilitation Exemption Certificate (OPRA Certificate) with the Lansing City Clerk, for a proposed obsolete facility at 1030 S. Holmes St., Lansing, Michigan (Obsolete Property); and

WHEREAS, Blackboard District, LLC (the Applicant) owns the proposed Obsolete Property; and

WHEREAS, the proposed Obsolete Property is located within an Obsolete Property Rehabilitation District legally established by resolution adopted December 10, 2007, after a public hearing was held on December 3, 2007, as provided by section 3 of PA 146 of 2000; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Lansing; and

WHEREAS, a public hearing was held on **(Insert Date)** in order to provide an opportunity for the applicant, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA Certificate; and

WHEREAS, Blackboard District, LLC has been certified in writing by the City of Lansing Treasurer to be not delinquent in any taxes related to the facility; and

WHEREAS, the application is for 12 years and under no circumstances or criteria will an extension of the exemption be considered; and

WHEREAS, the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000; and

WHEREAS, the applicant Blackboard District, LLC has provided answers to all required questions under the application instructions to the City of Lansing; and

WHEREAS, the City of Lansing requires that rehabilitation of the facility shall be completed by June 30, 2021; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in the City of Lansing eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, create employment, retain employment, and increase the number of residents in the community in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby grants an Obsolete Property Rehabilitation Exemption for the real property, excluding land, located in an Obsolete Property Rehabilitation District at 1030 S. Holmes St. legally described as LOTS 1 THRU 13 INCL & LOTS 21 THRU 34 INCL BLOCK 11 MANUFACTURERS ADD NO 2, Parcel Number: 33-01-01-22-133-102.

BE IT FINALLY RESOLVED that the City Clerk shall cause the Application for Obsolete Property Rehabilitation Certificate to be completed, including the "Clerk Certification" and shall file the completed application, together with a certified copy of this resolution with the State Tax Commission.



August 23, 2019

Lansing City Clerk
Lansing City Hall
124 West Michigan Ave.
Lansing, MI 48933

Re: Obsolete Property Rehabilitation Act Application for 1030 S. Holmes St., Lansing, MI 48912

To Whom it May Concern,

GENERAL DESCRIPTION

1030 Holmes St. located in Lansing, MI was built in 1923 and was previously used as a school. It is a 3 story brick building which was recently under construction, but not completed. It has a large lot that is currently being used for community soccer games. The square footage of the building is roughly 31,000 feet and sits on 2.2 acres.

PROPOSED USE

Blackboard District, LLC is the owner of 1030 S. Holmes St. and intends to convert the building into 41 apartments. Property will be landscaped to promote use outside. Units will be studio/1 bedroom and have high end finishes.

DESCRIPTION OF REHABILITATION AND FIXED BUILDING EQUIPMENT

- | | |
|--------------------------------|---------------------|
| - Electrical | - Exterior Lighting |
| - Plumbing | - Suppression |
| - HVAC | - Landscaping |
| - Kitchen Cabinets/Countertops | - Asphalt |
| - Drywall | - Windows |
| - Doors | - Roof Repairs |
| - Flooring | - Masonry Repair |
| - Light/Plumbing Fixtures | - Paint |
| - Appliances | |

Total investment in the rehabilitation of real property is estimated to be \$2,469,620.

TIME SCHEDULE FOR REHABILITATION

We anticipate the rehabilitation to start November 2019 and wrap up by June 2021.

EXPECTED ECONOMIC ADVANTAGES

We will create jobs including permanent positions to oversee the building. By being exempt we will be able to greatly increase the walkability of the neighborhood and create a space that can be enjoyed by the entire community. Our goal is to offer Lansing a unique space live and enjoy.

BASIS OF ELIGIBILITY

The property must be an "Obsolete property" which means commercial property or commercial housing property that is 1 or more of the following:

- (i) Blighted, as that term is defined in section 2 of the brownfield redevelopment financing act, 1996 PA 381, MCL 125.2652.
- (ii) A facility as that term is defined under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.
- (iii) Functionally obsolete as that term is defined in section 2 of the brownfield redevelopment financing act, 1996 PA 381, MCL 125.2652.

The project property is determined to be functionally obsolete per the determination by the City of Lansing Assessor. The Determination of Functional Obsolescence letter signed by the City of Lansing Assessor is provided as an attachment to the application.

PROPERTY TAXABLE VALUE AND LEGAL DESCRIPTION

The property is 1030 South Holmes Street, Lansing, MI 48912, Parcel # 33-01-01-22-133-102. Specifics on this property are as follows:

Owner's Name: Blackboard District, LLC

Tax ID Number: 83-4686493

Square Feet of Building: Approximately 30,421

Tax Value Land: \$55,200 (2019)

Tax Value Building: \$152,900 (2019)

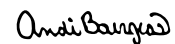
SEV Value Total: \$208,100 (2019)

Legal Description:

LOTS 1 THRU 13 INCL & LOTS 21 THRU 34 INCL BLOCK 11 MANUFACTURERS ADD NO 2

Thank you in advance for your assistance and consideration in this matter.

Thank you,



Andi Bourgeois

Dymaxion Development

810.335.0924 | Lansing, MI



Jeff Deehan

Blackboard District, LLC

Dymaxion Development

517.712.9793 | Lansing, MI

Holmes Projections	
Income	
Gross Potential Rents	371,016
Utilities Income	
Late Fees	330
Other Income (Pet Fees)	3,600
Total Annual Gross Income	374,946
Less 5% Vacancy & Collection Loss	18,747
Effective Gross Income	356,199
Expenses	
Property Taxes	16,000
Insurance	7,600
Repairs & Maintenance	11,100
Janitorial	2,300
Legal/Professional Fees	700
Licenses/Permits	1,700
Miscellaneous	1,000
Property Management	17,810
Repairs	3,800
Supplies	1,500
Replacement Reserves	6,600
Trash, Lawn, Snow	9,000
Utilities - House Electric	12,000
Utilities - Gas	2,165
Utilities - Water & Sewer	6,500
Total Expenses	99,775
NOI	256,424
Value @ 9% Cap Rate	2,849,153
Operating Expense Ratio	0.28
Debt Service 1st	214,638
Debt Service 2nd	0
Total Debt Service	214,638
Net Cash Flow	41,785
Debt Service Coverage Ratio	1.19
Net	41,785

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility) Blackboard District LLC								
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 503 Mall St. Ste. 312 Lansing, MI 48912								
Location of obsolete facility (No. and street, City, State, ZIP Code) 1030 S Holmes Lansing, MI 48912								
City, Township, Village (indicate which) City		County Ingham						
Date of Commencement of Rehabilitation (mm/dd/yyyy) 11/01/2019	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 6/30/2021	School District where facility is located (include school code) 33020						
Estimated Cost of Rehabilitation 3mm	Number of years exemption requested 12	Attach Legal description of Obsolete Property on separate sheet						
Expected project likelihood (check all that apply): <table border="0"><tr><td>☐ Increase Commercial activity</td><td>☒ Retain employment</td><td>☐ Revitalize urban areas</td></tr><tr><td>☒ Create employment</td><td>☐ Prevent a loss of employment</td><td>☒ Increase number of residents in the community in which the facility is situated</td></tr></table> Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment <u>20</u>			☐ Increase Commercial activity	☒ Retain employment	☐ Revitalize urban areas	☒ Create employment	☐ Prevent a loss of employment	☒ Increase number of residents in the community in which the facility is situated
☐ Increase Commercial activity	☒ Retain employment	☐ Revitalize urban areas						
☒ Create employment	☐ Prevent a loss of employment	☒ Increase number of residents in the community in which the facility is situated						
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. ☒								

APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents) Jeff Deehan	Telephone Number 810.335.0924	Fax Number
Mailing Address 503 Mall Ct Ste 312 Lansing, MI 48912		Email Address jeff@dymaxiondevelopment.com
Signature of Company Officer (no authorized agents) 		Title Director

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

Signature	Date application received
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FOR STATE TAX COMMISSION USE

Application Number	Date Received	LUCI Code
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LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

Action Date: _____		
☐ Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)		
☐ Denied		
Date District Established	LUCI Code	School Code

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

A statement that the local unit is a Qualified Local Governmental Unit. A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000. A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit. A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years. A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing. A statement that the applicant is not delinquent in any taxes related to the facility. If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit. A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.	A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000. A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District. A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district. A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in. A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000. A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.
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PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC).

Taxable Value	State Equalized Value (SEV)
Building(s)	
Name of Governmental Unit	Date of Action on application Date of Statement of Obsolescence

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

Name of Clerk	Clerk Signature	Date	
Clerk's Mailing Address	City	State	ZIP Code
	Telephone Number	Fax Number	Email Address

Mail completed application and attachments to: Michigan Department of Treasury
 State Tax Commission
 P.O. Box 30471
 Lansing, Michigan 48909-7971

If you have any questions, call 517- 335-7491.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.

THIS ITEM NOT AVAILABLE AT TIME OF PRINT

CITY OF LANSING OPRA CERTIFICATE
HOLMES ST SCHOOL/1030 S HOLMES REDEVELOPMENT PROJECT
PROPOSED APPROVAL PROCESS SCHEDULE

DATE	BOARD/ COMMITTEE	ACTION	ATTENDANCE BY APPLICANT
By September 2, 2019	LEAP/LEDC	Ready for submission to Lansing City Council: 1) OPRA Certificate Resolution to Set Public Hearing 2) OPRA Certificate Pubic Hearing Notice 3) OPRA Certificate Resolution of Approval	
September 9, 2019 7:00PM	Lansing City Council	Council Receives Resolution to Approve Certificate and refers it to the Committee on Development and Planning	
September 23, 2019 4:00PM	Committee on Development and Planning	Applicant Presents Project to the D&P Committee to review OPRA Certificate Application. Committee approves Resolution to set Public Hearings	YES
September 23, 2019 7:00PM	Lansing City Council	Council passes resolution setting the Public Hearing for 7:00PM on October 14, 2019. <i>Public Hearing Notice-10 Days (Mail/Paper)</i>	YES
October 14, 2019 7:00PM	Lansing City Council	Public Hearing held at Council for OPRA Certificate. Resolution to approve Certificate referred back to the Committee on Development and Planning	YES
October 28, 2019 4:00PM	Committee on Development and Planning	D&P Committee approves resolution to approve the OPRA Certificate	(if necessary)
October 28, 2019 7:00PM	City Council Meeting	City Council Approves OPRA Certificate	YES
By October 31, 2019	LEAP/LEDC	LEDC/LEAP Submits Application Package to the State Tax Commission for Review and Approval by December 31, 2019	

REV-8/27/2019



Andy Schor, Mayor

Saginaw Street Corridor Improvement Authority (SSCIA)

Development and Tax Increment Financing Plan

Approved and Recommended by the Saginaw Street Corridor Improvement
Authority August 27, 2019

WEST SAGINAW STREET
LANSING, MICHIGAN

CORRIDOR IMPROVEMENT AUTHORITY DEVELOPMENT AND TAX
INCREMENT FINANCING PLAN

Saginaw Street Corridor Improvement Authority Board Members

Jonathan Lukco, Chair

Sean Hammond, Vice Chair

Claire Corr, Recording Secretary

Diane Sanborn, Treasurer

Tiffany Dowling, Board Member

Jessica Yorko, Board Member

Jim Houthoofd, Board Member

Board Facilitators – Lansing Economic Area Partnership (LEAP)

Karl Dorshimer, Vice President of Economic Development

Anum Mughal, Economic-Corridor Development Specialist

Sub Committee Members

Claire Corr

Sean Hammond

Tiffany Dowling

Plan prepared with assistance from:



Office: (517) 702-3387 Fax: (517) 702-3390
www.purelansing.com

Executive Summary

In 2009, the Lansing City Council approved the establishment of the Saginaw Street Corridor Improvement Authority (SSCIA) with the goals to correct and prevent deterioration in the business districts, redevelop the city's commercial corridors and promote economic growth. This Authority will allow for the reinvestment of property tax growth back into the corridor, improve public facilities such as streetscape, develop plans, and other activities to accomplish these goals, as enumerated per section 611 of PA 57 2018.

Since its creation, various members of the SSCIA have worked to identify challenges, opportunities, partners, resources, and stakeholders to best create a plan of action to accomplish these goals. This plan has been developed over the years with input from Residents, the Saginaw Oakland Commercial Association, the Lansing Economic Area Partnership, the City and many other concerned stakeholders to best steer the efforts of the Authority to improve the built and social environment of the corridor for all current and future residents and business.

In development of this plan, the Authority followed several key principles, that were used in creation of the plan and are supported by the City's Master Plan, to transform the visually unappealing character of the Corridor, to encourage pedestrians and market the quality of the adjacent neighborhoods to create attractive, livable and sustainable community gateways. These principles are:

- Traditional Neighborhood: Encourage active lifestyles and reduce dependence on the automobile
- Transit-Oriented: Compact, walkable, pedestrian-oriented and mixed-use corridor
- Complete Streets: Safe transit for all users of streets (pedestrians, bicyclists, public transit users, and automobile drivers)

This Development and Tax Increment Financing Plan arranges projects in the four categories used by the National Main Street Model: Design, Economic Restructuring, Organization, and Promotions/Marketing. In the first year, the Authority plans to make strides in each of these categories:

- Pursue design changes in the corridor through the improvement of streetscape (bike racks, receptacles, and benches) to facilitate the use of public transit stations such as bus stops.
- To address economic restructuring, continue to create an inventory of existing businesses.
- Organizationally, pursue grant funding for future development projects.
- To promote the corridor, continue to develop the Authority's webpage and develop a communication strategy.

The approval of the SSCIA Development and TIF plan will allow for the Authority to begin its first steps in executing upon the vision set forth by the corridor's residents, businesses, and other stakeholders.

TABLE OF CONTENTS

SECTION I: INTRODUCTION	5
General Overview	
Powers of the Authority	
History of the Saginaw Street Corridor	
Background and Plan Need	
Plan Development Process	
SECTION II: DEVELOPMENT PLAN	9
Benefits of the Authority	
Legal Basis of the Plan	
Development Plan Requirements	
TIF Plan Schedule and Budget	
Intent to Update and Extend Duration or Terminate Plan	
Reimbursement of Excess Tax Capture	
Project Descriptions	
Other Sources of Financing	
SECTION III: TAX INCREMENT FINANCING PLAN	20
Description of Current Financial Position	
Duration of the CIA and Tax Increment Financing District	
Tax Increment Financing Plan	
APPENDICES	
A. Full Ordinance: Intent to Establish the Saginaw Street Corridor Improvement Authority	
B. Affidavit of Notice of Public Hearing on Creation of the SSCIA	
C. Resolution Establishing the SSCIA and Designation of the Development Area	
D. Powers of Authority	
E. Appointed Members to the SSCIA Board	
F. SSCIA By-laws	
G. List of Affected Properties by Parcel Identification Number	
H. Corridor Improvement District Map: Parcels Included within Saginaw Corridor Improvement Authority District No. 1	
I. Projections and Taxing Jurisdiction Impact Tables	
a. Estimated dollar amounts of captured assessed value and tax increment revenues (to be realized from projected increases in the assessed value during the next 15 years, as well as current millage levied by each jurisdiction, the anticipated growth in assessed value and the resulting tax increment revenues to be generated during the life of the plan)	
J. SSCIA Community Survey Results 2019	

Section I: INTRODUCTION

GENERAL OVERVIEW

In 2005, the Michigan Legislature enacted Public Act 280 (PA 280), the Corridor Improvement Authority Act, allowing cities, villages, and townships to create an authority to:

“correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas in the districts; to promote the economic growth of the districts; to create a board; to prescribe the powers and duties of the board; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing; to prescribe powers and duties of certain state officials; to provide for rule promulgation; and to provide for enforcement of the act.”

With the adoption of PA 280 in 2005, many local governments have utilized a Corridor Improvement Authority (CIA) to spark economic revitalization of business districts in transition within their community. A CIA is created to establish a development plan for a previously established Corridor Improvement District (CID).

This plan outlines improvements to public or private properties that will prevent further deterioration of the Saginaw Street and Oakland Avenue Corridor and encourage new investment. These specific plans may be funded by tax increment financing, private or corporate donations, and / or other grants.

The CIA is able to make strategic investments to the district by using tax increment financing (TIF). Through tax increment financing, a portion of the increase in the tax base resulting from the economic growth and development within the corridor, can be reinvested and used for infrastructure improvements and facilities enhancement, thereby reinvigorating the corridor and facilitating economic growth and development. The justification for capturing the taxes is that no new investment would have been made within the district without the establishment of the CID; therefore, no taxes are lost by the interested taxing jurisdictions.

POWERS OF THE AUTHORITY

Detailed powers of the Corridor Improvement Authority board are listed in Appendix D per section 611 of Act 57 of 2018.

Broadly, the Authority will be able to carry out with the execution of the vision created for the Saginaw Corridor as set forth by its Residents, Businesses, the City’s Master Plan, and other Stakeholders to improve the built and social environment of the corridor, to improve public facilities, encourage transit-oriented development, and conduct analysis and research.

HISTORY OF THE SAGINAW STREET COMMERCIAL CORRIDOR

What now comprises the Saginaw Street and Oakland Avenue commercial corridor emerged primarily between 1900 and 1930, coinciding with the rapid development of residential subdivisions in the Westside, Old Oakland, and Englewood Park neighborhoods, and the growth of automobile manufacturing near the City of Lansing's western border.

As nearby residential areas grew more densely populated, small business owners occupied newly built commercial buildings. Most of these business owners lived in the surrounding neighborhoods, and their patrons were neighbors, too. The rapid growth of the Saginaw commercial corridor was mostly driven by nearby residential demand for groceries, meats, baked goods, and personal care services.

The Saginaw commercial corridor served as a nexus between Lansing's bustling downtown and nearby neighborhoods, including the Westside neighborhood's largely upper-middle income residents, and blue-collar laborers residing in Old Oakland and Englewood Park.

The City of Lansing was one of the last areas to be settled in Mid-Michigan, largely due to the lack of roadways in Ingham County. Until 1969, the Saginaw corridor and Northwest Lansing neighborhoods were relatively quiet. Oakland, for example, was not yet a major thoroughfare, and Saginaw was a two-way street that handled downtown Lansing's traffic.

The Saginaw Street corridor remained vibrant through the 1960's and into the 1970s, at which point federal government policies and social turmoil instigated a story that played out in cities across the U.S. Most devastating to Lansing's Westside was the conversion of the street to a major one-way thoroughfare. Now multiple lane, high traffic, one-way roadways, Saginaw and Oakland present unsafe pedestrian conditions and struggle to create an inviting sense of place.

The conversion of Saginaw and Oakland from streets to roadways took place before the construction of Interstate 496. Racial tension and white flight to nearby suburban areas exacerbated neighborhood decline. The combination of white flight, redlining, and an emphasis on automobile-centric planning robbed the commercial district of its strong customer base of residents.

Automotive Industry Presence

The corridor has long been home to automobile manufacturing. The corner of Verlinden Avenue and Saginaw Street was utilized for automotive manufacturing since the early 20th century, when auto pioneer R.E. Olds converted farmland into his Olds Motor Works plant. In 1920, Durant Motors built a factory on the site. And in 1935 General Motors purchased the site and added additional production facilities thereafter.

The Verlinden Ave site, later called the Lansing Car Assembly, or GM Plant #6, housed GM's Fisher Body Division and was adjacent to a major General Motors production facility called the Lansing Craft Centre. The Craft Centre facility was originally built by GM as a foundry in 1919, and sat across Saginaw Street from another facility, the Lansing Metal Center, originally built as a jet engine manufacturing plant in 1952.

The Lansing Craft Centre was a specialized GM assembly factory. Located primarily in adjacent Lansing Township, the plant started production (as the Reatta Craft Centre) in 1987 and closed in 2006. At the time of its closure, the plant was 985,000 square feet in size, and employed 400 workers.

The Lansing Craft Centre was the construction site for low-volume vehicles like the General Motors EV1, Buick Reatta, and Cadillac Eldorado. The Craft Centre also produced the Chevrolet Cavalier convertible and the Pontiac Sunfire. Its final product was the Chevy SSR. On November 21, 2005, General Motors announced that it would close the Lansing Craft Centre in mid-2006. The final SSR, a unique black-on-silver model, was built on March 17, 2006. Many of the Craft Centre workers were transferred to the new Delta Township Assembly plant.

The Lansing Metal Center closed in 2006. Upon closing, the plant was 1,590,000 square feet in size, and employed 1,200 people. General Motors began the demolition of the plant in February 2008.

All three sites (Car Assembly, Craft Centre, and Metal Center) are now held by RACER (Revitalizing Auto Communities Environmental Response) Trust, an entity created as part of the GM bankruptcy proceedings, to dispose of the company's abandoned real estate. The trust took possession of 89 properties in 14 states on March 30, 2011; it is charged with cleaning up, positioning for redevelopment and selling them.

Present Conditions

Today, the Saginaw Street and Oakland Avenue commercial corridor consists of approximately 277 commercial parcels of property. The majority, located between Martin Luther King Boulevard and Sycamore Street, are contiguous buildings that were erected primarily between 1920 and 1940. While slight modifications have been made over time, the majority are still examples of traditional, historic commercial architecture. Although there are needs for façade rehabilitation, restoration, and updates, many of the buildings have retained their integrity.

BACKGROUND AND PLAN NEED

On July 27, 2009 the Lansing City Council adopted Resolution Number 2009-278 to create and provide for the operation of the Saginaw Corridor Improvement Authority (SSCIA). Following a formal public hearing on August 24, 2009, the Lansing City Council adopted Resolution Number 2009-418 to establish the boundaries of the Improvement Authority (western City Limits along Saginaw Street, east to Pennsylvania Avenue). In the resolution establishing the Authority, it was determined that a CIA was necessary to:

- a) Correct and prevent deterioration in business districts
- b) Redevelop the City's commercial corridors
- c) Promote economic growth

In 2018, Mayor Schor's administration referred and appointed 3 new members and reappointed 1, and 2 were appointed to the board in 2019. 1 member was appointed in 2017.

PLAN DEVELOPMENT PROCESS

The following Development and Tax Increment Financing Plan is a direct result from over a decade of stakeholder involvement to revitalize the Saginaw and Oakland Corridor. This work began with a 2004-2005 effort called the Saginaw/Oakland Revitalization project. This effort was a community visioning process led by the Northwest Initiative (then known as Northwest Lansing Healthy Communities Initiative) and Michigan State University's Landscape Architecture Program.

More than 400 residents participated in the Saginaw/Oakland Revitalization project, sharing input on their goals and objectives for the area, and a visual inventory and "image-making" process for Saginaw Street

and Oakland Avenue from Rosemary Avenue to Grand Avenue. The information from this effort was used to create the Saginaw/Oakland Revitalization Action Plan, published in 2005.

That same year, the City of Lansing designated Community Development Block Grant (CDBG) Funds to create a half-time manager position to implement the objectives in the Saginaw/Oakland Revitalization Action Plan. This effort became known as the Westside Alliance. Between 2005 and 2012, more than two-thirds of the objectives in the Action Plan were accomplished.

In 2008, the name of the effort was again changed to the Westside Commercial Association (WCA), in order to encourage increased participation by owners, managers and employees of businesses located along the Saginaw Street and Oakland Avenue Corridor. The move to re-brand the WCA was also aimed at creating a stronger sense of cohesion and identity for the program as a business district revitalization effort.

In 2010, those working on the project decided to split ways with the Northwest Initiative and create a stand-alone non-profit organization, creating Lansing's Westside Commercial Association (WCA). The WCA formally gained status as a non-profit organization in early 2011. In 2014, the WCA again secured CDBG funding from the City of Lansing to fund personnel and operating expenses for the organization's work to revitalize the corridor and engage businesses.

Hoping to more directly place an emphasis on the commercial corridor, the WCA changed its name in 2015 to the Saginaw Oakland Commercial Association. Today, SOCA is working closely with the City and regional economic development agencies to find creative ways to revitalize the corridor. This Plan is a critical step forward in SOCA's work to create a safer, healthier, more vibrant Saginaw and Oakland corridor.

As referenced above, in 2009 the Lansing City Council adopted a resolution to establish the Saginaw Street Corridor Improvement Authority (SCIA) and to designate its development area. In 2011 and 2012, the City Council appointed members to the SCIA Board.

Unfortunately, due to an economic downturn that negatively impacted real estate values in the development area and other areas of Greater Lansing, the SCIA board fell dormant between 2011 and 2015.

In 2015, the Saginaw Oakland Commercial Association teamed up with the City of Lansing and the Lansing Economic Area Partnership (LEAP) to get the SCIA back up and running and evolve into a strong partner in revitalizing Saginaw Street.

In 2016, four former General Motors sites went back on the market including the former Plant 6 site at 401 N. Verlinden St. managed by RACER Trust (Revitalizing Auto Communities Environmental Response). RACER Trust was formed by GM in 2011 to sell old properties and plants and oversee environmental cleanup at the sites.

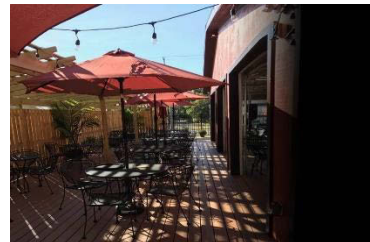
In 2016, resident volunteers and members of the Old Oakland Neighborhood Association, the West Side Neighborhood Association, and the Saginaw Oakland Commercial Organization came together to activate Point West Art and Trail Project, a point of pride for residents and point of entry into the City. The team leveraged a \$5,000 Love Your Block mini-grant and launched a successful crowdfunding campaign to bring

in additional funding. They raised more than \$13,000 from nearly 100 individuals in the community. This crowdfunding was matched by the Michigan Development Cooperation's Public Spaces Community Place Program, bringing the total funding for the project to \$26,000 before the public art ordinance was passed. With the help of Cities of Service Love Your Block AmeriCorps VISTAs, volunteers installed signage, crosswalks, and other street features in preparation for the larger project. The VISTAs also helped the team connect with a wide range of partners to encourage cross-sector buy-in from additional organizations including the Lansing Department of Parks and Recreation, the Michigan Department of Transportation, and the Department of Planning and Neighborhood Development.



In 2017, Prosperity, a 16 ft. tall stainless-steel sculpture, was designed by artist Fritz Olsen with a vision of honoring the history of the auto industry in the area. The City of Lansing in partnership with the Saginaw Oakland Commercial Association were awarded Public Art for Communities grant funds in 2016 as one of three recipients. Prosperity is part of the larger Point West Art and Trail placemaking project spearheaded by SOCA, the Old Oakland Neighborhood Association (OONA), and the West Side Neighborhood Association (WNA). The project calls for a new one-mile multiple use trail within Dunnebacke and West Side Parks. Prosperity is intended to act as a gateway to the park and to calm traffic in the area.

In 2017, El Azteco West added a patio and bar on the east side of the West Saginaw Street building. The patio seats about 125 people and have a full bar and a couple TVs.



In 2018, Biggby Coffee applied for a façade grant for \$20,000 via City of Lansing's Corridor Façade Program to remodel the building. The improvements to the building include raising the height of the current exterior, repairing the front door, repainting the colors and replacing awnings and lights. The improvements were completed in June 2019.



In 2019, 909 and 913 West Saginaw were also rehabilitated through City of Lansing's façade grants.

Section II: DEVELOPMENT PLAN

BENEFITS OF THE AUTHORITY

The Saginaw Street Corridor Improvement Authority recognizes the benefits to the district and to the City of Lansing. This Development Plan is a formal document to outline the priorities and goals of the Authority. The Corridor Improvement District Proposal and request to create a Corridor Improvement Authority states that a CID:

- (a) Utilizes TIF to complete improvement projects according to the approved TIF plan while leveraging other dollars such as earned income and private, state, federal and philanthropic monies for district improvements

- (b) Generates a clear plan to improve the district, implemented by an empowered neighborhood stakeholder-government partner framework – a proven national method for success
- (c) Creates access to additional programs and incentives to businesses such as special approval of liquor licenses within city development districts
- (d) Establishes a cohesive district which fosters business investment from existing entrepreneurs and attracts complementary new business growth
- (e) Encourages job creation, which produces more jobs for neighborhood residents and generates additional income tax revenue
- (f) Encourages surrounding property improvements, increasing values of neighboring properties thus generating more property tax revenue
- (g) Promotes greater interest in mixed-use development, broadening business location and residential housing options and increasing the tax base
- (h) Brings more people into the district to shop for goods and services, thus generating more repeat customers for neighborhood businesses and increasing sales tax revenue
- (i) Stimulates new commercial development in a neighborhood where additional private sector investment opportunity exists
- (j) Improves the climate of community and economic development for residents and businesses alike
- (k) Contributes to a healthy neighborhood which has the potential to decrease crime or the perception of crime, and increase public safety
- (l) Creates an improved commercial core and public space that is appealing to neighborhood residents encouraging “pride in place” and visitor attraction
- (m) Retains and empowers residents who can access jobs, goods and services in a walkable or transit-oriented neighborhood
- (n) Creates an outreach and coordination mechanism at the neighborhood level for City financed projects
- (o) Creates a public-private partnership with the City that enhances community neighborhood input to improve the district

LEGAL BASIS OF THE PLAN

This Development Plan and Tax Increment Financing Plan is prepared pursuant to requirements of Sections 125.4618 and 125.4621 of the Tax Increment Financing Act, Public Act 57 of 2018, as amended.

It addresses the geographic area of the Corridor Improvement District as established by the Lansing City Council. A descriptive map, resolutions establishing the CID and forming the CIA and Ordinance, including the legal description describing the CID are contained in the appendices.

DEVELOPMENT PLAN REQUIREMENTS

This section of the Development Plan provides specific information required in Section 125.4621 of the Tax Increment Financing Act. It consists of information requested in subsections 2(a) through 2(r):

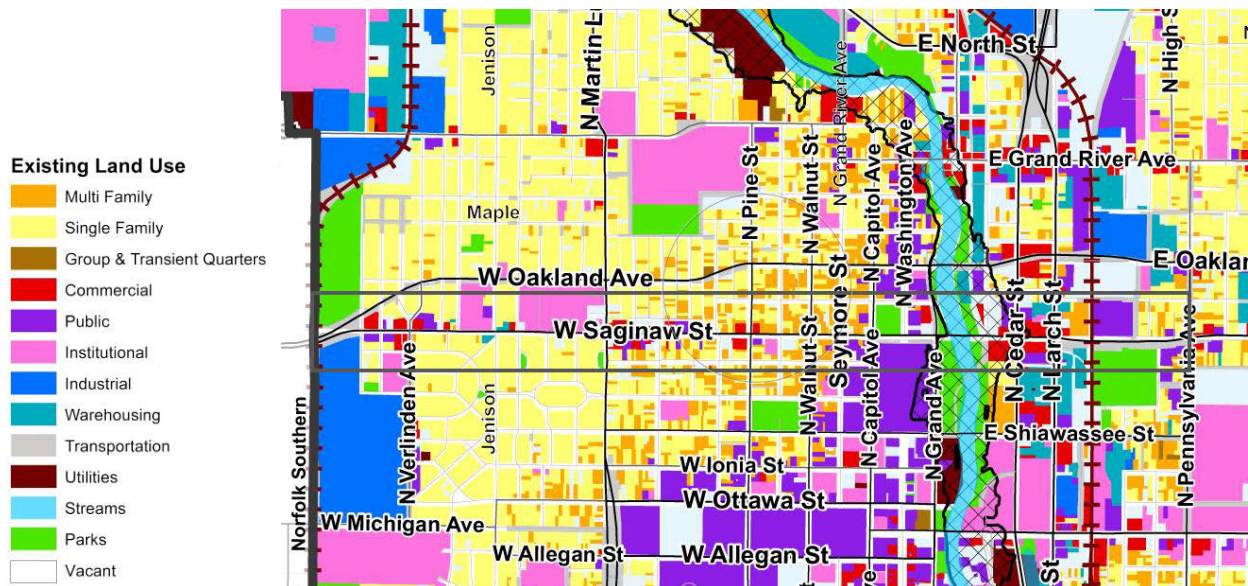
(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

The CIA boundary was established by the Lansing City Council Resolution Number 2009-278 adopted on July 27, 2009, with the proposed area encompassing 500 feet north and 500 feet south of the centerline of Saginaw Avenue, and from the western edge of the City Limits of the City of Lansing to the west to the centerline of Pennsylvania Avenue to the east. A copy of the boundary map is contained in the Appendix H.

(b) The location and extent of existing streets and other public facilities within the development area, designating the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and including a legal description of the development area.

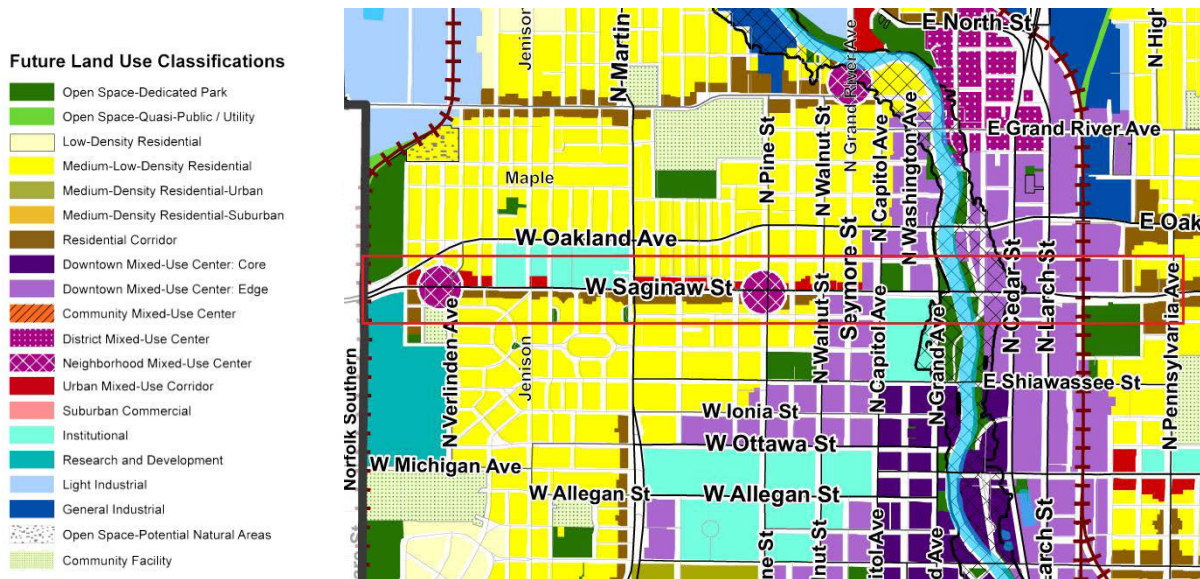
The CIA boundary is the same boundary established by the Lansing City Council Resolution Number 2009-278 adopted on July 27, 2009. Appendix G provides more detailed information about the parcel area, including parcel numbers, classes and property addresses.

Existing Land Use of the Saginaw Street Corridor



Source: Design Lansing 2012 Comprehensive Plan

Future Land Use of Saginaw Street Corridor



Source: Design Lansing 2012 Comprehensive Plan

(c) A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

A description of specific improvement projects that are contemplated within the development area is contained in the project schedule and budget at the end of this section. The cost and time estimates included in the project schedule and budget are estimates only and may be revised by the Authority board without amending this Plan.

(d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.

A description, including cost estimate and schedule of implementation, for each improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section. The cost and time estimates included in the project schedule and budget are estimates only and may be revised by the Authority board without amending this Plan.

(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

A description, including cost estimate and implementation schedule for each specific improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section. The time estimates included in the project schedule are estimates only and may be revised by the Authority board without amending this Plan.

(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.

At this time, no specific parts of the development area are planned as open space, though redevelopment projects will be in line with the commercial corridor's overlay district that defines landscaping and open space requirements. The CIA will conduct community engagement and provide input on open space uses on a project-specific and case-by-case basis. However, as of the adoption of this Development Plan, there are no currently open spaces targeted for development of structures or buildings by the Authority; all open space is currently intended to remain open

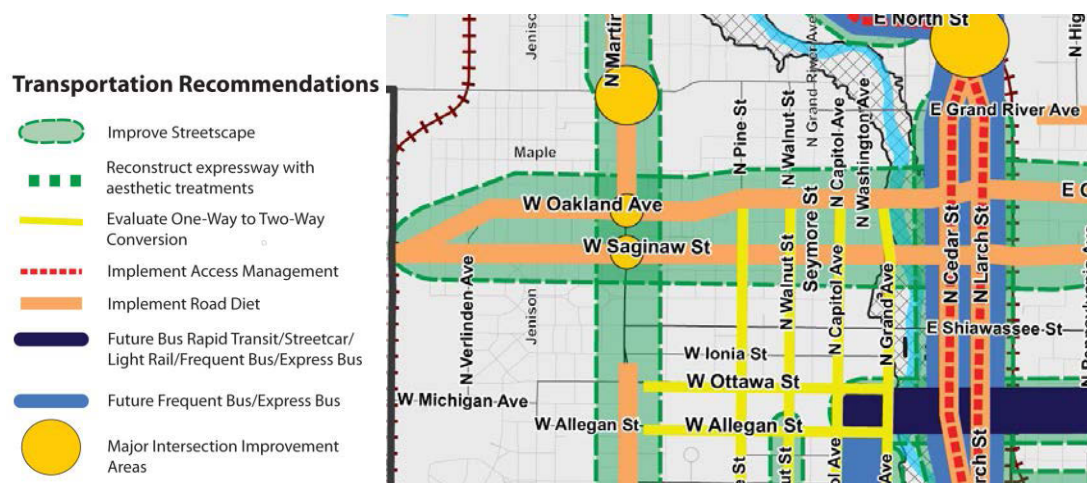
(g) A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

There is no known or identified property or real estate as of the adoption of this Plan that is necessary to complete the streetscape improvements set forth in this Plan. However, the CIA may wish to sell, donate, exchange, or lease property in the future. The Authority board reserves the right to sell, donate, exchange or lease property in the future to the extent determined necessary by the Authority board without further amendment to this Plan, but in compliance with the requirements of the Act.

(h) A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities.

The SSCIA desires to pursue changes to the streets to address the issues outlined in the City's Master Plan. The plan cites the need for improvements to multi-modal transit and implementation of transit-oriented design, review of the operational efficacy of the intersections along Martin Luther King Jr. Boulevard, and addressing the overcapacity issues of Saginaw and Oakland

Transportation Concepts for Change



Source: Design Lansing 2012 Comprehensive Plan

(i) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.

A description, including cost estimate for individual projects and method of financing is contained in the project schedule and budget at the end of this section. The total cost of completing all activities, projects and improvements proposed by the Authority Development Plan and to be undertaken and financed by the Authority is estimated to be \$520,000, which includes administrative expenses and contingencies. A breakdown of the estimated cost and estimated schedule for completion for each of those activities and projects is set forth in the project schedule and budget at the end of this section.

The scope of the items and improvements and the projected schedule for completion for those items and improvements described in this Plan are estimates only and may be revised from time to time by the Authority board without amending this Plan; provided, however, that such items and improvements must be completed within the term of this Plan, unless the term is amended in accordance with Act 57. Further, estimated costs for any items or improvements may be increased or decreased by the Authority board without amending this Plan based upon then-current preconstruction or pre-bid estimates of cost, as well as revised estimates of cost resulting from the receipt of bids. All operating and planning expenditures of the Authority and the City, as well as all advances extended by or indebtedness incurred by the City or other parties for improvements identified above that have been completed, are in progress, or yet to be completed, are expected to be repaid from tax increment revenues. The costs of the Plan are also anticipated to be paid from tax increment revenues as received.

The Authority expects to finance these activities from any one or more of the following sources:

- Future tax increment revenues
- Interest on investments
- Donations received by the Authority
- Proceeds from State and Federal Grants
- Proceeds from any property building or facility that may be owned, leased, licensed, operated or sold by the Authority
- Special assessments as may be approved by the City Council

The proceeds to be received from tax increment revenues in the CIA plus the availability of funds from other authorized sources will be sufficient to finance all activities and improvements to be carried out under this Plan. At this time, there is no intention by the Authority to issue bonds or to request that City Council issue bonds for qualifying activities; should that change, the Authority will comply with all requirements under the Act, including amendment to this Plan if necessary.

(j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.

Information concerning the names of persons for whom benefits may accrue are unknown at this time as final development plans and projects have yet to be prepared. At this time, there is no intention to sell or transact any portion of the Development to any person, therefore, such information is unavailable.

(k) The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.

The CIA Board has no publicly announced commitments for the acquisition or sale of property as it has no property under supervisory responsibility of the CIA at this time. The CIA in conjunction with the City may discuss policies to explore acquisition of tax reverted property should properties within the CIA District become available for acquisition by the City through tax reversion procedures.

It is not a priority of the CIA to acquire private property unless it advances a public improvement project or is necessary for economic development purposes. Any property acquired or held by the CIA, to be sold, leased, or otherwise conveyed to private development interests shall be sold, leased, or otherwise conveyed in accordance with local municipal policy, terms, and conditions to be established by the CIA, and state law, if applicable. At the time of the adoption of this plan, no private parties have been identified to whom land for redevelopment will be sold, leased, or otherwise conveyed; however, the CIA may convey such property to presently undetermined private parties for redevelopment for appropriate uses.

(l) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

Based on 2010 Census data, the estimated population of the Saginaw Street and Oakland Avenue commercial corridor was 5,880 people. There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

(n) Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 84 Stat. 1894.

There are no occupied residences targeted for acquisition or development under the Plan, thus no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

(o) A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.

There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

(p) The requirement that amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection.

The Authority reserves the right to amend this Plan to add new improvement projects, extend the duration of the Plan, or for other lawful purposes. Any amendments to the Plan shall be approved by the Authority and the City Council in accordance with the requirements of Act 57.

(q) A schedule to periodically evaluate the effectiveness of the development plan.

An annual report shall be submitted to each entity for which taxes are captured addressing use of CIA funds during the past budget year, status of implementation of the program of work set forth in the Development Plan and proposed CIA activities for the ensuing year. Any changes from this Development Plan will be addressed and changed by action of the City Council as part of this annual review of CIA activities. Amendments to the Development Plan and Tax Increment Financing Plan would be completed in compliance with notification and public hearing procedures of Section 622 of Act 57 prior to action of the City Council.

TIF PLAN SCHEDULE AND BUDGET

The duration of this plan is a 15-year period. The following pages include tables where specific projects that address CIA goals are described, budgeted, and scheduled. The schedule begins in 2019 and ends in the year 2034 (15 years). Projects have been listed based on estimated time of completion.

INTENT TO UPDATE AND EXTEND DURATION OR TERMINATE PLAN

On or before the year 2034, the authority will consider action to update and extend the duration of the Development Plan and Tax Increment Financing Plan or make recommendations to terminate the plans and rescind City Ordinance #2009-418 creating the authority. Rescission of the resolution would dissolve the authority and eliminate the accompanying tax increment financing district; provided, however, that in accordance with Act 57, the authority shall not be dissolved if there is outstanding indebtedness of the authority.

PROJECT DESCRIPTIONS



Rachel Wilke – Intern, Lansing Planning Department

This Development and Tax Increment Financing Plan arranges projects in the four categories used by the National Main Street Model: Design, Economic Restructuring, Organization, and Promotions/Marketing.

DESIGN: Design enhances the character of the corridor through physical change. Research has shown the significant (but declining) daily traffic count along the corridor. Stakeholders have identified exploring how to incorporate Transit-Oriented Design, new and innovative features to slow traffic, encourage people to stop and visit, and ultimately invest in the district will further drive property along the corridor. Furthermore, the aesthetic quality of the corridor is important to stakeholders. There is a current lack of greenery, trees, and public spaces along both the Saginaw and Oakland corridors. Stakeholders would like to see an inviting corridor that can support a variety of retail and other businesses.

ECONOMIC RESTRUCTURING: Economic restructuring re-establishes the neighborhood business district as the commercial core of the community. Commercial property code enforcement, filling vacant buildings, façade improvement, and infill development on vacant parcels are essential to a healthy district. Strong businesses and a viable business mix are also critical. Stakeholders would like to see business recruitment programs and a revolving micro-loan fund in place to assist with this effort. They believe that offering business incentives and enhancing cooperative marketing and branding are key to attracting new business and development to the district.

ORGANIZATION: Organization ensures that the work of commercial corridor revitalization is accomplished through fundraising and volunteer development. Organizational activities are currently carried out by the Westside Commercial Association and can continue to be so.

PROMOTIONS/MARKETING: Promotions reinforce the commercial corridor as the social core of the neighborhood and strengthen a positive image. Currently, business along Saginaw and Oakland participate in many of the events that the Westside Commercial Association has planned for promotion purposes. Continued work is needed to market and brand the district to draw in a strong customer base, help businesses thrive, and creating a unique gathering place for residents and visitors. Critical components of this strategy would be the intentional positive promotion of the Saginaw corridor to Lansing residents and the region in general through a variety of opportunities for cooperative marketing.

The following tables summarize the various projects and activities proposed, including an estimated cost and completion date for each. As noted previously, the costs and completion dates are estimates only and

are subject to change without further amendment to this Plan. These dates and estimates may vary because of private investment decisions, financing opportunities, market shifts or other factors.

TABLE 1: DESIGN PROJECTS ANTICIPATED

Project	Estimated Cost	Estimated Completion
Short-Term Projects (2020-2024)		
Purchase and install bike racks, especially near transit stations such as bus stops	\$2,000	1-2 years
Purchase and install trash / recycling receptacles and benches to facilitate use of public transit stations such as bus stops	\$2,000	1-2 years
Explore possible traffic calming measures at key intersections / traffic study	\$5,000	2-5 years
Purchase and install flower planters	\$2,000	1-2 years
Create strategy for vacant parcels along Saginaw	\$3,000	1-2 years
Partner with H, Inc to install native landscaping along Oakland Avenue	\$1,500	2-5 years
Partner with MDOT to explore options for a west-bound bicycle lane to pair with the Saginaw Street lane headed east	\$1,500	2-5 years
Medium-Term Projects (2025-2029)		
Install street banners	\$5,000	2-5 years
Install wayfinding signage, with a focus on guiding residents and visitors to transit stations such as bus stops	\$10,000	2-5 years
Plant / replace street trees	\$5,000	2-5 years
Explore alternatives for City Owned Parking Lot	\$15,000	2-5 years
Increase transparency in storefront windows	\$20,000	2-5 years
Administer traffic calming measures	\$25,000	2-5 years
Create additional pocket parks / green space	\$20,000	2-5 years
Work with local artists to install more public art	\$10,000	2-5 years
Long-Term Projects (2026-2030)		
Ornamental street lighting	\$50,000	8-15 years
Incentivize developers to build infill mixed use buildings	\$25,000	8-15 years
Bury above ground utilities	\$500,000	8-15 years
Reduce lanes on Saginaw and Oakland or convert to two-way streets	\$300,000	8-15 years

TABLE 2: ECONOMIC RESTRUCTURING PROJECTS ANTICIPATED

Project	Estimated Cost	Estimated Completion
Short-Term Projects (2020-2024)		
Continue strategic business recruitment and retention activities	\$5,000	2-5 years
Create inventory of existing businesses	\$1,000	Ongoing
Plan and implement business open house program	\$1,500	Ongoing

Market corridor's commercial real estate opportunities	\$2,000	1-2 years
Provide technical support for existing businesses	\$10,000	1-2 years
Medium-Term Projects (2025-2029)		
Secure and build out business incubator space	\$50,000	8-15 years
Recruit grocery store / food market	\$20,000	8-15 years
Develop revolving business micro-loan fund	\$50,000	8-15 years
Long-Term Projects (2026-2030)		
Explore strategic property acquisition and renovation	\$5,000	8-15 years
Partner with Ingham County Land Bank on property redevelopment	\$150,000	8-15 years
Purchase and demolish vacant properties beyond reclamation	\$200,00	8-15 years

TABLE 3: ORGANIZATION PROJECTS ANTICIPATED

Project	Estimated Cost	Estimated Completion
Short-Term Projects (2020-2024)		
Enhance fundraising and grant-writing efforts	\$1,500	1-2 years
Invest in volunteer recruitment and retention / recognition	\$2,000	Ongoing
Initiate panhandler support / public outreach campaign	\$1,000	1-2 years
Coordinate efforts with Lansing Community College	\$1,000	Ongoing

TABLE 4: PROMOTIONS / MARKETING PROJECTS ANTICIPATED

Project	Estimated Cost	Estimated Completion
Short-Term Projects (2020-2024)		
Redevelop website	\$5,000	1-2 years
Update business directory	\$2,500	Ongoing
Pursue cooperative advertising	\$5,000	2-5 years
Improve external communication tools (e-newsletter)	\$1,500	Ongoing
Medium-Term Projects (2025-2029)		
Develop visitor brochure		
Plan special events and festivals	\$25,000	2-5 years

OTHER SOURCES OF FINANCING

As noted in Section 621.2 (i), the CIA expects to finance these activities from one or more of the following sources:

1. Future tax increment revenues
2. State or Federal grants
3. Special assessments as may be approved by the City of Lansing
4. Interest on investments
5. Donations received by the CIA
6. Proceeds from any property, building or facility owned, leased or sold by the CIA

7. Moneys obtained through development agreements with property owners benefiting from adjacent open space and other public improvements
8. Moneys obtained from other sources approved by the City of Lansing

The revenue to be received from tax increment financing in this Development Area plus the availability of funds from other authorized sources will be sufficient to finance the activities and improvements to be carried out under this plan. At this time, there is no intention by the Authority to issue bonds or to request that City Council issue bonds for qualifying activities; should that change, the Authority will comply with all requirements under the Act, including amendment to this Plan if necessary.

Section III: TAX INCREMENT FINANCING PLAN FOR DEVELOPMENT DISTRICT

This tax increment financing plan is established to make possible the financing of all or a portion of the costs associated with the activities and projects contained in the previous Development Plan for the Saginaw Street Corridor Improvement District.

Tax Increment Financing Plan

Tax increment financing is a funding technique that utilizes increases in taxes on real and personal property within a specific development area to secure and pay the cost of public improvements or bonds issued by a municipality or Corridor Improvement Authority to finance the costs of an approved development plan, to pay the Authority's costs of operation, and to finance portions of an approved development plan which do not involve the issuance of bonds.

The Corridor Improvement Authority Act requires the CIA to address three legislative requirements in the Tax Increment Financing Plan. These provide information about funds anticipated to be received by the CIA and its impact upon taxing jurisdictions. These requirements are found in Section 618(1) of the Act and states that "if the authority determines that it is necessary for the achievement of the purposes of this act, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 621..."

Specifically, pursuant to Section 618(1) of the Act the Tax Increment Financing Plan must include, in addition to the development Plan set forth above:

1. A detailed explanation of the tax increment procedure,
2. The maximum amount of bonded indebtedness to be incurred,
3. The duration of the program,
4. A statement that all unused funds captured shall revert proportionally to the respective taxing bodies, and
5. A state of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located, and
6. A clear statement of the portion of the captured value intended to be used by the Authority for the Plan, and the intended use.

1. Detailed explanation of the Tax Increment Financing Procedure

The Corridor Improvement Authority Act, Act 57 of 2018, as amended, authorizes tax increment financing (TIF). TIF makes it possible for a district to essentially capture tax revenues that are derived from the increase in value of property, which has benefitted from development projects within said district. The revenue is used to finance further development within the district. The Saginaw Street CIA has determined that, in order to finance the previous Development Plan, a tax increment financing plan must be adopted.

The theory of utilizing TIF is that tax revenue will increase within a district where development is taking place. That increase in development will generate an increase in the tax revenues within that district. Therefore, it is appropriate to use this increase in tax revenue to reinvest into the district to encourage continued development.

The tax increment financing procedure as outlined in Act 57 of 2018 requires the adoption by the City, by resolution, of a Development Plan and a Tax Increment Financing Plan. Following the adoption of that resolution, the city and county treasurers are required by law to transmit to the CIA that portion of the tax levy of all taxing bodies paid each year on the “Captured Assessed Value of all real and personal property located in the Development Area.” The tax amounts to be transmitted are hereinafter referred to as “Tax Increment Revenue”.

The Authority explicitly subordinates its capture of Tax Increment Revenue to any similar capture by a Brownfield Redevelopment Plan, duly authorized by the Lansing Brownfield Redevelopment Authority and Lansing City Council, for any parcel or property that is currently subject to any such Brownfield Redevelopment Plan or that comes to be during the duration of this Plan. This Plan will still capture any amount of qualifying Tax Increment Revenue that passes through any such Brownfield Redevelopment Plan’s capture.

The “Captured Assessed Value” is defined by the Act as “the amount in any 1 year by which the current assessed value of the project area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes ... exceeds the initial assessed value...” The “initial assessed value” is defined by the Act as the “assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time the resolution establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution is adopted...”

It is the goal of the CIA to use the captured assessed value in the development district for the number of years necessary to complete the projects outlined in the Development Plan.

The CIA shall submit a report on the tax increment financing account showing the revenue received and the amount and purpose of expenditures from the account. Reports will also be required showing the initial assessed value of the development district and the amount of captured assessed value retained by the CIA. The report shall be submitted to the Lansing City Council and contain such additional information as the City Council deems necessary.

An opportunity will be made available to the County Board of Commissioners and other taxing jurisdictions to meet with the City Council to discuss the fiscal and economic implications of the proposed financing and development plans.

Approval of the tax increment financing plan must be obtained following the notice, hearing and disclosure provisions of Section 622 of the Act. If the development plan is a part of the tax increment financing plan, only one hearing and approval procedure is required for the two plans together. The tax increment financing plan may be modified by the City Council upon notice and after public hearings. The governing body may abolish the tax increment financing plan when it finds that the purpose for which it was established is accomplished.

2. The maximum amount of bonded indebtedness to be incurred

The CIA does not anticipate bonding. Below is the current financial position of the Authority.

Description of Current Financial Position

Current Assets: The Saginaw Street Corridor Improvement Authority fund balance at the time of preparation of this analysis is \$0.00. The Saginaw Oakland Commercial Association and the Lansing Economic Area Partnership have contributed to the organizational costs of the CIA, as well as the preparation of this Development and Tax Increment Financing Plan.

Anticipated Revenue: The CIA district contains 84 individual properties. The 2019 taxable value of all properties is \$9,547,690. This is the initial assessed value to which all future assessments will be compared to determine the tax capture for the district. A detailed projection table for the 15-year period is included in appendix I.

3. Duration of The CIA and Tax Increment Financing District

This Tax Increment Financing Plan establishes a budget for a 15-year period. This is reflected in the previous Development Plan's projects estimated completion dates, shown in Tables 1 through 4.

4. Unused Funds Shall Revert Proportionally to the Respective Taxing Bodies

The Authority shall comply with the requirements of Subsection 619(2) of the Act, and shall revert all unused funds, proportionally, to the respective taxing bodies. This TIF Plan is not intended, nor shall it be used to circumvent existing property tax limitations; the purpose is to enhance and increase public use of the public portions of the corridor as detailed in the Development Plan, especially as it pertains to utilization of public transit.

5. Estimated Impact of The Tax Increment Financing Plan

Adoption of this Tax Increment Financing Plan will initially result in the use of all revenues derived from increases in assessed value of the real and personal property of the Development District for purposes of the Development Plan. As soon as adequate increments have been generated to pay for the development projects, excess tax increment will be returned to the taxing jurisdictions.

Appendix I, demonstrates the current millage levied by each jurisdiction, the anticipated growth in assessed value and the resulting tax increment revenues to be generated during the life of the Plan, and the estimated fiscal and economic implications on taxing jurisdictions resulting from the implementation of the Plan and capture of millage by the Authority.

The Authority proposes to strengthen the Development District and arrest the current stagnation and deterioration in property values. This is to be accomplished by using the additional tax revenues generated in the Development District to make public improvements and induce private redevelopment.

Several tax bodies currently receive property tax revenue from the property within the Development District. They will continue to receive tax revenues on the initial assessed value of this property throughout the duration of the Plan. When this plan is terminated, these taxing jurisdictions will receive property tax revenues from all taxable property located within the Development District, including new development and appreciation in value stimulated by the development projects and inflation.

6. Use of Tax Increment Revenue

The Authority intends to use all of the captured value in furtherance of the Plan described above. Tax increment revenues transmitted to the Authority shall be deposited in a separate fund of the Authority (the “Project Fund”) and used as they accrue annually in the following manner, and with the following order or priority:

1. To pay the administrative, auditing, legal and operating costs of the Authority and the City pertaining to the Plan and the Development District, including planning and promotion to the extent provided in the annual budget of the Authority.
2. To repay amounts advanced by the City for project costs, including costs for preliminary plans, projects, fees, and for other professional services.
3. To pay, or to set aside in a reserve account for the purpose of paying when feasible, the cost of undertaking, completing and reimbursing the City for any public improvements as set forth in the Plan, to the extent those costs are not financed from other sources (the “Project Reserve Fund”).
4. To pay the cost of any additional improvements to the Plan that are determined necessary by the Authority and approved by the City Council in accordance with the Act.

In accordance with Act 57, and to the extent that the Authority and City deem it necessary and in the best interest of the Authority, the Development District, and the City and its resident and property owners, the Authority may enter into tax sharing arrangements with affected taxing jurisdictions to share all or a portion of tax increment revenues on such terms as the Authority and the City Council determine to be most equitable for the Authority, the Development District and the City.

Appendix A:

Full Ordinance – Intent to Establish the
Saginaw Street Corridor Improvement
Authority

RESOLUTION #2009-278

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

WHEREAS, the City of Lansing has prepared and forwarded a resolution of intent to create the Saginaw Avenue Corridor Improvement Authority (the Authority) in accordance with the provisions of the Saginaw Corridor Improvement Authority, Public Act 280 of 2005, as amended (the Act);

WHEREAS, the Saginaw Avenue Corridor Improvement Authority Development Area, as defined in the Act (the "Proposed Development Area"), is comprised of eligible property within an area along Saginaw Avenue bounded by an area of all commercial property, as defined by PA 206 of 1893, found within 500 feet north and 500 feet south of the centerline of Saginaw Avenue, and from the western edge of the City Limits of the City of Lansing to the west to the center line of Pennsylvania Ave. to the east, and specifically identified in Exhibit A;

WHEREAS, the District meets all of the requirements of section 5 of Public Act 280 of 2005, including:

1. The Proposed Development Area is adjacent to a road classified as an arterial or collector according to the Federal Highway Administration Manual "Highway Functional Classification – Concepts, Criteria and Procedures;" and
2. The Proposed Development Area contains at least ten (10) contiguous parcels or at least five (5) contiguous acres; and
3. More than half of the existing ground floor square footage in the Proposed Development Area is classified as commercial real property under Section 34c of the General Property Tax Act, Act 206 of 1893, as amended (MCL 211.34c); and
4. Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire Proposed Development Area for the immediately preceding thirty (30) years.
5. The Proposed Development Area is presently served by municipal water and sewer; and
6. The Proposed Development Area is zoned to allow for mixed use that includes high density residential use

and;

WHEREAS, in accordance with Act 280 the City would further agree to the following with respect to the Proposed Development Area:

1. To expedite the local permitting and inspection process in the Proposed Development Area; and

2. To modify its master plan to provide for walkable non-motorized interconnections, including sidewalks and streetscapes throughout the Proposed Development Area

and;

WHEREAS, at least one member of the Authority must reside within ½ mile of the development district,

WHEREAS, the Act requires that before creation of the Authority the Lansing City Council hold a public hearing in order to provide an opportunity for those living in and around the boundaries of the Authority, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the creation of the Authority;

NOW, THEREFORE, BE IT RESOLVED that Council determines that it is necessary for the best interests of the City and the public to redevelop its commercial corridors and to promote economic growth; and

BE IT FURTHER RESOLVED that the City Council hereby declares to create and provide for the operation of a corridor improvement authority as enabled by and pursuant to Act 280; and

BE IT FURTHER RESOLVED that Council hereby designates the boundaries of the Development Area as comprising parcels of real property identified in Exhibit A; and

BE IT FURTHER RESOLVED that the authority will be known as the "Saginaw Avenue Corridor Improvement Authority";

BE IT FINALLY RESOLVED that a public hearing shall be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on 24th day of August 2009, for the purpose of receiving comment on the establishment of the Michigan Avenue Corridor Authority as set forth in Public Act 280 of 2005. Notice of the public hearing shall be published twice in a newspaper of general circulation in the municipality, not less than 20 or more than 40 days before the date of the hearing. Not

less than 20 days before the hearing, the City shall also mail notice of the hearing to the property taxpayers of record in the proposed development area, to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved, and to the state tax commission. Failure of a property taxpayer to receive the notice does not invalidate these proceedings. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the proposed development area not less than 20 days before the hearing. The notice shall state the date, time, and place of the hearing and shall describe the boundaries of the proposed development area. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed development area.

Appendix B:

Affidavit of Notice of Public Hearing on
Creation of the SSCIA

Appendix C:

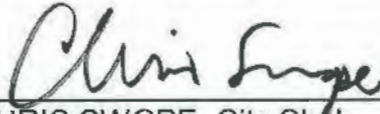
Resolution Establishing the SSCIA and
Designation of the Development Area

I, CHRIS SWOPE, CITY CLERK of the City of Lansing, Michigan, do hereby certify that I have compared the annexed copy of Resolution #2009-418, which established the Saginaw Street Corridor Improvement Authority and Designation of the Development Area, which was adopted November 2, 2009, with the original now on file in my office, and that it is a correct copy thereof, and of the whole of such original.



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ELECTIONS/GREAT SEAL

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Lansing this 15th day of June, 2017.


CHRIS SWOPE, City Clerk

RESOLUTION #2009-418
BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANSING

Resolution Establishing Saginaw Street Corridor Improvement Authority and Designation
of Development Area

WHEREAS, the City of Lansing (the City), is authorized by the provisions of MCL 125.2871, et seq., Act 280, Public Acts of Michigan, 2005, as amended (Act 280), to create a corridor improvement authority; and

WHEREAS, the City Council held a public hearing on August 24, 2009 pursuant to Act 280 in connection with the establishment of a corridor improvement authority and the designation of the proposed development area; and

WHEREAS, at least 60 days have passed since the public hearing; and

WHEREAS, the City Council intends to proceed with the establishment of a corridor improvement authority.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Determination of Necessity: Purpose. The City Council hereby determines that it is necessary for the best interests of the public to create a public body corporate which shall operate to correct and prevent deterioration in business districts, to redevelop the City's commercial corridors and promote economic growth, pursuant to Act 280 of the Public Acts of Michigan, 2005, MCL 125.2871, et seq., as amended.

2. Definitions. The terms used in this resolution shall have the same meaning as given to them in Act 280 or as hereinafter in this section provided unless the context clearly indicates to the contrary. As used in this resolution:

"Authority" means the Saginaw Street Corridor Improvement Authority (also known as "Sag CIA") created by this resolution.

"Act 280" means Act No. 280 of the Public Acts of Michigan of 2005, as amended. MCL 125.2871, et seq.

"Board" or "Board of Directors" means the Board of Directors of the Authority, the governing body of the Authority.

"Chief Executive Officer" means the Mayor of the City of Lansing.

"City" means the City of Lansing, Ingham and Eaton Counties, Michigan.

"City Council" means the City Council of the City of Lansing.

"Development Area" means the development area designated by this resolution, as now

existing or hereafter amended, and within which the Authority shall exercise its powers.

3. Creation of Authority. There is hereby created pursuant to Act 280 a Corridor Improvement Authority for the City. The Authority shall be a public body corporate and shall be known and exercise its powers under title of the SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY. The Authority may adopt a seal, may sue and be sued in any court of this State and shall possess all of the powers necessary to carry out the purposes of its incorporation as provided by this resolution and Act 280. The enumeration of a power in this resolution or in Act 280 shall not be construed as a limitation upon the general powers of the Authority.

4. Termination. Upon completion of its purposes, the Authority may be dissolved by resolution of the City Council. The property and assets of the Authority, after dissolution and satisfaction of its obligations, shall revert to the City.

5. Description of Development Area. The Development Area shall consist of the territory in the City described in Exhibit A to this resolution, attached hereto and made a part hereof, subject to such changes as may hereinafter be made pursuant to this resolution and Act 280.

6. Board of Directors. The Authority shall be under the supervision and control of the Board. The Board shall consist of the Mayor or his or her assignee, and seven additional members. Members shall be appointed by the Mayor, subject to approval by the City Council. Not less than a majority of the members shall be persons having an ownership or business interest in property located in the Development Area. Not less than 1 of the members shall be a resident of the Development Area, or of an area within 1/2 mile of any part of the Development Area. Members shall be appointed to serve for a term of four years, except that of the members first appointed, an equal number, as near as is practicable, shall be appointed for terms of 1 year, 2 years, 3 years, and 4 years. A member shall hold office until the member's successor is appointed. An appointment to fill a vacancy shall be made by the Mayor for the unexpired term only. Members of the Board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The Chairperson of the Board shall be elected by the Board. The Board shall adopt bylaws governing its procedures subject to the approval of the City Council.

7. Powers of Authority. Except as specifically otherwise provided in this resolution, the Authority shall have all powers provided by law subject to the limitations imposed by law and herein.

8. Fiscal Year: Adoption of Budget. The fiscal year of the Authority shall begin on July 1st of each year and end on June 30th, or such other fiscal year as may hereafter be adopted by the City Council. The Board shall prepare annually a budget and shall submit it to the City Council for approval in the manner and at the time, and which budget shall contain the information, required of municipal departments. The Board shall not finally adopt a budget for any fiscal year until the budget has been approved by the City Council. The Authority shall submit financial reports to the City Council at the same time and on the same basis as departments of the City are required to submit reports. The Authority shall be audited annually by the same independent auditors auditing the City

and copies of the audit report shall be filed with the City Council.

9. Section Headings: Severability. Section headings are provided for convenience only and are not intended to be part of this resolution. If any portion of this resolution shall be held to be unlawful, the remaining portions shall remain in full force and effect.

10. Publication. Recording and Filing. This resolution shall be published once after its adoption in full in a newspaper of general circulation in the City of Lansing, and the City Clerk shall file a certified copy of the resolution with the Michigan Secretary of State promptly after its adoption.

Appendix D:

Powers of Authority

125.4611 Board; powers.

Detailed powers of the Corridor Improvement Authority board are listed below, section 611 of Act 57 of 2018:

- (a) Prepare an analysis of economic changes taking place in the development area.
- (b) Study and analyze the impact of metropolitan growth upon the development area.
- (c) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the development area.
- (d) Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.
- (e) Develop long-range plans, in cooperation with the agency that is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the development area and to promote the economic growth of the development area, and take steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.
- (f) Implement any plan of development in the development area necessary to achieve the purposes of this act in accordance with the powers of the authority granted by this act.
- (g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.
- (h) On terms and conditions and in a manner and for consideration the authority considers proper or for no consideration, acquire by purchase or otherwise, or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in the property, that the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options.
- (i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to those buildings, within the development area for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.

(j) Fix, charge, and collect fees, rents, and charges for the use of any facility, building, or property under its control or any part of the facility, building, or property, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.

(k) Lease, in whole or in part, any facility, building, or property under its control.

(l) Accept grants and donations of property, labor, or other things of value from a public or private source.

(m) Acquire and construct public facilities.

(n) Conduct market research and public relations campaigns, develop, coordinate, and conduct retail and institutional promotions, and sponsor special events and related activities.

(o) Contract for broadband service and wireless technology service in a development area.

(2) Notwithstanding any other provision of this act, in a qualified development area the board may, in addition to the powers enumerated in subsection (1), do 1 or more of the following:

(a) Perform any necessary or desirable site improvements to the land, including, but not limited to, installation of temporary or permanent utilities, temporary or permanent roads and driveways, silt fences, perimeter construction fences, curbs and gutters, sidewalks, pavement markings, water systems, gas distribution lines, concrete, including, but not limited to, building pads, storm drainage systems, sanitary sewer systems, parking lot paving and light fixtures, electrical service, communications systems, including broadband and high-speed internet, site signage, and excavation, backfill, grading of site, landscaping and irrigation, within the development area for the use, in whole or in part, of any public or private person or business entity, or a combination of these.

(b) Incur expenses and expend funds to pay or reimburse a public or private person for costs associated with any of the improvements described in subdivision (a).

(c) Make and enter into financing arrangements with a public or private person for the purposes of implementing the board's powers described in this section, including, but not limited to, lease purchase agreements, land contracts, installment sales agreements, sale leaseback agreements, and loan agreements.

Appendix E:

SSCIA Appointed Members to the SSCIA
Board

RESOLUTION #2019-041

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

WHEREAS, the Mayor made the appointment of **James A. Houthoofd, Jr.** 5787 Green Road, Haslett, MI 48840 as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2121; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and WHEREAS, the Committee on Development & Planning met on February 18, 2019 and took affirmative action.

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

By Council Member Hussain to adopt the resolution By President Wood to recuse Council Member Spitzley from voting on this resolution because her employer has an interest in property on Saginaw St.

Motion Failed, with Council Members Garza, Hussain, Jackson, Washington, Wood voting "Yea"

Motion Carried

RESOLUTION #2018-308

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

WHEREAS, the Mayor made the appointment of **Jessica Yorko**, 815 Bancroft Ct, Lansing, MI, 48915 as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2021; and

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

WHEREAS, the Committee on Development & Planning met on December 3, 2018 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Jessica Yorko, 815 Bancroft Ct, Lansing, MI, 48915 as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2021.

By Council Member Hussain By Council Member Spitzley to recuse herself from voting on this resolution.
Motion Carried The question being adoption of the Resolution.

Motion Carried with Council Member Spitzley not voting.

RESOLUTION #2018-121

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

WHEREAS, the Mayor made the appointment of **Jonathon T. Lukco** of 727 N. Capitol Avenue, Apt. 104, Lansing, MI 48906 as a Member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2019; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Jonathon T. Lukco of 727 N. Capitol Avenue, Apt. 104, Lansing, MI 48906 as a Member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2019. By Council Member Hussain

Motion Carried City Clerk Swope administered the Oath of Office to Jonathon T. Lukco.

RESOLUTION #2019-206:

Reappointment: Saginaw Street Corridor Improvement Authority: Jonathon Lukco as a Member for a term to expire June 30, 2023;

RESOLUTION #2018-309

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

WHEREAS, the Mayor made the appointment of **Sean N. Hammond**, 820 Verlinden Avenue, Lansing, MI, 48915 as a Member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2020; and

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

WHEREAS, the Committee on Development & Planning met on December 3, 2018 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Sean N. Hammond, 820 Verlinden Avenue, Lansing, MI, 48915 as a Member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2021.

By Council Member Hussain By Council Member Spitzley to recuse herself from voting on this resolution.

Motion Carried The question being adoption of the Resolution. Motion Carried with Council Member Spitzley not voting.

RESOLUTION #2018-310

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

WHEREAS, the Mayor made the appointment of **Diane Sanborn**, 720 Seymour, Lansing, MI, 48906 as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2022; and

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

WHEREAS, the Committee on Development & Planning met on December 3, 2018 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby confirms the appointment of Diane Sanborn, 720 Seymour, and Lansing, MI, 48906 as a Member of the Saginaw Street Corridor Improvement Authority with a term to expire on June 30, 2022.

By Council Member Hussain By Council Member Spitzley to recuse herself from voting on this resolution. Motion Carried The question being adoption of the Resolution.

Motion Carried with Council Member Spitzley not voting.

City Clerk Swope administered the Oath of Office to Diane Sanborn.

RESOLUTION #2015-183

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

WHEREAS, the Mayor made the appointment of **Claire Corr** of 629 Ridgewood Avenue in Lansing, MI, 48910, as a Business Representative of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2018; and

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

WHEREAS, the Committee on Development & Planning met on June 17, 2015 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Claire Corr of 629 Ridgewood Avenue in Lansing, MI, 48910, as a Business Representative of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2018.

By Council Member Houghton Motion Carried City Clerk Swope swore Claire Corr into office.

RESOLUTION #2018-199

Reappointment: Saginaw Street Corridor Improvement Authority: Claire Corr, as a Member for a term to expire June30, 2022;

RESOLUTION #2017-211

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

WHEREAS, the Mayor made the appointment of **Tiffany Dowling** as a Business Owner Member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2020; and

WHEREAS, the nominee has been vetted and meets the qualifications as required by the City Charter; and WHEREAS, the Committee on Development and Planning took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Tiffany Dowling as a Business Owner Member of the Saginaw Street Corridor Improvement Authority for a term to expire June 30, 2020.

By Council Member Brown Clarke Motion Carried

Appendix F:

SSCIA Bylaws

**BYLAWS OF THE SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY
OF THE CITY OF LANSING**
Rev: January 16, 2019

ARTICLE I - NAME

The name of this Authority is the Saginaw Street Corridor Improvement Authority of the City of Lansing.

ARTICLE II - PURPOSE

The purpose of the Authority is to carry out those purposes and exercise those powers as conferred upon it by State of Michigan's Corridor Improvement Authority Act, Act 57 of 2018 (Formerly known as Act 280 of the Michigan Public Acts of 2005) as amended ("the Act"). The Authority shall be a public body corporate and shall have all the powers which now or hereafter may be conferred by law on authorities organized under the Act. These Bylaws are adopted as the Authority's rules governing procedure and holding regular meetings, in accordance with the Act.

ARTICLE III - AUTHORITY BOARD OF DIRECTORS

Section 1. Authority Board. The Authority shall be under the supervision and control of a board consisting of seven members appointed by the Mayor of the City of Lansing subject to the approval of City Council. The board will also include the Mayor or a Mayoral Assignee. Not less than a majority of the members shall be persons having an ownership or business interest in property located in the Corridor Improvement Authority development area. At least one of the members shall be a resident of the development area or of an area within one-half mile of any part of the development area.

Section 2. Terms, Replacement, and Vacancies. Of the initial seven members appointed, one term shall expire on June 30, 2016, two terms shall expire on June 30, 2017, two terms shall expire on June 30, 2018, and two terms shall expire on June 30, 2019. Thereafter, each member appointed shall serve for a term of four years. A member shall hold office until the member's successor is appointed. An appointment to fill a vacancy shall be made by the Mayor for the unexpired term only. Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office.

Section 3. Removal. A member of the Board may be removed for cause by the City Council after having been given notice and an opportunity to be heard.

ARTICLE IV - OFFICERS

Section 1. Officers. The officers of the Authority Board shall be a chairperson, a vice chairperson, a treasurer, and a recording secretary. All officers shall be members of the Authority Board, with the exception of the recording secretary who may, but need not be, a member of the Authority Board.

Section 2. Removal of Officers. An officer may be removed by the Authority Board whenever, in its

judgment, the best interest of the Authority Board will be served.

Section 3. Chairperson. The chairperson shall preside at all meetings of the Authority Board and shall discharge the duties as a presiding officer.

Section 4. Vice Chairperson. In the absence of the chairperson or in the event of inability to serve as chairperson, the vice chairperson shall perform the duties of the chairperson and when so acting, shall have all the powers and be subject to all the restrictions of the chairperson.

Section 5. Treasurer. The treasurer shall prepare, with the assistance of appropriate staff, an annual financial report covering the fiscal year of the Authority. The fiscal year of the Authority shall be July 1 to June 30. An annual audit will be made each year. The treasurer shall provide a bond if necessary, in the amount prescribed by the Authority Board.

Section 6. Recording Secretary. The recording secretary, if not a member of the Authority Board, shall be a designee of the Authority Board. The recording secretary shall attend all meetings of the Authority Board and with the assistance of appropriate staff record all votes and the minutes of all proceedings, to be maintained for future reference. The recording secretary shall give, or cause to be given, notice of all meetings of the Authority Board, as required by law or these bylaws, and shall perform such other duties as may be prescribed by the Authority Board. The recording secretary shall, when authorized by the Authority Board, attest by signature to actions of the Authority Board, and shall maintain custody of the official seal, and of the records, books and all documents of the Authority.

Section 7. Delegation of Duties of Officers. In the absence of any officer of the Authority Board due to resignation or removal, the Authority Board may delegate the powers and duties of any officer to any Authority Board member provided a majority of a quorum of the Authority Board concurs therein.

Section 8. Election of Officers. Nominations shall be made from the floor at the annual meeting in January or at the initial meeting of the Authority Board. Officers shall be elected by ballot. The terms of office shall be for one year and begin at the close of the annual meeting at which they are elected, or until his or her successor shall be elected and qualified. No member shall hold more than one office at a time.

ARTICLE V - EMPLOYMENT OF DIRECTOR

The Authority Board may employ and fix compensation of a director subject to approval of the City Council. A member of the Board is not eligible to hold the position of Director. Before beginning his or her duties, the Director shall subscribe to the constitutional oath and furnish a bond as required by section 609 of Act 57 of 2018. The Director shall be the chief executive officer of the Authority. The Director shall serve at the pleasure of the Authority Board.

ARTICLE VI - MEETINGS

Section 1. Organizational Meeting and Election of Officers. Officers shall be elected at the first organizational meeting of the Authority Board after the adoption of the Bylaws and shall be appointed thereafter pursuant to Article VI - Section 2.

- Section 2. Annual Meeting.** Starting in the year 2019, an annual meeting shall be held in January at a time and place to be set by the Authority Board. Election of officers shall occur at the annual meeting. If the election of officers does not occur on the day designated or any adjournment thereof, the Authority Board shall cause the election to be held at a regular or special meeting of the Authority Board within 90 days of the annual meeting.
- Section 3. Regular Meetings.** Regular meetings of the Authority Board shall be held at a time and place to be set by the Authority Board at its annual meeting. Notice of regular meetings shall be published in accordance with the Michigan Open Meetings Act, Act 267 of the Public Acts of 1976, as amended. The Authority Board records shall be open to the public.
- Section 4. Special Meetings.** Special meetings of the Authority Board may be called by the chairperson, the vice chairperson in the absence of the chairperson, or by any three Authority members by giving 24 hours' notice of the meeting to other board members, stating the purpose of the meeting, and by posting sufficient public notice in accordance with the Michigan Open Meetings Act.
- Section 5. Notice of Meetings.** All meetings other than regularly scheduled meetings shall be preceded by public notice posted 18 hours prior to the meeting in accordance with the Michigan Open Meetings Act.
- Section 6. Agenda and Minutes.** The recording secretary together with appropriate staff shall prepare the agendas for all regular meetings and send them to the Authority Board members at least 24 hours prior to the meeting. Any member of the Authority Board may request any item to be placed on the agenda. Minutes of all meetings shall be prepared and kept in accordance with the Michigan Open Meetings Act. Proposed Minutes of a meeting shall be made available to the public no more than 8 days after the meeting. The Board shall vote to approve or amend and approve minutes from any prior meeting, at the next regular meeting.
- Section 7. Quorum and Voting.** A quorum shall constitute a majority of the Authority Board members appointed and serving at the time. A majority vote of a quorum of the Authority Board shall constitute the action of the Authority Board unless the vote of a larger number is required by statute, or elsewhere in these rules. In the event that effective membership is reduced because of a conflict of interest, a majority of the remaining members eligible to vote shall constitute the action of the Authority Board.
- Section 8. Rules of Order.** *Robert's Rules of Order* will govern the conduct of all meetings.
- Section 9. Open and Closed Meetings.** All regular and special meetings of the Authority Board shall be open to the public, and each agenda shall include a time for public comment. Closed meetings of the Authority Board may be called for the purposes listed in the Michigan Open Meetings Act, if approved by the Authority.
- Section 10. Conflict of Interest.** An Authority Board member who has a direct conflict of interest of more than a de minimis nature as defined by MCL 15.322 and 15.323 in any matter before the Authority Board shall disclose that interest prior to the Authority Board taking any action with respect to the matter. This disclosure shall become part of the record of the Authority Board's official proceedings. Any member making such disclosure shall, with the approval of the

Authority Board, refrain from participating in the Authority Board's decision-making process, to include all discussions, motions made and votes taken, relative to such matters, unless required by law. In addition, an Authority Board member shall be subject to the conflict of interest provisions of section 5-505 of the Lansing City Charter and the Ethics Ordinance in Part 2, Title 10, Chapter 290 of the Lansing Codified Ordinances.

Section 11 Mandatory Voting. Except when a member is excused from participating on a matter by the chair because of a disclosed conflict of interest, all members present shall vote on all matters before the Authority Board.

Section 12 Physical Presence Required. Members may not be counted as in attendance and may not vote unless they are physically present at the meeting. Members may not send a proxy to a meeting, and members may not vote by proxy.

ARTICLE VII - EXECUTIVE COMMITTEE

The officers of the Authority Board, including chairperson, vice chairperson, treasurer, and recording secretary, shall constitute the executive committee. The executive committee shall have general supervision of the affairs of the Authority Board between its business meetings, fix the hours and place of meetings, make recommendations to the Authority Board, and shall perform such other duties as specified in these Bylaws or as may be specified by the Authority Board.

ARTICLE VIII - AUTHORITY BOARD COMMITTEES AND ADVISORY COMMITTEES

Section 1 Authority Board Committees. The Authority Board, by resolution, may designate and appoint one or more committees to advise the Authority Board. Committee members shall be members of the Authority Board. The chairperson of the Authority Board shall appoint the members and select the chairperson of the Authority Board committees. The committees may be terminated by vote of the Authority Board. At the annual meeting, the committees will be evaluated and reappointed or dissolved. A majority of the committee will constitute a quorum. A majority of the members present at the meeting at which a quorum is present shall be the action of the committee.

Section 2 Advisory Committees. The Authority Board may, by resolution, authorize the establishment of advisory committees to the Authority Board. The chairperson shall select, with the advice and consent of the Authority Board members, the members of each advisory committee. The advisory committees shall elect their own officers and establish rules governing their action.

ARTICLE IX - INDEMNIFICATION

Section 1 Indemnification and Defense. Matters involving a claim or civil action against any officer or employee of the Authority, while acting within the scope of their authority, are subject to the Government Liability for Negligence Act, Act 170 of the Public Acts of 1964, as amended.

Section 2. Reimbursement. Any action by the Authority Board on behalf of an officer or employee under Section 1 shall be made by the Authority Board only as authorized in the specific case

upon a determination that such action is appropriate. Such determination shall be made in either of the following ways:

1. By a majority vote of the members of the Authority Board who were not parties to such claim, action, suit or proceedings, or
2. If such quorum is not obtainable, or even if obtainable, a quorum of disinterested members so directs, supported by the recommendation of legal counsel in a written opinion.

Section 3. Insurance. The Authority Board may purchase and maintain insurance on behalf of any person who is or was an officer or employee of the Authority against any liability asserted against the officer or employee and incurred by them in any such capacity or arising out of their status as such.

ARTICLE X - AMENDMENTS OF BYLAWS

These Bylaws may be amended at any regular meeting of the Authority Board by a majority vote of a quorum, provided that the amendment has been submitted in writing at the previous regular meeting; provided, however, that no such amendment shall take effect until approved by resolution of the City Council.

Adopted February 14th, 2019



Chairperson Secretary

The foregoing bylaws of the Saginaw Street Corridor Improvement Authority of the City of Lansing were approved by resolution of the Lansing City Council duly adopted at a regular meeting of the Council held pursuant to statutory notice on the ____ day of _____, 2019.

_____, City Clerk

Appendix G:

List of Affected Properties by Parcel
Identification Number

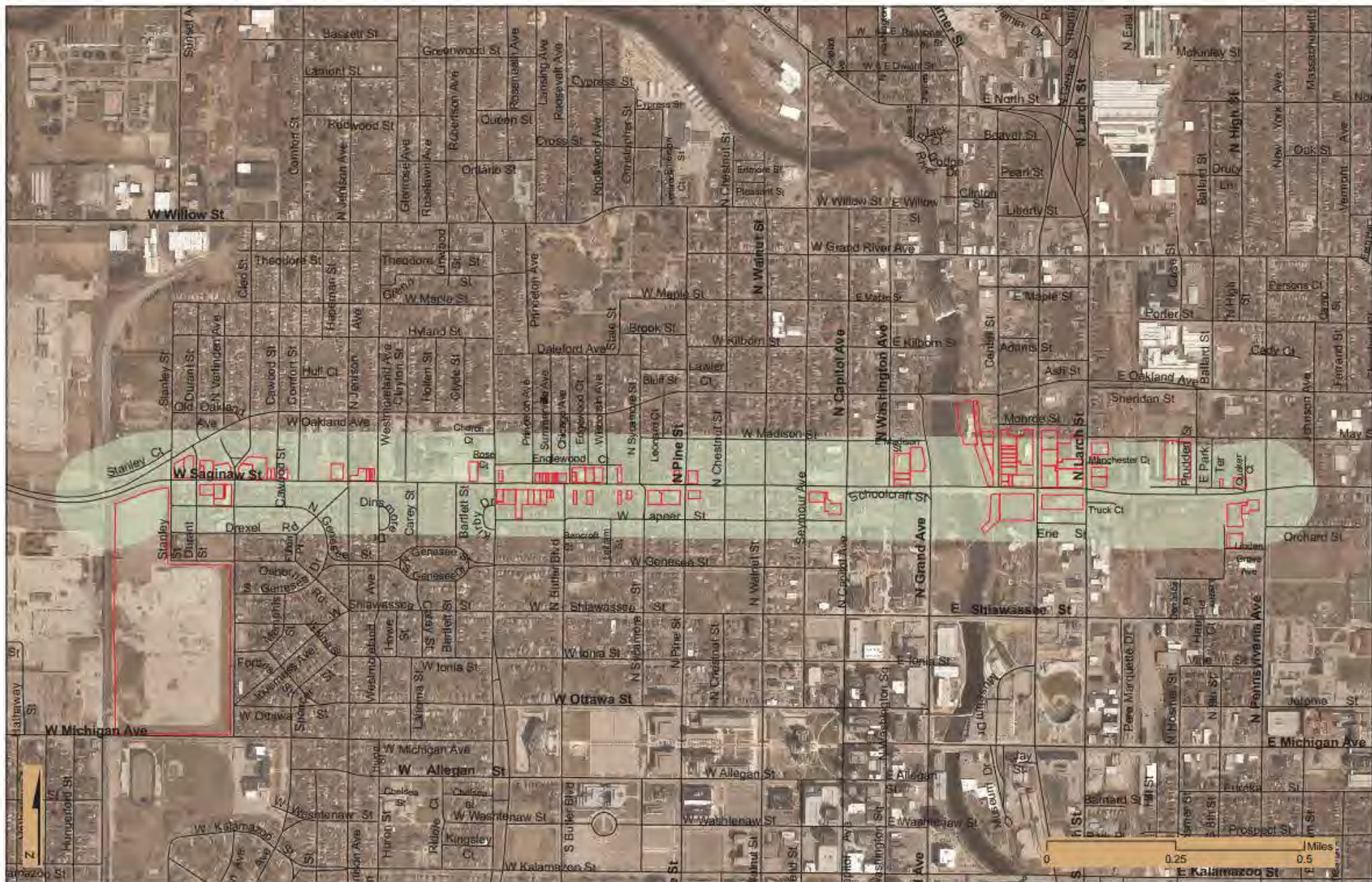
<i>Parcel #</i>	<i>Property Address</i>	<i>Class</i>
33-01-01-17-226-281	1001 W SAGINAW ST	201
33-01-01-17-226-291	1019 W SAGINAW ST	201
33-01-01-08-481-121	1026 W SAGINAW ST	201
33-01-01-08-458-370	1100 W SAGINAW ST	201
33-01-01-08-456-201	1400 W SAGINAW ST	201
33-01-01-08-456-191	1402 W SAGINAW ST	201
33-01-01-08-456-181	1404 W SAGINAW ST	201
33-01-01-08-456-162	1410 W SAGINAW ST	201
33-01-01-08-381-052	1500 W SAGINAW ST	201
33-01-01-08-380-131	1712 W SAGINAW ST	201
33-01-01-08-379-141	1804 W SAGINAW ST	201
33-01-01-08-379-133	1808 W SAGINAW ST	201
33-01-01-08-379-112	1828 W SAGINAW ST	201
33-01-01-17-103-041	1901 W SAGINAW ST	201
33-01-01-17-103-044	1909 W SAGINAW ST	201
33-01-01-08-360-052	1910 W SAGINAW ST	201
33-01-01-17-103-001	1917 W SAGINAW ST	201
33-01-01-08-360-031	1926 W SAGINAW ST	201
33-01-01-08-359-052	2002 W SAGINAW ST	201
33-01-01-08-359-023	2010 W SAGINAW ST	201
33-01-01-16-127-001	221 W SAGINAW ST	201
33-01-01-09-452-052	300 E OAKLAND AVE	201
33-01-01-16-203-013	400 E SAGINAW ST	201
33-01-01-09-479-141	415 E SAGINAW ST	201
33-01-01-16-226-002	500 E SAGINAW ST	201
33-01-01-09-480-132	505 E SAGINAW ST	201
33-01-01-16-103-002	529 W SAGINAW ST	201
33-01-01-15-102-031	600 LESHER PLACE	201
33-01-01-09-362-131	600 W SAGINAW ST	201
33-01-01-16-102-124	601 W SAGINAW ST	201
33-01-01-09-481-142	611 E SAGINAW ST	201
33-01-01-16-127-101	615 N CAPITOL AVE	201
33-01-01-15-102-013	620 LESHER PLACE	201
33-01-01-15-102-152	631 N PENNSYLVANIA AVE	201
33-01-01-09-363-062	700 N PINE ST	201
33-01-01-09-453-061	700 N WASHINGTON AVE	201
33-01-01-09-480-172	709 N LARCH ST	201
33-01-01-16-101-011	709 W SAGINAW ST	201
33-01-01-09-452-031	711 CENTER ST	201
33-01-01-08-484-121	718 W SAGINAW ST	201

33-01-01-09-480-252	719 N LARCH ST	201
33-01-01-17-227-221	719 W SAGINAW ST	201
33-01-01-09-481-031	720 N LARCH ST	201
33-01-01-09-453-023	724 N WASHINGTON AVE	201
33-01-01-10-353-007	725 PRUDDEN ST	201
33-01-01-09-480-283	733 N LARCH ST	201
33-01-01-09-481-002	736 N LARCH ST	201
33-01-01-09-453-104	737 N GRAND AVE	201
33-01-01-09-479-243	741 N CEDAR ST	201
33-01-01-09-480-002	750 N CEDAR ST	201
33-01-01-08-486-062	806 W SAGINAW ST	201
33-01-01-08-486-042	810 W SAGINAW ST	201
33-01-01-17-227-291	813 W SAGINAW ST	201
33-01-01-08-486-002	820 W SAGINAW ST	201
33-01-01-17-227-321	827 W SAGINAW ST	201
33-01-01-08-485-071	900 W SAGINAW ST	201
33-01-01-17-226-221	907 W SAGINAW ST	201
33-01-01-08-485-065	908 W SAGINAW ST	201
33-01-01-10-354-162	909 E SAGINAW ST	201
33-01-01-17-226-231	909 W SAGINAW ST	201
33-01-01-08-485-062	910 W SAGINAW ST	201
33-01-01-17-226-241	913 W SAGINAW ST	201
33-01-01-08-485-051	914 W SAGINAW ST	201
33-01-01-08-485-041	916 W SAGINAW ST	201
33-01-01-08-485-031	918 W SAGINAW ST	201
33-01-01-08-485-021	920 W SAGINAW ST	201
33-01-01-08-485-011	926 W SAGINAW ST	201
33-01-01-17-226-271	927 W SAGINAW ST	201
33-01-01-09-480-062	N CEDAR ST	201
33-01-01-08-458-065	W SAGINAW ST	201
33-01-01-08-360-041	1920 W SAGINAW ST	202
33-01-01-17-226-262	923 W SAGINAW ST	202
33-01-01-09-452-035	CENTER ST	202
33-01-01-09-479-002	CENTER ST	202
33-01-01-09-479-051	CENTER ST	202
33-01-01-09-479-061	CENTER ST	202
33-01-01-09-479-071	CENTER ST	202
33-01-01-09-479-081	CENTER ST	202
33-01-01-09-479-091	CENTER ST	202
33-01-01-09-479-101	CENTER ST	202
33-01-01-09-479-111	CENTER ST	202

33-01-01-09-479-121	E SAGINAW ST	202
33-01-01-09-479-131	E SAGINAW ST	202
33-01-01-09-481-092	N LARCH ST	202
33-01-01-09-453-051	N WASHINGTON AVE	202
33-01-01-16-203-092	RAILROAD ROW-ABAND	202
33-01-01-08-379-151	W SAGINAW ST	202
33-01-01-16-102-003	W SAGINAW ST	202
33-01-01-17-103-042	W SAGINAW ST	202
33-01-01-17-103-043	W SAGINAW ST	202
33-01-01-17-226-001	W SAGINAW ST	202
94-33-01-16-127-001	221 W SAGINAW ST	203
94-33-02-16-127-001	221 W SAGINAW ST	203

Appendix H:

SSCIA District Map – Parcels included within
Saginaw Corridor



- Freeway
- Freeway Onramp
- Main Arterial
- Collector Road
- Saginaw Street Corridor Improvement Parcels
- Parcels
- Saginaw Street Corridor Improvement Buffer
- City Boundary

Saginaw Street Corridor Improvement Authority

Appendix I:

Projections and Taxing Jurisdiction Impact Tables

Commercial Property Taxable Value= \$ 9,205,758.00

0.50%

Local Capture Detail - Breakdown by Taxing Entity

[illegible]

Local Capture Detail - Breakdown by Taxing Entity

[illegible]

1.50% Local Capture Detail - Breakdown by Taxing Entity						
Date	***Baseline Value	Value with Inflation - 1.5% growth rate	Increment	City of Lansing 19.4400 Mills	Capital Area District Library 1.56000	City capture only
2019	9,205,758	9,205,758	0	0	0	0
2020	9,205,758	9,343,844	138,086	2,684	215	2,900
2021	9,205,758	9,484,002	278,244	5,409	434	5,843
2022	9,205,758	9,626,262	420,504	8,175	656	8,831
2023	9,205,758	9,770,656	564,898	10,982	881	11,863
2024	9,205,758	9,917,216	711,458	13,831	1,110	14,941
2025	9,205,758	10,065,974	860,216	16,723	1,342	18,065
2026	9,205,758	10,216,964	1,011,206	19,658	1,577	21,235
2027	9,205,758	10,370,218	1,164,460	22,637	1,817	24,454
2028	9,205,758	10,525,771	1,320,013	25,661	2,059	27,720
2029	9,205,758	10,683,658	1,477,900	28,730	2,306	31,036
2030	9,205,758	10,843,913	1,638,155	31,846	2,556	34,401
2031	9,205,758	11,006,572	1,800,814	35,008	2,809	37,817
2032	9,205,758	11,171,670	1,965,912	38,217	3,067	41,284
2033	9,205,758	11,339,245	2,133,487	44,475	3,328	44,803
2034	9,205,758	11,509,334	2,303,576	44,782	3,594	48,375
				345,817	27,751	373,568
				Discount rate 0.04		
				NPV =		250,681

2.25% Local Capture Detail - Breakdown by Taxing Entity						
Date	***Baseline Value	Value with Inflation - 2.25% growth rate	Increment	City of Lansing 19.4400 Mills	Capital Area District Library 1.56000	City capture only
2019	9,205,758	9,205,758	0	0	0	0
2020	9,205,758	9,412,888	207,130	4,027	323	4,350
2021	9,205,758	9,624,678	418,920	8,144	654	8,797
2022	9,205,758	9,841,233	635,475	12,354	991	13,345
2023	9,205,758	10,062,661	856,903	16,658	1,337	17,995
2024	9,205,758	10,289,070	1,083,312	21,060	1,690	22,750
2025	9,205,758	10,520,574	1,314,816	25,560	2,051	27,611
2026	9,205,758	10,757,287	1,551,529	30,162	2,420	32,582
2027	9,205,758	10,999,326	1,793,568	34,867	2,798	37,665
2028	9,205,758	11,246,811	2,041,053	39,678	3,184	42,862
2029	9,205,758	11,499,864	2,294,106	44,597	3,579	48,176
2030	9,205,758	11,758,611	2,552,853	49,627	3,982	53,610
2031	9,205,758	12,023,180	2,817,422	54,771	4,395	59,166
2032	9,205,758	12,293,702	3,087,944	60,030	4,817	64,847
2033	9,205,758	12,570,310	3,364,552	65,407	5,249	70,656
2034	9,205,758	12,853,142	3,647,384	70,905	5,690	76,595
				537,846	43,160	581,006
				Discount rate 0.04		
				NPV =		389,080

All-in Non-School Tax Capture Millage

Taxing Authority	Millage Rate
Lansing Oper	19.4400
Ingham Cnty Sum	6.8000
Ingham County	3.2800
LCC	3.8072
CATA	3.0070
CADL	1.5600
Airport Auth/CRAA	0.6990
Zoo Millage	0.4100
	39.0032

Not included in TIF Capture

Taxing Authority	Millage Rate
Lansing Debt	0.2600
Lansing School Debt	4.6000
Lansing School Oper	18.0000
Lansing School Sink	
Ingham Intermediate	4.7062
State Education	6.0000
	33.5662

Local Capture Detail - Breakdown by Taxing Entity										
All in: Non-School Tax Capture Millage	All IN Annual Non-School Tax Capture Available	City of Lansing 19.4400 Mills	City of Lansing Library 1.5600	Lansing Community College 3.8072 Mills	CATA 3.0070 Mills	Ingham County 9.6573 Mills	CCRA .699000 Mills	Zoo 0.41 Mills	TOTAL POTENTIAL City + County	
38.5805	0	0	0	0	0	0	0	0	0	0
38.5805	5,327	2,684	215	526	415	1,334	97	57	4,018	
38.5805	10,735	5,409	434	1,059	837	2,687	194	114	8,096	
38.5805	16,223	8,175	656	1,601	1,264	4,061	294	172	12,236	
38.5805	21,794	10,982	881	2,151	1,699	5,455	395	232	16,437	
38.5805	27,448	13,831	1,110	2,709	2,139	6,871	497	292	20,702	
38.5805	33,188	16,723	1,342	3,275	2,587	8,307	601	353	25,030	
38.5805	39,013	19,658	1,577	3,850	3,041	9,766	707	415	29,423	
38.5805	44,925	22,637	1,817	4,433	3,502	11,246	814	477	33,883	
38.5805	50,927	25,661	2,059	5,026	3,969	12,748	923	541	38,409	
38.5805	57,018	28,730	2,306	5,627	4,444	14,273	1,033	606	43,003	
38.5805	63,201	31,846	2,556	6,237	4,926	15,820	1,145	672	47,666	
38.5805	69,476	35,008	2,809	6,856	5,415	17,391	1,259	738	52,399	
38.5805	75,846	38,217	3,067	7,485	5,911	18,985	1,374	806	57,203	
38.5805	82,311	41,475	3,328	8,123	6,415	20,604	1,491	875	62,079	
38.5805	88,873	44,782	3,594	8,770	6,927	22,246	1,610	944	67,028	
686,306		345,817	27,751	67,726	53,491	171,793	12,434	7,293	517,610	
Discount rate		0.04								
NPV =		460,542								

Local Capture Detail - Breakdown by Taxing Entity										
All in: Non-School Tax Capture Millage	All IN Annual Non-School Tax Capture Available	City of Lansing 19.4400 Mills	City of Lansing Library 1.5600	Lansing Community College 3.8072 Mills	CATA 3.0070 Mills	Ingham County 9.6573 Mills	CCRA .699000 Mills	Zoo 0.41 Mills	TOTAL POTENTIAL City + County	
38.5805	0	0	0	0	0	0	0	0	0	0
38.5805	7,991	4,027	323	789	623	2,000	145	85	6,027	
38.5805	16,162	8,144	654	1,595	1,260	4,046	293	172	12,189	
38.5805	24,517	12,354	991	2,419	1,911	6,137	444	261	18,491	
38.5805	33,060	16,658	1,337	3,262	2,577	8,275	599	351	24,934	
38.5805	41,795	21,060	1,690	4,124	3,258	10,462	757	444	31,521	
38.5805	50,726	25,560	2,051	5,006	3,954	12,698	919	539	38,258	
38.5805	59,859	30,162	2,420	5,907	4,665	14,984	1,085	636	45,145	
38.5805	69,197	34,867	2,798	6,828	5,393	17,321	1,254	735	52,188	
38.5805	78,745	39,678	3,184	7,771	6,137	19,711	1,427	837	59,389	
38.5805	88,508	44,597	3,579	8,734	6,898	22,155	1,604	941	66,752	
38.5805	98,490	49,627	3,982	9,719	7,676	24,654	1,784	1,047	74,281	
38.5805	108,698	54,771	4,395	10,726	8,472	27,209	1,969	1,155	81,979	
38.5805	119,134	60,030	4,817	11,756	9,285	29,821	2,158	1,266	89,851	
38.5805	129,806	65,407	5,249	12,810	10,117	32,492	2,352	1,379	97,899	
38.5805	140,718	70,905	5,690	13,886	10,968	35,224	2,550	1,495	106,129	
1,067,405		537,846	43,160	105,334	83,195	267,188	19,339	11,343	805,034	
Discount rate		0.04								
NPV =		714,805								

2019 Winter
8.9560

2019 Summer
63.6134

2019 Total
72.5694

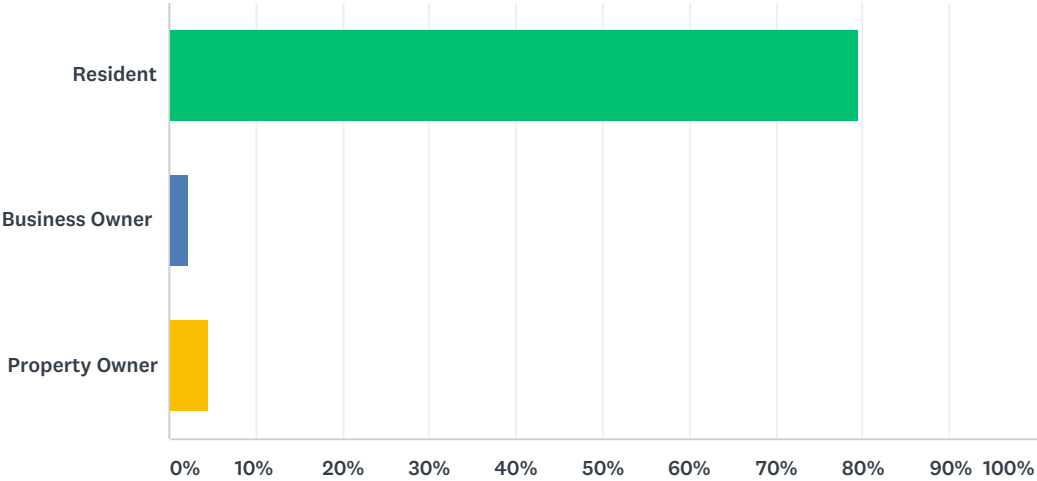
County Total
10.0800

Appendix J:

SSCIA Community Survey Results 2019

Q1 What is your connection to the area of focus of the SSCIA? (check all that apply)

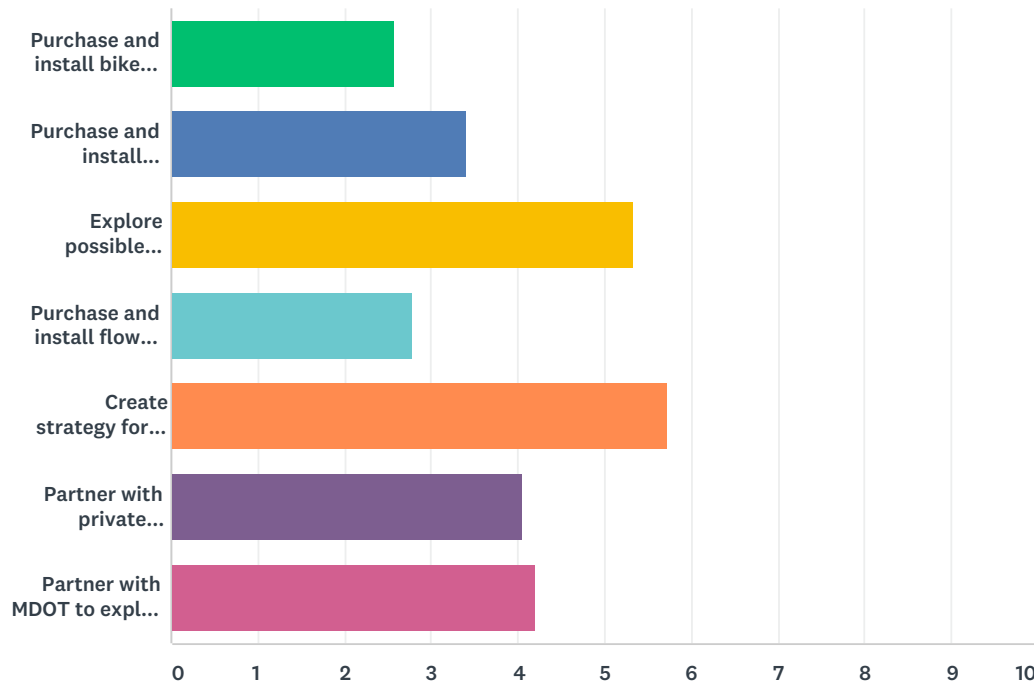
Answered: 44 Skipped: 0



ANSWER CHOICES		RESPONSES	
Resident		79.55%	35
Business Owner		2.27%	1
Property Owner		4.55%	2
TOTAL			44

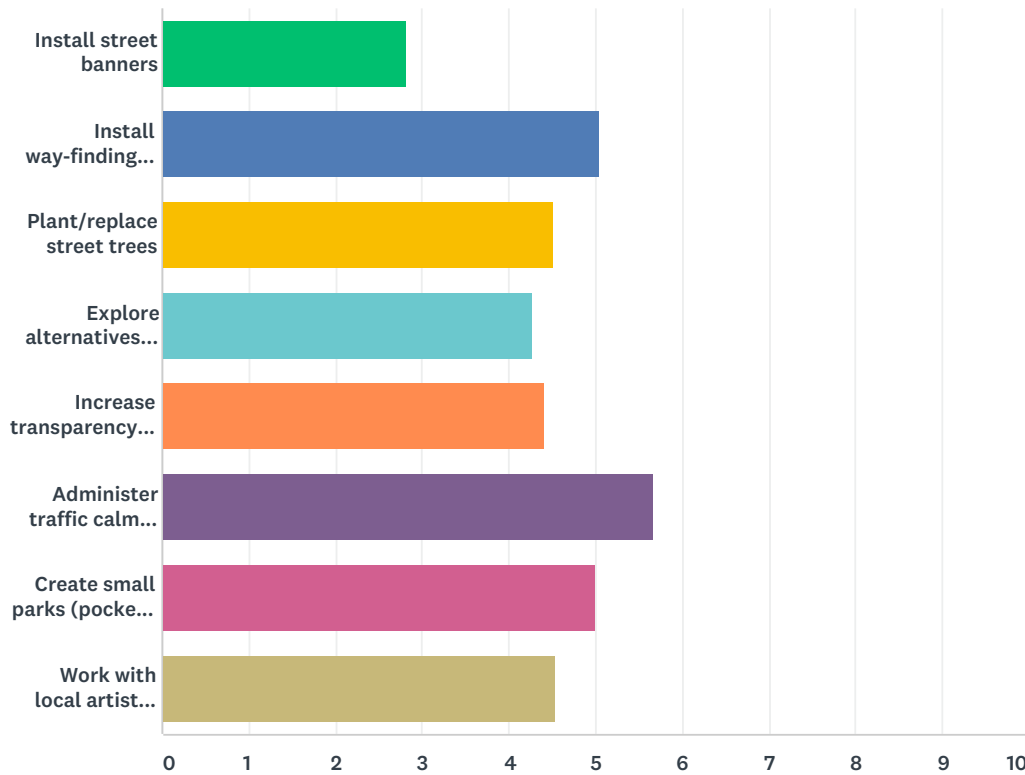
Q2 Please rank the short-term project options below in order from your TOP PRIORITY (#1) to your LOWEST PRIORITY (#7) for the Saginaw Corridor Improvement Authority Tax Increment Financing and Development Plan for projects that could occur between 2019 and 2020.

Answered: 43 Skipped: 1



Q3 Please rank the medium-term project options below in order from your TOP PRIORITY (#1) to your LOWEST PRIORITY (#8) for the Saginaw Corridor Improvement Authority Tax Increment Financing and Development Plan for projects that could occur between 2021 and 2025.

Answered: 43 Skipped: 1

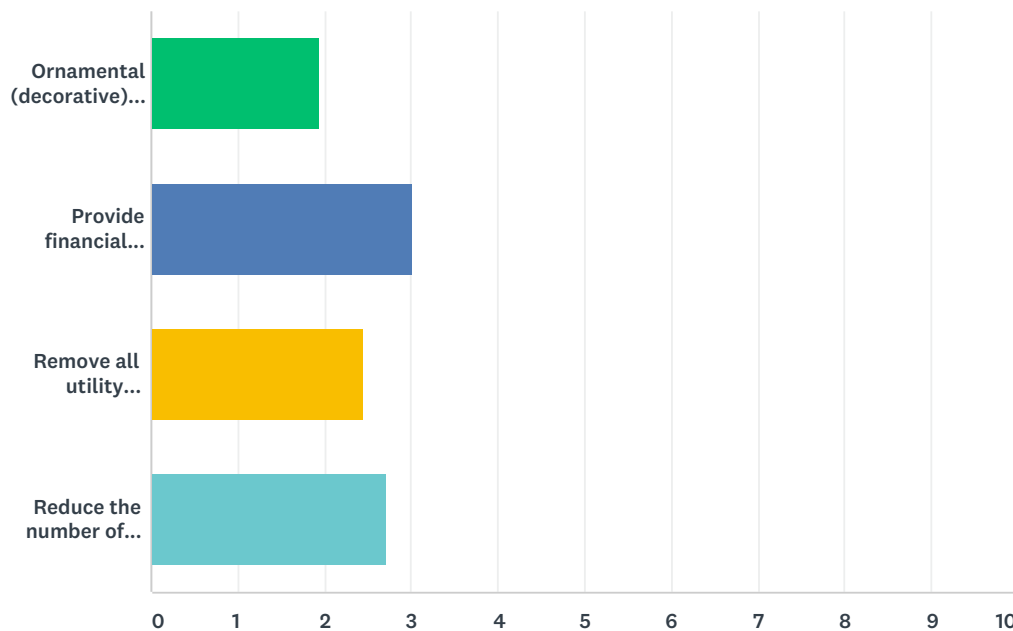


	1	2	3	4	5	6	7	8	TOTAL	SCORE
Install street banners	2.38% 1	7.14% 3	4.76% 2	4.76% 2	9.52% 4	14.29% 6	23.81% 10	33.33% 14	42	2.83
Install way-finding signs (signs that direct you to parks, business districts and other points of interest)	19.05% 8	14.29% 6	11.90% 5	9.52% 4	14.29% 6	19.05% 8	7.14% 3	4.76% 2	42	5.05
Plant/replace street trees	7.14% 3	14.29% 6	14.29% 6	7.14% 3	23.81% 10	19.05% 8	7.14% 3	7.14% 3	42	4.52
Explore alternatives for city-owned parking lot(s)	2.38% 1	14.29% 6	14.29% 6	21.43% 9	9.52% 4	11.90% 5	14.29% 6	11.90% 5	42	4.26
Increase transparency in storefront windows (make them easier to see into and out of)	6.98% 3	18.60% 8	11.63% 5	9.30% 4	16.28% 7	11.63% 5	13.95% 6	11.63% 5	43	4.42
Administer traffic calming measures (changes to the roads, traffic lights and signs, etc that decrease traffic speeds on Saginaw Street)	48.78% 20	2.44% 1	7.32% 3	9.76% 4	4.88% 2	7.32% 3	4.88% 2	14.63% 6	41	5.66

Create small parks (pocket parks) and green public spaces along Saginaw Street	4.65% 2	18.60% 8	20.93% 9	25.58% 11	11.63% 5	2.33% 1	9.30% 4	6.98% 3	43	5.00
Work with local artists to install more public art	11.63% 5	11.63% 5	16.28% 7	11.63% 5	9.30% 4	13.95% 6	18.60% 8	6.98% 3	43	4.53

Q4 Please rank the long-term project options below in order from your TOP PRIORITY (#1) to your LOWEST PRIORITY (#4) for the Saginaw Corridor Improvement Authority Tax Increment Financing and Development Plan for projects that could occur between 2026 and 2030.

Answered: 43 Skipped: 1



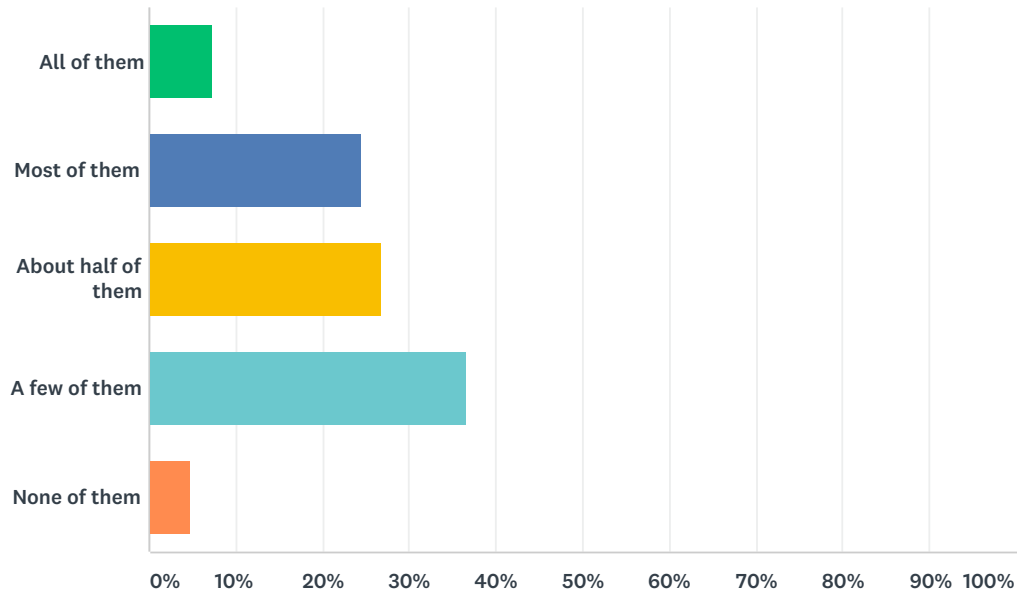
	1	2	3	4	TOTAL	SCORE
Ornamental (decorative) street lights	5.00% 2	27.50% 11	25.00% 10	42.50% 17	40	1.95
Provide financial incentives to developers to build new buildings on Saginaw Street that feature a mix of uses (residential, office, commercial and/or other uses)	41.46% 17	26.83% 11	24.39% 10	7.32% 3	41	3.02
Remove all utility (electrical, phone, etc) wires, cables and poles that are above ground and put them underground	17.07% 7	26.83% 11	39.02% 16	17.07% 7	41	2.44
Reduce the number of traffic lanes on Saginaw and Oakland and/or make these one-way roads into two-way streets	42.50% 17	17.50% 7	10.00% 4	30.00% 12	40	2.73

Q5 What are some other physical improvements you would like to see made in the focus area of the SSCIA?

Answered: 36 Skipped: 8

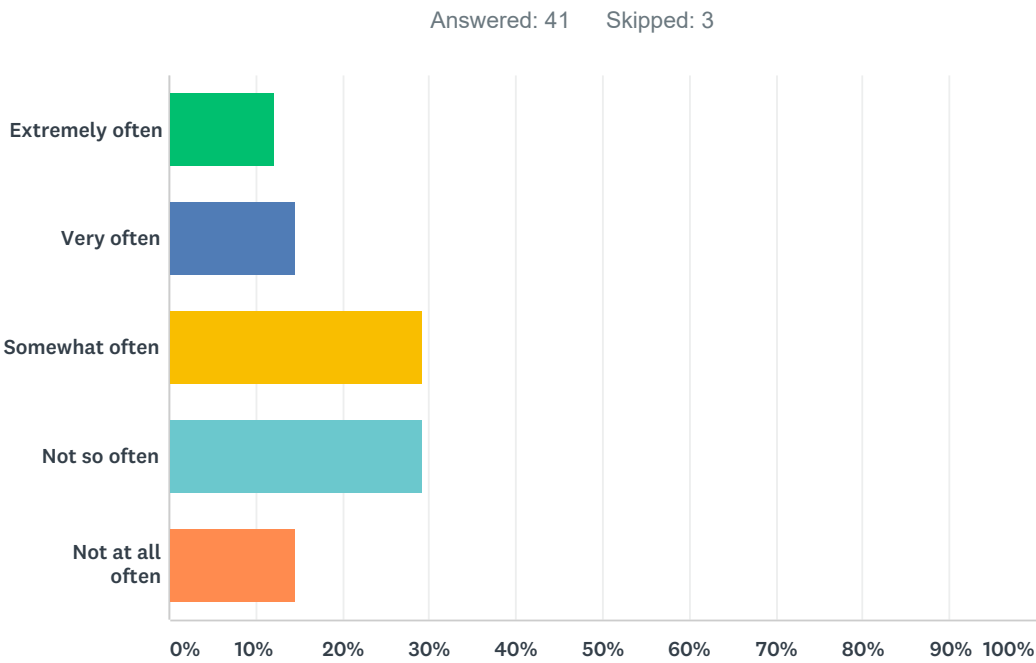
Q6 How many of your neighbors do you know?

Answered: 41 Skipped: 3



ANSWER CHOICES		RESPONSES	
All of them		7.32%	3
Most of them		24.39%	10
About half of them		26.83%	11
A few of them		36.59%	15
None of them		4.88%	2
TOTAL			41

Q7 How often do you participate in activities in this neighborhood?



ANSWER CHOICES	RESPONSES	
Extremely often	12.20%	5
Very often	14.63%	6
Somewhat often	29.27%	12
Not so often	29.27%	12
Not at all often	14.63%	6
TOTAL		41

Q8 If you do not participate in activities in this neighborhood, why not?

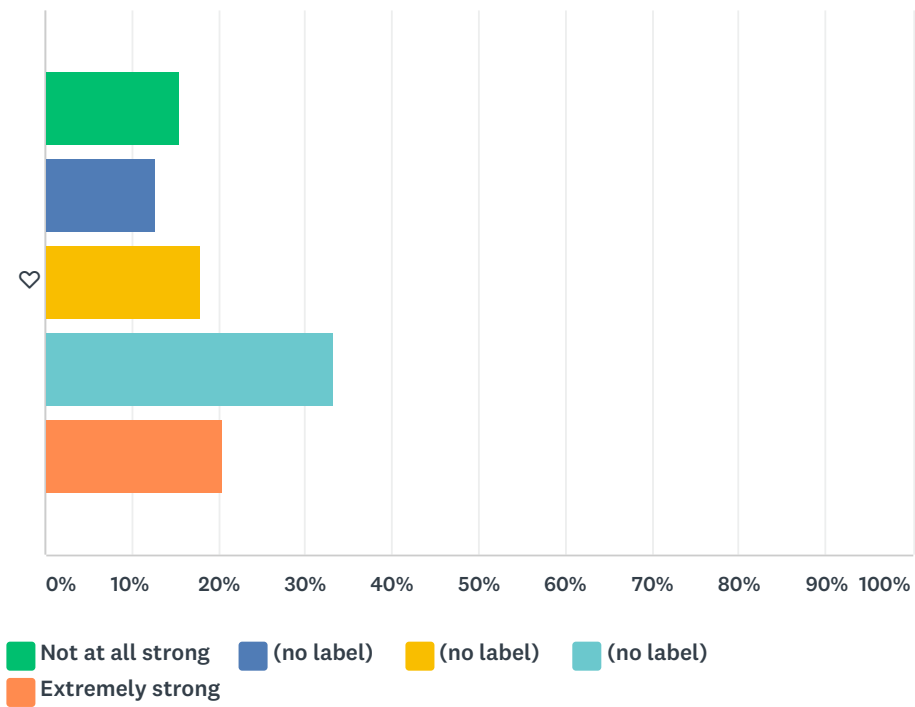
Answered: 22 Skipped: 22

Q9 What types of activities would you participate in if they were available in this neighborhood?

Answered: 27 Skipped: 17

Q10 How strong is the sense of community in this neighborhood?

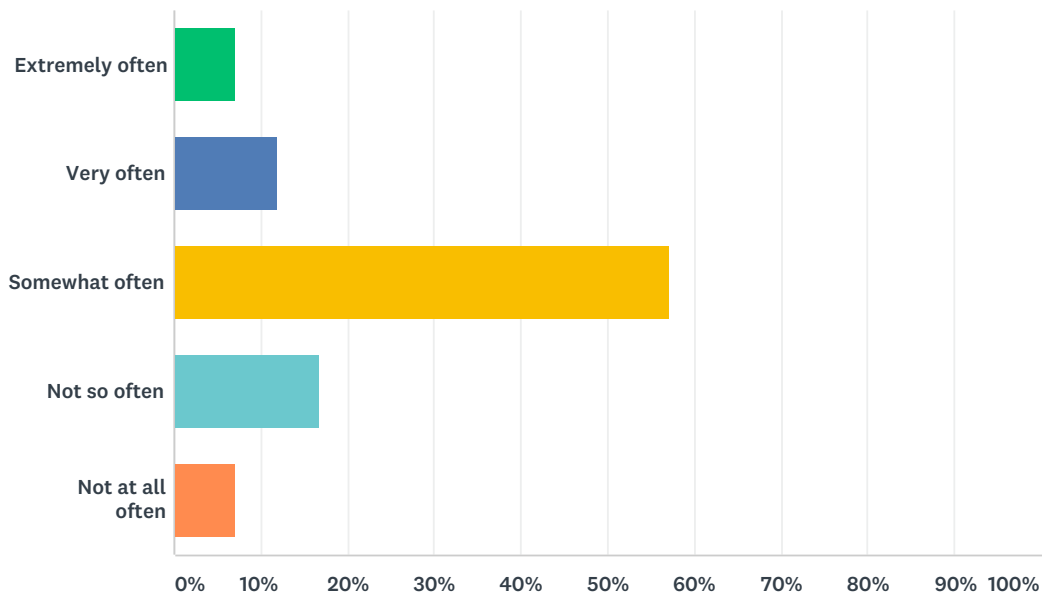
Answered: 39 Skipped: 5



	NOT AT ALL STRONG	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY STRONG	TOTAL	WEIGHTED AVERAGE
♡	15.38% 6	12.82% 5	17.95% 7	33.33% 13	20.51% 8	39	3.31

Q11 How often do you visit the businesses in this neighborhood?

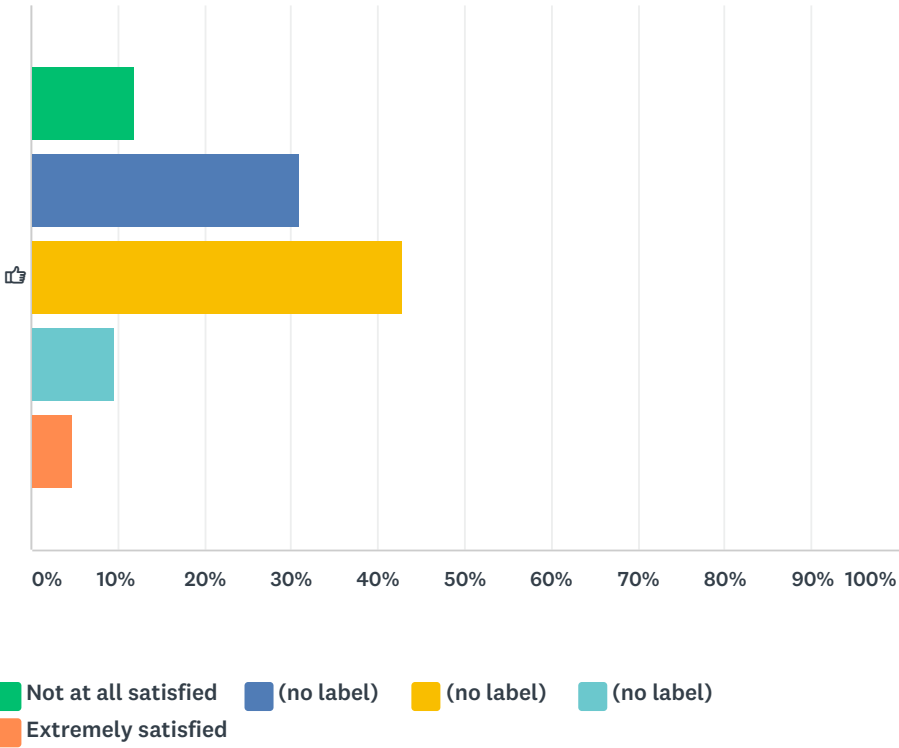
Answered: 42 Skipped: 2



ANSWER CHOICES		RESPONSES	
Extremely often		7.14%	3
Very often		11.90%	5
Somewhat often		57.14%	24
Not so often		16.67%	7
Not at all often		7.14%	3
TOTAL			42

Q12 How satisfied are you with the businesses in this neighborhood?

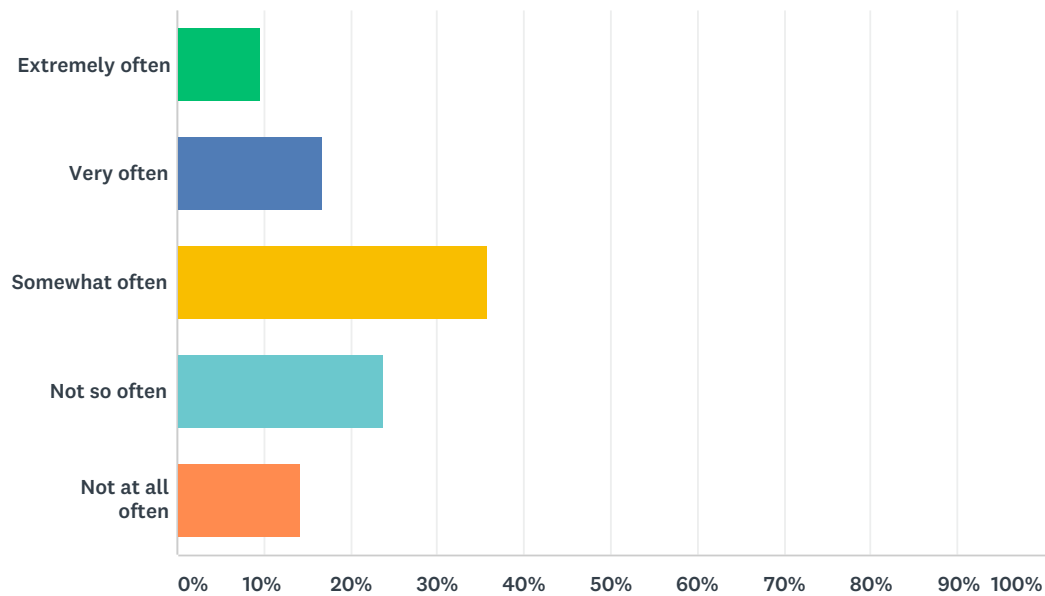
Answered: 42 Skipped: 2



	NOT AT ALL SATISFIED	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY SATISFIED	TOTAL	WEIGHTED AVERAGE
👍	11.90% 5	30.95% 13	42.86% 18	9.52% 4	4.76% 2	42	2.64

Q13 How often do you visit the public parks in this neighborhood?

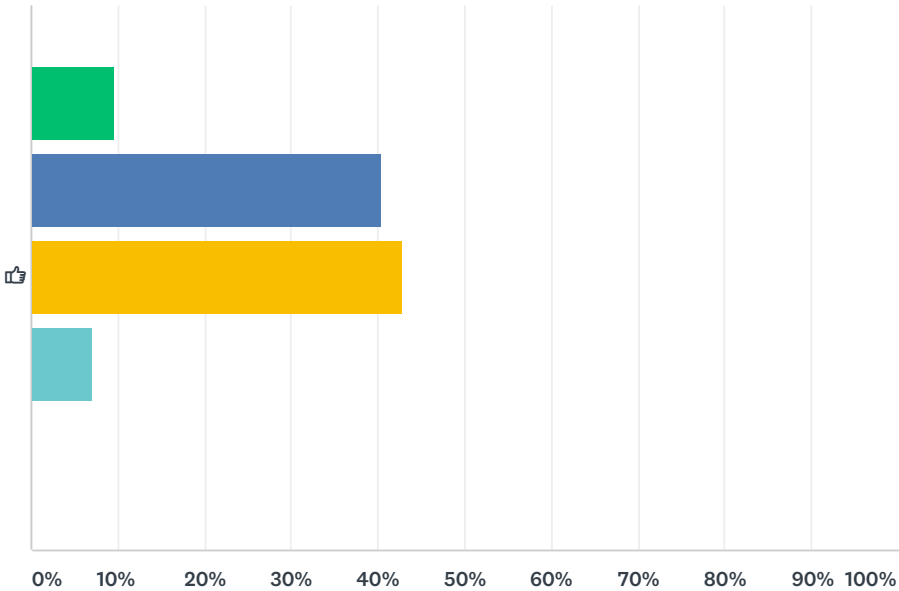
Answered: 42 Skipped: 2



ANSWER CHOICES		RESPONSES	
Extremely often		9.52%	4
Very often		16.67%	7
Somewhat often		35.71%	15
Not so often		23.81%	10
Not at all often		14.29%	6
TOTAL			42

Q14 How satisfied are you with the public parks in this neighborhood?

Answered: 42 Skipped: 2



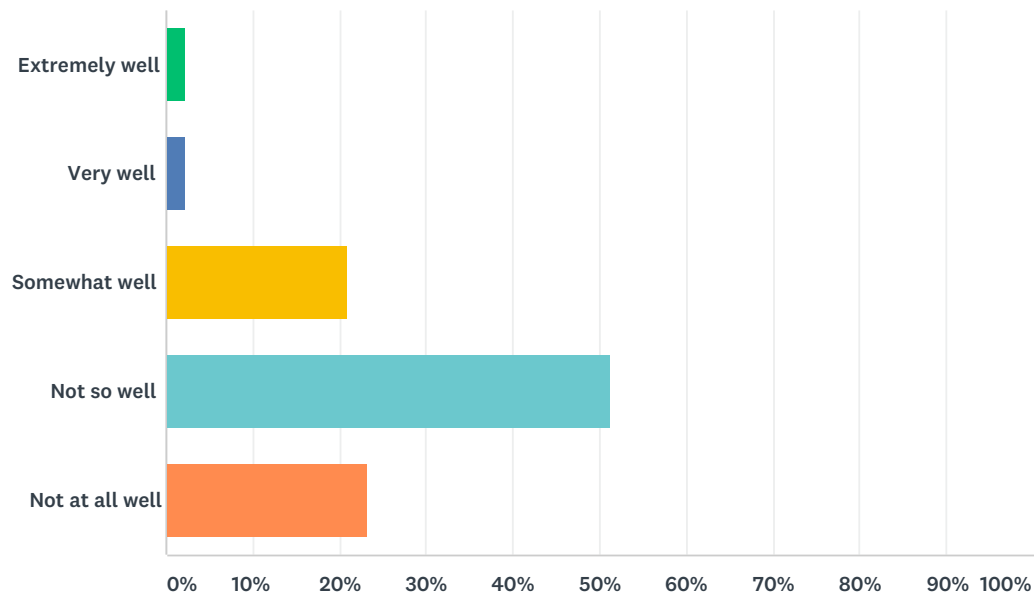
Not at all satisfied (no label) (no label) (no label)

Extremely satisfied

	NOT AT ALL SATISFIED	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY SATISFIED	TOTAL	WEIGHTED AVERAGE
👍	9.52%	40.48%	42.86%	7.14%	0.00%	42	2.48
	4	17	18	3	0		

Q15 How well are the streets in this neighborhood maintained?

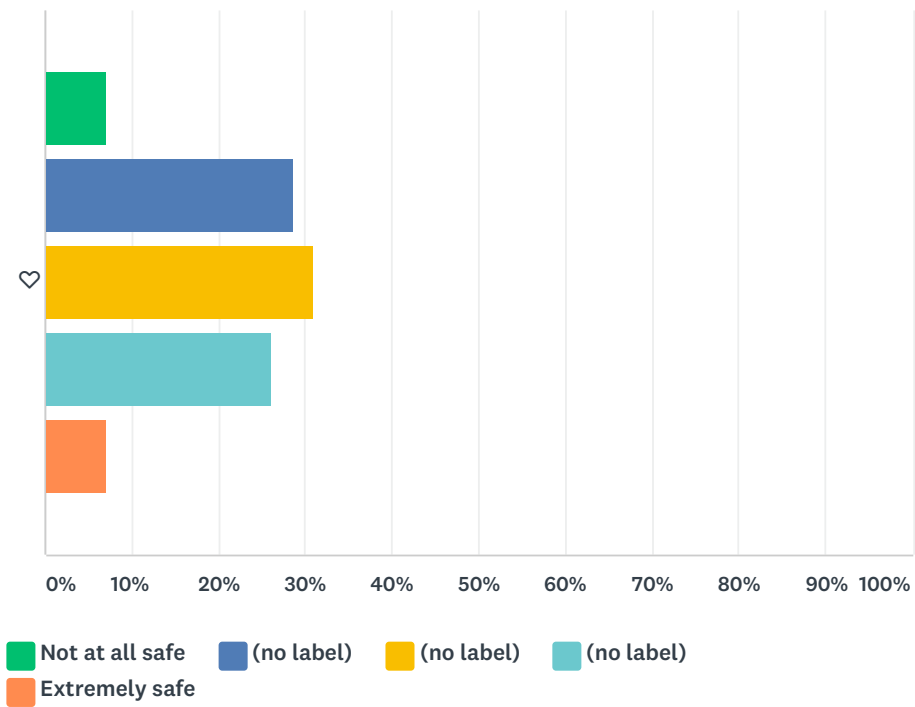
Answered: 43 Skipped: 1



ANSWER CHOICES	RESPONSES	
Extremely well	2.33%	1
Very well	2.33%	1
Somewhat well	20.93%	9
Not so well	51.16%	22
Not at all well	23.26%	10
TOTAL		43

Q16 Overall, how safe do you feel in this neighborhood?

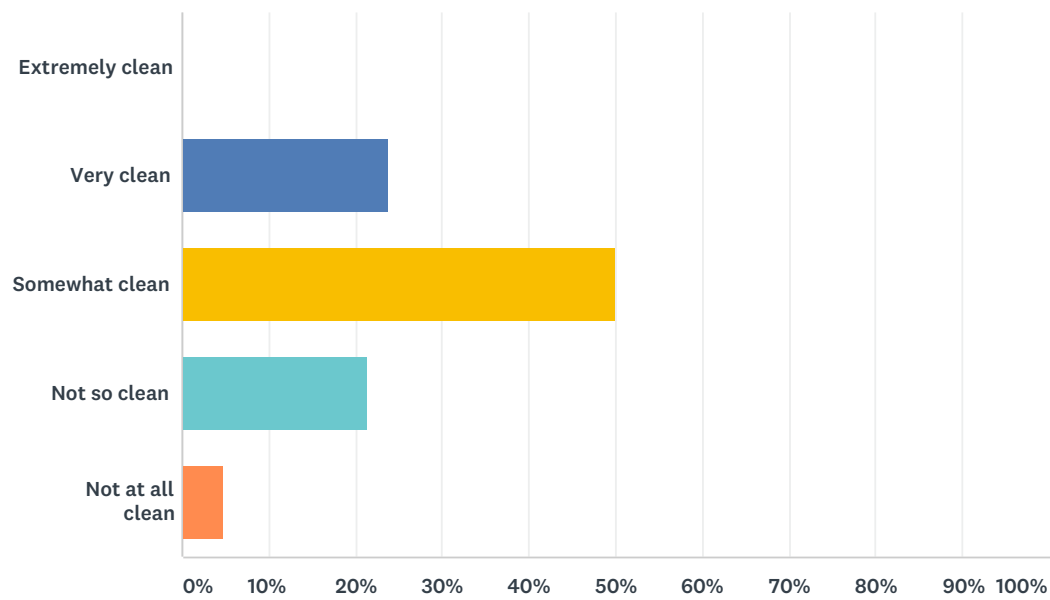
Answered: 42 Skipped: 2



	NOT AT ALL SAFE	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY SAFE	TOTAL	WEIGHTED AVERAGE
♡	7.14% 3	28.57% 12	30.95% 13	26.19% 11	7.14% 3	42	2.98

Q17 Overall, how clean is this neighborhood?

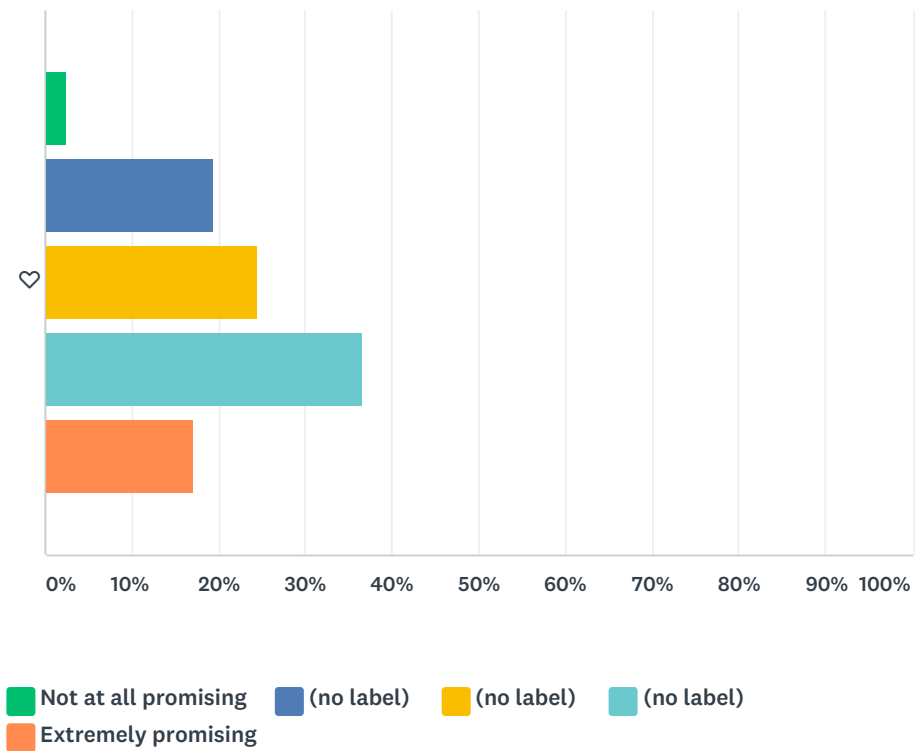
Answered: 42 Skipped: 2



ANSWER CHOICES	RESPONSES	
Extremely clean	0.00%	0
Very clean	23.81%	10
Somewhat clean	50.00%	21
Not so clean	21.43%	9
Not at all clean	4.76%	2
TOTAL		42

Q18 How promising is the future of this neighborhood?

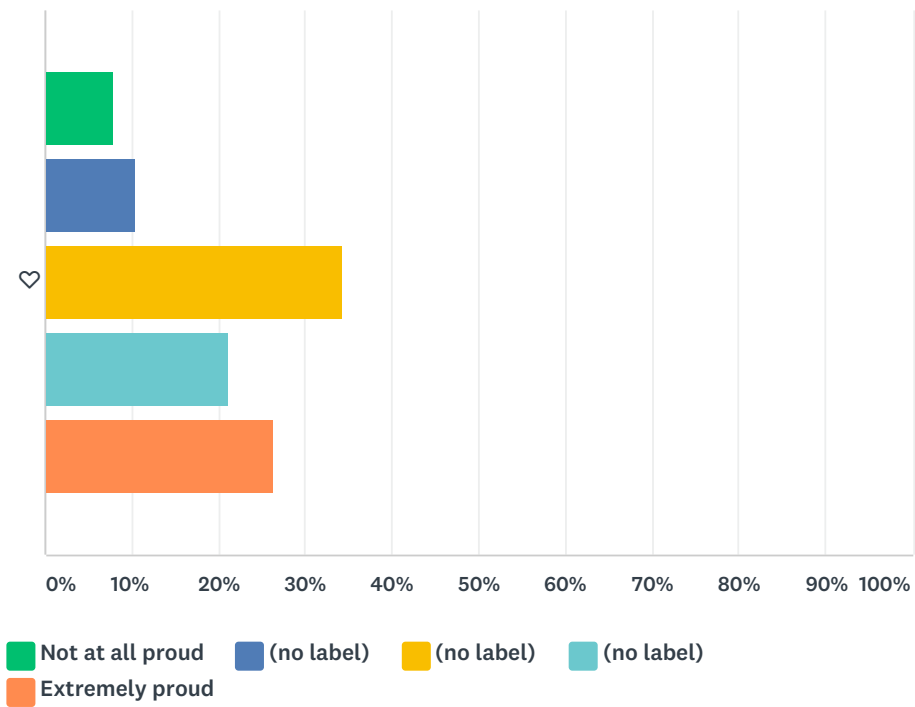
Answered: 41 Skipped: 3



	NOT AT ALL PROMISING	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY PROMISING	TOTAL	WEIGHTED AVERAGE
♡	2.44% 1	19.51% 8	24.39% 10	36.59% 15	17.07% 7	41	3.46

Q19 How proud are you to live in this neighborhood?

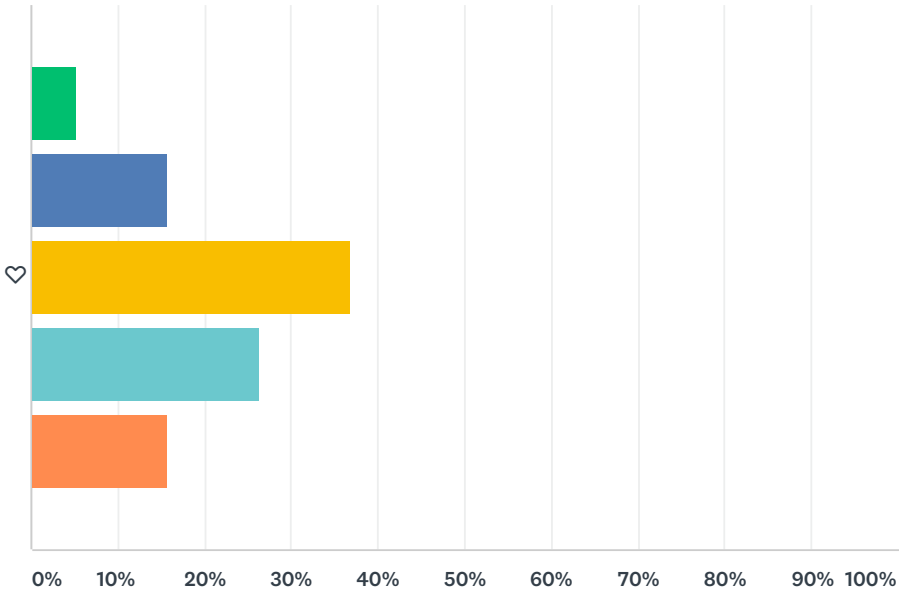
Answered: 38 Skipped: 6



	NOT AT ALL PROUD	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY PROUD	TOTAL	WEIGHTED AVERAGE
♡	7.89% 3	10.53% 4	34.21% 13	21.05% 8	26.32% 10	38	3.47

Q20 How satisfied are you with your experience living in this neighborhood?

Answered: 38 Skipped: 6



Not at all satisfied (no label) (no label) (no label)
Extremely satisfied

	NOT AT ALL SATISFIED	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXTREMELY SATISFIED	TOTAL	WEIGHTED AVERAGE
♡	5.26% 2	15.79% 6	36.84% 14	26.32% 10	15.79% 6	38	3.32

Q21 What do you like most about this neighborhood?

Answered: 27 Skipped: 17

Q22 What do you like least about this neighborhood?

Answered: 28 Skipped: 16

Q23 What changes would most improve this neighborhood?

Answered: 27 Skipped: 17

Q24 Do you have any other comments, questions, or concerns?

Answered: 15 Skipped: 29

CITY OF LANSING CORRIDOR IMPROVEMENT AUTHORITY
MACIA AND SSCIA DEVELOPMENT AND TIF PLANS
APPROVAL PROCESS SCHEDULE

DATE	RESPONSIBLE	ACTION	ATTENDANCE BY APPLICANT
August 27, 2019	LEAP/SSCIA	SSCIA Informational Meeting to discuss and adopt the Plan	
August 28, 2019	LEAP/MACIA	MACIA Informational Meeting to discuss and adopt the Plan	
August 30, 2019	LEAP/City Clerk	Submits resolutions approving Development and TIF plans for SSCIA and MACIA and set public hearings to Laserfiche	
September 9, 2019 7:00PM	Lansing City Council	Receives resolutions to approve the plans and set public hearings and refers it to the Committee on Development and Planning.	
September 23, 2019 4:00PM	Committee on Development and Planning	Board member(s) and facilitator present to the D&P Committee to review and approve resolutions to set public hearings.	Yes
September 23, 2019 7:00PM	Lansing City Council	Council passes resolution setting the public hearings for 7:00PM on October 28, 2019.	
September 25, 2019	LEAP/City Clerk	<i>Posts Newspaper Advertisement I</i>	
September 25, 2019	LEAP/Boards/City Clerk/Chamber	<i>Mail public hearing notice to taxing entities, commercial businesses and state commission; place notice in 20 public places</i>	
September 29, 2019	LEAP/City Clerk	<i>Posts Newspaper Advertisement II</i>	

October 28, 2019 7:00PM	Lansing City Council	Holds public hearings at Council for creating Development and TIF Plan for Saginaw St. and Michigan Ave. Refers to the D&P Committee for approval.	Yes
November 18, 2019 4:00PM	Committee on Development and Planning	D&P Committee passes resolutions to approve the Development and TIF Plans.	(if requested)
November 18, 2019 7:00PM	Lansing City Council	City Council approves	Yes

THIS ITEM NOT AVAILABLE AT TIME OF PRINT

THIS ITEM NOT AVAILABLE AT TIME OF PRINT



Andy Schor, Mayor

Michigan Avenue Corridor Improvement Authority

DEVELOPMENT AND TAX INCREMENT FINANCING PLAN

Approved and Recommended by the Michigan Avenue Corridor Improvement
Authority August 28, 2019

**EAST MICHIGAN AVENUE
LANSING, MICHIGAN**

**CORRIDOR IMPROVEMENT AUTHORITY DEVELOPMENT AND TAX
INCREMENT FINANCING PLAN**

Michigan Avenue Corridor Improvement Authority Board Members

Jonathan Lum, Chair

Joan Nelson, Vice Chair

Yvette Collins, Recording Secretary

Elaine Barr, Treasurer

Joseph Ruth, Board Member

Scott Gillespie, Board Member

Andrea McSwain, Mayoral Designee

Board Facilitators – Lansing Economic Area Partnership (LEAP)

Karl Dorshimer, Vice President of Economic Development

Anum Mughal, Economic-Corridor Development Specialist

Sub Committee Members

Jonathan Lum

Joan Nelson

Elaine Barr

Plan prepared with assistance from



Office: (517) 702-3387 Fax: (517) 702-3390
www.purelansing.com

Executive Summary

In 2009 the Lansing City Council approved the establishment of the Michigan Avenue Corridor Improvement Authority (MACIA) with the goals to correct and prevent deterioration in the business districts, redevelop the city's commercial corridors and promote economic growth.

This Authority will allow for the reinvestment of property tax growth back into the corridor, improving public facilities such as bus shelters, streetscape, pedestrian infrastructure, develop plans, and other activities to accomplish these goals, as enumerated per section 611 of PA 57 2018.

In the effort of revitalizing the Michigan Avenue Corridor, there have been several studies completed soliciting input from residents, property owners, stakeholders, municipal staff and public officials. Based on these past efforts, MACIA board created a plan of action to improve the built and social environment of the corridor for all current and future residents and businesses.

In development of this plan, the Authority identified several key principles that were used in creation of the plan and are supported by the City's Master Plan to transform the visually unappealing character of the corridor, to encourage pedestrians and market the quality of the adjacent neighborhoods as attractive, livable and sustainable community gateways. These principles are:

- Traditional Neighborhood Design – Encouraging active lifestyles (walking or biking)
- Transit-Oriented Design – Compact, walkable, pedestrian-oriented, mixed-use corridor.
- Complete Streets – Safe transit for all users of streets (pedestrians, bicyclists, public transit users, and automobile drivers)

This Development and Tax Increment Financing Plan arranges projects into three categories – public infrastructure, correct and prevent deterioration, and promote neighborhood aligned economic growth.

In the first year, the Authority plans to make strides in each of these categories – Improvement of streetscape (bike racks, receptacles, and benches) to facilitate the use of public transit stations such as bus stops, continue to create an inventory of existing businesses, pursue grant funding for future development projects and continue to develop a communication strategy.

The approval of the MACIA Development and TIF plan will allow for the Authority to begin its first steps in executing upon the vision set forth by the corridor's residents, businesses, and other stakeholders.

TABLE OF CONTENTS

SECTION I: INTRODUCTION	3
General Overview	
Powers of the Authority	
History of the Michigan Avenue Corridor	
Background and Plan Need	
Plan Development Process	
SECTION II: DEVELOPMENT PLAN	8
Benefits of Corridor Improvement District & Authority	
Legal Basis of the Plan	
Development Plan Requirements	
Development and Tax Increment Financing Plan Schedule and Budget	
Intent to Update and Extend Duration or Terminate Plan	
Reimbursement of Excess Tax Capture	
Project Descriptions	
Other Sources of Financing	
SECTION III: TAX INCREMENT FINANCING PLAN	21
Description of Current Financial Position	
Duration of the CIA and Tax Increment Financing District	
Tax Increment Financing Plan	
APPENDICES	
A. Full Ordinance: Intent to Establish the MACIA	
B. Affidavit of Notice of Public Hearing on Creation of the MACIA	
C. Resolution Establishing the MACIA and Designation of the Development Area	
D. Powers of Authority	
E. Appointed Members to the MACIA Board	
F. MACIA By-laws	
G. List of Affected Properties by Parcel Identification Number	
H. Corridor Improvement District Map: Parcels Included within Michigan Avenue Corridor Improvement Authority District	
I. Projections and Taxing Jurisdiction Impact Tables	
o Estimated dollar amounts of captured assessed value and tax increment revenues (to be realized from projected increases in the assessed value during the next 15 years, as well as current millage levied by each jurisdiction, the anticipated growth in assessed value and the resulting tax increment revenues to be generated during the life of the plan)	

Section I: INTRODUCTION

General Overview

As per the State of Michigan's Corridor Improvement Authority Act, Act 57 of 2018 (formerly known as Act 280 of the Michigan Public Acts of 2005), allowing cities, villages, and townships to create an authority to:

“correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans and development areas in the districts; to promote the economic growth of the districts; to create a board; to prescribe the powers and duties of the board; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing; to prescribe powers and duties of certain state officials; to provide for rule promulgation; and to provide for enforcement of the act.”

With the adoption of PA 57 of 2018, many local governments have utilized a Corridor Improvement Authority (CIA) to stimulate economic revitalization of business districts in transition within their community. A CIA is created to establish a development plan for a previously established Corridor Improvement District (CID). This plan outlines improvements to public or private properties that will prevent further deterioration of the district and encourage new investment. These specific plans may be funded by tax increment financing, private or corporate donations, and other grants.

The CIA is able to make strategic investments to the district by using tax increment financing. Through tax increment financing, a portion of the increase in the tax base resulting from the economic growth and development to facilities, structures or improvements within a development area is reinvested in the corridor and used for infrastructure improvements and facilities enhancement, thereby reinvigorating the development area and facilitating economic growth and development. The justification for capturing the taxes is that no new investment would have been made within the district without the establishment of the CID; therefore no taxes are lost by the interested taxing jurisdictions for projects not brought to fruition, and, physical improvements that are made along the designated corridor have a direct benefit to the surrounding properties and their potential taxable value.

Powers of the Authority

Detailed powers of the Corridor Improvement Authority board are listed in Appendix D per section 611 of Act 57 of 2018.

The Authority will be able to carry out with the execution of the vision created for the Michigan Avenue Corridor as set forth by its Residents, Businesses, the City's Master Plan, and other

Stakeholders to improve the built and social environment of the corridor, to improve public facilities, encourage transit-oriented development, and conduct analysis and research.

History of Michigan Avenue Corridor

The City of Lansing grew from the decision to relocate the state capital from Detroit in 1847, further from British controlled Canada. Lansing was chosen after legislators were unable to decide among existing cities such as Ann Arbor, Marshall and Jackson. The city quickly grew as settlers moved to the new capital, with new settlements growing along the banks of the Grand River.

Lansing would undergo steady growth following the completion of the current capitol building in 1878 and the extension of railroads through the city. Deliberate decisions were made to grow the city around the new capitol building, and terminate important streets, including Michigan Avenue on the new capitol dome.

At the turn of the century, Lansing grew to become an industrial powerhouse. Following the founding of the Olds Motor Vehicle Company, the City became a major center for automobile manufacturing.

Meanwhile, a few miles away, East Lansing grew around what was originally the Agricultural College of the State of Michigan, which eventually became Michigan State University. The university was the first land-grant institution in the United States and served as a model for other land-grant colleges around the country. The MSU campus was established on the banks of the Red Cedar River and connected to East Lansing across Grand River Avenue. During the early part of the 20th century an electric streetcar ran along Michigan Avenue and Grand River Avenue, connecting East Lansing and MSU to downtown Lansing and the capitol.

Within a short time, the streetcar line was upgraded to an interurban line that connected Lansing and East Lansing with nearby towns, eventually reaching all the way to Owosso. After the rise of organized motordom and the state highway system, the line began to lose business, eventually discontinuing service in 1929. Over the past few decades, both Lansing and East Lansing have made significant efforts to diversify economically. New investments in walkable infill development can be seen in several places along the corridor, particularly close to downtown Lansing and across from the MSU campus.

As nearby residential areas grew more densely populated, small business owners occupied newly built commercial buildings. Most of these business owners lived in the surrounding neighborhoods, and their patrons were neighbors, too. The rapid growth of the Michigan Avenue commercial corridor was mostly driven by nearby residential demand for groceries, meats, baked goods, and personal care services.

Present Conditions

Lansing today continues to be characterized by its historic neighborhoods and eclectic mix of small businesses. Downtown Lansing and the popular Stadium District are offering many new,

attractive urban buildings that are displaying local investment in the neighborhood. Although some investment has happened, the corridor is still incomplete in segments. There are areas where pedestrians face hostile environments, the result of streets that lack pedestrian amenities like coherent sidewalks and street trees. The corridor is often wide, high-speed, and with buildings that do not address the street. These problematic features create unwatched, uninteresting, even seemingly dangerous areas.

The medical campus of Sparrow Hospital is a major employer and an important amenity in the region. The hospital operates the only dedicated pediatric emergency room, the largest adult emergency room in the region as well as the state-of-the-art Herbert-Herman Cancer Center. Despite the hospital's great attributes, the pedestrian experience along Michigan Avenue near these properties is not healthy, as the buildings are set back far from the street with large asphalt parking lots in front.

Some of the commercial areas are considered an eyesore by the community. Even though some buildings are constructed close to the sidewalk, most of these are one or two stories and have architecture that is haphazard, generic and often built of inexpensive materials. Frequently these are commercial-style additions as new fronts to wood frame homes. The pedestrian realm is substandard, hindering comfortable pedestrian movement in the commercial areas. Sidewalks are discontinuous and interrupted by numerous curb cuts, and pedestrians often have little protection from sun, rain, and speeding traffic.

Single-family homes are located both directly north and south of the corridor. These neighborhoods offer a variety of home sizes to cater to a wider range of family types and income levels. Although quaint, these neighborhoods are often majority tenant-occupied, and many need investments from property owners.

Background and Plan Need

The Lansing City Council adopted Resolution Number 2009-278 declaring its intent to create and provide for the operation of the Michigan Avenue Corridor Improvement Authority on July 27, 2009. Following a formal public hearing on August 24, 2009, the Lansing City Council adopted Resolution Number 2009-417 on November 2, 2009, which established the Corridor Improvement Authority and designated the associated Development Area. In the resolution establishing the Authority, it was determined that a CIA was necessary to:

- a) Correct and prevent deterioration in business districts
- b) Redevelop the City's commercial corridors
- c) Promote economic growth

In 2018, the Lansing City Council appointed two new members to the MACIA board and reappointed four members. The board had its Annual Meeting in January 2019 where the elections were conducted, and bylaws were adopted by the board. In April 2019, the bylaws were adopted and approved by the City Council.

In June 2019, the board reviewed and revised the Development and TIF Plan involving the Capital Area Transit Association (CATA), Public Service Department of the City of Lansing, Jody Washington from Lansing City Council and Michigan State University Community Economic Development.

PLAN DEVELOPMENT PROCESS

In March of 2008, community, business, and municipal leaders from the City of Lansing, Lansing Charter Township, and the City of East Lansing formed an exploratory committee to consider the unique opportunity presented by the recent passage of the Corridor Improvement Act to revitalize the Michigan Avenue corridor from the Pere Marquette railroad crossing in Lansing down to Michigan's intersection with Grand River Avenue in East Lansing. The committee solicited stakeholder input through a series of surveys and three public work sessions and took a bus tour of the entire corridor with stakeholders to better understand on-the-ground conditions.

Through this committee, and with significant support from the planning staff of all three municipalities, a Michigan Avenue Corridor Conceptual Development Plan was created. In order to provide context for further refinement and implementation, the committee wished to emphasize that an ideal plan would be driven by a bold vision, shaped by open processes, possessing a holistic perspective, and all while maintaining a sensitivity to scale at various nodes and sections of the corridor.

This was, of course, not the start of planning efforts around Michigan Avenue. The City of Lansing's Department of Planning and Development brought on Deardorff Design Resources Inc. to put together the East Michigan Avenue Revitalization Study in 1994. There have been other similar studies over the years, and the conceptual development plan gained insight from the findings and recommendations of those past plans.

In 2009, the momentum continued, as Michigan State University created a student research team to create a complete streets and transit-oriented development study entitled, "Transforming the Michigan Avenue Corridor." This complete street classification and analysis furthered the conversation about the corridor's needs and made the case for the development of a joint Corridor Improvement Authority via the three municipalities.

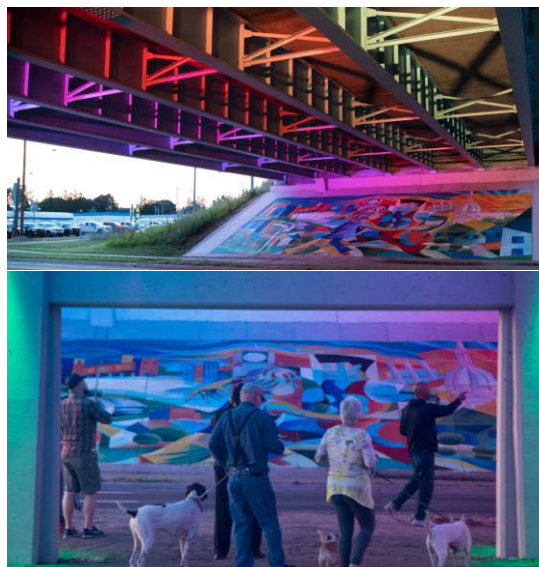
From late spring to the end of 2009, the City of Lansing, Lansing Township, and City of East Lansing each established a Michigan Avenue Corridor Improvement Authority, with the intent to implement a joint Development and Tax Increment Financing (TIF) Plan. All three municipalities also equipped their newly formed CIAs with a board made up of local business or property owners, residents, and other key stakeholders.

After a slight lull in the conversation, the Mid-Michigan Program for Greater Sustainability, a program funded by the U.S. Department of Housing and Urban Development (HUD), Michigan State Housing Development Authority (MSHDA) and local partners, picked up the effort with a renewed vigor. Administered by Tri-County Regional Planning Commission, this program brought thousands of people to the table to talk about the Michigan Avenue and Grand River Avenue

corridor as the main street and economic backbone of the Lansing area. This extensive community engagement effort began in 2013 and included two 8-day charrettes, which brought residents, property owners, stakeholders and technical experts, municipal staff, public officials, and the planning team together to provide their ideas and recommendations.

The result of this massive public engagement was a visually friendly 150-page document entitled, “The Capitol Corridor: A Regional Vision for Michigan Avenue / Grand River Avenue,” which, in 2014, was made available online with hard copy books circulated through the stakeholder group as well. Concurrent with that process, the Lansing Economic Area Partnership (LEAP) began re-engaging the CIA stakeholders on the topic of implementing a joint CIA Development and TIF Plan. Based on the stagnation that was witnessed in recent years, LEAP and the City of Lansing’s CIA Board decided to push ahead with a Development and TIF Plan that, while being confined to the limits of the City of Lansing’s jurisdiction along the corridor, learns from the many past studies referenced above, and looks to engage Lansing Township and East Lansing in continued conversation as the plan’s objectives begin to be implemented with new tax capture revenue.

The Under the Bridge project is an example of the regional efforts and collaboration taking place along Michigan Avenue. The art and lighting project, scheduled to be completed in Spring 2017, was organized by the Michigan Avenue Corridor Improvement Authorities of Lansing, Lansing Township and East Lansing. The crowdfunding campaign raised over \$100,000 from private donors and contributions from the State and local governments to fund the project at the US-127 overpass where it intersects with Michigan Avenue. The bridge sits at a pivotal point between the cities of Lansing and East Lansing and will be transformed into a vibrant gateway.



A grocery store and a hotel are planned for the 600 block of East Michigan Avenue, part of a mixed-use development slated to open by the end of 2020. The \$40 million project will enhance the quality of life downtown and raise standards for existing properties. The market, hotel and dozens of one- and two-story residential units are planned for a 4.15-acre site on the southeast corner of Michigan Avenue and Larch Street that was once the location of Brogan's Tire Center and the Ballpark Mobil gas station, among other properties.

It is important to make the most of the current focus on revitalization along the corridor by implementing the efforts proposed in this plan. Efforts will promote neighborhood aligned growth and help unite the miles-long Michigan Avenue corridor with investments in infrastructure and improvements that reflect its importance to the region and the diversity of the communities that rely on it.

Section II: DEVELOPMENT PLAN

Benefits of Corridor Improvement District and Authority

The Michigan Avenue Corridor Improvement Authority recognizes the benefits to the district and to the City of Lansing. This Development Plan is a formal document to outline the priorities and goals of the Authority. The Corridor Improvement District (CID) Proposal and request to create a Corridor Improvement Authority states that a CID:

- (a) Utilizes TIF to complete improvement projects according to the approved TIF plan while leveraging other dollars such as earned income and private, state, federal and philanthropic monies for district improvements
- (b) Generates a clear plan to improve the district, implemented by an empowered neighborhood stakeholder-government partner framework – a proven national method for success
- (c) Creates access to additional programs and incentives to businesses such as special approval of liquor licenses within city development districts
- (d) Establishes a cohesive district which fosters business investment from existing entrepreneurs and attracts complementary new business growth
- (e) Encourages job creation, which produces more jobs for neighborhood residents and generates additional income tax revenue
- (f) Encourages surrounding property improvements, increasing values of neighboring properties thus generating more property tax revenue
- (g) Promotes greater interest in mixed-use development, broadening business location and residential housing options and increasing the tax base
- (h) Brings more people into the district to shop for goods and services, thus generating more repeat customers for neighborhood businesses and increasing sales tax revenue
- (i) Stimulates new commercial development in a neighborhood where additional private sector investment opportunity exists
- (j) Improves the climate of community and economic development for residents and businesses alike
- (k) Contributes to a healthy neighborhood which has the potential to decrease crime or the perception of crime, and increase public safety

- (l) Creates an improved commercial core and public space that is appealing to neighborhood residents encouraging “pride in place” and visitor attraction
- (m) Retains and empowers residents who can access jobs, goods and services in a walkable or transit-oriented neighborhood
- (n) Creates an outreach and coordination mechanism at the neighborhood level for City financed projects
- (o) Creates a public-private partnership with the City that enhances community neighborhood input to improve the district

Legal Basis of the Plan

This Development and Tax Increment Financing Plan is prepared pursuant to requirements of Sections 125.4618 and 125.4621 of the Tax Increment Financing Act, Public Act 57 of 2018, as amended.

It addresses the geographic area of the Corridor Improvement District as established by the Lansing City Council. A descriptive map, resolutions establishing the CID and forming the CIA and Ordinance are contained in the appendices.

Development Plan Requirements

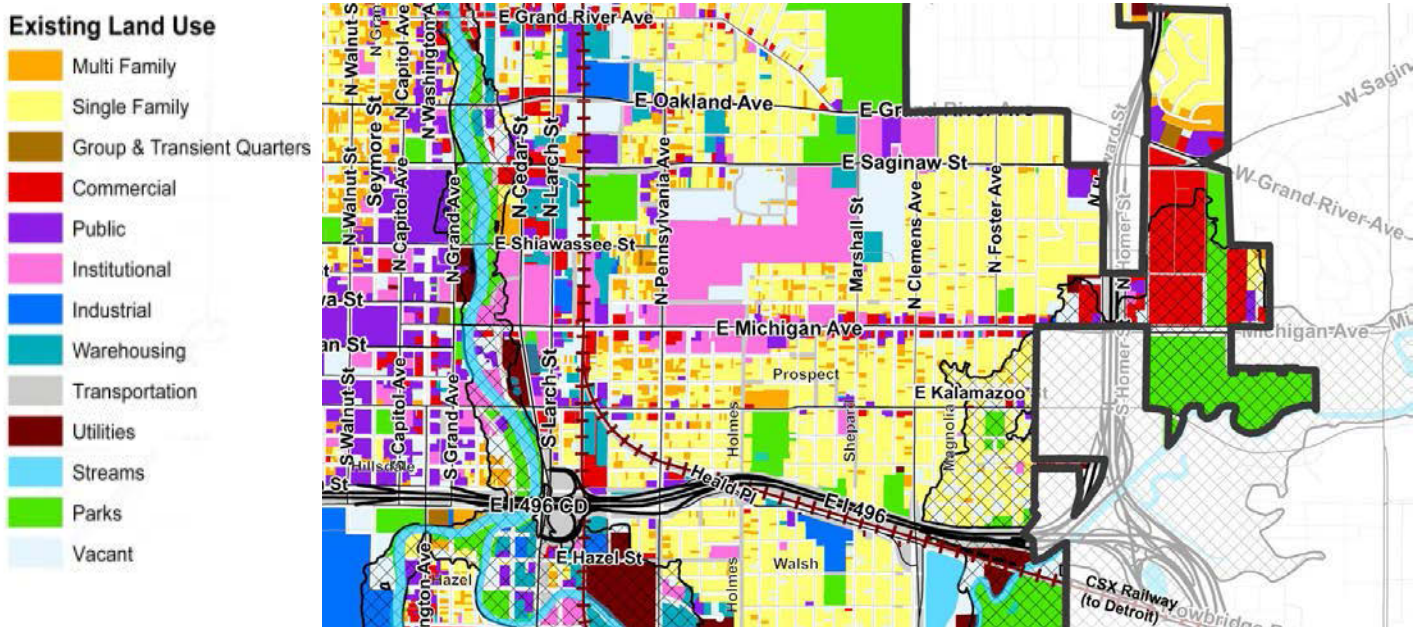
This section of the Development Plan provides specific information required in Section 125.4621 of the Tax Increment Financing Act. It consists of information requested in subsections 2(a) through 2(r):

- (a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.*

The CIA boundary is the same boundary established by the Lansing City Council Resolution Number 2009-279 adopted on July 27, 2009, with the proposed area encompassing 500 feet north and 500 feet south of the centerline of Michigan Avenue, and from the eastern edge of the Pere Marquette Rail Line in the City of Lansing to the west to the Lansing City limit to the east. A copy of the boundary map is contained in the Appendix H.

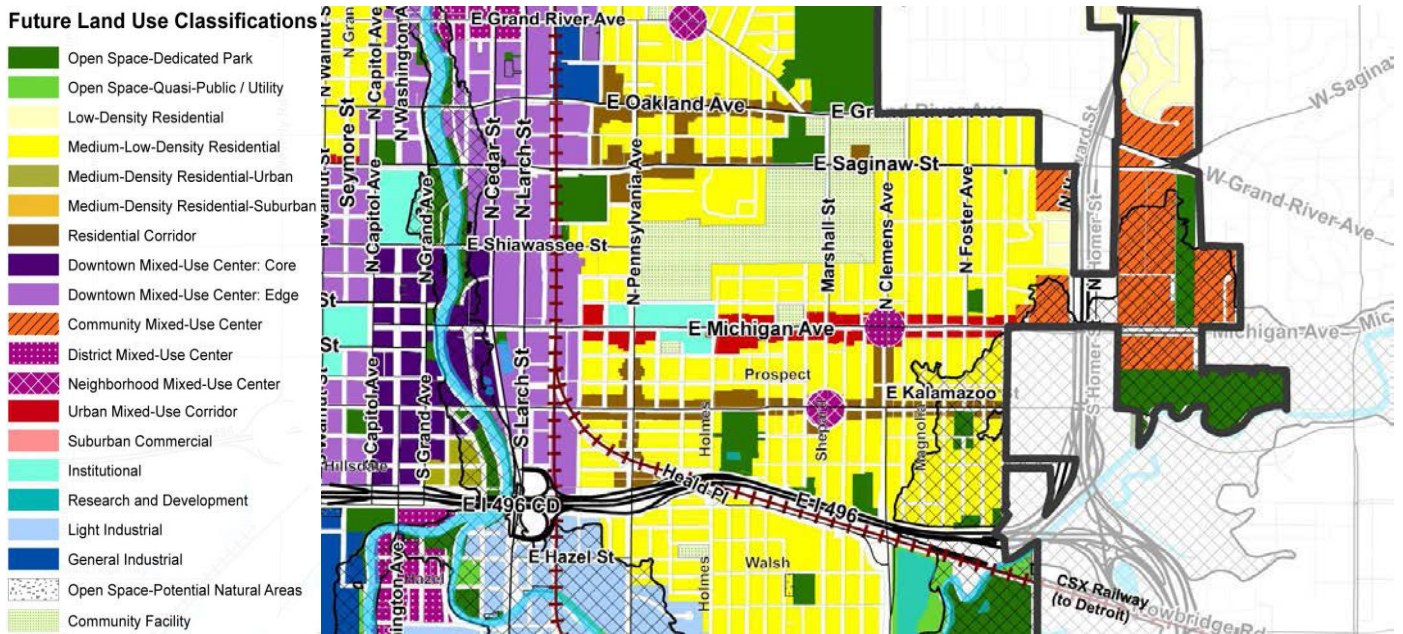
- (b) The location and extent of existing streets and other public facilities within the development area, designating the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and including a legal description of the development area.*

Existing Land Use of the East Michigan Avenue Corridor



Source: Design Lansing 2012 Comprehensive Plan

Future Land Use of the East Michigan Avenue Corridor



Source: Design Lansing 2012 Comprehensive Plan

The CIA boundary is the same boundary established by the Lansing City Council Resolution Number 2009-278 adopted on July 27, 2009. More detailed information about the parcel area, including parcel numbers, classes and property addresses is in the Appendix G.

(c) A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

A description of specific improvement projects that are contemplated within the development area is contained in the project schedule and budget at the end of this section. The cost and time estimates included in the project schedule and budget are estimates only and may be revised by the Authority board without amending this Plan.

(d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.

A description, including cost estimate and schedule of implementation, for each improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section. The cost and time estimates included in the project schedule and budget are estimates only and may be revised by the Authority board without amending this Plan.

(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

A description, including cost estimate and implementation schedule for each specific improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section. The time estimates included in the project schedule are estimates only and may be revised by the Authority board without amending this Plan.

(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.

The Corridor Improvement Authority recognizes the value of open space and green space in an urban landscape and will look to incorporate green elements and maintain or beautify existing open space, when it has natural or community-oriented merit. The planned Red Cedar redevelopment is a prime example of this, in that the open space of the public park will be heavily invested in to connect to East Lansing and Michigan State University's campus.

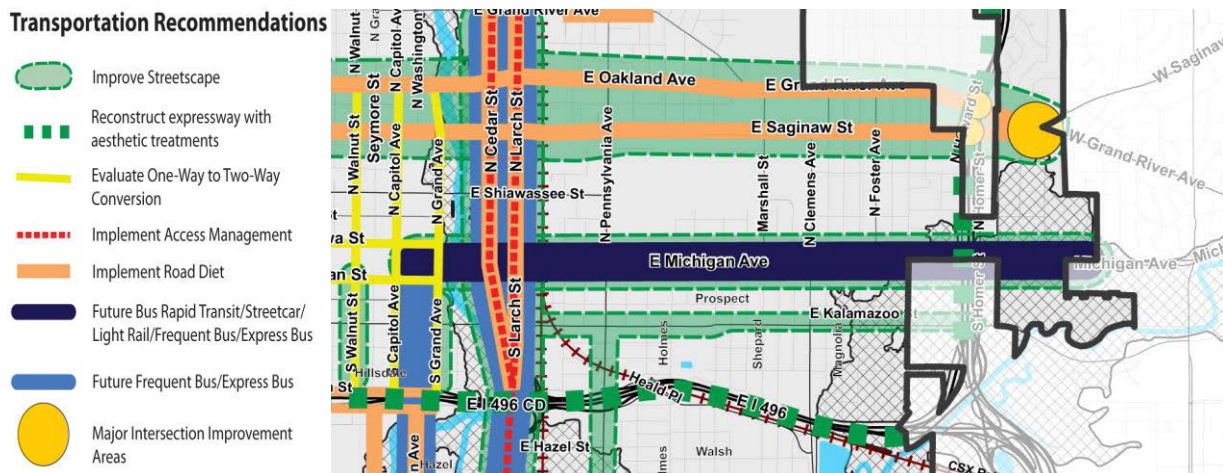
Other public areas, such as medians and park land, will also be targeted for green infrastructure and non-motorized transit-oriented investments, among other things, as density grows through infill and other urban redevelopment projects.

Opportunities for activation of open space within the corridor will be considered on a case-by-case basis, with the CIA poised to provide input and support based on aforementioned corridor plans and the projects to be financed by this Development & TIF Plan. However, as of the adoption of this Development Plan, there are no currently open spaces targeted for development of structures or buildings by the Authority; all open space is currently intended to remain open.

(g) A description of any portions of the development area that the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

A description, including real estate contemplated for acquisition and/or disposition (including cost estimates, terms and schedule for implementation) for each specific improvement contemplated within the development area is contained in the project schedule and budget at the end of this section. There is no known or identified property or real estate as of the adoption of this Plan that is necessary to complete the streetscape improvements set forth in this Plan. However, the CIA may wish to sell, donate, exchange, or lease property in the future. The Authority board reserves the right to sell, donate, exchange or lease property in the future to the extent determined necessary by the Authority board without further amendment to this Plan, but in compliance with the requirements of the Act.

(h) A description of desired zoning changes and changes in streets, street levels, intersections, traffic flow modifications, or utilities.



Source: Design Lansing 2012 Comprehensive Plan

Zoning changes, street layout adjustments, street level modifications, intersection and utilities changes are not contemplated at this time; except as may be proposed in the project schedule and budget at the end of this section. Design Lansing and form-based code will potentially lead zoning discussions in the future. The Board will make recommendations during City planning processes and advocate for zoning that lends itself to the dense commercial development that is a priority of the CIA.

(i) An estimate of the cost of the development, a statement of the proposed method of financing the development, and the ability of the authority to arrange the financing.

A description, including cost estimate for individual projects and method of financing is contained in the project schedule and budget at the end of this section. The total cost of completing all activities, projects and improvements proposed by the Authority Development Plan and to be undertaken and financed by the Authority is estimated to be \$1,762,300 over the 15-year course of this plan and is inclusive of administrative expenses and contingencies. A breakdown of the estimated cost and estimated schedule for completion for each of those activities and projects is set forth in the project schedule and budget at the end of this section.

The scope of the items and improvements and the projected schedule for completion for those items and improvements described in this Plan are estimates only and may be revised from time to time by the Authority board without amending this Plan; provided, however, that such items and improvements must be completed within the term of this Plan, unless the term is amended in accordance with Act 57. Further, estimated costs for any items or improvements may be increased or decreased by the Authority board without amending this Plan based upon then-current preconstruction or pre-bid estimates of cost, as well as revised estimates of cost resulting from the receipt of bids. All operating and planning expenditures of the Authority and the City, as well as all advances extended by or indebtedness incurred by the City or other parties for improvements identified above that have been completed, are in progress, or yet to be completed, are expected to be repaid from tax increment revenues. The costs of the Plan are also anticipated to be paid from tax increment revenues as received.

The Authority expects to finance these activities from any one or more of the following sources:

- Future tax increment revenues
- Interest on investments
- Donations received by the Authority
- Proceeds from State, Federal and Other Grants
- Proceeds from any property building or facility that may be owned, leased, licensed, operated or sold by the Authority
- Special assessments as may be approved by the City Council
- Fees, memberships, sponsorships
- Public and private foundation grants

The proceeds to be received from tax increment revenues in the CID plus the availability of funds from other authorized sources will be sufficient to finance all activities and improvements to be carried out under this Plan. At this time, there is no intention by the Authority to issue bonds or to request that City Council issue bonds for qualifying activities; should that change, the Authority will comply with all requirements under the Act, including amendment to this Plan if necessary.

(j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority.

The planned developments are designed to benefit all businesses, property owners, and residents of the corridor. Information concerning the names of specific persons for whom benefits may accrue are unknown at this time, as there is no intention to sell or transact any portion of the Development to any person at this time.

(k) The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons.

The CIA Board has no publicly announced commitments for the acquisition or sale of property as it has no property under supervisory responsibility of the CIA at this time. The CIA in conjunction with the City may discuss policies to explore acquisition of tax reverted property should properties within the CIA District become available for acquisition by the City through tax reversion procedures.

It is not a priority of the CIA to acquire private property unless it advances a public improvement project or is necessary for economic development purposes. Any property acquired or held by the CIA, to be sold, leased, or otherwise conveyed to private development interests shall be sold, leased, or otherwise conveyed in accordance with local municipal policy, terms, and conditions to be established by the CIA, and state law, if applicable. At the time of the adoption of this plan, no private parties have been identified to whom land for redevelopment will be sold, leased, or otherwise conveyed; however, the CIA may convey such property to presently undetermined private parties for redevelopment for appropriate uses.

(l) Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those units in existence, the number

of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

Based on 2010 Census data, the estimated population of the City of Lansing's Michigan Avenue commercial corridor district is 6,455 people. There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

(n) Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the uniform relocation assistance and real property acquisition policies act of 1970, Public Law 91-646, 84 Stat. 1894.

There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

(o) A plan for compliance with 1972 PA 227, MCL 213.321 to 213.332.

There are no occupied residences targeted for acquisition or development under the Plan, thus no relocation of families or individuals is anticipated within the scope of the proposed Development Plan or Tax Increment Financing Plan.

(p) The requirement that amendments to an approved development plan or tax increment plan must be submitted by the authority to the governing body for approval or rejection.

In accordance with the Act 57, the Authority reserves the right to amend this Plan as necessary to add new improvement projects, extend the duration of the Plan, or for other lawful purposes. Any amendments to the Plan shall be approved by the Authority and the City Council in accordance with the requirements of Act 57. The Authority maintains its ability to administratively prioritize and utilize funds for projects fitting the goals outlined in this plan without formal amendment to this plan.

(q) A schedule to periodically evaluate the effectiveness of the development plan.

An annual report shall be submitted to each entity for which taxes are captured addressing use of CIA funds during the past budget year, status of implementation of the program of work set forth in the Development Plan and proposed CIA activities for the ensuing year. Any changes from this Development Plan will be addressed and changed by action of the City Council as part of this annual review of CIA activities. Amendments to the Development Plan and Tax Increment Financing Plan would be completed in compliance with notification and public hearing procedures of Section 622 of Act 57 prior to action of the City Council.

(r) Other material that the authority, local public agency, or governing body considers pertinent.

This Development Plan contemplates the use of tax increment financing. The Authority will comply with the City Council's Policy on Corridor Improvement Authorities and Districts, as amended.

Development and TIF Plan Schedule and Budget

The duration of this plan is a 15-year period. The following pages include tables where specific projects that address CIA goals are described, budgeted, and scheduled. The schedule begins in 2019 and ends in the year 2034 (15 years). Projects have been listed based on estimated time of completion.

Intent to Update and Extend Duration or Terminate Plan

On or before the year 2034, the authority will consider action to update and extend the duration of the Development and Tax Increment Financing Plan or make recommendations to terminate the plans and rescind City Resolution #2009-417, which created the authority and designated its Development Area. Rescission of the resolution would dissolve the authority and eliminate the accompanying tax increment financing district; provided, however, that in accordance with Act 57, the authority shall not be dissolved if there is outstanding indebtedness of the authority.

Project Descriptions

Information was gathered through a variety of initiatives regarding what the Michigan Avenue CIA would undertake. The bulk of proposed investments are directly tied to the findings and recommendations of either the Michigan Avenue Corridor Conceptual Development Plan developed in 2008 or the Complete Streets Study done in 2009. These projects have been broken up into three goals summarized by the mission statement of the CIA:

"The Michigan Avenue Corridor Improvement Authority shall provide economic resources to improve and maintain public infrastructure, correct and prevent deterioration, and promote neighborhood aligned economic growth".

These three goals have been occurring in different capacities. It is the intention of this plan to outline what the CIA aims to directly implement and which activities it will provide support toward existing efforts. While the CIA does not intend to fund major infrastructure projects, funds will be prioritized around accentuating and enhancing new and existing infrastructure, in line with the City of Lansing's Capital Improvement Plan and conceptually focused on enabling multi-modal transit, complete streets and creating sense of place. A description, including cost estimate and schedule of implementation, for each improvement project that will be completed within the area is contained in the project schedule and budget at the end of this section.



Public Infrastructure: Many of the plans, especially “Transforming the Michigan Avenue Corridor: a complete streets and transit-oriented development study” and CATA’s ongoing transportation studies, call for extensive and dynamic improvement in infrastructure to support motorists, bus riders, bikers and pedestrians alike. The Michigan Avenue Corridor Improvement Authority recognizes the importance of functioning infrastructure and complete streets to serve both the businesses and residents along the Michigan Avenue Corridor. It is the intention of the CIA to support the efforts of the Capital Area Transportation Authority (CATA), the city of

Rachel Wilke, Intern – Lansing Planning Department

Lansing and the Tri- County Regional Planning Commission. The CIA will be a platform to offer design input based off previous community visioning work that was part of the planning processes, some of which are ongoing.

The CIA proposes to directly support infrastructure upgrades that improve the attractiveness of the corridor and provide for a cohesive, multi-modal user experience. This entails the installation of benches, trashcans, landscaping, pedestrian lighting, median treatments, bicycle racks, public art, banners, way finding signage and other needed Placemaking elements. The CIA will work

with the City of Lansing to identify maintenance and upkeep solutions. The CIA seeks to empower residents in taking ownership of their community by developing guidelines for temporary Placemaking installations that would or would not impede of the public right of way and facilitate communication between the city and residents.

The CIA will consider Public Infrastructure projects that improve the quality of life and business friendliness of the corridor while leveraging the partnerships and assets within the community.

Correct and Prevent Deterioration: Reversing Deterioration along the corridor will lead to the necessary outcomes of increased property values, increased private investment, an improved user experience, as well as an increase in community pride. Lansing is a certified Redevelopment Ready Community (RRC). Redevelopment Ready Communities® (RRC) is a certification program supporting community revitalization and the attraction and retention of businesses, entrepreneurs and talent throughout Michigan. The CIA acknowledges the benefit of cohesive planning, visioning and marketing identified in the RRC Best Practices and proposes to correct and prevent deterioration through leading the following proactive activities.

CIA staff will inventory current properties, engage with current property owners and assist with marketing available properties, when appropriate. The CIA will work with the Lansing Economic Area Partnership (LEAP) to identify and pursue city, state and federal incentives and any other applicable grant programs that align with the goals of the Corridor Improvement Authority. The CIA proposes to offer incentives, if funding is available, to assist with building improvements. For example, a façade grant program is planned to help businesses along the corridor address the costs associated with preserving and/or restoring aging building façades. To protect existing corridor assets, CIA proposes to support and strengthen commercial code compliance and coordinate with the City of Lansing and community-based organizations on events to clean and beautify the corridor.

Promote Neighborhood Aligned Economic Growth: The CIA will act as organizational lead, in partnership with the City of Lansing and Lansing Economic Area Partnership, on community engagement for the redevelopment of the corridor. The CIA understands the importance of a strong foundation set in partnerships and shared vision. The CIA will adopt a public participation plan that will facilitate frequent stakeholder input. For the health of existing and new businesses, the CIA will develop a marketing and branding plan for the corridor. The CIA will work in conjunction with the Small Business Development Center (SBDC), Lansing Economic Area Partnership (LEAP) and the Lansing Regional Chamber (LRC) in supporting new and existing businesses through one on one consultation, referral to resources and hosting business to business events. This may include connection to the existing incubator network, or the establishment of new incubators/ accelerators, if needed. The CIA will work closely with community-based organizations and organized neighborhood groups on community engagement and planning for projects on corridor, including development of strategies for transition between commercial and residential.

In 2012, the Michigan Office of Urban and Metropolitan Initiatives commissioned U3 Ventures to conduct the Michigan Anchor Institution Opportunity Analysis of eight cities across Michigan, including Lansing. The resulting report documents the impact of Michigan State University, Lansing Community College, and Sparrow Health System on the Lansing region and Michigan Avenue Corridor. The CIA will continue the work of the Anchor Initiative by developing a strategy to engage business, non-profit and governmental agencies that offer historic and future employment, influence and the ability to change, and benefit from, the corridor.

The CIA, although not establishing a joint district at this time, will potentially continue to work in conjunction with Lansing Charter Township and the City of East Lansing to work towards a shared vision for the entirety of corridor.

The following tables summarize the various projects and activities proposed, including an estimated cost and completion date for each. As noted previously, the costs and completion dates are estimates only and are subject to change without further amendment to this Plan. These dates and estimates may vary because of private investment decisions, financing opportunities, market shifts or other factors.

Table 1: Projects Anticipated in Public Infrastructure

Action	Timeframe	Total Cost	Expected Completion
Develop and install wayfinding signage, with a focus on guiding residents and visitors to transit stations such as bus stops	Short	\$ 30,000	1-2 years
Install bicycle racks and related equipment, especially near transit stations such as bus stops	Short	\$ 33,000	1-2 years
Plan, develop and install banners	Short	\$ 50,000	2-5 years
Install pedestrian infrastructure (benches, trash cans, etc.) to increase and facilitate use of public transit stations such as bus stops	Medium	\$ 75,000	5-10 years
Install and increase pedestrian oriented lighting especially near transit stations such as bus stops	Medium - Long	\$ 200,000	8-15 years
Install public art (sculptures, murals, etc.)	Medium - Long	\$ 80,000	8-15 years
Install and maintain public flowerbeds and landscaping	Medium - Long	\$ 100,000	8-15 years
Placemaking projects (e.g. community-initiated initiatives, events and improvements)	Short, Medium or Long	\$ 50,000	Ongoing

Table 2: Projects Anticipated in Correction & Prevention of Deterioration

Action	Timeframe	Total Cost	Expected Completion
Organize efforts to clean and beautify corridor	Short	\$ 15,000	Ongoing

Create property inventory, prioritize redevelopment and marketing properties	Short	\$ 45,000	5-10 years
Organize community events that highlight positive corridor news	Short - Medium	\$ 20,000	Ongoing
Award program to encourage good business behavior	Short - Medium	\$ 15,000	Ongoing
Façade grant program (Matching Grant)	Medium - Long	\$ 300,000	10-15 years

Table 3: Projects Anticipated in Promotion of Neighborhood-Aligned Economic Growth

Action	Timeframe	Total Cost	Expected Completion
Host community input sessions around development projects	Medium	\$ 30,000	5-10 years
Create a marketing and branding plan for corridor	Short - Medium	\$ 50,000	2-5 years
Sponsorship of corridor-focused projects and non-profit activities	Long	\$ 100,000	10-15 years

OTHER SOURCES OF FINANCING

As noted in Section 621.2 (i), the CIA expects to finance these activities from one or more of the following sources:

- Future tax increment revenues
- State, Federal or Other grants
- Special assessments as may be approved by the City of Lansing
- Interest on investments
- Donations received by the CIA
- Fees, sponsorships and memberships
- Public and private foundation grants
- Proceeds from any property, building or facility owned, leased or sold by the CIA
- Moneys obtained through development agreements with property owners benefiting from adjacent open space and other public improvements
- Moneys obtained from other sources approved by the City of Lansing

The revenue to be received from tax increment financing in this Development Area plus the availability of funds from other authorized sources will be sufficient to finance the activities and improvements to be carried out under this plan. At this time, there is no intention by the Authority to issue bonds or to request that City Council issue bonds for qualifying activities; should that change, the Authority will comply with all requirements under the Act, including amendment to this Plan if necessary.

Section III: TAX INCREMENT FINANCING PLAN FOR DEVELOPMENT DISTRICT

This tax increment financing plan is established to make possible the financing of all or a portion of the costs associated with the activities and projects contained in the previous Development Plan for the Michigan Avenue Corridor Improvement District.

Tax Increment Financing Plan

Tax increment financing is a funding technique that utilizes increases in taxes on real and personal property within a specific development area to secure and pay the cost of public improvements or bonds issued by a municipality or Corridor Improvement Authority to finance the costs of an approved development plan, to pay the Authority's costs of operation, and to finance portions of an approved development plan which do not involve the issuance of bonds.

The Corridor Improvement Authority Act requires the CIA to address three legislative requirements in the Tax Increment Financing Plan. These provide information about funds anticipated to be received by the CIA and its impact upon taxing jurisdictions. These requirements are found in Section 618(1) of the Act and states that "if the authority determines that it is necessary for the achievement of the purposes of this act, the authority shall prepare and submit a tax increment financing plan to the governing body of the municipality. The plan shall include a development plan as provided in section 621..."

Specifically, pursuant to Section 618(1) of the Act the Tax Increment Financing Plan must include, in addition to the Development Plan set forth above:

1. A detailed explanation of the tax increment procedure,
2. The maximum amount of bonded indebtedness to be incurred, and
3. The duration of the program.
4. A statement that all unused funds captured shall revert proportionally to the respective taxing bodies.
5. A statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located.
6. A clear statement of the portion of captured value intended to be used by the Authority for the Plan, and the intended use.

1. Detailed explanation of the Tax Increment Financing Procedure

The Corridor Improvement Authority Act, Act 57 of 2018, as amended, authorizes tax increment financing (TIF). TIF makes it possible for a district to essentially capture tax revenues that are derived from the increase in value of property, which has benefitted from development projects within said district. The revenue is used to finance further development within the district. The Michigan Avenue CIA has determined that, in order to finance the previous Development Plan, a tax increment financing plan must be adopted.

The theory of utilizing TIF is that tax revenue will increase within a district where development is taking place. That increase in development will generate an increase in the tax revenues within that district. Therefore, it is appropriate to use this increase in tax revenue to reinvest into the district to encourage continued development.

The tax increment financing procedure as outlined in Act 57 of 2018 requires the adoption by the City, by resolution, of a Development Plan and a Tax Increment Financing Plan. Following the adoption of that resolution, the city and county treasurers are required by law to transmit to the CIA that portion of the tax levy of all taxing bodies paid each year on the “Captured Assessed Value of all real and personal property located in the Development Area.” The tax amounts to be transmitted are hereinafter referred to as “Tax Increment Revenue”.

The Authority explicitly subordinates its capture of Tax Increment Revenue to any similar capture by a Brownfield Redevelopment Plan, duly authorized by the Lansing Brownfield Redevelopment Authority and Lansing City Council, for any parcel or property that is currently subject to any such Brownfield Redevelopment Plan or that comes to be during the duration of this Plan. This Plan will still capture any amount of qualifying Tax Increment Revenue that passes through any such Brownfield Redevelopment Plan’s capture.

The “Captured Assessed Value” is defined by the Act as “the amount in any 1 year by which the current assessed value of the project area, including the assessed value of property for which specific local taxes are paid in lieu of property taxes ... exceeds the initial assessed value...” The “initial assessed value” is defined by the Act as the “assessed value, as equalized, of all the taxable property within the boundaries of the Development Area at the time the resolution establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality for which equalization has been completed at the time the resolution is adopted...”

It is the goal of the CIA to use the captured assessed value in the development district for the number of years necessary to complete the projects outlined in the Development Plan.

The CIA shall submit a report on the tax increment financing account showing the revenue received and the amount and purpose of expenditures from the account. Reports will also be required showing the initial assessed value of the development district and the amount of captured assessed value retained by the CIA. The report shall be submitted to the Lansing City Council and contain such additional information as the City Council deems necessary.

An opportunity will be made available to the County Board of Commissioners and other taxing jurisdictions to meet with the City Council to discuss the fiscal and economic implications of the proposed financing and development plans.

Approval of the tax increment financing plan must be obtained following the notice, hearing and disclosure provisions of Section 622 of the Act. If the development plan is a part of the tax increment financing plan, only one hearing and approval procedure is required for the two plans together. The tax increment financing plan may be modified by the City Council upon notice and

after public hearings. The governing body may abolish the tax increment financing plan when it finds that the purpose for which it was established is accomplished.

2. The maximum amount of bonded indebtedness to be incurred

The CIA does not anticipate bonding based on currently identified projects. However, the CIA maintains the authority to bond to support future development projects. Below is the current financial position of the Authority.

Description of Current Financial Position

Current Assets: The Michigan Avenue Corridor Improvement Authority fund balance at the time of preparation of this analysis is \$0.00. The Lansing Economic Area Partnership (LEAP) has contributed to the organizational costs of the CIA, as well as the preparation of this Development and Tax Increment Financing Plan.

Anticipated Revenue: The CIA district contains 142 individual commercial properties. The 2019 taxable value of all properties is \$22,047,037. This is the initial assessed value to which all future assessments will be compared to determine the tax capture for the district. A detailed projection table for the 15-year period is included in Appendix I.

Expenses: The CIA will be responsible for all expenses for each project listed in the Development Plan using TIF funding. Other sources of funding may be leveraged from time to time in addition to the TIF.

3. Duration of The CIA and Tax Increment Financing District

The initial duration of the CIA's TIF district is 15 years. This Tax Increment Financing Plan establishes a budget for a 15-year period. This is reflected in the previous Development Plan's projects estimated completion dates, shown in Tables 1 through 4.

4. Unused Funds Shall Revert Proportionally to the Respective Taxing Bodies

The Authority shall comply with the requirements of Subsection 619(2) of the Act, and shall revert all unused funds, proportionally, to the respective taxing bodies. This TIF Plan is not intended, nor shall it be used to circumvent existing property tax limitations; the sole purpose is to enhance and increase public use of the public portions of the corridor as detailed in the Development Plan, especially as it pertains to utilization of public transit.

5. Estimated Impact of The Tax Increment Financing Plan

Adoption of this Tax Increment Financing Plan will initially result in the use of all revenues derived from increases in assessed value of the real and personal property of the Development District for purposes of the Development Plan. As soon as adequate increments have been generated to pay for the development projects, excess tax increment will be returned to the taxing jurisdictions.

Appendix I demonstrates the current millage levied by each jurisdiction, the anticipated growth in assessed value and the resulting tax increment revenues to be generated during the life of the

Plan, and the estimated fiscal and economic implications on taxing jurisdictions resulting from the implementation of the Plan and capture of millage by the Authority.

The Authority proposes to strengthen the Development District and arrest the current stagnation and deterioration in property values. This is to be accomplished by using the additional tax revenues generated in the Development District to make public improvements and induce private redevelopment.

Several tax bodies currently receive property tax revenue from the property within the Development District. They will continue to receive tax revenues on the initial assessed value of this property throughout the duration of the Plan. When this plan is terminated, these taxing jurisdictions will receive property tax revenues from all taxable property located within the Development District, including new development and appreciation in value stimulated by the development projects and inflation.

6. Use of Tax Increment Revenue

The Authority intends to use all of the captured value in furtherance of the Plan described above. Tax increment revenues transmitted to the Authority shall be deposited in a separate fund of the Authority (the “Project Fund”) and used as they accrue annually in the following manner, and with the following order or priority:

1. To pay the administrative, auditing, legal and operating costs of the Authority and the City pertaining to the Plan and the Development District, including planning and promotion to the extent provided in the annual budget of the Authority.
2. To repay amounts advanced by the City for project costs, including costs for preliminary plans, projects, fees, and for other professional services.
3. To pay, or to set aside in a reserve account for the purpose of paying when feasible, the cost of undertaking, completing and reimbursing the City for any public improvements as set forth in the Plan, to the extent those costs are not financed from other sources (the “Project Reserve Fund”).
4. To pay the cost of any additional improvements to the Plan that are determined necessary by the Authority and approved by the City Council in accordance with the Act.

In accordance with Act 57, and to the extent that the Authority and City deem it necessary and in the best interest of the Authority, the Development District, and the City and its resident and property owners, the Authority may enter into tax sharing arrangements with affected taxing jurisdictions to share all or a portion of tax increment revenues on such terms as the Authority and the City Council determine to be most equitable for the Authority, the Development District and the City.

Appendix A:

Full Ordinance – Intent to Establish the
Michigan Avenue Corridor Improvement
Authority

RESOLUTION #2009-279

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

WHEREAS, the City of Lansing, in conjunction with the City of East Lansing and Charter Township of Lansing has prepared and forwarded a resolution of intent to create the Michigan Avenue Corridor Improvement Authority (the Authority) in accordance with the provisions of the Michigan Corridor Improvement Authority, Public Act 280 of 2005, as amended (the Act);

WHEREAS, the Michigan Avenue Corridor Improvement Authority Development Area, as defined in the Act (the "Proposed Development Area"), is comprised of eligible property within an area along Michigan Avenue bounded by an area of all commercial property, as defined by PA 206 of 1893, found within 500 feet north and 500 feet south of the centerline of Michigan Avenue, and from the eastern edge of the Pere Marquette Rail Line in the City of Lansing to the west to the Lansing City limit to the east, and specifically identified in Exhibit A;

WHEREAS, the District meets all of the requirements of section 5 of Public Act 280 of 2005, including:

1. The Proposed Development Area is adjacent to a road classified as an arterial or collector according to the Federal Highway Administration Manual "Highway Functional Classification - Concepts, Criteria and Procedures;" and
2. The Proposed Development Area contains at least ten (10) contiguous parcels or at least five (5) contiguous acres; and
3. More that half of the existing ground floor square footage in the Proposed Development Area is classified as commercial real property under Section 34c of the General Property Tax Act, Act 206 of 1893, as amended (MCL 211.34c); and
4. Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire Proposed Development Area for the immediately proceeding thirty (30) years.
5. The Proposed Development Area is presently served by municipal water and sewer; and
6. The Proposed Development Area is zoned to allow for mixed use that includes high density residential use

and;

WHEREAS, in accordance with Act 280 the City would further agree to the following with respect to the Proposed Development Area:

1. ~~To expedite the local permitting and inspection process in the Proposed Development Area; and~~
2. To modify its master plan to provide for walkable non-motorized interconnections, including sidewalks and streetscapes throughout the Proposed Development Area

and;

WHEREAS, at least one member of the Authority must reside within ½ mile of the development district,

WHEREAS, the Act requires that before creation of the Authority the Lansing City Council hold a public hearing in order to provide an opportunity for those living in and around the boundaries of the Authority, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the creation of the Authority.

NOW, THEREFORE, BE IT RESOLVED that Council determines that it is necessary for the best interests of the City and the public to redevelop its commercial corridors and to promote economic growth;

BE IT FURTHER RESOLVED that the City Council hereby declares its intent to work together with the City of East Lansing and the Charter Township of Lansing to create and provide for the operation of a corridor improvement authority as enabled by and pursuant to Act 280;

BE IT FURTHER RESOLVED that Council hereby designates the boundaries of the Development Area as comprising parcels of real property identified in Exhibit A;

BE IT FURTHER RESOLVED that the authority will be known as the "Michigan Avenue Corridor Improvement Authority."

BE IT FINALLY RESOLVED that a public hearing shall be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on 24th day of 2009, for the purpose of receiving comment on the establishment of the Michigan Avenue Corridor Authority as set forth in Public Act 280 of 2005. Notice of the

public hearing shall be published twice in a newspaper of general circulation in the municipality, not less than 20 or more than 40 days before the date of the hearing. Not less than 20 days before the hearing, the City shall also mail notice of the hearing to the property taxpayers of record in the proposed development area, to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved, and to the state tax commission. Failure of a property taxpayer to receive the notice does not invalidate these proceedings. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the proposed development area not less than 20 days before the hearing. The notice shall state the date, time, and place of the hearing and shall describe the boundaries of the proposed development area. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed development area.

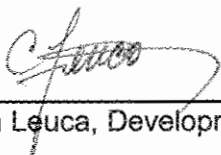
Appendix B:

Affidavit of Notice of Public Hearing on
Creation of the MACIA

AFFIDAVIT OF POSTING NOTICE OF PUBLIC HEARING

I, the undersigned, hereby state that on **May 8th**, 2009, I personally posted a notice of public hearing to be held by the City Council of the City of East Lansing on consideration on the creation of the Michigan Avenue Corridor Improvement Authority of the City of East Lansing, **a copy of which notice is attached hereto** and made a part hereof, in the following conspicuous and public places in the district described in the notice:

1. Utility Pole at the Southeast corner of Hillcrest St and Grand River Ave
2. Utility Pole in the parking lot at 111 Cowley Ave.
3. Utility Pole on Hillcrest Ave, north of the corner with Elm Pl
4. Utility Pole in the parking lot at 404 Michigan Ave
5. Utility Pole in the parking lot at 1226 Michigan Ave
6. Utility Pole on the east side of Highland Ave, north side of parking lot entrance
7. Utility Pole on the south side of Elm Pl, at the corner with Hillcrest
8. Utility Pole on the south side of Elm Pl, parking lot entrance
9. Utility Pole on the east side of Louis St, mid-first block
10. Utility Pole on the east side of Louis St, at the northeast corner with Michigan Ave.
11. Utility Pole at 111 Cowley Ave, north side of parking lot entrance
12. Utility Pole at 111 Cowley Ave, south side of parking lot entrance
13. Utility Pole on the east side of Center St, at 626 Michigan Ave
14. Utility Pole on the east side of Center St, at the northeast corner with Michigan Ave.
15. Utility Pole in the northeast corner of the Harrison Roadhouse parking lot
16. Utility Pole on Harrison Rd, northwest corner with Michigan Ave.
17. Utility Pole on Michigan Ave, northwest corner with Harrison Rd.
18. Utility Pole at the northwest corner of Michigan Ave and Highland Ave
19. Utility Pole at the northeast corner of Michigan Ave and Highland Ave
20. Utility Pole at the southwest corner of Michigan Ave and Reniger Ct



Cristina Leuca, Development Intern

Appendix C:

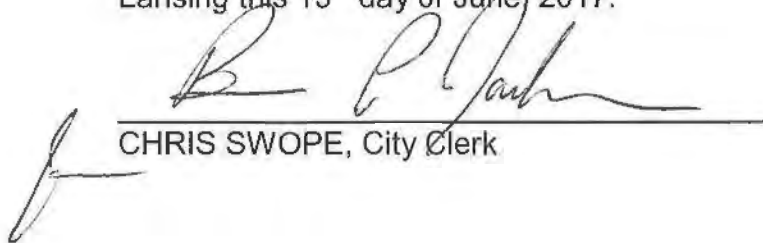
Resolution Establishing the MACIA and
Designation of the Development Area

I, CHRIS SWOPE, CITY CLERK of the City of Lansing, Michigan, do hereby certify that I have compared the annexed copy of Resolution #2009-417, which established the Michigan Avenue Corridor Improvement Authority and Designation of the Development Area, which was adopted November 2, 2009, with the original now on file in my office, and that it is a correct copy thereof, and of the whole of such original.



FILED
MICHIGAN DEPT. OF STATE
2017 JUN 16 AM 11:21
ELECTIONS/GREAT SEAL

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Lansing this 15th day of June 2017.


CHRIS SWOPE, City Clerk

RESOLUTION #2009-417
BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANSING

Resolution Establishing Michigan Avenue Corridor Improvement Authority
And Designation of the Development Area

WHEREAS, the City of Lansing (the City), is authorized by the provisions of MCL 125.2871, et seq., Act 280, Public Acts of Michigan, 2005, as amended (Act 280), to create a corridor improvement authority; and

WHEREAS, the City Council held a public hearing on August 24, 2009 pursuant to Act 280 in connection with the establishment of a corridor improvement authority and the designation of the proposed development area; and

WHEREAS, at least 60 days have passed since the public hearing; and

WHEREAS, the City Council intends to proceed with the establishment of a corridor improvement authority;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Determination of Necessity: Purpose. The City Council hereby determines that it is necessary for the best interests of the public to create a public body corporate which shall operate to correct and prevent deterioration in business districts, to redevelop the City's commercial corridors and promote economic growth, pursuant to Act 280 of the Public Acts of Michigan, 2005, MCL 125.2871, et seq., as amended.

2. Definitions. The terms used in this resolution shall have the same meaning as given to them in Act 280 or as hereinafter in this section provided unless the context clearly indicates to the contrary. As used in this resolution:

"Authority" means the Michigan Avenue Corridor Improvement Authority (also known as "MACIA") created by this resolution.

"Act 280" means Act No. 280 of the Public Acts of Michigan of 2005, as amended. MCL 125.2871, et seq.

"Board" or "Board of Directors" means the Board of Directors of the Authority, the governing body of the Authority.

"Chief Executive Officer" means the Mayor of the City of Lansing.

"City" means the City of Lansing, Ingham and Eaton Counties, Michigan.

"City Council" means the City Council of the City of Lansing.

"Development Area" means the development area designated by this resolution, as now

existing or hereafter amended, and within which the Authority shall exercise its powers.

3. Creation of Authority. There is hereby created pursuant to Act 280 a Corridor Improvement Authority for the City. The Authority shall be a public body corporate and shall be known and exercise its powers under title of the MICHIGAN AVENUE CORRIDOR IMPROVEMENT AUTHORITY. The Authority may adopt a seal, may sue and be sued in any court of this State and shall possess all of the powers necessary to carry out the purposes of its incorporation as provided by this resolution and Act 280. The enumeration of a power in this resolution or in Act 280 shall not be construed as a limitation upon the general powers of the Authority.

4. Termination. Upon completion of its purposes, the Authority may be dissolved by resolution of the City Council. The property and assets of the Authority, after dissolution and satisfaction of its obligations, shall revert to the City.

5. Description of Development Area. The Development Area shall consist of the territory in the City described in Exhibit A to this resolution, attached hereto and made a part hereof, subject to such changes as may hereinafter be made pursuant to this resolution and Act 280.

6. Board of Directors. The Authority shall be under the supervision and control of the Board. The Board shall consist of the Mayor or his or her assignee, and seven additional members. Members shall be appointed by the Mayor, subject to approval by the City Council. Not less than a majority of the members shall be persons having an ownership or business interest in property located in the Development Area. Not less than 1 of the members shall be a resident of the Development Area, or of an area within 1/2 mile of any part of the Development Area. Members shall be appointed to serve for a term of four years, except that of the members first appointed, an equal number, as near as is practicable, shall be appointed for terms of 1 year, 2 years, 3 years, and 4 years. A member shall hold office until the member's successor is appointed. An appointment to fill a vacancy shall be made by the Mayor for the unexpired term only. Members of the Board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The Chairperson of the Board shall be elected by the Board. The Board shall adopt bylaws governing its procedures subject to the approval of the City Council.

7. Powers of Authority. Except as specifically otherwise provided in this resolution, the Authority shall have all powers provided by law subject to the limitations imposed by law and herein.

8. Fiscal Year: Adoption of Budget. The fiscal year of the Authority shall begin on July 1st of each year and end on June 30th, or such other fiscal year as may hereafter be adopted by the City Council. The Board shall prepare annually a budget and shall submit it to the City Council for approval in the manner and at the time, and which budget shall contain the information, required of municipal departments. The Board shall not finally adopt a budget for any fiscal year until the budget has been approved by the City Council. The Authority shall submit financial reports to the City Council at the same time and on the same basis as departments of the City are required to submit reports. The Authority shall be audited annually by the same independent auditors auditing the City

and copies of the audit report shall be filed with the City Council.

9. Section Headings: Severability. Section headings are provided for convenience only and are not intended to be part of this resolution. If any portion of this resolution shall be held to be unlawful, the remaining portions shall remain in full force and effect.

10. Publication. Recording and Filing. This resolution shall be published once after its adoption in full in a newspaper of general circulation in the City of Lansing, and the City Clerk shall file a certified copy of the resolution with the Michigan Secretary of State promptly after its adoption.

Appendix D:

Powers of Authority

Powers of the Authority

Detailed powers of the Corridor Improvement Authority board are listed below per 125.4611 section 611 of PA 57:

- (a) Prepare an analysis of economic changes taking place in the development area.
- (b) Study and analyze the impact of metropolitan growth upon the development area.
- (c) Plan and propose the construction, renovation, repair, remodeling, rehabilitation, restoration, preservation, or reconstruction of a public facility, an existing building, or a multiple-family dwelling unit which may be necessary or appropriate to the execution of a plan which, in the opinion of the board, aids in the economic growth of the development area.
- (d) Plan, propose, and implement an improvement to a public facility within the development area to comply with the barrier free design requirements of the state construction code promulgated under the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.
- (e) Develop long-range plans, in cooperation with the agency that is chiefly responsible for planning in the municipality, designed to halt the deterioration of property values in the development area and to promote the economic growth of the development area, and take steps as may be necessary to persuade property owners to implement the plans to the fullest extent possible.
- (f) Implement any plan of development in the development area necessary to achieve the purposes of this act in accordance with the powers of the authority granted by this act.
- (g) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties.
- (h) On terms and conditions and in a manner and for consideration the authority considers proper or for no consideration, acquire by purchase or otherwise, or own, convey, or otherwise dispose of, or lease as lessor or lessee, land and other property, real or personal, or rights or interests in the property, that the authority determines is reasonably necessary to achieve the purposes of this act, and to grant or acquire licenses, easements, and options.
- (i) Improve land and construct, reconstruct, rehabilitate, restore and preserve, equip, improve, maintain, repair, and operate any building, including multiple-family dwellings, and any necessary or desirable appurtenances to those buildings, within the development area for the use, in whole or in part, of any public or private person or corporation, or a combination thereof.

(j) Fix, charge, and collect fees, rents, and charges for the use of any facility, building, or property under its control or any part of the facility, building, or property, and pledge the fees, rents, and charges for the payment of revenue bonds issued by the authority.

(k) Lease, in whole or in part, any facility, building, or property under its control.

(l) Accept grants and donations of property, labor, or other things of value from a public or private source.

(m) Acquire and construct public facilities.

(n) Conduct market research and public relations campaigns, develop, coordinate, and conduct retail and institutional promotions, and sponsor special events and related activities.

(o) Contract for broadband service and wireless technology service in a development area.

(2) Notwithstanding any other provision of this act, in a qualified development area the board may, in addition to the powers enumerated in subsection (1), do 1 or more of the following:

(a) Perform any necessary or desirable site improvements to the land, including, but not limited to, installation of temporary or permanent utilities, temporary or permanent roads and driveways, silt fences, perimeter construction fences, curbs and gutters, sidewalks, pavement markings, water systems, gas distribution lines, concrete, including, but not limited to, building pads, storm drainage systems, sanitary sewer systems, parking lot paving and light fixtures, electrical service, communications systems, including broadband and high-speed internet, site signage, and excavation, backfill, grading of site, landscaping and irrigation, within the development area for the use, in whole or in part, of any public or private person or business entity, or a combination of these.

(b) Incur expenses and expend funds to pay or reimburse a public or private person for costs associated with any of the improvements described in subdivision (a).

(c) Make and enter into financing arrangements with a public or private person for the purposes of implementing the board's powers described in this section, including, but not limited to, lease purchase agreements, land contracts, installment sales agreements, sale leaseback agreements, and loan agreements.

Appendix E:

Appointed Members to the MACIA Board

Michigan Avenue Corridor Improvement Authority: **Joan M. Nelson** as a Member for a term to expire June 30, 2022;

RESOLUTION #2018-302

Reappointment: **Joseph Ruth** as a Member for a term to expire June 30, 2022;

RESOLUTION #2018-302

Reappointment: **Jonathan Lum** as a Resident Member for a term to expire June 30, 2020;

RESOLUTION #2018-209

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

WHEREAS, the Mayor made the appointment of **Yvette Collins** of 312 Midvale, Lansing, MI 48912 as a Member of the Michigan Avenue Corridor Improvement Authority for a term to expire June 30, 2021; and

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

WHEREAS, the Committee on Development & Planning met on August 6, 2018 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Yvette Collins of 312 Midvale, Lansing, MI 48912 as a Member of the Michigan Avenue Corridor Improvement Authority for a term to expire June 30, 2021.

By Council Member Hussain

Motion Carried

RESOLUTION #2018-122

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

WHEREAS, the Mayor made the appointment of **Elaine M. Barr** of 519 S. Jenison Avenue, Lansing, MI 48915 as a Member of the Michigan Avenue Corridor Improvement Authority for a term to expire June 30, 2019; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Elaine M. Barr of 519 S. Jenison Avenue, Lansing, MI 48915 as a Member of the Michigan Avenue Corridor Improvement Authority for a term to expire June 30, 2019.

By Council Member Hussain

Motion Carried

City Clerk Swope administered the Oath of Office to Elaine M. Barr

RESOLUTION #2017-204

Reappointment: **Scott Gillespie** for a term to expire June 30, 2021

Appendix F:

MACIA Bylaws

**BYLAWS OF THE MICHIGAN AVENUE CORRIDOR IMPROVEMENT AUTHORITY
OF THE CITY OF LANSING**

Rev: January 16, 2019

ARTICLE I - NAME

The name of this Authority is the Michigan Avenue Corridor Improvement Authority of the City of Lansing.

ARTICLE II - PURPOSE

The purpose of the Authority is to carry out those purposes and exercise those powers as conferred upon it by State of Michigan's Corridor Improvement Authority Act, Act 57 of 2018 (Formerly known as Act 280 of the Michigan Public Acts of 2005) as amended ("the Act"). The Authority shall be a public body corporate and shall have all the powers which now or hereafter may be conferred by law on authorities organized under the Act. These Bylaws are adopted as the Authority's rules governing procedure and holding regular meetings, in accordance with the Act.

ARTICLE III - AUTHORITY BOARD OF DIRECTORS

Section 1. Authority Board. The Authority shall be under the supervision and control of a board consisting of seven members appointed by the Mayor of the City of Lansing subject to the approval of City Council. The board will also include the Mayor or a Mayoral Assignee. Not less than a majority of the members shall be persons having an ownership or business interest in property located in the Corridor Improvement Authority development area. At least one of the members shall be a resident of the development area or of an area within one-half mile of any part of the development area.

Section 2. Terms, Replacement, and Vacancies. Of the initial seven members appointed, one term shall expire on June 30, 2016, two terms shall expire on June 30, 2017, two terms shall expire on June 30, 2018, and two terms shall expire on June 30, 2019. Thereafter, each member appointed shall serve for a term of four years. A member shall hold office until the member's successor is appointed. An appointment to fill a vacancy shall be made by the Mayor for the unexpired term only. Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office.

Section 3. Removal. A member of the Board may be removed for cause by the City Council after having been given notice and an opportunity to be heard.

ARTICLE IV - OFFICERS

Section 1. Officers. The officers of the Authority Board shall be a chairperson, a vice chairperson, a treasurer, and a recording secretary. All officers shall be members of the Authority Board, with the exception of the recording secretary who may, but need not be, a member of the Authority Board.

Section 2. Removal of Officers. An officer may be removed by the Authority Board whenever, in its

judgment, the best interest of the Authority Board will be served.

Section 3. Chairperson. The chairperson shall preside at all meetings of the Authority Board and shall discharge the duties as a presiding officer.

Section 4. Vice Chairperson. In the absence of the chairperson or in the event of inability to serve as chairperson, the vice chairperson shall perform the duties of the chairperson and when so acting, shall have all the powers and be subject to all the restrictions of the chairperson.

Section 5. Treasurer. The treasurer shall prepare, with the assistance of appropriate staff, an annual financial report covering the fiscal year of the Authority. The fiscal year of the Authority shall be July 1 to June 30. An annual audit will be made each year. The treasurer shall provide a bond if necessary, in the amount prescribed by the Authority Board.

Section 6. Recording Secretary. The recording secretary, if not a member of the Authority Board, shall be a designee of the Authority Board. The recording secretary shall attend all meetings of the Authority Board and with the assistance of appropriate staff record all votes and the minutes of all proceedings, to be maintained for future reference. The recording secretary shall give, or cause to be given, notice of all meetings of the Authority Board, as required by law or these bylaws, and shall perform such other duties as may be prescribed by the Authority Board. The recording secretary shall, when authorized by the Authority Board, attest by signature to actions of the Authority Board, and shall maintain custody of the official seal, and of the records, books and all documents of the Authority.

Section 7. Delegation of Duties of Officers. In the absence of any officer of the Authority Board due to resignation or removal, the Authority Board may delegate the powers and duties of any officer to any Authority Board member provided a majority of a quorum of the Authority Board concurs therein.

Section 8. Election of Officers. Nominations shall be made from the floor at the annual meeting in January or at the initial meeting of the Authority Board. Officers shall be elected by ballot. The terms of office shall be for one year and begin at the close of the annual meeting at which they are elected, or until his or her successor shall be elected and qualified. No member shall hold more than one office at a time.

ARTICLE V - EMPLOYMENT OF DIRECTOR

The Authority Board may employ and fix compensation of a director subject to approval of the City Council. A member of the Board is not eligible to hold the position of Director. Before beginning his or her duties, the Director shall subscribe to the constitutional oath and furnish a bond as required by section 609 of Act 57 of 2018. The Director shall be the chief executive officer of the Authority. The Director shall serve at the pleasure of the Authority Board.

ARTICLE VI - MEETINGS

Section 1. Organizational Meeting and Election of Officers. Officers shall be elected at the first organizational meeting of the Authority Board after the adoption of the Bylaws and shall be appointed thereafter pursuant to Article VI - Section 2.

- Section 2. Annual Meeting.** Starting in the year 2019, an annual meeting shall be held in January at a time and place to be set by the Authority Board. Election of officers shall occur at the annual meeting. If the election of officers does not occur on the day designated or any adjournment thereof, the Authority Board shall cause the election to be held at a regular or special meeting of the Authority Board within 90 days of the annual meeting.
- Section 3. Regular Meetings.** Regular meetings of the Authority Board shall be held at a time and place to be set by the Authority Board at its annual meeting. Notice of regular meetings shall be published in accordance with the Michigan Open Meetings Act, Act 267 of the Public Acts of 1976, as amended. The Authority Board records shall be open to the public.
- Section 4. Special Meetings.** Special meetings of the Authority Board may be called by the chairperson, the vice chairperson in the absence of the chairperson, or by any three Authority members by giving 24 hours' notice of the meeting to other board members, stating the purpose of the meeting, and by posting sufficient public notice in accordance with the Michigan Open Meetings Act.
- Section 5. Notice of Meetings.** All meetings other than regularly scheduled meetings shall be preceded by public notice posted 18 hours prior to the meeting in accordance with the Michigan Open Meetings Act.
- Section 6. Agenda and Minutes.** The recording secretary together with appropriate staff shall prepare the agendas for all regular meetings and send them to the Authority Board members at least 24 hours prior to the meeting. Any member of the Authority Board may request any item to be placed on the agenda. Minutes of all meetings shall be prepared and kept in accordance with the Michigan Open Meetings Act. Proposed Minutes of a meeting shall be made available to the public no more than 8 days after the meeting. The Board shall vote to approve or amend and approve minutes from any prior meeting, at the next regular meeting.
- Section 7. Quorum and Voting.** A quorum shall constitute a majority of the Authority Board members appointed and serving at the time. A majority vote of a quorum of the Authority Board shall constitute the action of the Authority Board unless the vote of a larger number is required by statute, or elsewhere in these rules. In the event that effective membership is reduced because of a conflict of interest, a majority of the remaining members eligible to vote shall constitute the action of the Authority Board.
- Section 8. Rules of Order.** *Robert's Rules of Order* will govern the conduct of all meetings.
- Section 9. Open and Closed Meetings.** All regular and special meetings of the Authority Board shall be open to the public, and each agenda shall include a time for public comment. Closed meetings of the Authority Board may be called for the purposes listed in the Michigan Open Meetings Act, if approved by the Authority.
- Section 10. Conflict of Interest.** An Authority Board member who has a direct conflict of interest of more than a de minimis nature as defined by MCL 15.322 and 15.323 in any matter before the Authority Board shall disclose that interest prior to the Authority Board taking any action with respect to the matter. This disclosure shall become part of the record of the Authority Board's official proceedings. Any member making such disclosure shall, with the approval of the

Authority Board, refrain from participating in the Authority Board's decision-making process, to include all discussions, motions made and votes taken, relative to such matters, unless required by law. In addition, an Authority Board member shall be subject to the conflict of interest provisions of section 5-505 of the Lansing City Charter and the Ethics Ordinance in Part 2, Title 10, Chapter 290 of the Lansing Codified Ordinances.

Section 11 Mandatory Voting. Except when a member is excused from participating on a matter by the chair because of a disclosed conflict of interest, all members present shall vote on all matters before the Authority Board.

Section 12 Physical Presence Required. Members may not be counted as in attendance and may not vote unless they are physically present at the meeting. Members may not send a proxy to a meeting, and members may not vote by proxy.

ARTICLE VII - EXECUTIVE COMMITTEE

The officers of the Authority Board, including chairperson, vice chairperson, treasurer, and recording secretary, shall constitute the executive committee. The executive committee shall have general supervision of the affairs of the Authority Board between its business meetings, fix the hours and place of meetings, make recommendations to the Authority Board, and shall perform such other duties as specified in these Bylaws or as may be specified by the Authority Board.

ARTICLE VIII - AUTHORITY BOARD COMMITTEES AND ADVISORY COMMITTEES

Section 1 Authority Board Committees. The Authority Board, by resolution, may designate and appoint one or more committees to advise the Authority Board. Committee members shall be members of the Authority Board. The chairperson of the Authority Board shall appoint the members and select the chairperson of the Authority Board committees. The committees may be terminated by vote of the Authority Board. At the annual meeting, the committees will be evaluated and reappointed or dissolved. A majority of the committee will constitute a quorum. A majority of the members present at the meeting at which a quorum is present shall be the action of the committee.

Section 2 Advisory Committees. The Authority Board may, by resolution, authorize the establishment of advisory committees to the Authority Board. The chairperson shall select, with the advice and consent of the Authority Board members, the members of each advisory committee. The advisory committees shall elect their own officers and establish rules governing their action.

ARTICLE IX - INDEMNIFICATION

Section 1 Indemnification and Defense. Matters involving a claim or civil action against any officer or employee of the Authority, while acting within the scope of their authority, are subject to the Government Liability for Negligence Act, Act 170 of the Public Acts of 1964, as amended.

Section 2. Reimbursement. Any action by the Authority Board on behalf of an officer or employee under Section 1 shall be made by the Authority Board only as authorized in the specific case

upon a determination that such action is appropriate. Such determination shall be made in either of the following ways:

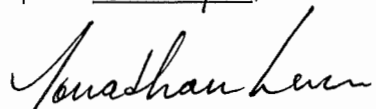
1. By a majority vote of the members of the Authority Board who were not parties to such claim, action, suit or proceedings, or
2. If such quorum is not obtainable, or even if obtainable, a quorum of disinterested members so directs, supported by the recommendation of legal counsel in a written opinion.

Section 3. Insurance. The Authority Board may purchase and maintain insurance on behalf of any person who is or was an officer or employee of the Authority against any liability asserted against the officer or employee and incurred by them in any such capacity or arising out of their status as such.

ARTICLE X - AMENDMENTS OF BYLAWS

These Bylaws may be amended at any regular meeting of the Authority Board by a majority vote of a quorum, provided that the amendment has been submitted in writing at the previous regular meeting; provided, however, that no such amendment shall take effect until approved by resolution of the City Council.

Adopted: January 25th, 2019


Chairperson Secretary

The foregoing bylaws of the Michigan Avenue Corridor Improvement Authority of the City of Lansing were approved by resolution of the Lansing City Council duly adopted at a regular meeting of the Council held pursuant to statutory notice on the 2 day of _____, 2019.

_____, City Clerk

Appendix G:

List of Affected Properties by Parcel
Identification Number

Parcel Number	Property Address	Class
33-01-01-15-403-002	1300 EUREKA ST	201
33-01-01-15-426-401	1520 E MICHIGAN AVE	201
33-01-01-15-304-152	920 E MICHIGAN AVE	201
33-01-01-14-153-201	2201 E MICHIGAN AVE	201
33-01-01-14-156-126	2033 E MICHIGAN AVE	201
33-01-01-15-429-002	1800 E MICHIGAN AVE	201
33-01-01-15-426-391	1522 E MICHIGAN AVE	201
33-01-01-15-279-083	1605 E MICHIGAN AVE	201
33-01-01-14-176-122	2401 E MICHIGAN AVE	201
33-01-01-15-426-001	1500 E MICHIGAN AVE	201
33-01-01-14-301-031	1918 E MICHIGAN AVE	201
33-01-01-15-280-121	1825 E MICHIGAN AVE	201
33-01-01-14-305-001	2300 E MICHIGAN AVE	201
33-01-01-15-280-081	1723 E MICHIGAN AVE	201
33-01-01-14-156-101	2017 E MICHIGAN AVE	201
33-01-01-15-304-071	915 EUREKA ST	201
33-01-01-14-154-202	2305 E MICHIGAN AVE	201
33-01-01-15-401-271	1426 E MICHIGAN AVE	201
33-01-01-15-304-061	913 EUREKA ST	201
33-01-01-14-154-191	2301 E MICHIGAN AVE	201
33-01-01-15-281-071	1909 E MICHIGAN AVE	201
33-01-01-15-426-451	1504 E MICHIGAN AVE	201
33-01-01-15-429-631	1810 E MICHIGAN AVE	201
33-01-01-15-429-621	1816 E MICHIGAN AVE	201
33-01-01-14-176-152	2419 E MICHIGAN AVE	201
33-01-01-14-305-411	2312 E MICHIGAN AVE	201
33-01-01-14-304-001	2200 E MICHIGAN AVE	201
33-01-01-15-402-192	1452 E MICHIGAN AVE	201
33-01-01-15-281-061	1905 E MICHIGAN AVE	201
33-01-01-15-304-133	930 E MICHIGAN AVE	201
33-01-01-15-427-001	1600 E MICHIGAN AVE	201
33-01-01-14-327-451	2522 E MICHIGAN AVE	201
33-01-01-14-305-401	2316 E MICHIGAN AVE	201
33-01-01-15-428-125	1720 E MICHIGAN AVE	201
33-01-01-15-329-201	1022 EUREKA ST	201
33-01-01-14-305-391	2320 E MICHIGAN AVE	201
33-01-01-15-428-161	1706 E MICHIGAN AVE	201
33-01-01-15-401-253	1430 E MICHIGAN AVE	201
33-01-01-15-428-131	1716 E MICHIGAN AVE	201

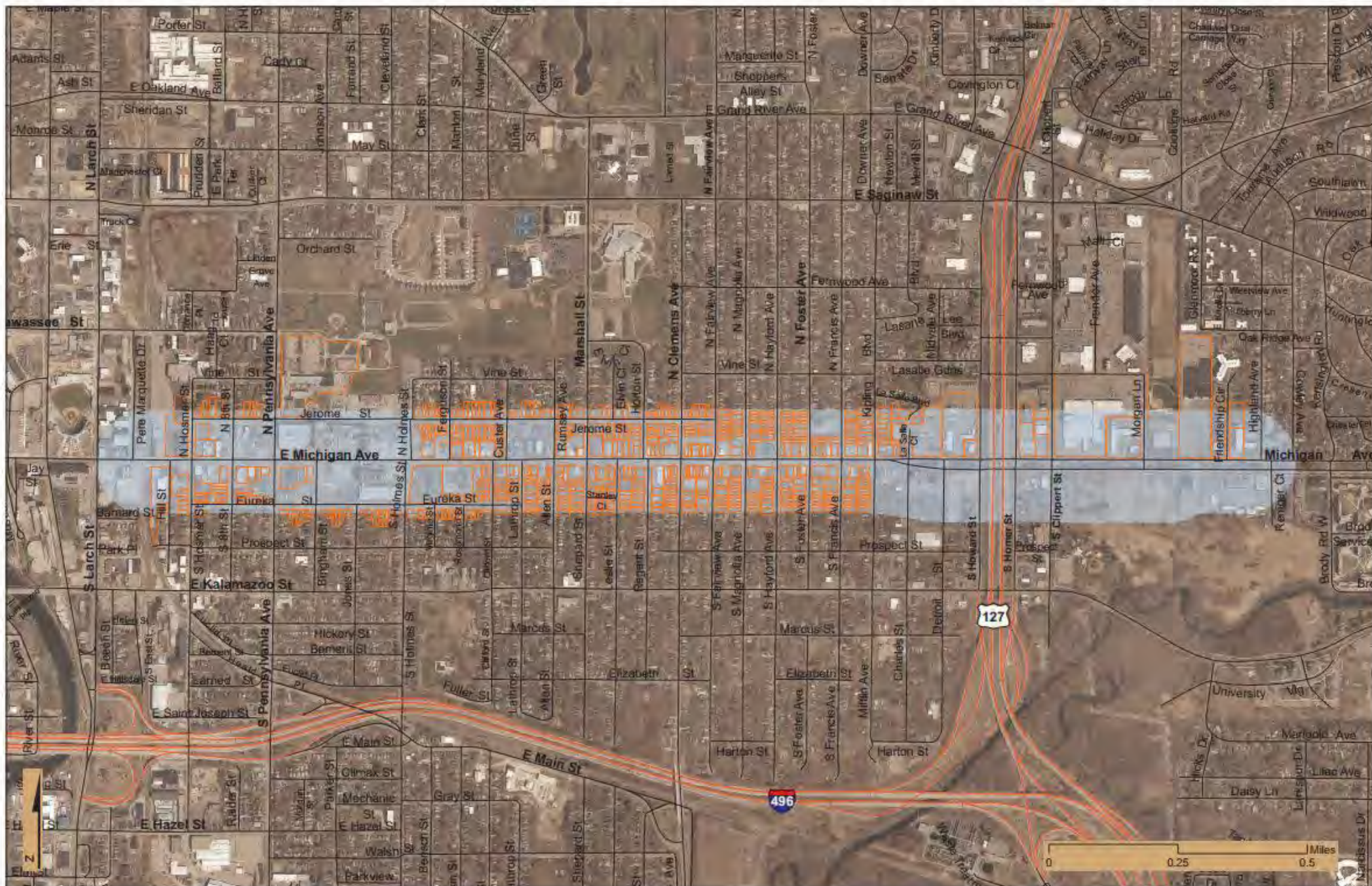
33-01-01-14-179-092	2607 E MICHIGAN AVE	201
33-01-01-14-304-381	114 S HAYFORD AVE	201
33-01-01-14-301-021	1914 E MICHIGAN AVE	201
33-01-01-14-152-181	2121 E MICHIGAN AVE	201
33-01-01-14-177-221	2515 E MICHIGAN AVE	201
33-01-01-14-305-422	2306 E MICHIGAN AVE	201
33-01-01-15-280-091	1805 E MICHIGAN AVE	201
33-01-01-15-429-641	1806 E MICHIGAN AVE	201
33-01-01-15-259-151	1447 E MICHIGAN AVE	201
33-01-01-14-156-111	2019 E MICHIGAN AVE	201
33-01-01-14-156-071	2001 E MICHIGAN AVE	201
33-01-01-14-154-221	2311 E MICHIGAN AVE	201
33-01-01-15-429-602	1824 E MICHIGAN AVE	201
33-01-01-14-176-141	2409 E MICHIGAN AVE	201
33-01-01-15-281-082	1915 E MICHIGAN AVE	201
33-01-01-14-179-102	2615 E MICHIGAN AVE	201
33-01-01-14-301-001	1910 E MICHIGAN AVE	201
33-01-01-14-326-421	2418 E MICHIGAN AVE	201
33-01-01-15-259-101	1427 E MICHIGAN AVE	201
33-01-01-15-430-021	131 REGENT ST	201
33-01-01-14-176-132	2405 E MICHIGAN AVE	201
33-01-01-14-304-411	2208 E MICHIGAN AVE	201
33-01-01-13-151-014	3335 E MICHIGAN AVE	201
33-01-01-15-430-011	125 REGENT ST	201
33-01-01-14-154-231	2323 E MICHIGAN AVE	201
33-01-01-15-428-002	1700 E MICHIGAN AVE	201
33-01-01-15-427-591	1606 E MICHIGAN AVE	201
33-01-01-14-156-092	2011 E MICHIGAN AVE	201
33-01-01-14-177-231	2521 E MICHIGAN AVE	201
33-01-01-15-281-051	1901 E MICHIGAN AVE	201
33-01-01-14-155-052	1923 E MICHIGAN AVE	201
33-01-01-15-303-012	117 S HOSMER ST	201
33-01-01-14-156-082	2005 E MICHIGAN AVE	201
33-01-01-14-177-202	2511 E MICHIGAN AVE	201
33-01-01-14-156-122	2021 E MICHIGAN AVE	201
33-01-01-14-152-171	2101 E MICHIGAN AVE	201
33-01-01-15-401-282	1420 E MICHIGAN AVE	201
33-01-01-15-326-083	1026 E MICHIGAN AVE	201
33-01-01-15-402-182	1456 E MICHIGAN AVE	201
33-01-01-14-326-001	2400 E MICHIGAN AVE	201
33-01-01-15-279-042	1601 E MICHIGAN AVE	201

33-01-01-14-303-441	2116 E MICHIGAN AVE	201
33-01-01-14-256-102	203 N CLIPPERT ST	201
33-01-01-14-327-462	2510 E MICHIGAN AVE	201
33-01-01-15-402-003	1438 E MICHIGAN AVE	201
33-01-01-15-259-073	1417 E MICHIGAN AVE	201
33-01-01-15-304-161	912 E MICHIGAN AVE	201
33-01-01-15-430-001	1908 E MICHIGAN AVE	201
33-01-01-15-153-091	815 JEROME ST	201
33-01-01-15-427-562	1620 E MICHIGAN AVE	201
33-01-01-15-259-122	1433 E MICHIGAN AVE	201
33-01-01-15-280-071	1717 E MICHIGAN AVE	201
33-01-01-15-302-322	108 S HOSMER ST	201
33-01-01-15-155-045	809 E MICHIGAN AVE	201
33-01-01-14-256-080	125 N CLIPPERT ST	201
33-01-01-15-280-042	1703 E MICHIGAN AVE	201
33-01-01-15-258-092	1309 E MICHIGAN AVE	201
33-01-01-14-256-042	200 N HOMER ST	201
33-01-01-15-304-001	900 E MICHIGAN AVE	201
33-01-01-15-301-012	720 E MICHIGAN AVE	201
33-01-01-13-151-038	3315 E MICHIGAN AVE	201
33-01-01-15-401-003	1322 E MICHIGAN AVE	201
33-01-01-14-256-064	3003 E MICHIGAN AVE	201
33-01-01-15-401-303	1400 E MICHIGAN AVE	201
33-01-01-13-151-002	3301 E MICHIGAN AVE	201
33-01-01-14-226-021	3131 E MICHIGAN AVE	201
33-01-01-13-151-023	3433 E MICHIGAN AVE	201
33-01-01-15-151-032	735 E MICHIGAN AVE	201
33-01-01-14-178-232	2801 E MICHIGAN AVE	201
33-01-01-14-226-031	3165 E MICHIGAN AVE	201
33-01-01-14-302-001	2000 E MICHIGAN AVE	201
33-01-01-14-302-392	2020 E MICHIGAN AVE	201
33-01-01-14-302-411	2016 E MICHIGAN AVE	201
33-01-01-14-302-421	2012 E MICHIGAN AVE	201
33-01-01-14-302-431	2010 E MICHIGAN AVE	201
33-01-01-14-302-441	2006 E MICHIGAN AVE	201
33-01-01-14-302-451	2004 E MICHIGAN AVE	201
33-01-01-14-302-461	2002 E MICHIGAN AVE	201
33-01-01-14-304-391	2224 E MICHIGAN AVE	201
33-01-01-14-304-401	2216 E MICHIGAN AVE	201
33-01-01-15-279-091	1621 E MICHIGAN AVE	201
33-01-01-15-303-121	S EIGHTH ST	202

33-01-01-14-305-381	S FOSTER AVE	202
33-01-01-14-303-002	E MICHIGAN AVE	202
33-01-01-14-303-431	S MAGNOLIA AVE	202
33-01-01-14-303-462	E MICHIGAN AVE	202
33-01-01-15-428-122	LESLIE ST	202
33-01-01-14-301-011	E MICHIGAN AVE	202
33-01-01-15-281-041	HORTON AVE	202
33-01-01-14-302-012	S CLEMENS AVE	202
33-01-01-14-302-352	S FAIRVIEW AVE	202
33-01-01-14-327-442	S MIFFLIN AVE	202
33-01-01-15-280-101	1809 E MICHIGAN AVE	202
33-01-01-15-280-111	1815 E MICHIGAN AVE	202
33-01-01-15-303-141	E MICHIGAN AVE	202
33-01-01-14-303-451	E MICHIGAN AVE	202
33-01-01-15-259-052	E MICHIGAN AVE	202
33-01-01-15-155-002	800 JEROME ST	202
33-01-01-14-256-071	E MICHIGAN AVE	202
33-01-01-13-151-034	FRIENDSHIP CIRCLE	202
33-01-01-14-178-241	2827 E MICHIGAN AVE	202
33-01-01-14-179-133	E MICHIGAN AVE	202
33-01-01-15-326-801	1004 E MICHIGAN AVE	210

Appendix H:

MACIA District Map – Parcels included
within Michigan Avenue Corridor



Michigan Avenue Corridor Improvement Authority

Appendix I:

Projections and Taxing Jurisdiction Impact Tables

City of Lansing - Michigan Avenue Corridor Improvement Authority: Tax Increment Revenue Projections

Corridor Parcels Taxable Value = 22,047,037
2019

Updated 8/16/2019

Local Capture Detail - Breakdown by Taxing Entity

Date	Baseline Value	Value with Inflation - 0.75% growth rate	Increment	City of Lansing 19.4400 Mills		Capital Area District Library 1.56000	City capture only
2019	22,047,037	22,047,037	0	0		0	0
2020	22,047,037	22,212,390	165,353	3,214		258	3,472
2021	22,047,037	22,378,983	331,946	6,453		518	6,971
2022	22,047,037	22,546,825	499,788	9,716		780	10,496
2023	22,047,037	22,715,926	668,889	13,003		1,043	14,047
2024	22,047,037	22,886,296	839,259	16,315		1,309	17,624
2025	22,047,037	23,057,943	1,010,906	19,652		1,577	21,229
2026	22,047,037	23,230,877	1,183,840	23,014		1,847	24,861
2027	22,047,037	23,405,109	1,358,072	26,401		2,119	28,520
2028	22,047,037	23,580,647	1,533,610	29,813		2,392	32,206
2029	22,047,037	23,757,502	1,710,465	33,251		2,668	35,920
2030	22,047,037	23,935,684	1,888,647	36,715		2,946	39,662
2031	22,047,037	24,115,201	2,068,164	40,205		3,226	43,431
2032	22,047,037	24,296,065	2,249,028	43,721		3,508	47,230
2033	22,047,037	24,478,286	2,431,249	47,263		3,793	51,056
2034	22,047,037	24,661,873	2,614,836	50,832		4,079	54,912
				399,571		32,064	431,635
						Discount rate	0.04
						NPV =	290,239

Local Capture Detail - Breakdown by Taxing Entity

All in: Non-School Tax Capture Millage	All IN Annual Non-School Tax Capture Available	City of Lansing 19.4400 Mills		City of Lansing Library 1.5600	Lansing Community College 3.8072 Mills	CATA 3.0070 Mills	Ingham County 9.6573 Mills	CCRA .699000 Mills	Zoo 0.41 Mills	Ingham County 9.6573 Mills (80%/20% Rev. Sharing)	Ingham County 9.6573 Mills (90%/10% Rev. Sharing)	City of Lansing + County		
38.5805	0	0		0	0	0	0	0	0	0	0	0		
38.5805	6,379	3,214		258	630	497	1,597	116	68	1,277	1,437	4,811		
38.5805	12,807	6,453		518	1,264	998	3,206	232	136	2,565	2,885	9,659		
38.5805	19,282	9,716		780	1,903	1,503	4,827	349	205	3,861	4,344	14,542		
38.5805	25,806	13,003		1,043	2,547	2,011	6,460	468	274	5,168	5,814	19,463		
38.5805	32,379	16,315		1,309	3,195	2,524	8,105	587	344	6,484	7,294	24,420		
38.5805	39,001	19,652		1,577	3,849	3,040	9,763	707	414	7,810	8,786	29,415		
38.5805	45,673	23,014		1,847	4,507	3,560	11,433	828	485	9,146	10,289	34,447		
38.5805	52,395	26,401		2,119	5,170	4,084	13,115	949	557	10,492	11,804	39,516		
38.5805	59,167	29,813		2,392	5,839	4,612	14,811	1,072	629	11,848	13,329	44,624		
38.5805	65,991	33,251		2,668	6,512	5,143	16,518	1,196	701	13,215	14,867	49,770		
38.5805	72,865	36,715		2,946	7,190	5,679	18,239	1,320	774	14,591	16,415	54,955		
38.5805	79,791	40,205		3,226	7,874	6,219	19,973	1,446	848	15,978	17,976	60,178		
38.5805	86,769	43,721		3,508	8,562	6,763	21,720	1,572	922	17,376	19,548	65,441		
38.5805	93,799	47,263		3,793	9,256	7,311	23,479	1,699	997	18,783	21,131	70,743		
38.5805	100,882	50,832		4,079	9,955	7,863	25,252	1,828	1,072	20,202	22,727	76,085		
	792,986	399,571		32,064	78,253	61,806	198,497	14,367	8,427	158,797	178,647	598,067		
Discount rate		0.04												
NPV =		533,218												

Local Capture Detail - Breakdown by Taxing Entity

Date	Baseline Value	Value with Inflation - 1.00% growth rate	Increment	City of Lansing 19.4400 Mills		Capital Area District Library 1.56000	City capture only
2019	22,047,037	22,047,037	0	0		0	0
2020	22,047,037	22,267,507	220,470	4,286		344	4,630
2021	22,047,037	22,490,182	443,145	8,615		691	9,306
2022	22,047,037	22,715,084	668,047	12,987		1,042	14,029
2023	22,047,037	22,942,235	895,198	17,403		1,397	18,799
2024	22,047,037	23,171,657	1,124,620	21,863		1,754	23,617
2025	22,047,037	23,403,374	1,356,337	26,367		2,116	28,483
2026	22,047,037	23,637,408	1,590,371	30,917		2,481	33,398
2027	22,047,037	23,873,782	1,826,745	35,512		2,850	38,362
2028	22,047,037	24,112,520	2,065,483	40,153		3,222	43,375
2029	22,047,037	24,353,645	2,306,608	44,840		3,598	48,439
2030	22,047,037	24,597,181	2,550,144	49,575		3,978	53,553
2031	22,047,037	24,843,153	2,796,116	54,356		4,362	58,718
2032	22,047,037	25,091,585	3,044,548	59,186		4,749	63,936
2033	22,047,037	25,342,501	3,295,464	64,064		5,141	69,205
2034	22,047,037	25,595,926	3,548,889	68,990		5,536	74,527
				539,114		43,262	582,376
						Discount rate	0.04
						NPV =	391,334

Local Capture Detail - Breakdown by Taxing Entity

All in: Non-School Tax Capture Millage	All IN Annual Non-School Tax Capture Available	City of Lansing 19.4400 Mills		City of Lansing Library 1.5600	Lansing Community College 3.8072 Mills	CATA 3.0070 Mills	Ingham County 9.6573 Mills	CCRA .699000 Mills	Zoo 0.41 Mills	Ingham County 9.6573 Mills (80%/20% Rev. Sharing)	Ingham County 9.6573 Mills (90%/10% Rev. Sharing)	City of Lansing + County		
38.5805	0	0		0	0	0	0	0	0	0	0	0		
38.5805	8,506	4,286		344	839	663	2,129	154	90	1,703	1,916	6,415		
38.5805	17,097	8,615		691	1,687	1,333	4,280	310	182	3,424	3,852	12,894		
38.5805	25,774	12,987		1,042	2,543	2,009	6,452	467	274	5,161	5,806	19,438		
38.5805	34,537	17,403		1,397	3,408	2,692	8,645	626	367	6,916	7,781	26,048		
38.5805	43,388	21,863		1,754	4,282	3,382	10,861	786	461	8,689	9,775	32,723		
38.5805	52,328	26,367		2,116	5,164	4,079	13,099	948	556	10,479	11,789	39,466		
38.5805	61,357	30,917		2,481	6,055	4,782	15,359	1,112	652	12,287	13,823	46,275		
38.5805	70,477	35,512		2,850	6,955	5,493	17,641	1,277	749	14,113	15,877	53,153		
38.5805	79,687	40,153		3,222	7,864	6,211	19,947	1,444	847	15,958	17,952	60,100		
38.5805	88,990	44,840		3,598	8,782	6,936	22,276	1,612	946	17,820	20,048	67,116		
38.5805	98,386	49,575		3,978	9,709	7,668	24,628	1,783	1,046	19,702	22,165	74,202		
38.5805	107,876	54,356		4,362	10,645	8,408	27,003	1,954	1,146	21,602	24,303	81,359		
38.5805	117,460	59,186		4,749	11,591	9,155	29,402	2,128	1,248	23,522	26,462	88,588		
38.5805	127,141	64,064		5,141	12,546	9,909	31,825	2,304	1,351	25,460	28,643	95,889		
38.5805	136,918	68,990		5,536	13,511	10,672	34,273	2,481	1,455	27,418	30,845	103,263		
	1,069,922	539,114		43,262	105,582	83,391	267,818	19,385	11,370	214,254	241,036	806,932		
Discount rate		0.04												
NPV =		718,946												

Local Capture Detail - Breakdown by Taxing Entity

Date	Baseline Value	Value with Inflation - 1.50% growth rate	Increment	City of Lansing 19.4400 Mills		Capital Area District Library 1.56000	City capture only
2019	22,047,037	22,047,037	0	0		0	0
2020	22,047,037	22,377,743	330,706	6,429		516	6,945
2021	22,047,037	22,713,409	666,372	12,954		1,040	13,994
2022	22,047,037	23,054,110	1,007,073	19,577		1,571	21,149
2023	22,047,037	23,399,921	1,352,884	26,300		2,110	28,411
2024	22,047,037	23,750,920	1,703,883	33,123		2,658	35,782
2025	22,047,037	24,107,184	2,060,147	40,049		3,214	43,263

Local Capture Detail - Breakdown by Taxing Entity

All in: Non-School Tax Capture Millage	All IN Annual Non-School Tax Capture Available	City of Lansing 19.4400 Mills		City of Lansing Library 1.5600	Lansing Community College 3.8072 Mills	CATA 3.0070 Mills	Ingham County 9.6573 Mills	CCRA .699000 Mills	Zoo 0.41 Mills	Ingham County 9.6573 Mills (80%/20% Rev. Sharing)	Ingham County 9.6573 Mills (90%/10% Rev. Sharing)	City of Lansing + County		
38.5805	0	0		0	0	0	0	0	0	0	0	0		
38.5805	12,759	6,429		516	1,259	994	3,194	231	136	2,555	2,874	9,623		
38.5805	25,709	12,954		1,040	2,537	2,004	6,435	466	273	5,148	5,792	19,390		
38.5805	38,853	19,577		1,571	3,834	3,028	9,726	704	413	7,780	8,753	29,303		
38.5805	52,195	26,300		2,110	5,151	4,068	13,065	946	555	10,452	11,759	39,365		
38.5805	65,737	33,123		2,658	6,487	5,124	16,455	1,191	699	13,164	14,809	49,578		
38.5805	79,482	40,049		3,214	7,843	6,195	19,895	1,440	845	15,916	17,906	59,945		

2026	22,047,037	24,468,792	2,421,755	47,079		3,778	50,857	38.5805	93,433	47,079		3,778	9,220	7,282	23,388	1,693	993	18,710	21,049	70,467		
2027	22,047,037	24,835,824	2,788,787	54,214		4,351	58,565	38.5805	107,593	54,214		4,351	10,617	8,386	26,932	1,949	1,143	21,546	24,239	81,146		
2028	22,047,037	25,208,361	3,161,324	61,456		4,932	66,388	38.5805	121,965	61,456		4,932	12,036	9,506	30,530	2,210	1,296	24,424	27,477	91,986		
2029	22,047,037	25,586,487	3,539,450	68,807		5,522	74,328	38.5805	136,554	68,807		5,522	13,475	10,643	34,182	2,474	1,451	27,345	30,763	102,988		
2030	22,047,037	25,970,284	3,923,247	76,268		6,120	82,388	38.5805	151,361	76,268		6,120	14,937	11,797	37,888	2,742	1,609	30,310	34,099	114,156		
2031	22,047,037	26,359,838	4,312,801	83,841		6,728	90,569	38.5805	166,390	83,841		6,728	16,420	12,969	41,650	3,015	1,768	33,320	37,485	125,491		
2032	22,047,037	26,755,236	4,708,199	91,527		7,345	98,872	38.5805	181,645	91,527		7,345	17,925	14,158	45,468	3,291	1,930	36,375	40,922	136,996		
2033	22,047,037	27,156,564	5,109,527	99,329		7,971	107,300	38.5805	197,128	99,329		7,971	19,453	15,364	49,344	3,572	2,095	39,475	44,410	148,673		
2034	22,047,037	27,563,913	5,516,876	107,248		8,606	115,854	38.5805	212,844	107,248		8,606	21,004	16,589	53,278	3,856	2,262	42,622	47,950	160,526		
						828,203			1,643,646	828,203		66,461	162,198	128,107	411,430	29,780	17,467	329,144	370,287	1,239,633		
							Discount rate						0.04									
							NPV =															

**CITY OF LANSING
MICHIGAN AVENUE CORRIDOR IMPROVEMENT AUTHORITY**

Resolution Approval for Adoption of Michigan Avenue Corridor
Improvement Authority Development and Finance Plan

August 28, 2019

At a meeting of the Board of Directors of the Michigan Avenue Corridor Improvement Authority of the City of Lansing, Michigan, held on the 28th day of August 2019, at 8:30 a.m., pursuant to notice duly given:

PRESENT: Members: Jonathan Lum, Joan Nelson, Scott Gillespie,
Elaine Barr, Yvette Collins

ABSENT: Members: Joseph Ruth

The following preamble and resolution was offered by;

Member: Nelson, and supported by;

Member: Barr:

WHEREAS, the Michigan Avenue Corridor Improvement Authority of the City of Lansing, to “exercise, through the actions of its Board, all powers specifically granted by the provisions of the City of Lansing, and such incidental powers as shall be necessary”; hereby, adopts the Development and Finance Plan of the Michigan Avenue Corridor Improvement Authority of the City of Lansing.

NOW THEREFORE BE IT RESOLVED that the Board of Directors hereby adopts the Development and Finance Plan of the Michigan Avenue Corridor Improvement Authority of the City of Lansing, a copy of which is attached hereto as Exhibit A.

YEAS: Five (5)

NAYS: Zero (0)

ABSTENTIONS: Zero (0)

ABSENT: One (1)

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
) SS.
COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a meeting of the Michigan Avenue Corridor Improvement Authority held on the 28th day of August 2019, and said resolution is on file in the office of the City Clerk (City of Lansing) and is available to the public. Public notice of the said meeting was given pursuant to and in compliance with State of Michigan's Corridor Improvement Authority Act, Public Act 57 of 2018, including in the case of an informational meeting, notice by publication or posting of at least fourteen (14) days prior to the date of the meeting. In addition, said meeting was held in full compliance with the Board's By-Laws.

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



Jonathan Lum, Board Chair

**CITY OF LANSING CORRIDOR IMPROVEMENT AUTHORITY
MACIA AND SSCIA DEVELOPMENT AND TIF PLANS
APPROVAL PROCESS SCHEDULE**

DATE	RESPONSIBLE	ACTION	ATTENDANCE BY APPLICANT
August 27, 2019	LEAP/SSCIA	SSCIA Informational Meeting to discuss and adopt the Plan	
August 28, 2019	LEAP/MACIA	MACIA Informational Meeting to discuss and adopt the Plan	
August 30, 2019	LEAP/City Clerk	Submits resolutions approving Development and TIF plans for SSCIA and MACIA and set public hearings to Laserfiche	
September 9, 2019 7:00PM	Lansing City Council	Receives resolutions to approve the plans and set public hearings and refers it to the Committee on Development and Planning.	
September 23, 2019 4:00PM	Committee on Development and Planning	Board member(s) and facilitator present to the D&P Committee to review and approve resolutions to set public hearings.	Yes
September 23, 2019 7:00PM	Lansing City Council	Council passes resolution setting the public hearings for 7:00PM on October 28, 2019.	
September 25, 2019	LEAP/City Clerk	<i>Posts Newspaper Advertisement I</i>	
September 25, 2019	LEAP/Boards/City Clerk/Chamber	<i>Mail public hearing notice to taxing entities, commercial businesses and state commission; place notice in 20 public places</i>	
September 29, 2019	LEAP/City Clerk	<i>Posts Newspaper Advertisement II</i>	

October 28, 2019 7:00PM	Lansing City Council	Holds public hearings at Council for creating Development and TIF Plan for Saginaw St. and Michigan Ave. Refers to the D&P Committee for approval.	Yes
November 18, 2019 4:00PM	Committee on Development and Planning	D&P Committee passes resolutions to approve the Development and TIF Plans.	(if requested)
November 18, 2019 7:00PM	Lansing City Council	City Council approves	Yes

RESOLUTION #2019-

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

WHEREAS, Continental/Ferguson Lansing, LLC, as developer for the Red Cedar redevelopment project anticipates beginning grading and other construction operations on the site of the former Red Cedar Golf Course, as soon as the property has been sold by the City

WHEREAS, sale of the property is anticipated in September, as long as all conditions contained in the development agreement have been met; and

WHEREAS, the developer is requesting a waiver of the noise ordinance to allow work 24 hours a day, 7 days a week from October 1 through the end of November to perform the earthwork needed to prepare the building pads; and

WHEREAS, the developer is also requesting a waiver of the noise ordinance to allow work on weekdays, including holidays from 7 am to 7 pm and on Saturdays from 8 am to 5 pm beginning December 1, 2019 for the duration of the project to permit timely completion of the overall project; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver in order to minimize the overall construction duration of the project.

NOW THEREFORE BE IT RESOLVED that a public hearing be held on September 23, 2019 at 7:00 PM in the City of Lansing Council Chambers, 124 W. Michigan, in consideration of the request submitted by Continental/Ferguson Lansing, LLC.

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DATE: 8/29/2019

PPN: 33-01-01-20-135-101
DATE SUBMITTED: 7/01/2019
ADDRESS OF VIOLATION: 924 Middle Street
LISTED TAXPAYER OF RECORD: Jones, Roberta
OTHER TAXPAYER OF RECORD:
CLAIMANT: Jones, Roberta & Jones, Michael
CLAIMANT'S ADDRESS: 924 Middle Street
Lansing, MI 48915
TYPE OF ACTIONS CONTESTED: Trash Removal
VIOLATION DATE: 4/09/2019
NOTIFICATION DATE: 4/09/2019
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$3,811.00
CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 19-T016 4/30/2019
AMOUNT OF CLAIM: \$3,811.00

1722

ADDITIONAL ACTIONS CONTESTED:
VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT:
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE - INVOICE NO.:

HISTORY: Trash
Violation
4/09/2019

CITATIONS IN PREVIOUS YEAR: Trash
Violation
12/10/2018

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation on 4/09/2019 with a compliance due date of 4/16/2019. The officer rechecked the property on 4/17/2019 the violations were still present and they were submitted to the contractor. The claimant (per their paperwork) was discharged from the hospital on 4/22/2019 and the contractor did not arrive until 4/30/2019. If the claimant had called Officer Scrimger or Officer Barry upon discharge from the hospital they would have been granted an extension however the claimant did not contact our office until after the cleanup was performed and the bill had been sent. This office recommends denial of the claim.



City of Lansing

OFFICE OF THE CITY ATTORNEY

1722

Claims Review Committee Form

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

NAME: Robert Jones + Michael Jones DATE: 6/30/19
 MAILING ADDRESS: 924 Middle St EMAIL: majones2578@yahoo.com
 CITY: Lansing STATE: MI ZIP CODE: 48915
 TELEPHONE: Home (517) 927-8429 Work ()

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

ADDRESS: 924 Middle St Lansing PARCEL NO. 33-01-01-20-135-101
 DATE OF INCIDENT: 4/9/19 AMOUNT YOU WERE BILLED: 3,811.00
 TOTAL AMOUNT YOU ARE CONTESTING: \$3,811.00
 TYPE OF ASSESSMENT: Debris / Trash removal

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

On 12/10/18 we received notice to demolish and remove a deteriorated garage. I was in contact (Mike) with Mr. Greg Springer to address the issue and demolished the garage and was given additional time to pick up the debris due to the weather and financial constraints. My mother and I both are on fixed incomes therefore, Mr. Springer was willing to work with us. My mom is 93 and in a Nursing facility and I have durable power of attorney. I became ill during late March and was hospitalized on 4/8/19 and discharged on 4/22/19. (See attached)

See

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

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



City of Lansing

OFFICE OF THE CITY ATTORNEY

Claims Review Committee Form

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

NAME: Robert James / Michael Jones DATE: 6/30/19
MAILING ADDRESS: 924 Middle St EMAIL: mjones2578@yahoo.com
CITY: Lansing STATE: MI ZIP CODE: 48915
TELEPHONE: Home (517) 927-8429 Work ()

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

ADDRESS: 924 Middle St PARCEL NO. 33-01-20-135-101
DATE OF INCIDENT: 4/9/19 AMOUNT YOU WERE BILLED: \$3,811.00
TOTAL AMOUNT YOU ARE CONTESTING: \$3,811.00
TYPE OF ASSESMENT: Debris / Trash removal

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

Mr. Tom Barry (whom I have never spoke with) on 4/9/19 cited us for deteriorated lumber to be removed by 4/16/19. As noted earlier I was not discharged from hospital until 4/22/19 therefore unable to address his concerns. Upon discharge I contacted Mr. Springer and he directed me to Mr. Barry who did not return my calls. The contractor had already removed the ~~land~~ ~~clear~~ cleared up the debris from the property. I finally was able to receive a phone call from Mr. Barry on 6/28/19 and he suggested I request a review by City Attorney.

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

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

The cost for cleanup we are being charged grossly exceeds any estimate I was given. I was in process of saving up to hire someone for \$1,000, far less than the \$3,811.00 we have been billed.

I am requesting based on my medical condition at time the second violation was noted and my inability to respond that this committee reverse this charge.

I appreciate your assistance in this matter.

Michael Jones

Robert Jones

924 Middle St

parcel 33-01-01-20-135-101

McLaren Greater Lansing
401 W Greenlawn
Lansing, MI 48910-
(517)975-7600

Robert Jones
924 Middle
33-01-01-20-131-101
Purcell H

Patient: JONES, MICHAEL D
MRN: 300001183226 Admit: 4/8/2019
FIN: 70000000592290 Disch: 4/22/2019
DOB/Age/Sex: 7/24/1955 63 years Male Admitting: Griffin, DO, Matthew C
Location: LAN 2SE Oncgy; 282; 1

Discharge Documentation

Document Type:	Discharge Summary
Service Date/Time:	4/22/2019 17:01 EDT
Result Status:	Modified
Document Subject:	Discharge Note
Sign Information:	Ghose, MD, Amit (4/23/2019 08:36 EDT); Warriner, NP, Erin Maree (4/22/2019 17:04 EDT)

Addendum by Ghose, MD, Amit on April 23, 2019 08:35:04 EDT

The resident/physician assistant/nurse practitioner's note was reviewed; please see it for full details. The patient was also personally interviewed and examined by me. I discussed the case with the resident/physician assistant/nurse practitioner and agree with the findings and plan as documented in the note. The patient was also discussed at the interdepartmental team meeting. Any changes are amended herein by me. The patient will need aggressive follow-up with MSU hematology oncology. He has 3 major issues one is a new diagnosis lymphoma and prior history of prostate cancer along with recent end-stage renal disease; further recommendations will follow depending on his progress on an outpatient basis.

Level of service: Discharge greater than 30 minutes

Electronically Signed on 04/23/19 08:36 AM

Ghose, MD, Amit

Reason for Hospitalization

63 year old male with a history of prostate cancer s/p radiation and history of bleeding gastric ulcers who presents with complaints of nausea. He went to an urgent care on 4/3/19 for gross hematuria - was diagnosed with a UTI and started on bactrim (has taken total of 9 doses). He has had worsening nausea and fatigue with a couple episodes of vomiting while at home. Today he presented to ED with nausea and diminished appetite. In the ED: Vital signs unremarkable. CBC significant for WBC 23, CMP significant for Cr 6.0 (baseline 0.86). CT abdomen without contrast showed diverticulosis without evidence of diverticulitis, trace ascites, possible inflammatory process, splenomegaly. Dr. Bashour, nephrology, recommended starting IVF at 75 ml/hr of NS

Date of Admission

4/8/19

Attending

Dr. Ghose

Consulting

Nephrology
Urology
Hematology/oncology

Hospital Course

Mr. Jones was admitted to the hospital secondary to nausea. He was diagnosed with UTI outpatient and put on Bactrim. He developed worsening nausea and fatigue. His WBC were elevated at 23, creat was elevated at 6.0 (baseline 0.86). CT abdomen shows diverticulosis no diverticulitis, trace ascites, possible inflammatory process. Nephrology was consulted and he was started on IV fluids. Renal US was done and showed no hydronephrosis. IR was consulted and he underwent a renal biopsy. Required initiation of HD for clearance. Underwent renal biopsy with findings of AIN and light chain deposition. He was started on Prednisone 20mg with recommendations to continue for one week and taper down next week to 10mg. His outpatient dialysis was set up for Tue/Thur/Saturday. Nephrology felt there is

4

Roberta Jones 924 Middle St
Pawcat 33-01-01-20-131-101

Patient Name: JONES, MICHAEL D
MRN: 300001183226

DOB/Age/Sex: 7/24/1955 63 years Male

Griffin, DO, Matthew C

Discharge Documentation

a good chance that the patient will recover his kidney function down the line after chemotherapy. He will need to follow up with nephrology outpatient as scheduled. Hematology was consulted for leukocytosis, flow cytometry showed signs consistent with B cell lymphoma suggestive of mantle cell lymphoma. A bone marrow biopsy with FISH on 4/12/19 showed 50% bone marrow involvement by mantle cell lymphoma. Final recommendations from hem/onc was PET scan outpatient and they will follow up outpatient for further treatment. Urology was consulted for hematuria and he will need to follow up with Dr. Khatiwoda after discharge for cystoscopy. He will be discharged to home and will also need to follow up with his pcp in one week.

Medications

Inpatient

heparin flush 100 units/mL intravenous solution, 300 units= 3 mL, IV Push, Unscheduled, PRN
hydrALAZINE, 25 mg= 1 tabs, Oral, Q8H
MiraLax, 17 g= 1 EA, Oral, BID, PRN
ondansetron, 4 mg= 1 tabs, Oral, Q6H, PRN
pantoprazole, 40 mg= 1 tabs, Oral, BID, PRN
predniSONE, 20 mg= 1 tabs, Oral, Daily
sucralfate, 1 g= 1 tabs, Oral, QID, PRN

Home

hydrALAZINE 25 mg oral tablet, 25 mg= 1 tabs, Oral, Q8H
MiraLax, 17 g= 1 EA, Oral, BID, PRN
ondansetron 4 mg oral tablet, disintegrating, 4 mg= 1 tabs, Oral, Q6H, PRN
pantoprazole 40 mg oral delayed release tablet, 40 mg= 1 tabs, Oral, BID, PRN
predniSONE 20 mg oral tablet, 20 mg= 1 tabs, Oral, Daily
sucralfate 1 g oral tablet, 1 g= 1 tabs, Oral, QID, PRN

Significant Findings

Reason For Exam

lower abd pain, recent UTI, hx prostate ca.: Abdominal pain (please specify)

REPORT

EXAM, DATE AND TIME:

CT abdomen pelvis without contrast dated 04/08/2019 at 11:40.

CLINICAL HISTORY:

Lower abdominal pain Recent urinary tract infection. Prostate carcinoma.

TECHNIQUE:

Helical CT examination of the abdomen pelvis is performed without oral or intravenous contrast administration. Lack of oral and IV contrast utilization limits evaluation of the bowel and solid viscera respectively.

COMPARISON:

CT abdomen and pelvis with contrast dated 04/01/2018.

FINDINGS:

There is mild dependent atelectasis in each lung base. No pleural or pericardial effusion. The heart is not enlarged.

There is new enlargement of the spleen. It measures up to 13 cm in craniocaudal dimension. On the prior examination 7.4 cm. No suspicious focal splenic abnormality.

No focal abnormality of the liver, pancreas, adrenal glands, nor kidneys. The gallbladder is unremarkable. No biliary ductal dilatation is seen.



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

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

TRASH AND DEBRIS CORRECTION NOTICE

JONES ROBERTA
924 MIDDLE ST
LANSING, MI 48915-1020

Violation Date: 12/10/2018
Violation Location: 924 MIDDLE ST
Parcel No: 33-01-01-20-135-101
Compliance Due Date: December 17, 2018

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

Violation: Deteriorated building materials

Violation: Deteriorated Lumber

Debris from the garage demolition.

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

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

Code Officer: Greg Scrimger (517) 483 7620 greg.scrimger@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy

6



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

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

TRASH AND DEBRIS CORRECTION NOTICE

JONES ROBERTA
924 MIDDLE ST
LANSING, MI 48915-1020

Violation Date: 04/09/2019
Violation Location: 924 MIDDLE ST
Parcel No: 33-01-01-20-135-101
Compliance Due Date: April 16, 2019

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

Violation: Deteriorated Lumber

Violation: Garbage

INSPECTOR COMMENTS: PLEASE PROPERLY REMOVE/DISPOSE OF ALL DEBRIS/TRASH FROM THE ENTIRE PROPERTY INCLUDING; PORCHES, DRIVEWAY, AND BEHIND HOUSE

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

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

Code Officer: Tom Barry (517) 483 4376 Tom.Barry@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy

7



CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

Bill To:

JONES ROBERTA

924 MIDDLE ST

LANSING, MI 48915-1020

DUE DATE:06/06/2019

INVOICE

05/13/2019

TOTAL AMOUNT DUE

\$ 3,811.00



	Invoice Number	Record No.	Address	Amount Due
	00132862	E19-13402	924 MIDDLE ST	\$3811.00
	05/07/2019			
	Trash - Admin Fee			
	Trash - Contractor Charge			

TOTAL DUE:

\$3811.00

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

Payment Information:

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

Appeals Process:

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

Other Information:

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

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

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

8



Andy Schor, Mayor

ECONOMIC DEVELOPMENT & PLANNING

19-T016

6/28 spoke with Mike about his concern regarding the situation and the cost. He explained how he has been seriously sick and didn't know about the letter. I explained to him to file a claim and have his hospital information together. He also mentioned that he had been talking with Greg and he knew this was being cleaned up. I then spoke with Greg and he mentioned that he already spoke with Mike as well and said that we never received a call when he was out of the hospital and if he had we would have given an extension. TB



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

Nuisance Fee Billing Statement

Date Created: 05/07/2019
Due Date: 06/06/2019
Pay Invoice In Full



JONES ROBERTA
924 MIDDLE ST
LANSING MI 48915-1020

Inv Number: 00132862
Parcel: 33-01-01-20-135-101
Address: 924 MIDDLE ST

Parcel: 33-01-01-20-135-101

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00132862		E19-13402	924 MIDDLE ST	\$3,811.00
		Fee Details:	Quantity	Description
			1.000	Trash - Admin Fee
			3546.000	Trash - Contractor Charge
Total Amount Due				\$ 3,811.00

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

Payment Information:

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

Appeals Process:

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

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

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

Invoice

BILL TO

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

INVOICE # 2743
DATE 05/06/2019

PROPERTY ADDRESS
924 Middle ST

PARCEL NUMBER
33-01-01-20-135-101

ACTIVITY	QTY	RATE	AMOUNT
city:1hour 3 yards first hour and 3 cubic yards	1	175.00	175.00
city:add hours any hours after 1	12	150.00	1,800.00
city:Increase Granger Fee Granger landfill rate increase	1	20.00	20.00
city:class 2 construction material after 3 4/30/19 50 yards Tom Barry	47	33.00	1,551.00

BALANCE DUE

\$3,546.00



Economic Development & Planning Code Enforcement Office

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

TRASH AND DEBRIS CORRECTION NOTICE

JONES ROBERTA
924 MIDDLE ST
LANSING, MI 48915-1020

Violation Date: 04/09/2019
Violation Location: 924 MIDDLE ST
Parcel No: 33-01-01-20-135-101
Compliance Due Date: April 16, 2019

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

Violation: Deteriorated Lumber

Violation: Garbage

INSPECTOR COMMENTS: PLEASE PROPERLY REMOVE/DISPOSE OF ALL DEBRIS/TRASH FROM THE ENTIRE PROPERTY INCLUDING; PORCHES, DRIVEWAY, AND BEHIND HOUSE

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

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

Code Officer: Tom Barry (517) 483 4376 Tom.Barry@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

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

Trash Authorization Form

Submitted to: Eric Crutcher on 04/17/2019

TAXPAYER: JONES ROBERTA, 924 MIDDLE ST LANSING, MI 48915-1020

Location of Work:

Enf Num: E19-13402

Address: 924 MIDDLE ST
Lot No:
Description:
Parcel No: 33-01-01-20-135-101

Remove Trash and Debris

Work Authorized:

Violation: Deteriorated Lumber

Violation: Garbage

**INSPECTOR COMMENTS: PLEASE PROPERLY REMOVE/DISPOSE OF ALL
DEBRIS/TRASH FROM THE ENTIRE PROPERTY INCLUDING; PORCHES, DRIVEWAY,
AND BEHIND HOUSE**

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 4
Authorized Cubic Yards: 8

Warning Comment:

call for additional yardage approval 599-5737

Submitted By: Tom Barry (517) 483 4376

This action is authorized by the Manager of Code Compliance







04/30/2019 07:10

04/30/2019 07:11

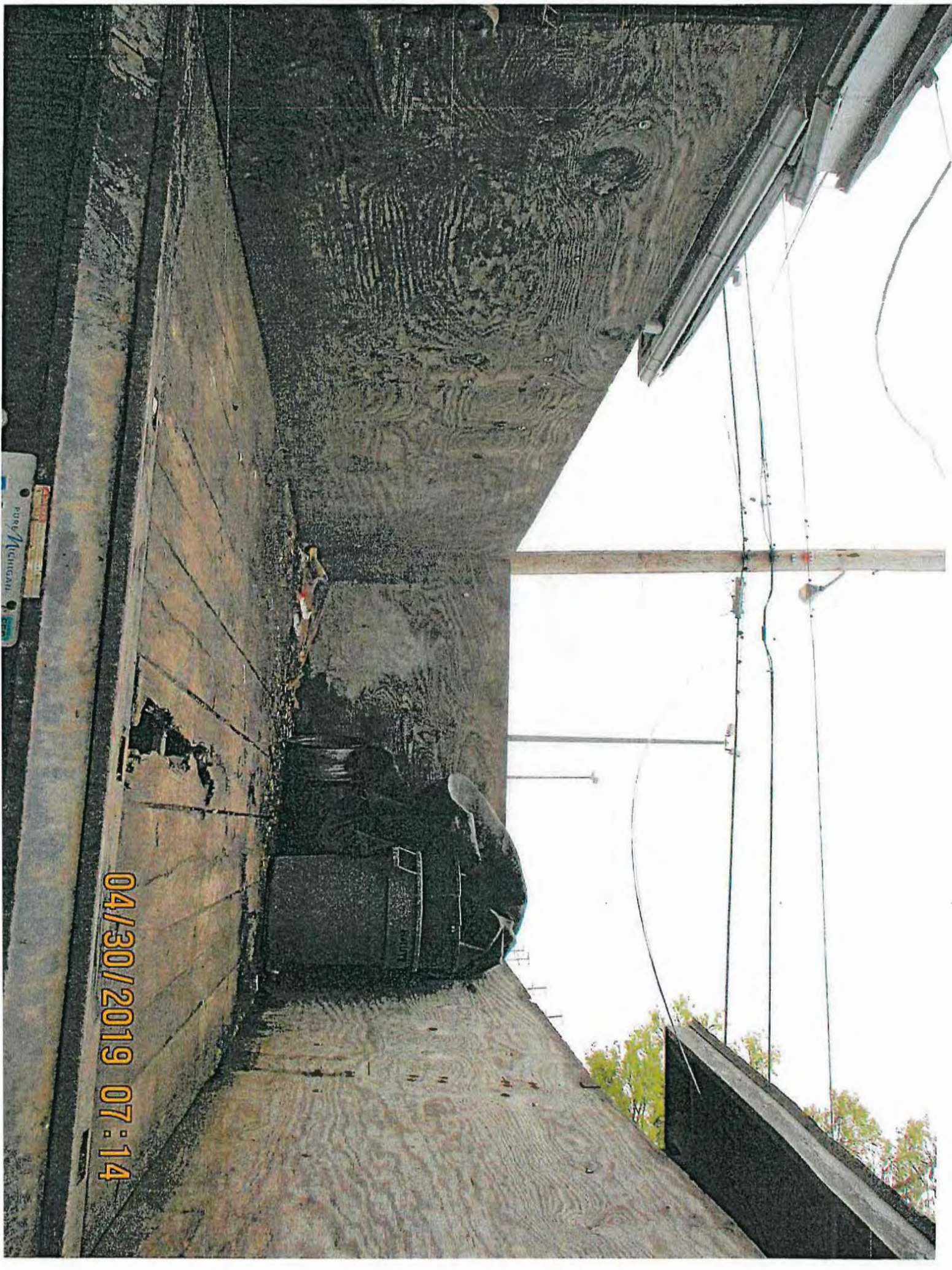




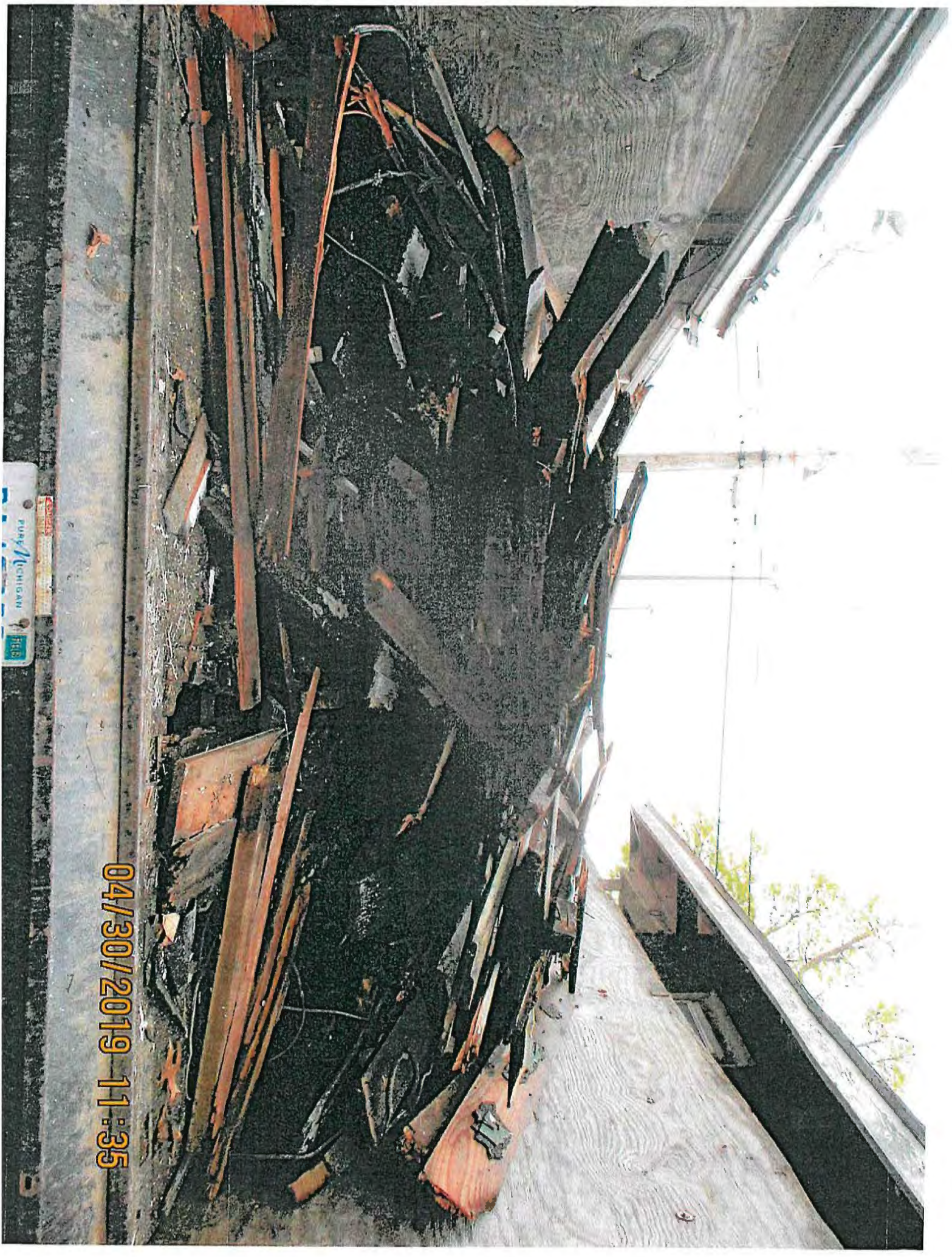
04/30/2019 07:11



04/30/2019 07:11



04/30/2019 07:14

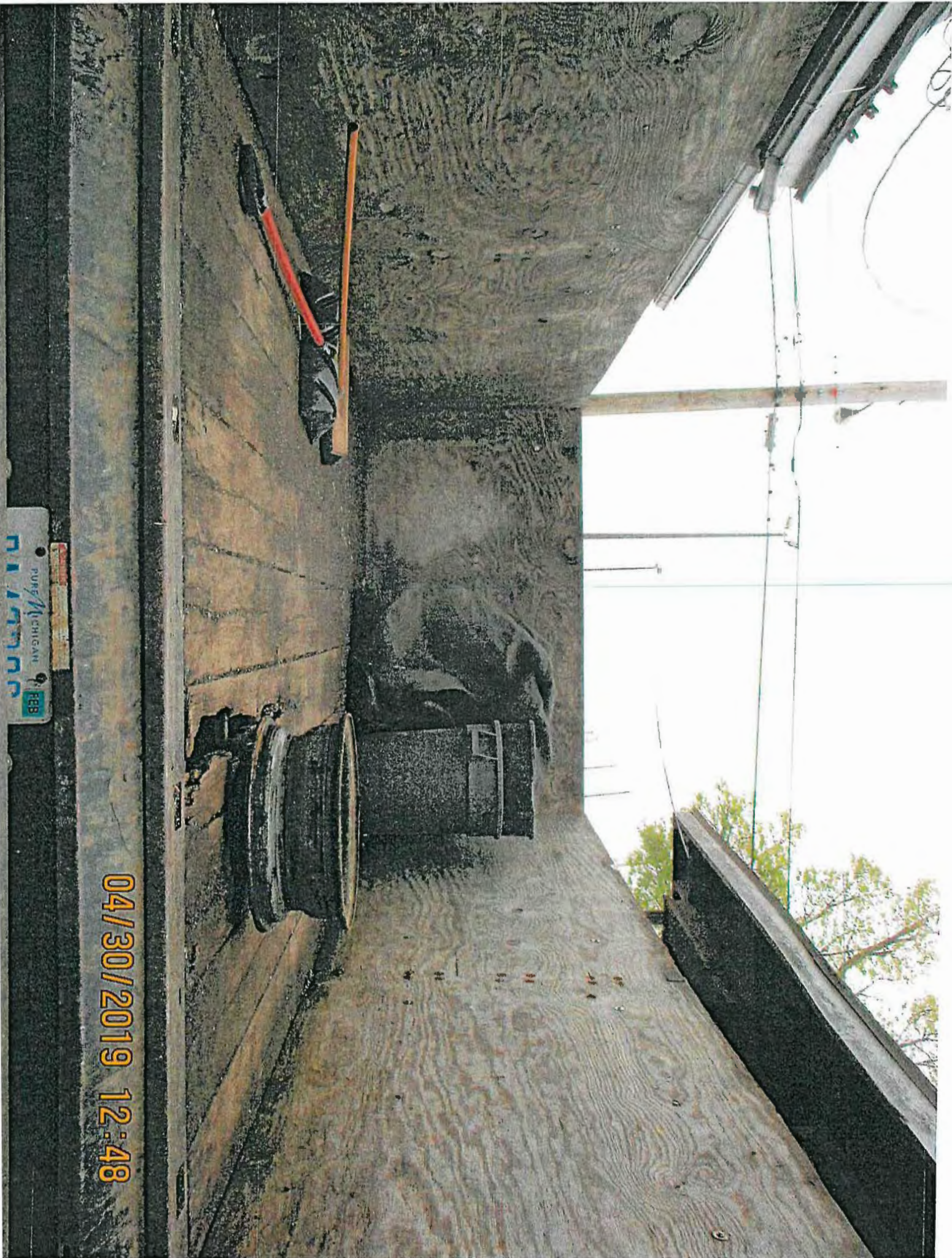


04/30/2019 11:35

PROPERTY OF
PURE Michigan
FILE

04/30/2019 12:48

PURE Michigan FEB 2019



05/17/2019 13:04

924

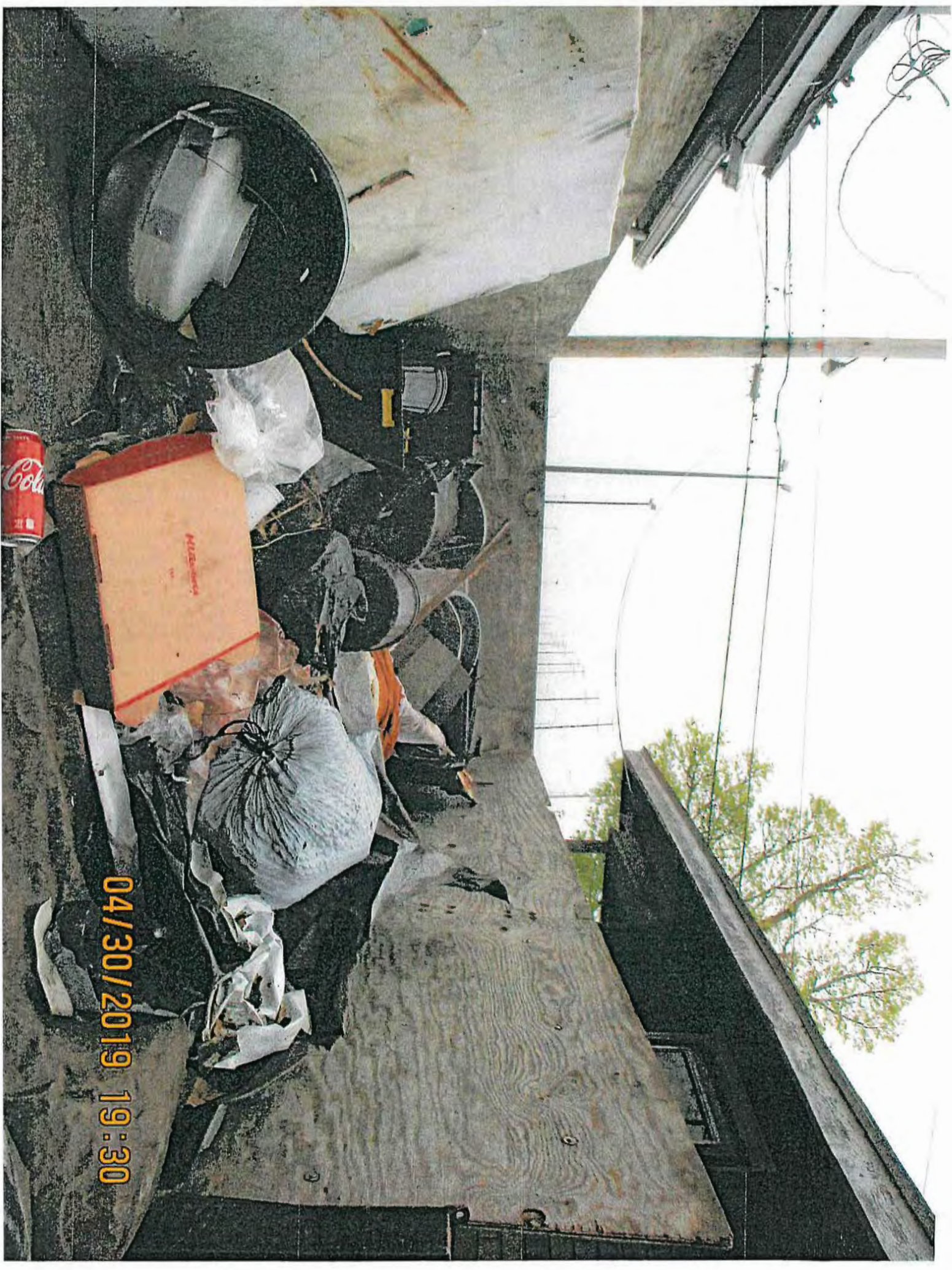




04/30/2019 16:19



04/30/2019 17:19



04/30/2019 19:30

04/30/2019 19:31



04/30/2019 19:31



04/30/2019 19:31



04/30/2019 19:31





04/30/2019 19:31



OFFICE OF THE CITY ATTORNEY



MEMORANDUM

To: CHRIS SWOPE, Clerks Office
From: VENUS KUMAR, Paralegal
Subject: SPECIAL ASSESSMENTS CLAIM; Michael & Roberta Jones
Date of Incident: April 9, 2019
Date: September 4, 2019

Attached is a Claim Form received by this office from Michael & Roberta Jones for \$3,811.00 due to Trash violations at 924 Middle St.

This claim is being referred to General Services for consideration on the City Council's agenda because this claim exceeds \$2,500.00.

Thank you for your assistance.

/vmk
Attachments