

**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 OCTOBER 28, 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, October 14, 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 October 14, 2019

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

V. TABLED ITEMS

VI. SPECIAL CEREMONIES

VII. COMMENTS BY COUNCIL MEMBERS AND CITY CLERK

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

IX. SPEAKER REGISTRATION FOR PUBLIC COMMENT ON LEGISLATIVE MATTERS

X. MAYOR'S COMMENTS

XI. SHOW CAUSE HEARINGS

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

A. SCHEDULED PUBLIC HEARINGS

1. In consideration of Brownfield Plan #77; 500 Block Redevelopment Project at 501 S. Capitol Avenue and 520 S. Washington Avenue (PEND-1137, 1139)
2. In consideration of the Michigan Avenue Corridor Improvement Authority Development and Finance Plan (PEND-1102,1104)
3. In consideration of the Saginaw Street Corridor Improvement Authority Development and Finance Plan (PEND-1098,1100)

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 Karen Diana Sturdivant
2. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
 - a. Obsolete Property Rehabilitation Act (OPRA) District; ANC Holdings for property at 1611 East Kalamazoo (PEND-1090)
 - b. Obsolete Property Rehabilitation Act (OPRA) Certificate; Blackboard District LLC for property at 1030 South Holmes Street (PEND-1095)
 - c. Setting a Public Hearing in consideration of Brownfield Plan #75; Capital City Market Brownfield Redevelopment Project at 636 E. Michigan and a portion of 119 S. Larch St. (PEND-1190, 1191)
 - d. Setting a Public Hearing in consideration of Brownfield Plan #78; Temple Redevelopment Project at 502 E. Cesar E. Chavez Avenue (PEND-1198, 1199)
3. BY THE COMMITTEE ON GENERAL SERVICES
 - a. Recognition of Non-Profit Status; One Starfish (PEND-1181)
 - b. Claim Disposition; Claim # 1740, Lewis Hanft for \$3,140 for trash violations at 214 Lathrop Street (PEND-1204)
 - c. Fireworks Display License; Ace Pyro, LLC for Silver Bells in the City, November 22, 2019 (PEND-1226)
4. BY THE COMMITTEE ON PUBLIC SAFETY

- a. Setting a Show Cause Hearing in consideration of Orders to Make Safe or Demolish; 818 Nipp Avenue (PEND-1175, 1177)
 - b. Setting a Show Cause Hearing in consideration of Orders to Make Safe or Demolish; 819 Cleveland Street (PEND-1171, 1168)
 - c. Setting a Show Cause Hearing in consideration of Orders to Make Safe or Demolish; 3309 Viking Road (PEND-1165, 1173)
- 5. BY THE COMMITTEE ON PUBLIC SERVICES
 - a. Support of State Funding for Transportation Infrastructure
- 6. BY THE COMMITTEE OF THE WHOLE
 - a. Collective Bargaining Agreement; ratification of Capital City Labor Program (CCLP) Non-Supervisory Unit contract
 - b. Collective Bargaining Agreement; ratification of Capital City Labor Program (CCLP) Supervisory Unit contract

C. RESOLUTIONS FOR ACTION

- 1. BY THE COMMITTEE ON WAYS AND MEANS
 - a. Grant Acceptance; Emergency Management Performance Grant (PEND-1192)
 - b. Grant Acceptance; Domestic Violence Court Grant (PEND-1207)
 - c. Grant Acceptance; Sobriety Court Grant (PEND-1208)
 - d. Grant Acceptance; Victims of Crime Act (VOCA) Victim Assistance Grant (PEND-1182)

D. REPORTS FROM COUNCIL COMMITTEES

E. ORDINANCES FOR INTRODUCTION and Setting of Public Hearings

- 1. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
 - a. Z-7-2019; 1310 Knollwood Avenue, Rezoning from "F" Commercial District to "B" Residential District (PEND-1183, 1184)

F. ORDINANCES FOR PASSAGE

- 1. BY THE COMMITTEE ON DEVELOPMENT AND PLANNING

- a. Z-5-2019; 521 W. Hillsdale Street from “DM-4” Residential District to “D-1” Professional Office District (PEND-955)

2. BY THE COMMITTEE ON GENERAL SERVICES

- a. Amend Chapter 288, Section 288.10 and 288.14 and add 288.20 to correct the names of various city departments and specify the minimum requirements for the director of each department (PEND-1066)

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

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

A. REPORTS FROM CITY OFFICERS, BOARDS, AND COMMISSIONS

- 1. Letter(s) from the City Clerk re:
 - a. Minutes of Boards, Commissions, and Authorities placed on file in the Clerk’s Office
 - b. City Council Meeting Schedule for 2020 (PEND-1237)
 - c. Reappointment of Tim Barron as Media Representative to the Ingham County/City of Lansing Community Corrections Advisory Board (PEND-1236)
 - d. Human Rights Ordinance; Rules and Guidelines for Processing, Investigating, Mediating/Conciliating, and Recommending Resolution Of Complaints
- 2. Letter(s) from the Mayor re:
 - a. Act-15-2019; Parks and Recreation Department proposal to acquire Parcel #33-01-01-09-179-081 (east of Edmore Park) as an expansion of Edmore Park (PEND-1229)
 - b. Appointment; Deshon L. Leek as the Third Ward Member of the Lansing Board of Water & Light Board for a term to expire June 30, 2023 (PEND-1227)
 - c. Reappointments; Mitch Rice as an At-Large Member of Board of Zoning Appeals, Carol Skillings as an At-Large Member of the Historic District Commission, Cynthia L. Bowen as an At-Large Member of the Lansing Entertainment & Public Facility Authority

- d. Appointment; Martha Cerna as a Second Ward Member of the Board of Zoning Appeals for a term to expire June 30, 2022

B. COMMUNICATIONS AND PETITIONS, AND OTHER CITY RELATED MATTERS

1. Claim Appeal: Claim #1720, Ruben Montes III for \$518.00 in trash violations at 510 N. Hayford Avenue (PEND-1234)
2. Claim Appeal; Claim #1723, Reid Machinery, Inc for \$1,061.00 in trash violations at South Martin Luther King Jr. Blvd. (vacant lot) (PEND-1233)
3. Claim Appeal; Claim #1737, Collin Smith for \$3,864 in trash violations at 723 Orchard Glen Avenue (PEND-1235)

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

The Lansing City Council will hold a public hearing on October 28, 2019, at 7:00 p.m. in the City Council Chambers, 10th Floor, Lansing City Hall, Lansing, MI, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Brownfield Plan #77 – 500 Block Redevelopment Project pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 501 S. Capitol Avenue and 535 & Vacant S. Capitol Avenue and 520 & Vacant S. Washington Avenue located in the City of Lansing, but more particularly described as:

501 S. Capitol Avenue, Lansing, MI 48933 Legal Description:

A portion of Tax ID: 33-01-01-16-381-001 described as:

Parcel A:

Lots 10, 11, & 12, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

A portion of Tax ID: 33-01-01-16-381-001 described as:

Parcel B:

Lot 9, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

535 & Vacant S. Capitol Avenue and 520 & Vacant S. Washington Avenue, Lansing, MI 48933 Legal Description:

Tax ID: 33-01-01-16-381-011

The North 44 feet of the West 77 feet of Lot 8 and the North 32 feet of the West 44 feet of the East 88 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-021

The North 22 feet of the West 77 feet of Lot 7 and the South 22 feet of the West 77 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-031

The South 44 feet of the West 77 feet of Lot 7, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-043

Lot 5 & 6, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-051

Lot 4, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-081

Lots 1, 2 & 3, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

A portion of Tax ID: 33-01-01-16-381-001 described as:

Parcel C:

The East 88 feet of Lot 7 and the East 44 feet of Lot 8 and the West 44 feet of the East 88 feet of the South 34 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

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

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

Chris Swope, Lansing City Clerk, MMC/CMMC
Chris Swope
City Clerk

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING BROWNFIELD PLAN #77
500 BLOCK 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 #77 – 500 Block Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on October 28, 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 October 28, 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 \$24 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 September 6, 2019, unanimously recommended approval of the Plan, for this Project; and

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

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

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

BE IT FURTHER RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #77 – 500 Block Redevelopment Project'.

*Lansing Brownfield
Redevelopment Authority*



500 BLOCK

REDEVELOPMENT PROJECT

501 S. Capitol Avenue, Lansing MI
520 S. Washington Avenue, Lansing MI
Tax Parcel Nos.
33-01-01-16-381-002
33-01-01-16-381-004

Brownfield Plan #77

Revised August 27, 2019

Prepared with assistance from:
ADVANCED REDEVELOPMENT SOLUTIONS
PO Box 204
Eagle, Michigan 48822
Contact: Eric P. Helzer, EDFP
Phone: (517) 648-2434

Reviewed by:
LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA)
1000 S. Washington Avenue, Suite 201
Lansing, Michigan 48910
Contact: Karl Dorshimer
Phone: (517) 483-4153

Approved by the LBRA –
____/____/2019

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

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Exhibits

- A. Eligible Property – Legal Descriptions and Eligible Property Boundary Maps
 - Exhibit A-1: 501 Block LLC Lot Survey
 - Exhibit A-2: 502 Block LLC Lot Survey
- B. Basis of Eligibility –
 - DEQ Acknowledgement of Receipt of a Baseline Environmental Assessment letters dated May 30, 2018
 - Exhibit B-1: 501 Block LLC Letter
 - Exhibit B-2: 502 Block LLC Letter
 - Functional Obsolescence Determination letter dated August 14, 2019
 - Exhibit B-3: 501 Block LLC Letter
- C. Table 4 – Tax Increment Financing Estimates
- D. Projected Infrastructure Improvements Eligible Activity Costs Detail
- E. Estimated Breakdown of Developer Eligible Activity Costs by Entity

PROJECT SUMMARY SHEET: BROWNFIELD PLAN #77 – 500 Block Redevelopment Project

The purpose of this Brownfield Plan (the “Plan”) is to identify eligible activities and cost estimates for redevelopment of the property located at 501 S. Capitol Avenue and 520 S. Washington Avenue, Lansing, Michigan. Brownfield tax increment financing is necessary to support redevelopment of these properties.

Project Name: 500 Block Redevelopment Project

Applicant/Developer: Entity Name: 501 Block, LLC and 502 Block, LLC
(referred to as “Owner(s)” or “Developer(s)”)
Contact: Patrick N. Smith
Mailing Address: 505 Bath Street
Santa Barbara, California 93101
Phone: (805) 965-2100
Email: psmith@westpacinv.com

Eligible Property Location: The Eligible Property (“Property”) consists of two parcels located at:

- 501 S. Capitol Avenue, Lansing MI
- 520 S. Washington Avenue, Lansing MI

Parcel Information: Tax Parcel Nos.:

- 33-01-01-16-381-002
- 33-01-01-16-381-004

Property Size: Approximately 2.867-acres

Type of Eligible Property: Facility (Contaminated) and Functionally Obsolete

Project Description: 501 Block, LLC and 502 Block, LLC are single-purpose company’s formed to develop, construct, finance, and own the 500 Block Redevelopment Project, a mixed-use multi-phase multi-building redevelopment, including office, commercial business spaces containing retail/service providers, and multifamily residential apartments (the “Project”).

The proposed renovation and new construction project will redevelop the substantially vacant, contaminated and functionally obsolete parcels into a mixed-use redevelopment project bringing new residents and employment into the City of Lansing’s core downtown. The proposed Project phasing for the buildings is as follows:

- Phase I –
 - Building 1 – 501 S. Capitol office building renovation into a mixed-use building with approximately 23,461 square feet of finished office/commercial space and four (4) floors of residential with an estimated 44 multifamily residential apartments. Start of construction beginning with asbestos abatement and demolition is anticipated to begin by November 14, 2019 with completion of full renovation by August 1, 2021.

- Building 2 – Newly constructed mixed-use building along South Capitol Avenue and West Hillsdale Street with an estimated 116 multifamily residential apartments and approximately 3,500 square feet commercial. Start of construction beginning with site demolition is anticipated to begin by September 1, 2020 and new construction completion by May 1, 2022.
- Phase II – is not part of this Brownfield Plan currently and will be committed to upon the success of Phase I. Phase II contemplates a newly constructed mixed-use building along South Washington Avenue and Lenawee Street that will bring additional multifamily residential apartments and commercial. Phase II will require an amendment to this Brownfield Plan to address further eligible activity costs which will allow this phase to be completed in the future.

Total Capital Investment and Deployment/Completion

Dates:

This Brownfield Plan (the “Plan”) anticipates approximately \$31.2 million in Total Capital Investments including projected costs of developer eligible activities hard costs at \$7,196,602 but not including acquisition and cost of financing for this Project or its eligible activities.

The proposed Project Capital Investment breakdown with deployment and completion milestones for Phase I are as follows:

- Building 1 - \$8.6 million for 501 S. Capitol building renovation into a mixed-use building:
 - Deployment Start – November 14, 2019
 - Completion – August 1, 2021
- Building 2 - \$22.6 million for a newly constructed mixed-use building along South Capitol Avenue and West Hillsdale Street:
 - Deployment Start – September 1, 2020
 - Completion – May 1, 2022

Estimated Job Creation and Employed-by Dates:

During the term of construction, the Project will create hundreds of direct and indirect spin-off jobs over an estimated 32-month construction period.

Upon Project completion and stabilization, a total of approximately 14 local full-time equivalent (FTE) jobs are projected to be created as are identified by each building with anticipated 100% employed-by milestone dates below:

- Building 1 – approximately 9 FTE jobs upon building stabilization at the 501 S. Capitol Building Renovation. Average wage rate of new estimated jobs created that are new to the City is projected at greater than \$30,000 per year:
 - 100% employed-by – August 1, 2022 to allow for stabilization.

- Building 2 – approximately 5 FTE jobs upon building stabilization in the South Capitol Avenue and West Hillsdale Street building. Average wage rate of new estimated jobs created that are new to the City is projected at greater than \$30,000 per year:
 - 100% employed-by – May 1, 2022 to allow for stabilization.

Estimated and Capped

Duration of Plan Capture: 19 years (2021-2039), total estimated Plan capture duration for reimbursement of Eligible Activities, Brownfield Plan & Act 381 Work Plan (including amendments) Preparation costs, Brownfield Plan & Act 381 Work Plan Implementation Fees, BRA Administration & Application Fees, and LBRF & MBRF capture. However, this Plan's capture of tax increment revenues shall not exceed 23 years (2021-2043), unless amended.

Estimated and Capped

Duration of Plan: 20 years (2020-2039) estimated but capped at 24 years (2020-2043), unless amended.

Base Year of Plan: 2020

First Year of Plan Capture: 2021

Estimated Gain in Taxes:
(after Project completion)

	Estimated Base Year Taxable Value	Future Taxable Value (Estimate)	Increased/ Taxable Value (Increment)
	2020	Starting in 2023	Starting in 2023
	\$2,409,200	\$10,726,857	\$ 8,317,657
Annual Taxes Paid	\$ 183,875	\$634,822	\$ 450,946

Distribution of Total New Taxes Paid Estimate:
(Total Plan Duration)

Total New Taxes Received by Taxing Units	\$ 2,218,482
Total New Taxes Captured	\$ 11,024,756
Total New Taxes	\$ 13,243,238

**Total New (Incremental) Taxes Captured
Breakdown Estimate:**
(Total Plan Duration)

Total Taxes Captured During Brownfield Plan Tax Capture Period	Total/ Cumulative	Annual Average
Brownfield Redevelopment Authority (BRA) Administration	\$ 371,357	\$ 19,545
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ 15,000	\$ 789
BRA Local Brownfield Revolving Fund (LBRF)	\$ 371,357	\$ 19,545
State of Michigan Brownfield Redevelopment Fund (MBRF) (Maximum of 25-Year period for tax capture)	\$ 468,497	\$ 24,658
Local Taxes to Developer * (to Reimburse Eligible Activities)	\$ 6,547,551	\$ 344,608
State School Taxes To Developer * (to Reimburse Eligible Activities)	\$ 3,250,993	\$ 171,105
Total New Tax Capture (See Table 1a)	\$ 11,024,756	\$ 580,250
* To meet Developer Reimbursement Obligations.		

Total New (Incremental) Taxes Received (Gain/Not Captured) by Taxing Units
Breakdown Estimate:
(Total Plan Duration)

Estimated New/Incremental Tax Gain (not captured) Breakdown			
Total New/Incremental Tax Revenue Received by each Taxing Unit/ Entity (taxes not captured by the Brownfield Plan)	Percentage of Pass-Through/ Sharing to Taxing Unit	Estimated Tax Capture Period in Number of Years =	19
		New Tax Revenue Received	
		Total/ Cumulative	Annual Average
CITY OF LANSING			
City Operating - Lansing	10%	\$ 389,189	\$ 20,484
City Debt - Lansing	100%	\$ 45,115	\$ 2,374
<i>Subtotal to Above</i>	-	\$ 434,304	\$ 22,858
INGHAM COUNTY			
Ingham County	10%	\$ 218,819	\$ 11,517
Potter Park Zoo & Potter Park	10%	\$ 8,208	\$ 432
<i>Subtotal to Above</i>	-	\$ 227,027	\$ 11,949
Capital Region Airport Authority - CRAA	10%	\$ 13,994	\$ 737
Capital Area Transportation Authority - CATA	10%	\$ 60,200	\$ 3,168
LIBRARY	-	-	
Capital Area District Libraries - CADL	10%	\$ 31,231	\$ 1,644
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	
ISD Operating	10%	\$ 4,004	\$ 211
ISD Special Education	10%	\$ 90,214	\$ 4,748
COMMUNITY COLLEGE	-	-	
Lansing Community College - LCC	10%	\$ 76,220	\$ 4,012
<i>Subtotal to Above</i>	-	\$ 275,864	\$ 14,519
LOCAL SCHOOL MILLAGES: excludes State School millages			
Lansing School District Debt (District #33020)	100%	\$ 798,181	\$ 42,010
Lansing School District Sinking Fund	10%	\$ 60,060	\$ 3,161
<i>Subtotal to Above</i>	-	\$ 858,241	\$ 45,171
<i>Subtotal of All of the Above</i>	-	\$ 1,795,435	\$ -
STATE SCHOOL MILLAGES: excludes Local School millages			
State Education Tax - SET	10%	\$ 106,192	\$ 5,589
Local School Operating - LSO	10%	\$ 316,855	\$ 16,677
<i>Subtotal to Above</i>	-	\$ 423,047	\$ 22,266
GRAND TOTAL OF NEW TAX REVENUE TO THE ABOVE	-	\$ 2,218,482	-

Eligible Activities and Eligible Costs:

Eligible activities are estimated at approximately \$11,024,756 (inclusive of fees associated with BRA Administration, BRA Brownfield Plan & Work Plan Implementation, Local Brownfield Revolving Fund (LBRF) and State of Michigan Brownfield Redevelopment Fund (MBRF)) of which the projected costs of developer eligible activities are \$9,798,544. By way of adoption of this Plan, the Brownfield Plan will cap developer eligible activity costs at \$9,798,544 so long as there are available revenues.

All planned infrastructure improvements are public (see Exhibit D – Projected Infrastructure Improvements Eligible Activity Costs Detail) and make up 4.50% of the developer's total private investment (not including developer eligible activity hard costs).

Eligible Activities	Eligible Costs
DEQ Eligible Activities	
Department-Specific Activities	
Baseline Environmental Assessment (BEA) Activities	\$ 27,785
Due Care Activities	\$ 744,287
Additional Response Activities	\$ 20,000
MSF Non-Environmental Eligible Activities	
Demolition Activities	\$ 1,210,309
Lead and Asbestos Abatement Activities	\$ 2,606,975
Infrastructure Improvements Activities	\$ 698,831
Site Preparation Activities	\$ 949,727
Contingency (15%)	\$ 938,687
Interest (3% Simple Interest)	\$ 2,477,892
<i>Subtotal</i>	\$ 9,674,494
Brownfield Plan & Work Plan Preparation	\$ 104,050
Brownfield Plan & Work Plan Implementation (to Developer)	\$ 15,000
Local Application Fees	\$ 5,000
<i>Subtotal: To Developer *</i>	\$ 9,798,544
Brownfield Redevelopment Authority (BRA) Administration	\$ 371,357
BRA Brownfield Plan & Work Plan Implementation (to BRA)	\$ 15,000
BRA Local Brownfield Revolving Fund (LBRF)	\$ 371,357
State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 468,497
<i>Subtotal: To BRA & State</i>	\$ 1,226,212
GRAND TOTAL	\$ 11,024,756
* To meet Developer Reimbursement Obligations.	

The estimated breakdown of projected Eligible Activity Costs between the two Developer entities (501 Block, LLC and 502 Block, LLC) is illustrated and subject to change in Exhibit E - Estimated Breakdown of Developer Eligible Activity Costs by Entity.

INTRODUCTION

The City of Lansing, Michigan (the “City”), established the Lansing Brownfield Redevelopment Authority (the “Authority”) on October 1, 1997, pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”). The primary purpose of Act 381 is to encourage the redevelopment of Eligible Property by providing economic incentives through tax increment financing for certain eligible activities.

The purpose of this Brownfield Plan (the “Plan”) is to promote the redevelopment of and investment in certain “Brownfield” properties within the City. Inclusion of Property within this Plan will facilitate financing of eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields” that are either environmentally contaminated (a “facility”), blighted property, historic resource or deemed functionally obsolete property. By facilitating redevelopment of Brownfield properties, this Plan, is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Authority. The City of Lansing has determined that this Plan is necessary to reduce unemployment, promote economic growth, and increase capital investment thus creating new taxable value for the City and the State of Michigan.

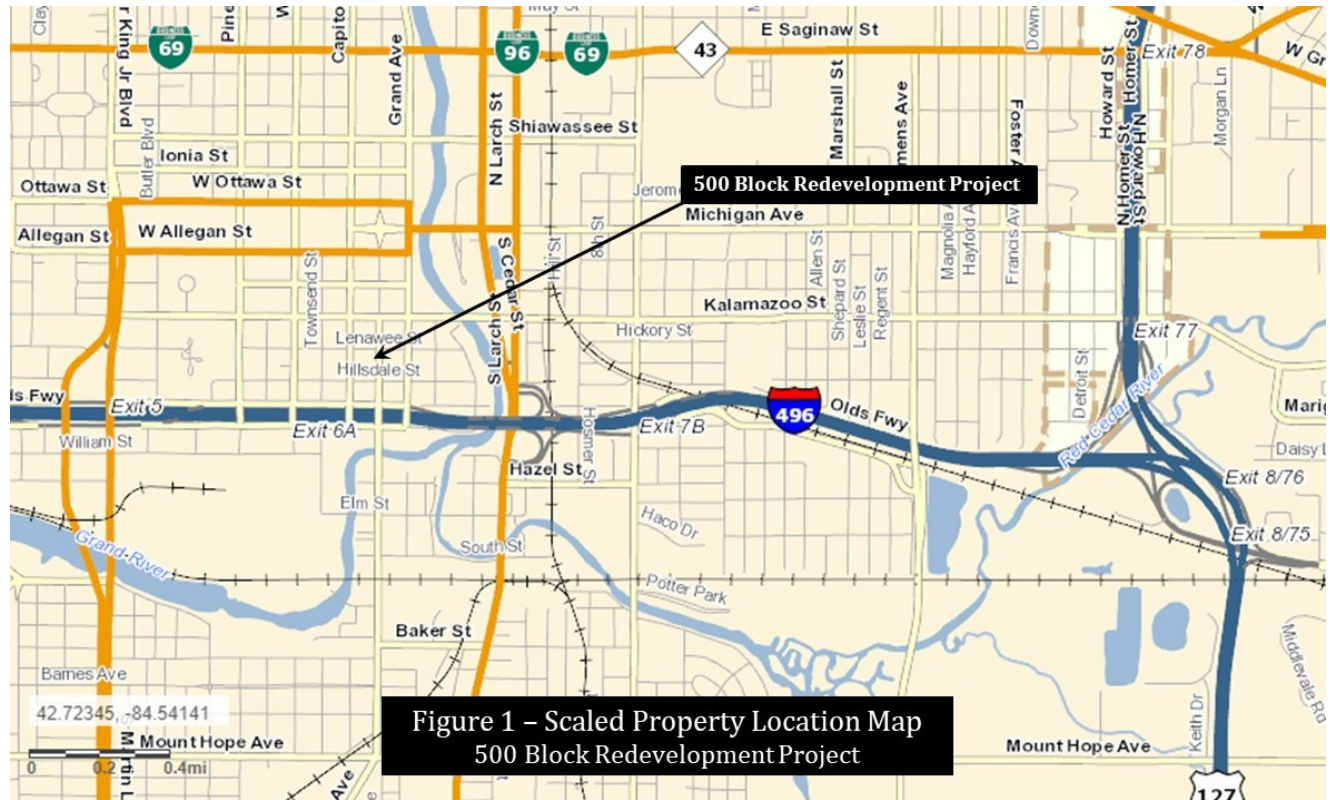
The identification or designation of a developer that is the subject of this Plan, shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues. With the approval of the Authority, any change in the proposed developer of the eligible property shall not necessitate an amendment to the Plan, affect the application of the Plan to the eligible property, or impair the rights available to the Authority under this Plan.

The Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan contains information required by Section 13(2) of Act 381.

1. DESCRIPTION OF THE ELIGIBLE PROPERTY (SECTION 13(2)(H))

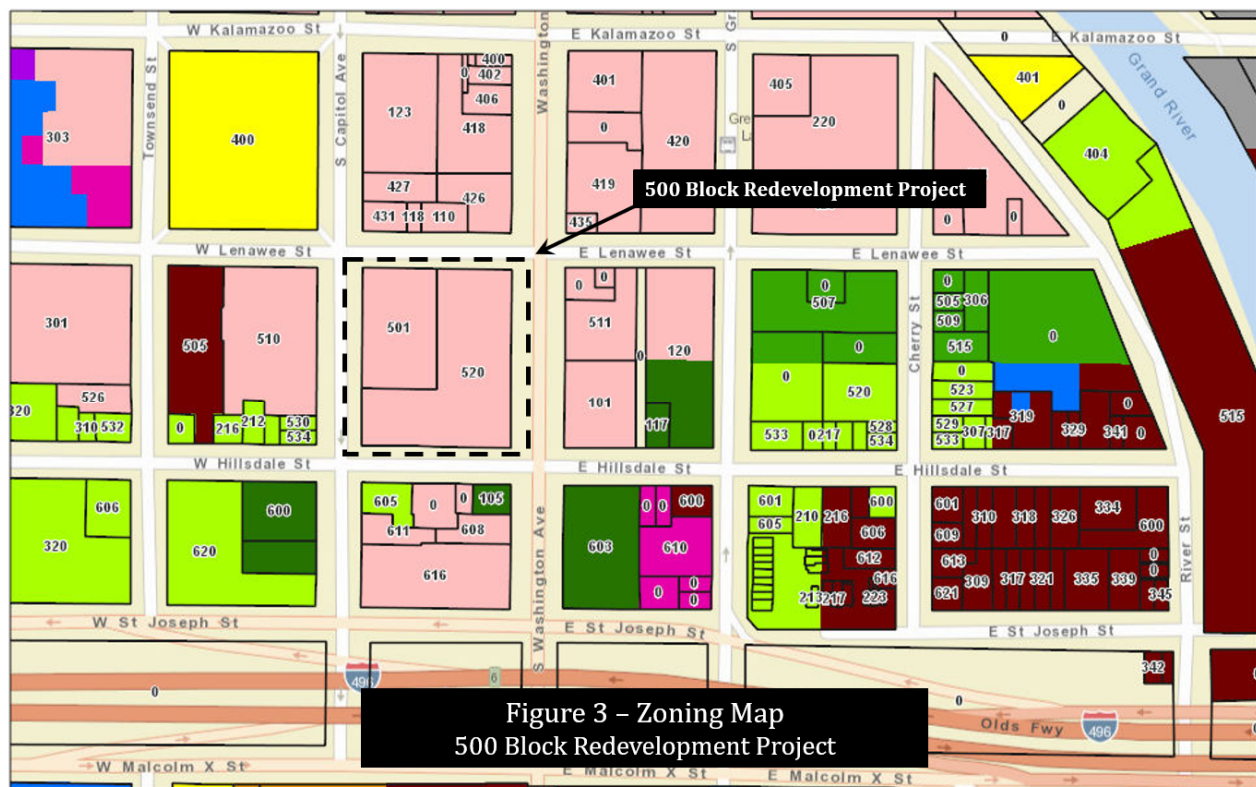
The Eligible Property ("Property") consists of two parcels and is located at 501 S. Capitol Avenue and 520 S. Washington Avenue, Lansing Michigan. The Property is situated to the north of Hillsdale Street, east of S. Capitol Avenue, south of Lenawee Street, and west of S. Washington Avenue as depicted on Figure 1 – Scaled Property Location Map. The Property contains approximately 2.867-acres in the City of Lansing ("City") on two parcels as depicted on Figure 2 – Eligible Property Map.



The Eligible Property parcels are summarized in the below table. See Exhibit A, Eligible Property – Legal Descriptions and Eligible Property Boundary Maps.

Eligible Property		
Address	Tax ID	Basis of Eligibility
501 S. Capitol Avenue	33-01-01-16-381-002	Facility and Functionally Obsolete
520 S. Washington Avenue	33-01-01-16-381-004	Facility

The Property is surrounded by similar commercial, professional office, business and residential operations as are proposed by the Developer. The Property is zoned "G-1" Business District and this zoning district allows for the proposed Project development under the use by Special Condition and Special Land Use Permit which is the same as "D-1" Professional Office District, residential uses at "DM-4" density and an off street parking facility by special permit. All other planned uses are permitted uses under the current zoning and the permitted uses are the same as "F" Commercial; however, since this district is only found in the downtown area, there are no parking or setback requirements, or height restrictions. See below Figure 3 – Zoning Map with zoning classifications for the Property and surrounding parcels.



Lansing Tax Parcels	B	D-1	DM-2	E-1	F-1
Zoning District	C	D-2	DM-3	E-2	G-1
A	CUP	DM-1	DM-4	F	G-2

The Property is abutted by surface roadways, municipal water, sanitary and storm sewer services, and electrical and gas utilities.

The 520 S. Washington Avenue parcel and building is currently vacant, and the 510 S. Capitol Avenue parcel contains a large former credit union headquarters office building that is substantially vacant. The large office building currently temporarily retains a branch of the credit union on the first floor.

The Property is in an area close to amenities which are both walkable and bikeable. The Property's Walkscore scores well for both walkability and bikability, earning a score of 78 and 76 out of 100 respectively. A Walkscore shows how walkable any given location is, similarly, a bike score indicates the ease of bike commuting in a particular area. Necessities and amenities such as markets, transit stops, and entertainment venues are all considered when calculating these scores. These scores are good indicators of how desirable the Property will be to the target market demographic. We expect the Walkscore to improve once some of the identified amenities are completed and open for business.

Some of the key assets near the Property are the various restaurants and bars that enliven the Washington Square/Washington Avenue corridor as well as the remodeled CATA Transit hub. The amenities along with their respective distances from the Property are:

- Reutter Park, 0.1 mile
- Restaurants and Shopping, 0.1 mile
- The Grand River, 0.2 mile
- Capitol Area District Library, 0.2 mile
- CATA Transit Hub, 0.3 mile
- New Michigan Avenue Urban Meijer Grocery (under construction), 0.5 mile
- State Historic Museums, 0.5 mile
- Ballpark/Stadium on Michigan Avenue, 0.5 mile
- Sparrow Hospital, 1.0 mile
- Pharmacy, 1.0 mile

510 S. Capitol Avenue parcel has been deemed “functionally obsolete” and is also a “facility” while the 520 S. Washington Avenue parcel has been identified as a “facility” forming each parcel's basis of eligibility in accordance with Act 381. The parcels are located within the boundaries of the City of Lansing, Michigan.

CURRENT PROPERTY CONDITIONS



The Project proposes to redevelop an underutilized, substantially abandoned, vacant, functionally obsolete, and contaminated property into a mixed-use redevelopment for the City of Lansing and State of Michigan, both during Project construction and subsequent operations. The redevelopment integrates design elements, environmental activities, and economic development to further goals of the City, the Michigan Department of Environment, Great Lakes, and Energy (“EGLE”) {formerly called the Michigan Department of Environmental Quality (“MDEQ”)} and the Michigan Economic Development Corporation (“MEDC”). It will result in: (1) the community and municipal benefits of increased property taxes on the Property; (2) due care and additional response activities that will address the contamination on the Property, reducing the threat to human health and the environment; (3) interior and exterior demolition and clean-up of the existing structure that will address the functional obsolescence on the Property; and (4) a substantial improvement to the appearance and aesthetics of the Property which will assist in increasing the property values of the neighboring community. The overall redevelopment of this site will include lead, cadmium and asbestos abatement, select demolition of buildings and site, environmental due care and additional response activities, site preparation, infrastructure improvements and redevelopment into an mixed-use development project. The applicant has a strong desire to put this Property back to productive use and drastically improve the aesthetics of the area.

The parcel and all tangible real and personal property located thereon will comprise the Eligible Property and is referred to herein as the “Property.” Incremental tax revenues

resulting from new personal property will be captured. Any such funds will be used to reimburse the Authority and Developer for eligible activities, to the extent authorized by this Plan, and an executed Reimbursement Agreement (“Agreement”) between the Developer and the Authority.

The Project proposes a mixed-use two-phase multi-building redevelopment, including office, commercial business spaces containing retail/service providers, and multifamily residential apartments. Phase II is not part of this Brownfield Plan currently and will be committed to upon the success of Phase I. Phase II will require an amendment to this Brownfield Plan to address further eligible activity costs which will allow this phase to be completed in the future.

CURRENT SITE PLAN

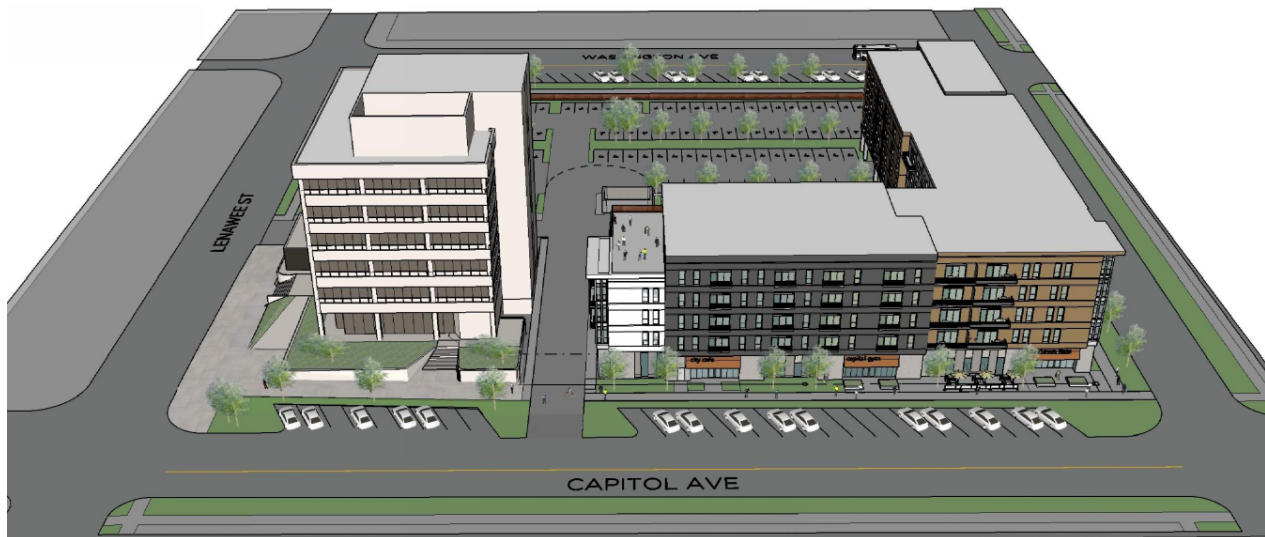


PROJECT PHASE 1 PLAN - BUILDINGS 1 & 2

Birdseye View Looking North



Birdseye View Looking East



PROJECT PHASE 1 RENDERINGS – BUILDINGS 1 & 2

View Looking South along Capitol Avenue



View Looking Northeast from Capitol Avenue & Hillsdale Street



2. BASIS OF ELIGIBILITY (SECTION 13(2)(H), SECTION 2(P)), SECTION 2(R)

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for commercial purpose; (b) each of the two parcels comprised by the Property have been determined to be a “facility”; (c) one of the parcels comprised by the Property has been determined to be functionally obsolete; and, (d) the Property is located within the City of Lansing, a qualified local governmental unit, or “Core Community” under Act 381.

Eligible Property		
Address	Tax ID	Basis of Eligibility
501 S. Capitol Avenue	33-01-01-16-381-002	Facility and Functionally Obsolete
520 S. Washington Avenue	33-01-01-16-381-004	Facility

Exhibit B includes the formal determination of functional obsolescence as made by the City of Lansing Assessor on August 14, 2019 for the 501 S. Capitol Avenue parcel included in the Property as it is related to its basis of eligibility and inclusion in the Plan.

The current Owners, 501 Block, LLC and 502 Block, LLC completed a Baseline Environmental Assessment Report dated January 29, 2018 (“BEA Report”) which was filed with the Michigan Department of Environmental Quality (DEQ) on May 25, 2018. The BEA Report includes a history of the Property and an overview of the environmental conditions on the Property as it is related to its basis of eligibility and inclusion in the Plan. The DEQ transmitted an Acknowledgement of Receipt of a Baseline Environmental Assessment letter dated May 30, 2018 (“DEQ BEA Letter”). Exhibit B includes a copy of each entities DEQ BEA Letter.

As Eligible Property, the Property is eligible for Brownfield redevelopment incentives from the Authority.

3. SUMMARY OF ELIGIBLE ACTIVITIES AND DESCRIPTION OF COSTS (SECTION 13 (2)(A),(B))

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include Baseline Environmental Assessment, due care, additional response, lead and asbestos abatement, demolition, infrastructure improvements, site preparation, preparation of a Brownfield Plan/Act 381 Work Plan, Brownfield Plan implementation, interest, and application fees.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the following tables (Tables 1a and 1b).

The Eligible Activities projected in this Plan may switch categories if onsite, offsite or Property conditions change. If conditions change, an eligible activity may fall under a different category so long as the Plan adjustments stay within the Environmental activity category and the Non-Environmental activity category because this Plan contemplates capture of state revenues.

For Environmental Activities, the line item costs for any eligible activity may be adjusted with the approval of the Authority after the date the Plan is approved by the Authority and/or

Governing Body, so long as the costs do not exceed the total combined costs of said activities plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of any approved documents, such as a Reimbursement Agreement or Work Plan (if applicable), or Public Act 381 of 1996, as amended.

For Non-Environmental Activities, the line item costs for any eligible activity may be adjusted with the approval of the Authority after the date the Plan is approved by the Authority and/or Governing Body, so long as the costs do not exceed the total Non-Environmental costs plus a pro-rata contingency amount, to the extent that the adjustments do not violate the terms of any approved documents, such as a Reimbursement Agreement or Work Plan (if applicable), or Public Act 381 of 1996, as amended.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed. Amendments to Act 381 that were signed in to law on December 28, 2012 to allow local units of government to approve reimbursement of eligible activities with tax increment revenues attributable to local taxes on any eligible activities conducted on eligible property or prospective eligible properties prior to approval of the Plan, if those costs and the eligible property are subsequently included in an approved Plan. If eligible activities are performed prior to Plan approval, approved eligible activity costs will be reimbursable in accordance with Act 381. Furthermore, costs in this Plan are subject to approval by the Michigan Department of Environment, Great Lakes, and Energy (“EGLE”) {formerly called the Michigan Department of Environmental Quality (“MDEQ”)} and Michigan Strategic Fund (“MSF”) Board (through the MEDC) for the use of state tax increment revenues. The MDEQ and MSF/MEDC may adjust specific eligible activities amongst environmental and non-environmental eligible activities in accordance with state policy and guidance. Changes made between environmental and non-environmental eligible activities will be reflected in the Act 381 Work Plan. These adjustments made by the state agencies are allowed and do not change the validity of this Plan, so long as the Grand Total of eligible activity costs identified are not exceed. Any costs not authorized by the MDEQ or MSF/MEDC will become reimbursable costs with captured local-only tax increment revenues from locally levied millages, if available. However, the dollar increases in eligible activity costs reimbursed with local-only tax increment revenues as a result of non-authorization by the state shall not exceed more than 10% of the projected State-School Tax Capture portion identified at \$3,250,933 on Table 1a, page 20, without an amendment to this Plan.

In accordance with this Plan and the associated Reimbursement Agreement (the “Agreement”) with the Authority, the amount advanced by the Developer will be repaid by the Authority solely from the tax increment revenues realized from the Eligible Property.

Tax increment revenues will first be used to pay or reimburse State Brownfield Revolving Fund costs, Authority Administration (5% from local-only tax revenues, see Table 1a page 20) and Authority Local Brownfield Revolving Fund (5% from local-only tax revenues, see Table 1a page 20) as described in the tables. Local and state school tax capture was assumed to reimburse eligible activity costs in this Plan. Further use of tax increment revenues generated by this Project will be governed by the Agreement.

The costs listed in the tables are estimated costs and may increase or decrease depending on the nature and extent of the actual conditions encountered on the Property. The actual cost

of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the Authority from the Property shall be governed by the terms of the Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Agreement.

Eligible activities are estimated at approximately \$11,024,756 (inclusive of fees associated with BRA Administration, BRA Brownfield Plan & Work Plan Implementation, Local Brownfield Revolving Fund (LBRF) and State of Michigan Brownfield Redevelopment Fund (MBRF)) of which the projected costs of developer eligible activities are \$9,798,544. By way of adoption of this Plan, the Brownfield Plan will cap developer eligible activity costs at \$9,798,544 so long as there are available revenues. If the actual costs of eligible activities are lower than the estimates identified in this Plan capture to Developer may be lower or if the Taxable Value is higher than estimated Developer reimbursement may be satisfied sooner.

The Project is planned to be completed by May 1, 2022. Therefore, the Authority shall not be obligated to reimburse Developer Eligible Activities completed after May 1, 2023.

Table 1a - Itemized Eligible Activities	Notes	Eligible Activity Amount Supported in Brownfield Plan	Local Tax Capture	State School Tax Capture	Local Tax Capture Only	State Tax Capture Only
			66.55%	33.45%	100.00%	100.00%
DEQ Eligible Activities						
Department-Specific Activities						
Baseline Environmental Assessment (BEA) Activities		\$ 27,785	\$ 18,491	\$ 9,294	\$ -	\$ -
Due Care Activities		\$ 744,287	\$ 495,337	\$ 248,951	\$ -	\$ -
Additional Response Activities		\$ 20,000	\$ 13,310	\$ 6,690	\$ -	\$ -
DEQ Environmental Eligible Activities Total		\$ 792,072	\$ 527,139	\$ 264,934	\$ -	\$ -
MSF Eligible Activities						
Demolition Activities		\$ 1,210,309	\$ 805,482	\$ 404,826	\$ -	\$ -
Lead and Asbestos Abatement Activities		\$ 2,606,975	\$ 1,734,990	\$ 871,985	\$ -	\$ -
Infrastructure Improvements Activities		\$ 698,831	\$ 465,085	\$ 233,746	\$ -	\$ -
Site Preparation Activities		\$ 949,727	\$ 632,061	\$ 317,666	\$ -	\$ -
MSF Non-Environmental Eligible Activities Total		\$ 5,465,842	\$ 3,637,618	\$ 1,828,224	\$ -	\$ -
	Percentage/Rate					
Contingency: DEQ Environmental	15.0%	\$ 118,811	\$ 79,071	\$ 39,740	\$ -	\$ -
Contingency: MSF Non-Environmental	15.0%	\$ 819,876	\$ 545,643	\$ 274,234	\$ -	\$ -
<i>Sub Total: Contingencies</i>		\$ 938,687	\$ 624,713	\$ 313,974	\$ -	\$ -
Interest: DEQ Environmental (Simple Interest)	3.0%	\$ 313,630	\$ 208,726	\$ 104,904	\$ -	\$ -
Interest: MSF Non-Environmental (Simple Interest)	3.0%	\$ 2,164,262	\$ 1,440,356	\$ 723,906	\$ -	\$ -
<i>Sub Total: Interest</i>		\$ 2,477,892	\$ 1,649,082	\$ 828,810	\$ -	\$ -
<i>Sub Total: EAs + Contingencies + Interest</i>		\$ 9,674,494	\$ 6,438,552	\$ 3,235,941	\$ -	\$ -
Brownfield Plan & Work Plan Preparation		\$ 104,050	\$ 19,966	\$ 10,034	\$ 74,050	\$ -
Brownfield Plan & Work Plan Implementation (to Developer)		\$ 15,000	\$ 9,983	\$ 5,017	\$ -	\$ -
Local Application Fees		\$ 5,000	-	-	\$ 5,000	\$ -
Total Developer Administration: Brownfield Plan & Work Plan Preparation + Brownfield Plan & Work Plan Implementation (to Developer) + Application Fees		\$ 124,050	\$ 29,948	\$ 15,052	\$ 79,050	\$ -
<i>Sub Total: EAs + Contingencies + Interest + Developer Administration</i>		\$ 9,798,544	\$ 6,468,501	\$ 3,250,993	\$ 79,050	\$ -
Brownfield Redevelopment Authority (BRA) Administration		\$ 371,357	\$ -	\$ -	\$ 371,357	\$ -
BRA Brownfield Plan & Work Plan Implementation (to BRA)		\$ 15,000	\$ 9,983	\$ 5,017	\$ -	\$ -
BRA Local Brownfield Revolving Fund (LBRF)		\$ 371,357	\$ -	\$ -	\$ 371,357	\$ -
Total BRA : BRA Administration + BRA Brownfield Plan & Work Plan Implementation + LBRF		\$ 757,715	\$ 9,983	\$ 5,017	\$ 742,715	\$ -
<i>Sub Total: EAs + Contingencies + Interest + Developer Administration + Total BRA</i>		\$ 10,556,259	\$ 6,478,483	\$ 3,256,010	\$ 821,765	\$ -
State of Michigan Brownfield Redevelopment Fund (MBRF)		\$ 468,497	\$ -	\$ -	\$ -	\$ 468,497
GRAND TOTAL: EAs + Contingencies + Interest + Developer Administration + Total BRA + MBRF		\$ 11,024,756	\$ 6,478,483	\$ 3,256,010	\$ 821,765	\$ 468,497

Table 1b - Summary of Eligible Activities	Eligible Activity Amount Supported in Brownfield Plan
Total Local Taxes to Developer for Eligible Activities, Contingency and Interest	\$ 6,547,551
Total Local Tax Capture for Eligible Activities, Contingency and Interest	\$ 6,547,551
Total Local Taxes to BRA Administration	\$ 371,357
Total Local Taxes to BRA Brownfield Plan & Work Plan Implementation	\$ 9,983
Total Local Taxes to BRA Local Brownfield Revolving Fund (LBRF)	\$ 371,357
Total Local Tax Capture to BRA	\$ 752,698
Total School Taxes to Developer for Eligible Activities, Contingency and Interest	\$ 3,250,993
Total School Tax Capture for Eligible Activities, Contingency and Interest	\$ 3,250,993
Total School Taxes to BRA Administration	\$ -
Total School Taxes to BRA Brownfield Plan & Work Plan Implementation	\$ 5,017
Total School Taxes to BRA Local Brownfield Revolving Fund (LBRF)	\$ -
Total School Tax Capture to BRA	\$ 5,017
Total School Taxes to State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 468,497
Total School Tax Capture to BRA & MBRF	\$ 473,514
Total Capture by Brownfield Redevelopment Authority (BRA)	\$ 757,715
Total Capture by State of Michigan Brownfield Redevelopment Fund (MBRF)	\$ 468,497
Total Capture for Developer	\$ 9,798,544
GRAND TOTAL	\$ 11,024,756

4. CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (SECTION 13(2)(C),(F))

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Initial taxable value/base year of the Eligible Property identified in and subject to this Plan shall be the next assessment roll for which equalization will be completed following the date the resolution adding the Eligible Property in the Plan is adopted. Therefore, the initial taxable value of the Eligible Property shall be determined by the use of tax year 2020 tax values. Tax increment revenue is expected to be available for capture by the redevelopment on the Property in 2021. Estimates project that the Authority is expected to

capture the tax increment revenues from 2021 through 2039 which will be generated by the increase in taxable value. However, this Plan's capture of tax increment revenues shall not exceed 23 years (2021-2043), unless amended. The following table provides a summary of the captured incremental taxable values and tax increment revenues captured which it will provide after completion of the redevelopment Project. In addition, detailed tables of estimated tax increment revenues to be captured is attached to this Plan as Exhibit C, Table 4 - Tax Increment Financing Estimates. Prior to commencement of reimbursement to the Developer, payments to State Brownfield Revolving Fund, Authority Administration and Authority Local Brownfield Revolving Fund will occur.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the Property set through the property assessment process by the local unit of government and equalized by the County(s). The actual increased taxable value of the land and all future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue available under this Plan will be based on the actual millage levied annually by each taxing jurisdiction on the increase in tax value resulting from the redevelopment project that is eligible and approved for capture. Developer costs in this Plan are estimated at \$9,798,544 so long as there are available revenues. If the actual costs of eligible activities are lower than the estimates identified in this Plan capture to Developer may be lower or if the Taxable Value is higher than estimated Developer reimbursement may be satisfied sooner.

Table 2 - Estimated Captured Incremental Taxable Values & Tax Increment Revenues Captured		
Tax Year	Captured Incremental Taxable Values	Tax Increment Revenues Captured
2020 - Base Year	\$ -	\$ -
2021 - Start of Tax Capture	\$ 1,695,890	\$ 109,073
2022	\$ 6,128,121	\$ 394,136
2023	\$ 8,317,657	\$ 534,958
2024	\$ 8,482,850	\$ 545,583
2025	\$ 8,650,588	\$ 556,371
2026	\$ 8,820,909	\$ 567,325
2027	\$ 8,993,852	\$ 578,448
2028	\$ 9,169,459	\$ 589,743
2029	\$ 9,347,771	\$ 601,211
2030	\$ 9,528,828	\$ 612,856
2031	\$ 9,712,674	\$ 624,680
2032	\$ 9,899,350	\$ 636,686
2033	\$ 10,088,902	\$ 648,878
2034	\$ 10,281,373	\$ 661,257
2035	\$ 10,476,808	\$ 673,826
2036	\$ 10,675,252	\$ 686,589
2037	\$ 10,876,753	\$ 699,549
2038	\$ 11,081,357	\$ 712,708
2039	\$ 11,289,111	\$ 726,070
Total	-	\$ 11,159,948
<i>Total of "Surplus Revenue/Surplus Incremental Taxes Paid" to be returned to the applicable Taxing Jurisdictions on a pro-rata basis</i>		\$ 135,193
Total Estimated Tax Increment Revenues Captured		\$ 11,024,756

5. METHOD OF BROWNFIELD PLAN FINANCING (SECTION 13(2)(D))

Eligible activities in this Plan are to be financed by the Owner. The Owner will obtain conventional bank financing for a construction loan equal to approximately 75% loan to cost. The owner will fulfill the obligation for the remaining 25% balance of funds needed through a combination of cash, land equity, and other funding sources. The construction lender will require a personal guarantee from the loan sponsor and will likely require that the Owner's fund their 25% of the capital stack prior to drawing on the construction loan. As the Owner is still finalizing the Project costs, they have not yet selected a lender. However, the Owners have had preliminary discussions with several banks that they have existing relationships with, and they are excited about the opportunity to provide construction financing for this Project along the terms they are seeking. Building 1 financial close and the start of construction is expected in November 2019, pending incentive approvals.

The Developer will be reimbursed for eligible costs as listed in Tables 1a and 1b above. The current estimated amount of required capture used to reimburse the Developer for costs in this Plan is \$9,798,544 so long as there are available revenues.

All reimbursements authorized under this Plan shall be governed by the Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the Authority to fund such reimbursements from tax increment revenues generated by this Project and does not obligate the Authority or City to fund any reimbursement or to enter into the Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Agreement contemplated by this Plan.

Under this Plan, the Authority anticipates collecting:

- \$468,497 for State Brownfield Revolving Fund (State of Michigan Brownfield Redevelopment Fund {MBRF});
- \$371,357 (5% from local-only tax revenues, see Table 1a page 20) for Brownfield Redevelopment Authority Administration, and;
- \$371,357 (5% from local-only tax revenues, see Table 1a page 20) for Authority Local Brownfield Revolving Fund (LBRF).

MBRF, Authority Administration and LBRF capture is reflective of the redevelopment project being completed.

6. AMOUNT OF NOTE OR BONDED INDEBTEDNESS INCURRED (SECTION 13(2)(E))

The Authority will not incur a note or bonded indebtedness for this Brownfield Project under this Plan.

7. DURATION OF THE BROWNFIELD PLAN AND EFFECTIVE DATE (SECTION 13(2)(F))

Subject to Section 13b(16) of Act 381, the date of tax capture shall commence no earlier than 2021 or the immediate following year—as increment revenue becomes available, but the beginning date of tax increment revenues capture shall not exceed five years beyond the date of the governing body resolution approving the Plan. In no event shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan. Total estimated Plan capture duration for reimbursement of Eligible Activities, Brownfield Plan & Act 381 Work Plan (including amendments) Preparation costs, Brownfield Plan & Act 381 Work Plan Implementation Fees, BRA Administration & Application Fees, and LBRF & MBRF capture is estimated at 19 years (2021-2039). However, this Plan's capture of tax increment revenues shall not exceed 23 years (2021-2043), unless amended.

Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or

terminated in accordance with Section 14(8) of Act 381 or as governed by the Reimbursement Agreement.

8. ESTIMATED IMPACT ON TAXING JURISDICTIONS (SECTION 13(2)(G))

The following table presents a summary of the impact to taxing jurisdictions (if the redevelopment Project is completed). The impact to each individual taxing jurisdiction may be as much as their proportionate share of \$11,024,756. Table 1a identifies the total amount required for the Project's eligible activities so long as there are sufficient revenues available to capture. Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented Exhibit C, Table 4.

Table 3 - Estimated Impact to Taxing Jurisdictions			
Taxing Unit	Incremental Taxes Paid	Taxes Returned to Taxing Unit	Impact to Taxing Jurisdiction
CITY OF LANSING	-	-	-
City Operating - Lansing	\$ 3,373,180	\$ 389,189	\$ 2,983,991
City Debt - Lansing	\$ 45,115	\$ 45,115	\$ -
INGHAM COUNTY	-	-	-
Ingham County	\$ 1,896,546	\$ 218,819	\$ 1,677,728
Potter Park Zoo & Potter Park	\$ 71,142	\$ 8,208	\$ 62,934
Capital Region Airport Authority - CRAA	\$ 121,289	\$ 13,994	\$ 107,295
Capital Area Transportation Authority - CATA	\$ 521,767	\$ 60,200	\$ 461,567
LIBRARY	-	-	-
Capital Area District Libraries - CADL	\$ 270,687	\$ 31,231	\$ 239,456
INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-
ISD Operating	\$ 34,704	\$ 4,004	\$ 30,699
ISD Special Education	\$ 781,905	\$ 90,214	\$ 691,690
COMMUNITY COLLEGE	-	-	-
Lansing Community College - LCC	\$ 660,616	\$ 76,220	\$ 584,396
LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-
Lansing School District Debt (District #33020)	\$ 798,181	\$ 798,181	\$ -
Lansing School District Sinking Fund	\$ 520,553	\$ 60,060	\$ 460,492
STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-
State Education Tax - SET	\$ 1,041,105	\$ 106,192	\$ 934,913
Local School Operating - LSO	\$ 3,106,449	\$ 316,855	\$ 2,789,594
Totals	\$ 13,243,238	\$ 2,218,482	\$ 11,024,756
Total Tax Increment Revenues Captured			\$ 11,024,756

Note: The millage rates utilized are from 2018 (except for the "Lansing School District Sinking Fund millage" in effect for 2019) and all rates are assumed to continue for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

9. DISPLACEMENT OF PERSONS (SECTION 13(2)(I-L))

The Property is substantially vacant. There are no persons residing on the Property and the one tenant credit union business residing on the Property is a temporary location until their new business location is built. Additionally, there are no residences or businesses that will be acquired to be cleared; therefore, there will be no adverse displacement or adverse relocation of persons or businesses under this Plan.

10. LOCAL BROWNFIELD REVOLVING FUND (SECTION 8)

The Authority has established a Local Brownfield Revolving Fund (LBRF). The Authority will capture incremental tax revenues during the tax capture period of this Plan and deposit those revenues into the LBRF to fund other projects within the City of Lansing. LBRF capture is estimated at \$371,357 (5% from local-only tax revenues, see Table 1a page 20). All funds deposited in the LBRF shall be in accordance with Section 8 of Act 381.

11. STATE BROWNFIELD REDEVELOPMENT FUND (SECTION 8A)

The Authority shall pay to the Department of Treasury at least once annually an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the Authority pays an amount equal to 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13B(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381. State of Michigan Brownfield Redevelopment Fund (MBRF) capture is estimated at \$468,497.

12. OTHER INFORMATION (SECTION 13(2)(M))

The Authority and the City, in accordance with the Act, may amend this Plan in the future.

Exhibit A

Eligible Property – Legal Descriptions And Eligible Property Boundary Maps

**Exhibit A-1: 501 Block LLC Lot Survey
and
Exhibit A-2: 502 Block LLC Lot Survey**

EXHIBIT A-1: LOT SURVEY

For: 501 Block LLC, a Delaware limited liability company

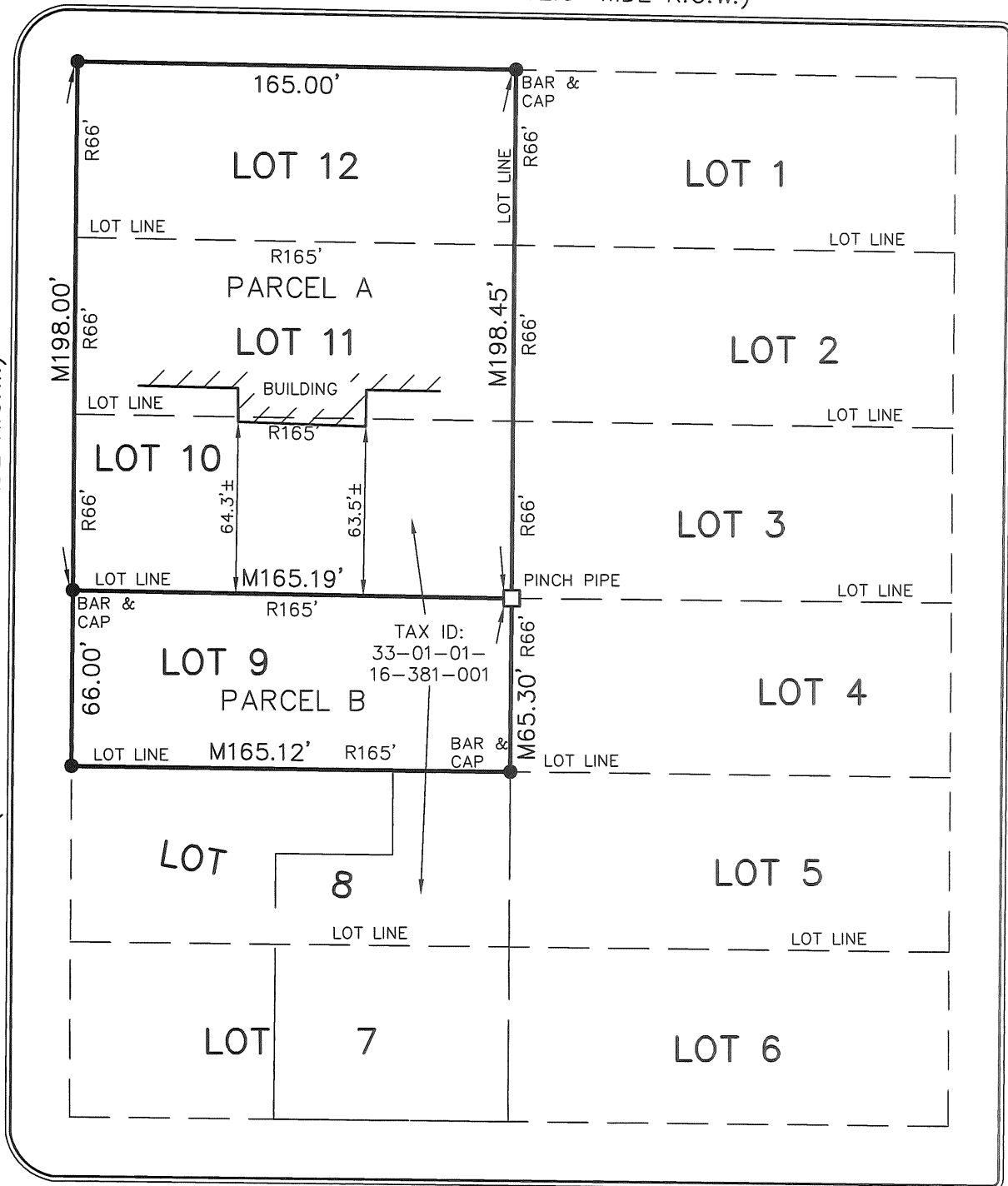
Survey Address:
501 S. Capitol Avenue
Lansing, MI 48933

1" = 60' - N

W. LENAWEЕ STREET
(PUBLIC - PLATTED 82.5' WIDE R.O.W.)

S. CAPITOL AVENUE
(PUBLIC - PLATTED 99' WIDE R.O.W.)

S. WASHINGTON AVENUE
(PUBLIC - PLATTED 115.5' WIDE R.O.W.)



W. HILLSDALE STREET
(PUBLIC - PLATTED 82.5' WIDE R.O.W.)

NOTES:

1. EASEMENTS, IF ANY, NOT SHOWN
2. ALL IMPROVEMENTS NOT SHOWN

I hereby certify only to the parties hereon that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set, as noted hereon, permanent markers to all corners of said lot and that all visible encroachments of a permanent nature upon said lot are as shown on this survey. Said lot subject to all easements and restrictions of record.

- R = Recorded Distance
- M = Measured Distance
- = Distance Not to Scale
- = Deed Line
- = Set PK Nail and Tag Unless Noted
- = Found Iron as Noted
- ▨ = Concrete, Asphalt, Deck, and Porch
- * = Fence
- 0.0'± = Denotes Distance to the Survey Line

ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR
DATE
NO. 53497



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY SSF

SECTION 16, T4N, R2W

FIELD WORK BY NAW

JOB NUMBER:

SHEET 1 OF 2

93093.LOT-1

LOT SURVEY

For:
501 Block LLC, a Delaware limited liability company

Survey Address:
501 S. Capitol Avenue
Lansing, MI 48933

Legal Descriptions:

A portion of Tax ID: 33-01-01-16-381-001 described as:
Parcel A:
Lots 10, 11, & 12, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

A portion of Tax ID: 33-01-01-16-381-001 described as:
Parcel B:
Lot 9, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

ERICK R. FRIESTROM 01/24/18
ERICK R. FRIESTROM DATE
PROFESSIONAL SURVEYOR NO. 53497

		KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047		
13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805		
DRAWN BY SSF		SECTION 16, T4N, R2W
FIELD WORK BY NAW		JOB NUMBER:
SHEET 2 OF 2		93093.LOT-1

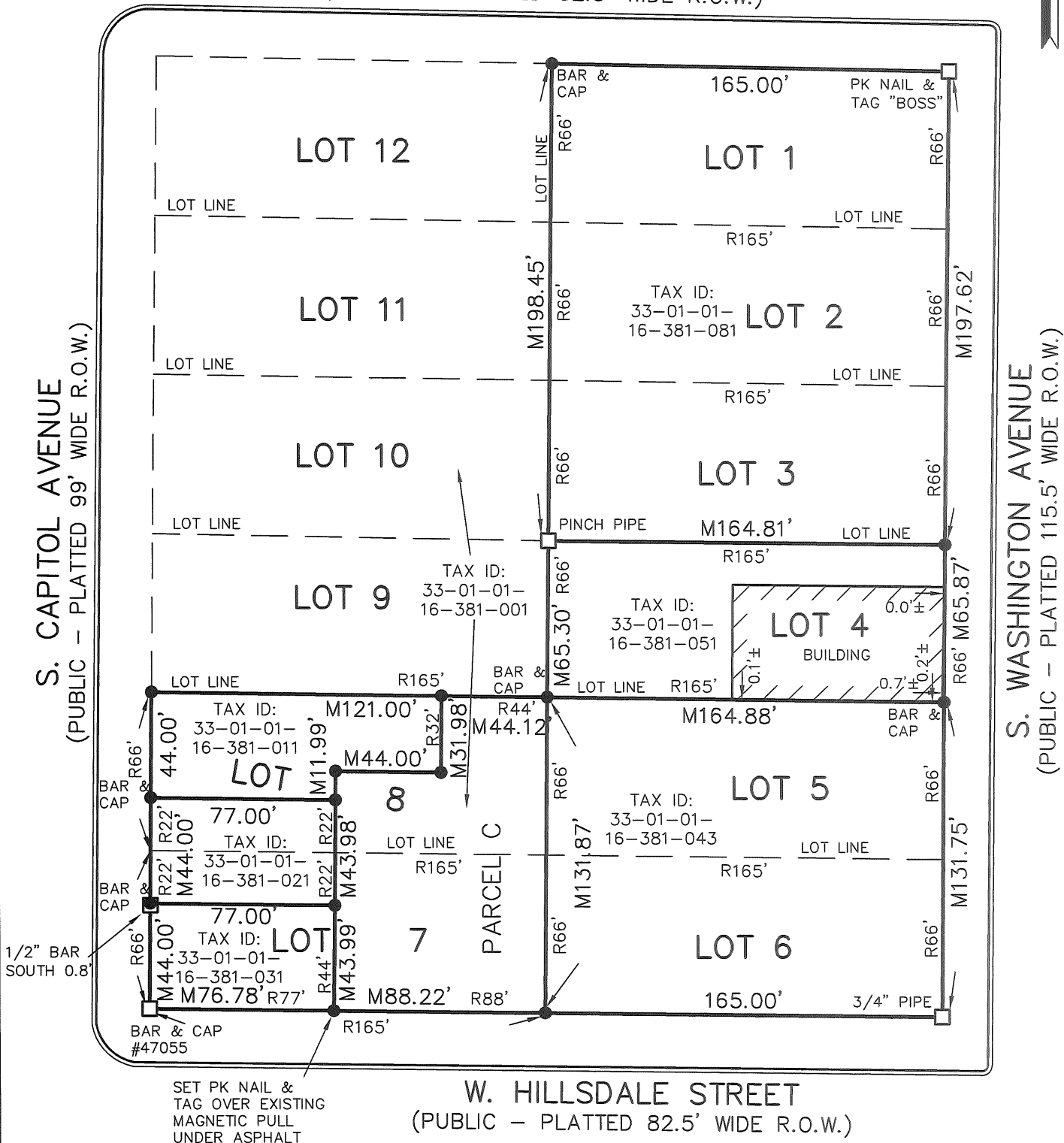
EXHIBIT A-2: LOT SURVEY

For:
502 Block LLC, a Delaware limited liability company

Survey Address:
535 & Vacant S. Capitol Avenue
520 & Vacant S. Washington Avenue
Lansing, MI 48933

W. LENAWE STREET
(PUBLIC - PLATTED 82.5' WIDE R.O.W.)

1" = 60' - N



NOTES:

- EASEMENTS, IF ANY, NOT SHOWN
- ALL IMPROVEMENTS NOT SHOWN

I hereby certify only to the parties hereon that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set, as noted hereon, permanent markers to all corners of said lot and that all visible encroachments of a permanent nature upon said lot are as shown on this survey. Said lot subject to all easements and restrictions of record.

- R = Recorded Distance
- M = Measured Distance
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- = Deed Line
- = Set PK Nail and Tag Unless Noted
- = Found Iron as Noted
- ▨ = Concrete, Asphalt, Deck, and Porch
- * * = Fence
- 0.0'± = Denotes Distance to the Survey Line

ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR NO. 53497

DATE

01/24/18



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY SSF

SECTION 16, T4N, R2W

FIELD WORK BY NAW

JOB NUMBER:

SHEET 1 OF 2

93093.LOT-2

LOT SURVEY

For:
502 Block LLC, a Delaware limited liability company

Survey Address:
535 & Vacant S. Capitol Avenue
520 & Vacant S. Washington Avenue
Lansing, MI 48933

Legal Descriptions:

Tax ID: 33-01-01-16-381-011

The North 44 feet of the West 77 feet of Lot 8 and the North 32 feet of the West 44 feet of the East 88 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-021

The North 22 feet of the West 77 feet of Lot 7 and the South 22 feet of the West 77 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-031

The South 44 feet of the West 77 feet of Lot 7, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-043

Lot 5 & 6, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-051

Lot 4, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

Tax ID: 33-01-01-16-381-081

Lots 1, 2, & 3, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.

A portion of Tax ID: 33-01-01-16-381-001 described as:

Parcel C:

The East 88 feet of Lot 7 and the East 44 feet of Lot 8 and the West 44 feet of the East 88 feet of the South 34 feet of Lot 8, Block 149, Original Plat of the City of Lansing Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 2 of Plats, Page 36, Ingham County Records.



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY **SSF**

SECTION **16, T4N, R2W**

FIELD WORK BY **NAW**

JOB NUMBER:

SHEET **2** OF **2**

93093.LOT-2


ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR


DATE
NO. 53497

Exhibit B

Basis of Eligibility

**DEQ Acknowledgement of Receipt of a Baseline Environmental
Assessment letters dated May 30, 2018**

**Exhibit B-1: 501 Block LLC Letter
and
Exhibit B-2: 502 Block LLC Letter**

Functional Obsolescence Determination letter dated August 14, 2019

Exhibit B-3: 501 Block LLC Letter



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING DISTRICT OFFICE

EXHIBIT B-1: 501 Block LLC Letter



C. HEIDI GREETHER
DIRECTOR

May 30, 2018

**ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL
ASSESSMENT**

BEA ID: B201802475LA

Legal Entity: 501 Block LLC, 2362 Jolly Road, Okemos, Michigan 48864

Property Address: 501 South Capitol Avenue and 520 South Washington Avenue,
Lansing, Ingham County

On May 25, 2018, the Department of Environmental Quality (DEQ) received a Baseline Environmental Assessment (BEA) dated January 29, 2018, for the above legal entity and property. This letter is your acknowledgement that the DEQ has received and recorded the BEA. The DEQ maintains an administrative record of each BEA as received.

This BEA was submitted pursuant to Section 20126(1)(c) of Part 201, Environmental Remediation, and/or Section 21323a(1)(b) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). A BEA is submitted for the purpose of establishing an exemption to liability for a new owner or operator of property that has been demonstrated to be a facility or property as defined by Section 20101(1)(s) of Part 201, Environmental Remediation, and/or property as defined by Section 21303(d) of Part 213, Leaking Underground Storage Tanks, of the NREPA. Pursuant to Sections 20126(1)(c) and 21323a(1)(b), the conditions of this exemption require the legal entity to disclose the BEA to a subsequent purchaser or transferee of the property.

The BEA is only for the legal entity and property identified in the BEA and on the BEA Submittal Form. Each new legal entity that becomes the owner or operator of this facility must submit their own BEA.

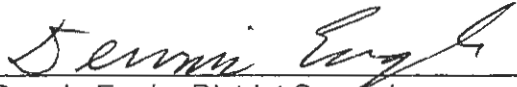
The DEQ is not making any findings about the adequacy of the submittal or whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA.

The legal entity, as the owner and/or operator of a facility or property, may have Due Care responsibilities under Section 20107a of Part 201, Environmental Remediation, and/or Section 21304c of Part 213, Leaking Underground Storage Tanks, of the NREPA.

The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended.

Pursuant to Section 20112a(6) of Part 201, Environmental Remediation, the property(s) identified in the BEA will be placed on the inventory of facilities, which is updated daily and posted on the DEQ's website: <https://secure1.state.mi.us/FacilitiesInventoryQueries>.

Authorized signature:



Dennis Eagle, District Supervisor
Lansing District Office
Remediation and Redevelopment Division
Department of Environmental Quality
525 West Allegan Street
P.O. Box 30242
Lansing, Michigan 48909
517-614-8544
eagled@michigan.gov

Enclosure

cc: PM Environmental Inc.



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING DISTRICT OFFICE

EXHIBIT B-2: 502 Block LLC Letter



C. HEIDI GREETHER
DIRECTOR

May 30, 2018

**ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL
ASSESSMENT**

BEA ID: B201802476LA

Legal Entity: 502 Block LLC, 2362 Jolly Road, Okemos, Michigan 48864

Property Address: 501 South Capitol Avenue and 520 South Washington Avenue,
Lansing, Ingham County

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The BEA is only for the legal entity and property identified in the BEA and on the BEA Submittal Form. Each new legal entity that becomes the owner or operator of this facility must submit their own BEA.

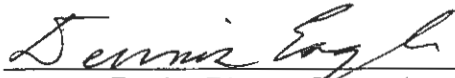
The DEQ is not making any findings about the adequacy of the submittal or whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA.

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Authorized signature:



Dennis Eagle, District Supervisor
Lansing District Office
Remediation and Redevelopment Division
Department of Environmental Quality
525 West Allegan Street
P.O. Box 30242
Lansing, Michigan 48909
517-614-8544
eagled@michigan.gov

Enclosure

cc: PM Environmental Inc.

EXHIBIT B-3: 501 Block LLC Letter



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 14, 2019

Functional Obsolescence Determination
501 S. Capitol St.
33-01-01-16-381-002

This building was originally constructed in 1970 as a six-story, single occupant central bank. There is a mechanical penthouse as well as basement offices. Elevators serve the building.

The original occupant was the State Employee Credit Union; it is now occupied on the first floor only by the Lake Trust Credit Union. The rest of the building has been vacant for some time. The market demand for central bank occupancy has declined over the last several years, therefore the current configuration as a single occupant central bank is obsolete.

The heating and cooling systems are currently obsolete. There is a single system that performs very poorly. The system has to be manually turned on and off daily and serves the entire building even though the only occupant is on the first floor.

PM Environmental performed an inventory of hazardous materials from July 31 through August 2, 2017 to identify, locate, classify, analyze, and estimate quantities of accessible asbestos containing materials for the building owner compliance with the Occupational Safety & Health Administration (OSHA) General Industry Standard for Asbestos.

The results of the asbestos survey identified the following asbestos containing materials:

Tagged Fire Door and Frame (Assumed ACM) (61 Doors and Frames)
Mastic Associated with 12" x 12" Floor Tile – Tan Mottled (25 Square Feet)
Grey Spray-On Fireproofing (55,600 Square Feet)
Black Sink Undercoating (1 Sink)
Cementitious Fireproofing (3,940 Square Feet)
Roofing Materials (Assumed ACM) (8,000 Square Feet)

Asbestos was widely used in building construction until its use was banned in 1978. The presence of asbestos containing materials contributes to the obsolescence of the building because these materials are no longer used and may need to be removed.

For these reasons, I have determined that the building at 501 S. Capital suffers from functional obsolescence.

Sharon Frischman, MMAO
City Assessor

Exhibit C

Table 4 - Tax Increment Financing Estimates

Table 4a1 - Base Year/Initial Taxable Value (ITV) Information

500 BLOCK REDEVELOPMENT PROJECT - LANSING, MICHIGAN

BROWNFIELD PLAN NO. 77

Table 4a1 - Base Year/ Initial Taxable Value (ITV) Information

Notes	Property Identification		Base Year/ Initial Taxable Value (ITV) of All Eligible Property in the Brownfield Plan by Property Classification						Total Taxes Paid on Base Year/ ITV		Notes
			Land	Land Improvements	Building	Real Property Subtotal	Personal Property	Total	Real Property	Personal Property	
	Address	Tax Parcel Number									BASE YEAR = 2020
	501 S. Capitol Ave	33-01-01-16-381-002 (combined in 2018; formerly 33-01-01-16-381-001)	\$ 228,690	\$ 6,561	\$ 1,665,750	\$ 1,901,000	\$ -	\$ 1,901,000	\$ 145,089	\$ -	Estimated Values for 2020 based on Actual Values for 2019 (as of 12/31/2018)
	520 S Washington Ave	33-01-01-16-381-004	\$ 508,200	\$ -	\$ -	\$ 508,200	\$ -	\$ 508,200	\$ 38,787	\$ -	Includes estimated Land Value for 2020 based on Actual Value for 2019; <u>Excludes</u> Land Improvements of \$36,056, and Building Value of \$404,844 for 2019 (totaling \$440,900), to be demolished by end of 2019, and therefore, removed from Base Year.
Totals			\$ 736,890	\$ 6,561	\$ 1,665,750	\$ 2,409,200	\$ -	\$ 2,409,200	\$ 183,875	\$ -	-
									Real & Personal Combined =	\$ 183,875	

**Table 4a2 - Total Estimated Taxes Paid to All Taxing Jurisdictions on
the Base Year Taxable Value/ Initial Taxable Value (ITV)**

**500 BLOCK REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN NO. 77**

Table 4a2 - Total Estimated Taxes Paid to All Taxing Jurisdictions on the Base Year Taxable Value/ Initial Taxable Value (ITV)

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS	Millage Rate Paid on Real Property	Millage Rate Paid on Commercial Personal Property	Base Year	2020
				BP Year Number	0
-	CITY OF LANSING	-	-	-	-
-	City Operating - Lansing	19.4400	19.4400		\$ 46,835
-	City Debt - Lansing	0.2600	0.2600		\$ 626
-	<i>Subtotal of Local Government Unit (LGU): Annual</i>	<i>19.7000</i>	<i>19.7000</i>		<i>\$ 47,461</i>
-	INGHAM COUNTY	-	-	-	-
-	Ingham County	10.9300	10.9300		\$ 26,333
-	Potter Park Zoo & Potter Park	0.4100	0.4100		\$ 988
-	Capital Region Airport Authority - CRAA	0.6990	0.6990		\$ 1,684
-	Capital Area Transportation Authority - CATA	3.0070	3.0070		\$ 7,244
-	LIBRARY	-	-	-	-
-	Capital Area District Libraries - CADL	1.5600	1.5600		\$ 3,758
-	INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-	-
-	ISD Operating	0.2000	0.2000		\$ 482
-	ISD Special Education	4.5062	4.5062		\$ 10,856
-	COMMUNITY COLLEGE	-	-	-	-
-	Lansing Community College - LCC	3.8072	3.8072		\$ 9,172
-	LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-
-	Lansing School District Debt (District #33020)	4.6000	4.6000		\$ 11,082
-	Lansing School District Sinking Fund	3.0000	3.0000		\$ 7,228
-	<i>Subtotal of Non-Local Government Unit (LGU) Local: Annual</i>	<i>32.7194</i>	<i>32.7194</i>		<i>\$ 78,828</i>
-	Total Local: Annual	52.4194	52.4194		\$ 126,289
-	STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	-
-	State Education Tax - SET	6.0000	6.0000		\$ 14,455
-	Local School Operating - LSO	17.9028	5.9028		\$ 43,131
-	Total State & Local School: Annual	23.9028	11.9028		\$ 57,587
-	TOTAL LOCAL AND STATE & LOCAL SCHOOL: ANNUAL	76.3222	64.3222		\$ 183,875

Table 4b - Estimated Future Taxable Value (FTV) Information

500 BLOCK REDEVELOPMENT PROJECT - LANSING, MICHIGAN

BROWNFIELD PLAN NO. 77

Table 4b - Estimated Future Taxable Value (FTV) Information

Tax Year =

Estimated Percentage (%) Change In Future Taxable Values (TV) of Building(s), Land Improvements & Land shown below (excluding Personal Property) - after 100% Completion									
Estimated Percentage (%) Change In Future Taxable Values (TV) of Land shown below									
					Tax Year	2020	2021	2022	2023
	Future Taxable Value (FTV) of Building(s), Land Improvements & Land Upon Completion ^{1,2}	Estimated FTV Upon Completion	Estimated True Cash Value (TCV) Upon Completion	FTV Assumptions	Notes	% Completed by 12/31/19	% Completed by 12/31/20	% Completed by 12/31/21	% Completed by 12/31/22
	Building 1 (501): Office	\$ 1,282,000	\$ 2,564,000	Based on Income Approach		0%	90%	100%	100%
	Subtotal	\$ 1,282,000	\$ 2,564,000	-	-	-	-	-	-
	Building 1 (501): Multi-Family Residential Apartments	\$ 2,239,700	\$ 4,479,400	"		0%	100%	100%	100%
	Subtotal	\$ 2,239,700	\$ 4,479,400	-	-	-	-	-	-
	Building 2 (502): Commercial	\$ 151,300	\$ 302,600	"		0%	10%	70%	100%
	Subtotal	\$ 151,300	\$ 302,600	-	-	-	-	-	-
	Building 2 (502): Multi-Family Residential Apartments	\$ 6,964,600	\$ 13,929,200	"		0%	10%	70%	100%
	Subtotal	\$ 6,964,600	\$ 13,929,200	-	-	-	-	-	-
	Subtotal	\$ 10,637,600	\$ 21,275,200						
	Subtotal Future Taxable Value (FTV) of Building(s), Land Improvements, and Land								
	Future Taxable Value (FTV) of Land	Estimated FTV	Notes						
	Address	-		-					
	501 S. Capitol Ave	\$ 228,690	All FTV for Land is removed upon completion of construction because the FTV is already included above in the FTV for each type of development. There may actually be a small FTV on the Land Value up to the point of completion of construction, but this table assumes that there is no FTV during the term of construction for conservative estimation purposes only.						
	520 S Washington Ave	\$ 508,200							
	Subtotal Future Taxable Value (FTV) of Land	\$ 736,890							
-	Total Future Taxable Value (FTV) of Building(s) and Land Improvements, Land & Personal Property ^{1,2}								
-	Total Captured Taxable Value (= to Total FTV of Building(s) and Land Improvements, Land & Personal Property minus Base Year/ ITV)								

Notes:

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

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

		BASE YEAR BP	FIRST YEAR OF BP TAX CAPTURE							
Calendar/ Tax Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
FYE	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
BP Year Number	0	0	1	2	3	4	5	6	7	8
	0.00%	0.00%	0.00%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	-	-	-	-	-	-	-	-	-	-
	\$ -	\$ -	\$ 1,153,800	\$ 1,282,000	1,301,743	1,321,790	1,342,145	1,362,814	1,383,802	1,405,112
	\$ -	\$ -	\$ 1,153,800	\$ 1,282,000	\$ 1,301,743	\$ 1,321,790	\$ 1,342,145	\$ 1,362,814	\$ 1,383,802	\$ 1,405,112
	\$ -	\$ -	\$ 2,239,700	2,274,191	2,309,214	2,344,776	2,380,885	2,417,551	2,454,781	2,492,585
	\$ -	\$ -	\$ 2,239,700	\$ 2,274,191	\$ 2,309,214	\$ 2,344,776	\$ 2,380,885	\$ 2,417,551	\$ 2,454,781	\$ 2,492,585
	\$ -	\$ -	\$ 15,130	\$ 105,910	\$ 151,300	153,630	155,996	158,398	160,838	163,314
	\$ -	\$ -	\$ 15,130	\$ 105,910	\$ 151,300	\$ 153,630	\$ 155,996	\$ 158,398	\$ 160,838	\$ 163,314
	\$ -	\$ -	\$ 696,460	\$ 4,875,220	\$ 6,964,600	7,071,855	7,180,761	7,291,345	7,403,632	7,517,648
	\$ -	\$ -	\$ 696,460	\$ 4,875,220	\$ 6,964,600	\$ 7,071,855	\$ 7,180,761	\$ 7,291,345	\$ 7,403,632	\$ 7,517,648
	\$ -	\$ -	\$ 4,105,090	\$ 8,537,321	\$ 10,726,857	\$ 10,892,050	\$ 11,059,788	\$ 11,230,109	\$ 11,403,052	\$ 11,578,659
	-	-	\$ 4,105,090	\$ 8,537,321	\$ 10,726,857	\$ 10,892,050	\$ 11,059,788	\$ 11,230,109	\$ 11,403,052	\$ 11,578,659
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	\$ 228,690	\$ 228,690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 508,200	\$ 508,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 736,890	\$ 736,890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 736,890	\$ 736,890	\$ 4,105,090	\$ 8,537,321	\$ 10,726,857	\$ 10,892,050	\$ 11,059,788	\$ 11,230,109	\$ 11,403,052	\$ 11,578,659
	\$ -	\$ -	\$ 1,695,890	\$ 6,128,121	\$ 8,317,657	\$ 8,482,850	\$ 8,650,588	\$ 8,820,909	\$ 8,993,852	\$ 9,169,459

2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
9	10	11	12	13	14	15	16	17	18	19
1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%	1.54%
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
-	-	-	-	-	-	-	-	-	-	-
1,426,751	1,448,723	1,471,033	1,493,687	1,516,690	1,540,047	1,563,764	1,587,846	1,612,298	1,637,128	1,662,340
\$ 1,426,751	\$ 1,448,723	\$ 1,471,033	\$ 1,493,687	\$ 1,516,690	\$ 1,540,047	\$ 1,563,764	\$ 1,587,846	\$ 1,612,298	\$ 1,637,128	\$ 1,662,340
2,530,971	2,569,948	2,609,525	2,649,712	2,690,517	2,731,951	2,774,023	2,816,743	2,860,121	2,904,167	2,948,891
\$ 2,530,971	\$ 2,569,948	\$ 2,609,525	\$ 2,649,712	\$ 2,690,517	\$ 2,731,951	\$ 2,774,023	\$ 2,816,743	\$ 2,860,121	\$ 2,904,167	\$ 2,948,891
165,830	168,383	170,976	173,609	176,283	178,998	181,754	184,553	187,395	190,281	193,212
\$ 165,830	\$ 168,383	\$ 170,976	\$ 173,609	\$ 176,283	\$ 178,998	\$ 181,754	\$ 184,553	\$ 187,395	\$ 190,281	\$ 193,212
7,633,420	7,750,974	7,870,339	7,991,542	8,114,612	8,239,577	8,366,467	8,495,310	8,626,138	8,758,981	8,893,869
\$ 7,633,420	\$ 7,750,974	\$ 7,870,339	\$ 7,991,542	\$ 8,114,612	\$ 8,239,577	\$ 8,366,467	\$ 8,495,310	\$ 8,626,138	\$ 8,758,981	\$ 8,893,869
\$ 11,756,971	\$ 11,938,028	\$ 12,121,874	\$ 12,308,550	\$ 12,498,102	\$ 12,690,573	\$ 12,886,008	\$ 13,084,452	\$ 13,285,953	\$ 13,490,557	\$ 13,698,311
\$ 11,756,971	\$ 11,938,028	\$ 12,121,874	\$ 12,308,550	\$ 12,498,102	\$ 12,690,573	\$ 12,886,008	\$ 13,084,452	\$ 13,285,953	\$ 13,490,557	\$ 13,698,311
-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 11,756,971	\$ 11,938,028	\$ 12,121,874	\$ 12,308,550	\$ 12,498,102	\$ 12,690,573	\$ 12,886,008	\$ 13,084,452	\$ 13,285,953	\$ 13,490,557	\$ 13,698,311
\$ 9,347,771	\$ 9,528,828	\$ 9,712,674	\$ 9,899,350	\$ 10,088,902	\$ 10,281,373	\$ 10,476,808	\$ 10,675,252	\$ 10,876,753	\$ 11,081,357	\$ 11,289,111

Table 4c - Impact of Tax Capture on Taxing Jurisdictions

**500 BLOCK REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN NO. 77**

Table 4c - Estimated Impact of Tax Capture on Taxing Jurisdictions

	AD VALOREM TAXING AUTHORITIES/ TAXING JURISDICTIONS ¹	Real Property					Commercial Personal Property				
		Buildings, Improvements to Land & Land					Furniture & Fixtures, Machinery & Equipment; Other				
		Millage Rate Paid	Millages Not Allowed for Capture	Millage Rate Captured	% of Local/ Regional Millages Captured	% of All Millages Captured	Millage Rate Paid	Millages Not Allowed for Capture	Millage Rate Captured	% of Local/ Regional Millages Captured	% of All Millages Captured
		BP Years 1-End					BP Years 1-End				
-	CITY OF LANSING	-	-	-	-	-	-	-	-	-	-
-	City Operating - Lansing	19.4400	0.0000	19.4400	40.88%	27.20%	19.4400	0.0000	19.4400	40.88%	32.69%
-	City Debt - Lansing	0.2600	0.2600	0.0000	0.00%	0.00%	0.2600	0.2600	0.0000	0.00%	0.00%
-	<i>Subtotal of Local Government Unit (LGU): Annual</i>	19.7000	0.2600	19.4400	40.88%	27.20%	19.7000	0.2600	19.4400	40.88%	32.69%
-	<i>Local Government Unit (LGU): Cumulative</i>										
-	INGHAM COUNTY	-	-	-	-	-	-	-	-	-	-
-	Ingham County	10.9300	0.0000	10.9300	22.98%	15.29%	10.9300	0.0000	10.9300	22.98%	18.38%
-	Potter Park Zoo & Potter Park	0.4100	0.0000	0.4100	0.86%	0.57%	0.4100	0.0000	0.4100	0.86%	0.69%
-	Capital Region Airport Authority - CRAA	0.6990	0.0000	0.6990	1.47%	0.98%	0.6990	0.0000	0.6990	1.47%	1.18%
-	Capital Area Transportation Authority - CATA	3.0070	0.0000	3.0070	6.32%	4.21%	3.0070	0.0000	3.0070	6.32%	5.06%
-	LIBRARY	-	-	-	-	-	-	-	-	-	-
-	Capital Area District Libraries - CADL	1.5600	0.0000	1.5600	3.28%	2.18%	1.5600	0.0000	1.5600	3.28%	2.62%
-	INTERMEDIATE SCHOOL DISTRICTS (ISD)	-	-	-	-	-	-	-	-	-	-
-	ISD Operating	0.2000	0.0000	0.2000	0.42%	0.28%	0.2000	0.0000	0.2000	0.42%	0.34%
-	ISD Special Education	4.5062	0.0000	4.5062	9.47%	6.31%	4.5062	0.0000	4.5062	9.47%	7.58%
-	COMMUNITY COLLEGE	-	-	-	-	-	-	-	-	-	-
-	Lansing Community College - LCC	3.8072	0.0000	3.8072	8.01%	5.33%	3.8072	0.0000	3.8072	8.01%	6.40%
-	LOCAL SCHOOL MILLAGES: excludes State School millages	-	-	-	-	-	-	-	-	-	-
-	Lansing School District Debt (District #33020)	4.6000	4.6000	0.0000	0.00%	0.00%	4.6000	4.6000	0.0000	0.00%	0.00%
-	Lansing School District Sinking Fund	3.0000	0.0000	3.0000	6.31%	4.20%	3.0000	0.0000	3.0000	6.31%	5.05%
-	<i>Subtotal of Non-LGU Local: Annual</i>	32.7194	4.6000	28.1194	59.12%	39.35%	32.7194	4.6000	28.1194	59.12%	47.29%
-	<i>Non-LGU Local: Cumulative</i>										
-	Total Local Tax Capture: Annual	52.4194	4.8600	47.5594	100.00%	66.55%	52.4194	4.8600	47.5594	100.00%	79.98%
-	Total Local Tax Capture: Cumulative										
-	STATE SCHOOL MILLAGES: excludes Local School millages	-	-	-	% of State School Millages Captured	% of All Millages Captured	-	-	-	% of State School Millages Captured	% of All Millages Captured
-	State Education Tax - SET	6.0000	0.0000	6.0000	25.10%	8.40%	6.0000	0.0000	6.0000	50.41%	10.09%
-	Local School Operating - LSO	17.9028	0.0000	17.9028	74.90%	25.05%	5.9028	0.0000	5.9028	49.59%	9.93%
-	Total State & Local School: Annual	23.9028	0.0000	23.9028	100.00%	33.45%	11.9028	0.0000	11.9028	100.00%	20.02%
-	Total State & Local School: Cumulative										
-	TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: ANNUAL	76.3222	4.8600	71.4622	-	100.00%	64.3222	4.8600	59.4622	-	100.00%
-	TOTAL LOCAL and STATE & LOCAL SCHOOL TAX CAPTURE: CUMULATIVE										
-	Percentage of Local Millages/ Taxes Available & Captured	68.68%	-	66.55%	-	-					
-	Percentage of State & Local School Millages/ Taxes Available & Captured	31.32%	-	33.45%	-	-					

Notes:

The millage rates utilized are from 2018 (except for the "Lansing School District Sinking Fund millage" in effect for 2019) and all rates are assumed to continue for the duration of the Plan. Actual rates are subject to change and may be higher or lower, and may include the elimination of existing millages and/or the addition of new millages.

Percent (%) of Millage Rate Captured	Calendar/ Tax Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
	BP Year Number	0	0	1	2	3	4	5	6	7	8	9
BP Years: All Years												
-	-	-	-	-	-	-	-	-	-	-	-	-
90.00%		\$ 0	\$ 0	\$ 29,671	\$ 107,218	\$ 145,526	\$ 148,416	\$ 151,351	\$ 154,331	\$ 157,356	\$ 160,429	\$ 163,549
0.00%		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
		\$ 0	\$ 0	\$ 29,671	\$ 107,218	\$ 145,526	\$ 148,416	\$ 151,351	\$ 154,331	\$ 157,356	\$ 160,429	\$ 163,549
		\$ 0	\$ 0	\$ 29,671	\$ 136,889	\$ 282,415	\$ 430,831	\$ 582,181	\$ 736,512	\$ 893,868	\$ 1,054,297	\$ 1,217,846
-	-	-	-	-	-	-	-	-	-	-	-	-
90.00%		\$ 0	\$ 0	\$ 16,682	\$ 60,282	\$ 81,821	\$ 83,446	\$ 85,096	\$ 86,771	\$ 88,473	\$ 90,200	\$ 91,954
90.00%		\$ 0	\$ 0	\$ 626	\$ 2,261	\$ 3,069	\$ 3,130	\$ 3,192	\$ 3,255	\$ 3,319	\$ 3,384	\$ 3,449
90.00%		\$ 0	\$ 0	\$ 1,067	\$ 3,855	\$ 5,233	\$ 5,337	\$ 5,442	\$ 5,549	\$ 5,658	\$ 5,769	\$ 5,881
90.00%		\$ 0	\$ 0	\$ 4,590	\$ 16,585	\$ 22,510	\$ 22,957	\$ 23,411	\$ 23,872	\$ 24,340	\$ 24,815	\$ 25,298
-	-	-	-	-	-	-	-	-	-	-	-	-
90.00%		\$ 0	\$ 0	\$ 2,381	\$ 8,604	\$ 11,678	\$ 11,910	\$ 12,145	\$ 12,385	\$ 12,627	\$ 12,874	\$ 13,124
-	-	-	-	-	-	-	-	-	-	-	-	-
90.00%		\$ 0	\$ 0	\$ 305	\$ 1,103	\$ 1,497	\$ 1,527	\$ 1,557	\$ 1,588	\$ 1,619	\$ 1,651	\$ 1,683
90.00%		\$ 0	\$ 0	\$ 6,878	\$ 24,853	\$ 33,733	\$ 34,403	\$ 35,083	\$ 35,774	\$ 36,475	\$ 37,187	\$ 37,911
-	-	-	-	-	-	-	-	-	-	-	-	-
90.00%		\$ 0	\$ 0	\$ 5,811	\$ 20,998	\$ 28,500	\$ 29,066	\$ 29,641	\$ 30,225	\$ 30,817	\$ 31,419	\$ 32,030
-	-	-	-	-	-	-	-	-	-	-	-	-
0.00%		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
90.00%		\$ 0	\$ 0	\$ 4,579	\$ 16,546	\$ 22,458	\$ 22,904	\$ 23,357	\$ 23,816	\$ 24,283	\$ 24,758	\$ 25,239
		\$ 0	\$ 0	\$ 42,919	\$ 155,087	\$ 210,499	\$ 214,679	\$ 218,924	\$ 223,235	\$ 227,612	\$ 232,056	\$ 236,568
		\$ 0	\$ 0	\$ 42,919	\$ 198,006	\$ 408,505	\$ 623,184	\$ 842,108	\$ 1,065,343	\$ 1,292,955	\$ 1,525,010	\$ 1,761,579
		\$ 0	\$ 0	\$ 72,590	\$ 262,305	\$ 356,024	\$ 363,095	\$ 370,275	\$ 377,565	\$ 384,968	\$ 392,485	\$ 400,117
		\$ 0	\$ 0	\$ 72,590	\$ 334,895	\$ 690,919	\$ 1,054,015	\$ 1,424,290	\$ 1,801,855	\$ 2,186,823	\$ 2,579,308	\$ 2,979,425
-	-	-	-	-	-	-	-	-	-	-	-	-
90.00%		\$ 0	\$ 0	\$ 9,158	\$ 33,092	\$ 44,915	\$ 45,807	\$ 46,713	\$ 47,633	\$ 48,567	\$ 49,515	\$ 50,478
90.00%		\$ 0	\$ 0	\$ 27,325	\$ 98,739	\$ 134,018	\$ 136,680	\$ 139,383	\$ 142,127	\$ 144,914	\$ 147,743	\$ 150,616
		\$ 0	\$ 0	\$ 36,483	\$ 131,831	\$ 178,934	\$ 182,487	\$ 186,096	\$ 189,760	\$ 193,480	\$ 197,258	\$ 201,094
		\$ 0	\$ 0	\$ 36,483	\$ 168,314	\$ 347,248	\$ 529,735	\$ 715,831	\$ 905,591	\$ 1,099,072	\$ 1,296,330	\$ 1,497,424
		\$ 0	\$ 0	\$ 109,073	\$ 394,136	\$ 534,958	\$ 545,583	\$ 556,371	\$ 567,325	\$ 578,448	\$ 589,743	\$ 601,211
		\$ 0	\$ 0	\$ 109,073	\$ 503,209	\$ 1,038,167	\$ 1,583,750	\$ 2,140,121	\$ 2,707,446	\$ 3,285,895	\$ 3,875,638	\$ 4,476,849

2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total Tax Capture During Brownfield Plan Tax Capture Period
10	11	12	13	14	15	16	17	18	19	
-	-	-	-	-	-	-	-	-	-	-
\$ 166,716	\$ 169,933	\$ 173,199	\$ 176,515	\$ 179,883	\$ 183,302	\$ 186,774	\$ 190,300	\$ 193,879	\$ 197,514	\$ 3,035,862
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 166,716	\$ 169,933	\$ 173,199	\$ 176,515	\$ 179,883	\$ 183,302	\$ 186,774	\$ 190,300	\$ 193,879	\$ 197,514	\$ 3,035,862
\$ 1,384,562	\$ 1,554,495	\$ 1,727,694	\$ 1,904,210	\$ 2,084,092	\$ 2,267,395	\$ 2,454,169	\$ 2,644,469	\$ 2,838,348	\$ 3,035,862	-
-	-	-	-	-	-	-	-	-	-	-
\$ 93,735	\$ 95,544	\$ 97,380	\$ 99,245	\$ 101,138	\$ 103,060	\$ 105,012	\$ 106,995	\$ 109,007	\$ 111,051	\$ 1,706,892
\$ 3,516	\$ 3,584	\$ 3,653	\$ 3,723	\$ 3,794	\$ 3,866	\$ 3,939	\$ 4,014	\$ 4,089	\$ 4,166	\$ 64,028
\$ 5,995	\$ 6,110	\$ 6,228	\$ 6,347	\$ 6,468	\$ 6,591	\$ 6,716	\$ 6,843	\$ 6,971	\$ 7,102	\$ 109,160
\$ 25,788	\$ 26,285	\$ 26,791	\$ 27,304	\$ 27,824	\$ 28,353	\$ 28,890	\$ 29,436	\$ 29,989	\$ 30,552	\$ 469,590
-	-	-	-	-	-	-	-	-	-	-
\$ 13,378	\$ 13,637	\$ 13,899	\$ 14,165	\$ 14,435	\$ 14,709	\$ 14,988	\$ 15,271	\$ 15,558	\$ 15,850	\$ 243,619
-	-	-	-	-	-	-	-	-	-	-
\$ 1,715	\$ 1,748	\$ 1,782	\$ 1,816	\$ 1,851	\$ 1,886	\$ 1,922	\$ 1,958	\$ 1,995	\$ 2,032	\$ 31,233
\$ 38,645	\$ 39,391	\$ 40,148	\$ 40,916	\$ 41,697	\$ 42,490	\$ 43,294	\$ 44,112	\$ 44,941	\$ 45,784	\$ 703,714
-	-	-	-	-	-	-	-	-	-	-
\$ 32,650	\$ 33,280	\$ 33,920	\$ 34,569	\$ 35,229	\$ 35,899	\$ 36,579	\$ 37,269	\$ 37,970	\$ 38,682	\$ 594,554
-	-	-	-	-	-	-	-	-	-	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
\$ 25,728	\$ 26,224	\$ 26,728	\$ 27,240	\$ 27,760	\$ 28,287	\$ 28,823	\$ 29,367	\$ 29,920	\$ 30,481	\$ 468,497
\$ 241,150	\$ 245,803	\$ 250,527	\$ 255,324	\$ 260,195	\$ 265,141	\$ 270,164	\$ 275,263	\$ 280,441	\$ 285,699	\$ 4,391,287
\$ 2,002,729	\$ 2,248,532	\$ 2,499,060	\$ 2,754,384	\$ 3,014,580	\$ 3,279,721	\$ 3,549,885	\$ 3,825,148	\$ 4,105,589	\$ 4,391,287	-
\$ 407,867	\$ 415,736	\$ 423,726	\$ 431,840	\$ 440,078	\$ 448,444	\$ 456,938	\$ 465,563	\$ 474,320	\$ 483,213	\$ 7,427,150
\$ 3,387,291	\$ 3,803,027	\$ 4,226,754	\$ 4,658,594	\$ 5,098,672	\$ 5,547,116	\$ 6,004,054	\$ 6,469,616	\$ 6,943,937	\$ 7,427,150	-
-	-	-	-	-	-	-	-	-	-	-
\$ 51,456	\$ 52,448	\$ 53,456	\$ 54,480	\$ 55,519	\$ 56,575	\$ 57,646	\$ 58,734	\$ 59,839	\$ 60,961	\$ 936,995
\$ 153,533	\$ 156,496	\$ 159,503	\$ 162,558	\$ 165,659	\$ 168,808	\$ 172,005	\$ 175,252	\$ 178,549	\$ 181,896	\$ 2,795,804
\$ 204,989	\$ 208,944	\$ 212,960	\$ 217,038	\$ 221,178	\$ 225,383	\$ 229,652	\$ 233,986	\$ 238,388	\$ 242,857	\$ 3,732,799
\$ 1,702,413	\$ 1,911,357	\$ 2,124,317	\$ 2,341,355	\$ 2,562,533	\$ 2,787,916	\$ 3,017,567	\$ 3,251,554	\$ 3,489,942	\$ 3,732,799	-
\$ 612,856	\$ 624,680	\$ 636,686	\$ 648,878	\$ 661,257	\$ 673,826	\$ 686,589	\$ 699,549	\$ 712,708	\$ 726,070	\$ 11,159,948
\$ 5,089,705	\$ 5,714,385	\$ 6,351,071	\$ 6,999,949	\$ 7,661,205	\$ 8,335,032	\$ 9,021,621	\$ 9,721,170	\$ 10,433,878	\$ 11,159,948	-

Table 4d - Reimbursement of Eligible Activities & Disbursements

**500 BLOCK REDEVELOPMENT PROJECT - LANSING, MICHIGAN
BROWNFIELD PLAN NO. 77**

Table 4d - Reimbursement of Eligible Activities & Disbursements ¹

DISBURSEMENTS TO BROWNFIELD REDEVELOPMENT AUTHORITY & MBRF				Totals		Calendar/ Tax Year BP Year Number	2019 0	2020 0	2021 1	2022 2		
-	State of Michigan Brownfield Redevelopment Fund (MBRF): Funded from the capture of the State Education Tax (SET) millages (if applicable) - Estimated State Education Tax (SET) Captured	50.00%	Percentage of available SET capture that must be paid to the MBRF/ Michigan Dept. of Treasury per Act 381 of 1996, Section 13b(14)		\$ 468,497		\$ -	\$ -	\$ 4,579	\$ 16,546		
-	Lansing/Local Brownfield Redevelopment Authority (LBRA): Reimbursement of Administration Expenses	5.00%	of Local Tax Capture available per year during Brownfield Plan.		\$ 371,357	Annual:	\$ -	\$ -	\$ 3,629	\$ 13,115		
-		0.00%	of Local Tax Capture thereafter.			Cumulative:	\$ 0	\$ 0	\$ 3,629	\$ 16,745		
-	Lansing/Local Brownfield Redevelopment Authority (LBRA): Brownfield Plan & Work Plan Implementation (including Tracking, Recording and Compliance)	Local Tax Capture Amount	\$ 9,983		\$ 9,983	Annual - Local	\$ -	\$ -	\$ 9,983	\$ 0		
-		State School Tax Capture Amount	\$ 5,017		\$ 5,017	Annual-State School	\$ -	\$ -	\$ 5,017	\$ 0		
-	Breakdown of State School Tax Capture (SET)	State Education Tax (SET)	25.10% \$1,259		\$ 1,259	Annual - SET	\$ -	\$ -	\$ 1,259	\$ 0		
-	Breakdown of State School Tax Capture (LSO)	Local School Operating (LSO)	74.90% \$3,758		\$ 3,758	Annual - LSO	\$ -	\$ -	\$ 3,758	\$ 0		
-		Total Tax Capture Amount	\$15,000		\$ 15,000	Annual - Total	\$ -	\$ -	\$ 15,000	\$ -		
-	Lansing/Local Brownfield Revolving Fund (LBRF): Local Tax Capture ²	5.00%	of Local Tax Capture during Brownfield Plan.		\$ 371,357	Annual:	\$ -	\$ -	\$ 3,629	\$ 13,115		
		0.00%	of Local Tax Capture thereafter.			Cumulative:	\$ 0	\$ 0	\$ 3,629	\$ 16,745		
-	Local Tax Increment: Annual Remaining Revenue Available for Reimbursement						\$ 0	\$ 0	\$ 55,348	\$ 236,074		
-	Local Tax Increment: Cumulative Remaining Revenue Available for Reimbursement						\$ 0	\$ 0	\$ 55,348	\$ 291,423		
-	State Education Tax (SET) Increment: Annual Remaining Revenue Available for Reimbursement						\$ 0	\$ 0	\$ 3,319	\$ 16,546		
-	State Local School Operating (LSO) Increment: Annual Remaining Revenue Available for Reimbursement						\$ 0	\$ 0	\$ 23,567	\$ 98,739		
-	Total State & Local School Tax Increment: Annual Remaining Revenue Available for Reimbursement						\$ 0	\$ 0	\$ 26,887	\$ 115,285		
-	Total State & Local School Tax Increment: Cumulative Remaining Revenue Available for Reimbursement						\$ 0	\$ 0	\$ 26,887	\$ 142,172		
-	Total of Local Tax Increment and State & Local School Tax Increment: Annual Remaining Revenue Available to Reimburse Developer						\$ 0	\$ 0	\$ 82,235	\$ 351,360		
-	Total of Local Tax Increment and State & Local School Tax Increment: Cumulative Remaining Revenue Available for Reimbursement						\$ 0	\$ 0	\$ 82,235	\$ 433,595		
				Year that Expenses Identified in the Eligible Activities Table Will Be Recognized								
REIMBURSEMENT OF ELIGIBLE ACTIVITIES				2018	2019	2020	Totals	Year of Tax Capture ³	2019	2020	2021	2022
-	Environmental Activities: Michigan Dept. of Environmental Quality (DEQ)											
-	Local Tax Increment Reimbursement		\$ 13,612	\$ 69,787	\$ 786,036	\$ 869,435		\$ 0	\$ 0	\$ 55,348	\$ 236,074	
-	State & Local School Tax Increment Reimbursement (LSO & SET)		\$ 6,841	\$ 15,209	\$ 395,053	\$ 417,103		\$ 0	\$ 0	\$ 26,887	\$ 115,285	
-	TOTAL MDEQ REIMBURSEMENT (Eligible Costs)		\$ 20,453	\$ 84,996	\$ 1,181,089	\$ 1,286,538		\$ 0	\$ 0	\$ 82,235	\$ 351,360	
-	Cumulative Reimbursement: MDEQ							\$ 0	\$ 0	\$ 82,235	\$ 433,595	
-	Remaining Environmental Activities to be Reimbursed: with Local Taxes								\$ 69,787	\$ 800,475	\$ 564,401	
-	Remaining Environmental Activities to be Reimbursed: with Non Local Taxes, e.g., LSO & SET								\$ 15,209	\$ 383,375	\$ 268,090	
-	Non-Environmental Activities: Michigan Strategic Fund (MSF)											
-	Local Tax Increment Reimbursement		\$ -	\$ 2,976,042	\$ 2,702,074	\$ 5,678,116		\$ 0	\$ 0	\$ 0	\$ 0	
-	State & Local School Tax Increment Reimbursement (LSO & SET)		\$ -	\$ 1,475,859	\$ 1,358,031	\$ 2,833,890		\$ 0	\$ 0	\$ 0	\$ 0	
-	TOTAL MSF REIMBURSEMENT (Eligible Costs)		\$ 0	\$ 4,451,901	\$ 4,060,104	\$ 8,512,005		\$ 0	\$ 0	\$ 0	\$ 0	
-	Cumulative Reimbursement: MSF							\$ 0	\$ 0	\$ 0	\$ 0	
-	Remaining Non-Environmental Activities to be Reimbursed: with Local Taxes								\$ 2,976,042	\$ 5,678,116	\$ 5,678,116	
-	Remaining Non-Environmental Activities to be Reimbursed: with Non-Local Taxes, e.g., LSO & SET								\$ 1,475,859	\$ 2,833,890	\$ 2,833,890	
-	TOTAL ANNUAL REIMBURSEMENT: MDEQ & MSF		\$ 20,453	\$ 4,536,897	\$ 5,241,194	\$ 9,798,544		\$ 0	\$ 0	\$ 82,235	\$ 351,360	
-	TOTAL CUMULATIVE REIMBURSEMENT: MDEQ & MSF							\$ 0	\$ 0	\$ 82,235	\$ 433,595	
-	Remaining Unreimbursed Balance							\$ 0	\$ 4,536,897	\$ 9,695,856	\$ 9,344,496	
-	Surplus Revenue from Local Tax Increment =							\$ 0	\$ 0	\$ 0	\$ 0	
-	Surplus Revenue from State & Local School Tax Increment =							\$ 0	\$ 0	\$ 0	\$ 0	

Notes:

¹ Unless amended by the local unit of government, the Plan is anticipated to remain in effect until all approved activities in the Plan are reimbursed, or the 30-year tax capture period ends.

Under the Brownfield Redevelopment Financing Act, the combined maximum total allocation to the LBRFs is the lesser of: 1. The total amount of tax increment capture to be generated over a five (5) year period at the end of the Brownfield Plan (BP) after all Eligible Activities (EAs) have been reimbursed; 2. The excess local tax increment capture shall not exceed the total cost of EAs approved in the BP. Allocations may also be made during BP tax capture, subject to the above.

The "Year of Tax Capture" indicates the year that any allowed tax increment will be captured by the Brownfield Plan, but not necessarily distributed as Reimbursement Payments;

³ generally, Reimbursement Payments for Eligible Activities, Bonds, etc., will be distributed in the following year, but the specific terms and conditions of reimbursement will be subject to a Development Reimbursement Agreement with the local unit of government.

2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Totals
3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	-
\$ 22,458	\$ 22,904	\$ 23,357	\$ 23,816	\$ 24,283	\$ 24,758	\$ 25,239	\$ 25,728	\$ 26,224	\$ 26,728	\$ 27,240	\$ 27,760	\$ 28,287	\$ 28,823	\$ 29,367	\$ 29,920	\$ 30,481	\$ 468,497
\$ 17,801	\$ 18,155	\$ 18,514	\$ 18,878	\$ 19,248	\$ 19,624	\$ 20,006	\$ 20,393	\$ 20,787	\$ 21,186	\$ 21,592	\$ 22,004	\$ 22,422	\$ 22,847	\$ 23,278	\$ 23,716	\$ 24,161	\$ 371,357
\$ 34,546	\$ 52,701	\$ 71,214	\$ 90,093	\$ 109,341	\$ 128,965	\$ 148,971	\$ 169,365	\$ 190,151	\$ 211,338	\$ 232,930	\$ 254,934	\$ 277,356	\$ 300,203	\$ 323,481	\$ 347,197	\$ 371,357	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9,983
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,017
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,259
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,758
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
\$ 17,801	\$ 18,155	\$ 18,514	\$ 18,878	\$ 19,248	\$ 19,624	\$ 20,006	\$ 20,393	\$ 20,787	\$ 21,186	\$ 21,592	\$ 22,004	\$ 22,422	\$ 22,847	\$ 23,278	\$ 23,716	\$ 24,161	\$ 371,357
\$ 34,546	\$ 52,701	\$ 71,214	\$ 90,093	\$ 109,341	\$ 128,965	\$ 148,971	\$ 169,365	\$ 190,151	\$ 211,338	\$ 232,930	\$ 254,934	\$ 277,356	\$ 300,203	\$ 323,481	\$ 347,197	\$ 371,357	-
\$ 320,422	\$ 326,786	\$ 333,248	\$ 339,809	\$ 346,471	\$ 353,236	\$ 360,105	\$ 367,080	\$ 374,162	\$ 381,354	\$ 388,656	\$ 396,071	\$ 403,599	\$ 411,244	\$ 419,006	\$ 426,888	\$ 434,892	\$ 6,674,452
\$ 611,845	\$ 938,630	\$ 1,271,878	\$ 1,611,687	\$ 1,958,158	\$ 2,311,394	\$ 2,671,499	\$ 3,038,579	\$ 3,412,742	\$ 3,794,096	\$ 4,182,752	\$ 4,578,822	\$ 4,982,421	\$ 5,393,665	\$ 5,812,672	\$ 6,239,560	\$ 6,674,452	-
\$ 22,458	\$ 22,904	\$ 23,357	\$ 23,816	\$ 24,283	\$ 24,758	\$ 25,239	\$ 25,728	\$ 26,224	\$ 26,728	\$ 27,240	\$ 27,760	\$ 28,287	\$ 28,823	\$ 29,367	\$ 29,920	\$ 30,481	\$ 467,238
\$ 134,018	\$ 136,680	\$ 139,383	\$ 142,127	\$ 144,914	\$ 147,743	\$ 150,616	\$ 153,533	\$ 156,496	\$ 159,503	\$ 162,558	\$ 165,659	\$ 168,808	\$ 172,005	\$ 175,252	\$ 178,549	\$ 181,896	\$ 2,792,046
\$ 156,476	\$ 159,584	\$ 162,739	\$ 165,944	\$ 169,197	\$ 172,501	\$ 175,855	\$ 179,261	\$ 182,720	\$ 186,232	\$ 189,798	\$ 193,419	\$ 197,095	\$ 200,828	\$ 204,619	\$ 208,468	\$ 212,377	\$ 3,259,284
\$ 298,648	\$ 458,232	\$ 620,971	\$ 786,915	\$ 956,112	\$ 1,128,613	\$ 1,304,468	\$ 1,483,729	\$ 1,666,449	\$ 1,852,681	\$ 2,042,478	\$ 2,235,897	\$ 2,432,992	\$ 2,633,820	\$ 2,838,439	\$ 3,046,908	\$ 3,259,284	-
\$ 476,898	\$ 486,370	\$ 495,987	\$ 505,752	\$ 515,668	\$ 525,737	\$ 535,960	\$ 546,341	\$ 556,882	\$ 567,586	\$ 578,454	\$ 589,489	\$ 600,694	\$ 612,072	\$ 623,626	\$ 635,357	\$ 647,268	\$ 9,933,736
\$ 910,493	\$ 1,396,862	\$ 1,892,849	\$ 2,398,602	\$ 2,914,270	\$ 3,440,007	\$ 3,975,967	\$ 4,522,308	\$ 5,079,191	\$ 5,646,776	\$ 6,225,230	\$ 6,814,719	\$ 7,415,413	\$ 8,027,486	\$ 8,651,111	\$ 9,286,468	\$ 9,933,736	-
2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Totals
\$ 320,422	\$ 257,591	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 869,435
\$ 156,476	\$ 118,455	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 417,103
\$ 476,898	\$ 376,045	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,286,538
\$ 910,493	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	\$ 1,286,538	-
\$ 243,979	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	-
\$ 111,614	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	-
\$ 0	\$ 69,195	\$ 333,248	\$ 339,809	\$ 346,471	\$ 353,236	\$ 360,105	\$ 367,080	\$ 374,162	\$ 381,354	\$ 388,656	\$ 396,071	\$ 403,599	\$ 411,244	\$ 419,006	\$ 426,888	\$ 307,990	\$ 5,678,116
\$ 0	\$ 41,129	\$ 162,739	\$ 165,944	\$ 169,197	\$ 172,501	\$ 175,855	\$ 179,261	\$ 182,720	\$ 186,232	\$ 189,798	\$ 193,419	\$ 197,095	\$ 200,828	\$ 204,619	\$ 208,468	\$ 204,085	\$ 2,833,890
\$ 0	\$ 110,324	\$ 495,987	\$ 505,752	\$ 515,668	\$ 525,737	\$ 535,960	\$ 546,341	\$ 556,882	\$ 567,586	\$ 578,454	\$ 589,489	\$ 600,694	\$ 612,072	\$ 623,626	\$ 635,357	\$ 512,076	\$ 8,512,005
\$ 0	\$ 110,324	\$ 606,311	\$ 1,112,063	\$ 1,627,732	\$ 2,153,468	\$ 2,689,429	\$ 3,235,770	\$ 3,792,652	\$ 4,360,238	\$ 4,938,692	\$ 5,528,181	\$ 6,128,875	\$ 6,740,947	\$ 7,364,573	\$ 7,999,930	\$ 8,512,005	-
\$ 5,678,116	\$ 5,608,920	\$ 5,275,673	\$ 4,935,864	\$ 4,589,393	\$ 4,236,157	\$ 3,876,051	\$ 3,508,971	\$ 3,134,809	\$ 2,753,455	\$ 2,364,799	\$ 1,968,728	\$ 1,565,129	\$ 1,153,885	\$ 734,879	\$ 307,990	\$ 0	-
\$ 2,833,890	\$ 2,792,761	\$ 2,630,022	\$ 2,464,078	\$ 2,294,881	\$ 2,122,380	\$ 1,946,525	\$ 1,767,264	\$ 1,584,544	\$ 1,398,312	\$ 1,208,515	\$ 1,015,096	\$ 818,001	\$ 617,173	\$ 412,554	\$ 204,085	\$ 0	-
\$ 476,898	\$ 486,370	\$ 495,987	\$ 505,752	\$ 515,668	\$ 525,737	\$ 535,960	\$ 546,341	\$ 556,882	\$ 567,586	\$ 578,454	\$ 589,489	\$ 600,694	\$ 612,072	\$ 623,626	\$ 635,357	\$ 512,076	\$ 9,798,544
\$ 910,493	\$ 1,396,862	\$ 1,892,849	\$ 2,398,602	\$ 2,914,270	\$ 3,440,007	\$ 3,975,967	\$ 4,522,308	\$ 5,079,191	\$ 5,646,776	\$ 6,225,230	\$ 6,814,719	\$ 7,415,413	\$ 8,027,486	\$ 8,651,111	\$ 9,286,468	\$ 9,798,544	-
\$ 8,867,598	\$ 8,401,681	\$ 7,905,694	\$ 7,399,942	\$ 6,884,274	\$ 6,358,537	\$ 5,822,577	\$ 5,276,235	\$ 4,719,353	\$ 4,151,767	\$ 3,573,314	\$ 2,983,825	\$ 2,383,130	\$ 1,771,058	\$ 1,147,432	\$ 512,076	\$ 0	-
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 126,901
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,291

Exhibit D. Projected Infrastructure Improvements Eligible Activity Costs Detail
Brownfield Plan #77 – 500 Block Redevelopment Project, Lansing MI
Revised August 22, 2019

Project Costs	No. of Units	Type of Unit (YD, LS, LF, CY, ST, SF, TN, DY, MO, GAL, EA, AC)	Unit Cost	Developer(s)- 501 Block, LLC	Developer(s)- 502 Block, LLC	Total for Brownfield Plan
Infrastructure Improvements Activities (Public) - In Public ROW/Easements						
Construction Costs						
Site Demolition						
W Lenawee Street ROW	1	LS	\$4,955	\$4,955	\$4,955	\$4,955
S Washington Ave ROW	1	LS	\$29,003	\$29,003	\$29,003	\$29,003
W Hillsdale Street ROW	1	LS	\$7,658	\$7,658	\$7,658	\$7,658
S Capitol Ave ROW	1	LS	\$2,779	\$2,779	\$2,779	\$2,779
Sub-Bases & Exterior Improvements						
W Lenawee Street ROW	1	LS	\$60,557	\$60,557	\$60,557	\$60,557
S Washington Ave ROW	1	LS	\$219,384	\$219,384	\$219,384	\$219,384
W Hillsdale Street ROW	1	LS	\$53,641	\$53,641	\$53,641	\$53,641
S Capitol Ave ROW	1	LS	\$17,889	\$17,889	\$17,889	\$17,889
Fire Protection & Domestic Water Main System (All within LBWL Easement-All Public)	1	LS	\$38,400	\$38,400	\$38,400	\$38,400
Sanitary Sewer Services & Grease Interceptor (System within S Washington Ave ROW-All Public)	1	LS	\$24,000	\$24,000	\$24,000	\$24,000
Storm Sewer System-Three Catch Basins within S Washington Ave ROW-All Public	1	LS	\$58,500	\$58,500	\$58,500	\$58,500
Gas (Available in Street ROW)	1	LS	\$0	\$0	\$0	\$0
Electric (Available in Street ROW)	1	LS	\$0	\$0	\$0	\$0
E, T, D to Landfill & Imp/CIP Class II Sand						
S Washington Ave ROW	1	LS	\$1,893	\$1,893	\$1,893	\$1,893
W Hillsdale Street ROW	1	LS	\$1,373	\$1,373	\$1,373	\$1,373
S Capitol Ave ROW	1	LS	\$2,225	\$2,225	\$2,225	\$2,225
Fire Protection & Domestic Wate Main System (All within LBWL Easement-All Public)	1	LS	\$16,918	\$16,918	\$16,918	\$16,918
Sanitary Sewer Services & Grease Interceptor (System within S Washington Ave ROW-All Public)	1	LS	\$17,293	\$17,293	\$17,293	\$17,293
Storm Sewer System-Three Catch Basins within S Washington Ave ROW-All Public	1	LS	\$9,693	\$9,693	\$9,693	\$9,693
Engineering						
Inspection Fees (Utility)	1	LS	\$5,000	\$5,000	\$5,000	\$5,000
Site Civil Engeneering	1	LS	\$5,000	\$5,000	\$5,000	\$5,000
Bid Specifications and Lansing Bid Procurement Process	1	LS	\$10,000	\$10,000	\$10,000	\$10,000
Project Approval Fees						
Application & Permit Fee - Road Right-of-Way	1	LS	\$750	\$750	\$750	\$750
Due Diligence Reports						
Surveying (Utility As-Builts)	1	LS	\$2,000	\$2,000	\$2,000	\$2,000
Professional Service / Consulting					\$0	\$0
Project Management - Preliminary Site Construction	1	LS	\$7,500	\$7,500	\$7,500	\$7,500
Project Management - Site Construction	1	LS	\$84,924	\$84,924	\$84,924	\$84,924
Soft Costs for Infrastructure Improvements	1	LS	\$10,000	\$10,000	\$10,000	\$10,000
Eligible Activity Compliance for Infrastructure Improvements	1	LS	\$7,500	\$7,500	\$7,500	\$7,500
Infrastructure Improvements Activities (Public) Subtotal				\$0	\$698,831	\$698,831
<i>Contingency (15%)</i>				\$0	\$104,825	\$104,825
<i>Interest portion to Infrastructure Improvements Activities (3% Simple Interest)</i>				\$0	\$276,710	\$276,710
Infrastructure Improvements Activities (Public) TOTAL				\$0	\$1,080,366	\$1,080,366

NOTE: Eligible Activity cost presented are as projected from 30% engineering drawings and are subject to change. Costs are for Brownfield Plan projection purposes only and may vary and change prior to the completion of the Act 381 Work Plan.

Exhibit E. Estimated Breakdown of Developer Eligible Activity Costs by Entity

Brownfield Plan #77 – 500 Block Redevelopment Project, Lansing MI

Revised August 22, 2019

Eligible Activities	Eligible Costs	501 Block, LLC	502 Block, LLC
DEQ Eligible Activities			
Department-Specific Activities			
Baseline Environmental Assessment (BEA) Activities	\$ 27,785	\$ 6,779	\$ 21,006
Due Care Activities	\$ 744,287	\$ 36,980	\$ 707,307
Additional Response Activities	\$ 20,000	\$ 2,000	\$ 18,000
MSF Non-Environmental Eligible Activities			
Demolition Activities	\$ 1,210,309	\$ 848,893	\$ 361,416
Lead and Asbestos Abatement Activities	\$ 2,606,975	\$ 2,547,845	\$ 59,130
Infrastructure Improvements Activities	\$ 698,831	\$ -	\$ 698,831
Site Preparation Activities	\$ 949,727	\$ 78,001	\$ 871,726
Contingency (15%)	\$ 938,687	\$ 528,075	\$ 410,612
Interest (3% Simple Interest)	\$ 2,477,892	\$ 1,393,981	\$ 1,083,911
<i>Subtotal</i>	\$ 9,674,494	\$ 5,442,554	\$ 4,231,939
Brownfield Plan & Work Plan Preparation	\$ 104,050	\$ 58,535	\$ 45,515
Brownfield Plan & Work Plan Implementation (to Developer)	\$ 15,000	\$ 8,439	\$ 6,561
Local Application Fees	\$ 5,000	\$ 2,813	\$ 2,187
<i>Subtotal: To Developer *</i>	\$ 9,798,544	\$ 5,512,341	\$ 4,286,203

* To meet Developer Reimbursement Obligations.

CITY OF LANSING NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held on Monday, October 28 at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI, on the proposed **Michigan Avenue** Corridor Improvement Authority Development and Finance Plan in accordance with the provisions of Part 6, Corridor Improvement Authorities, of the Recodified Tax Increment Financing Act, Public Act 57 of 2018, as amended (the Act) and as defined by Public Act 57 of 2018 as:

In 2009 the City of Lansing used a adopted State Law (Act 280 of 2005) to create what is known as the **Michigan Avenue** Corridor Improvement Authority (CIA) and established a District with eligible property within an 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.

The purpose of the Corridor Improvement Authority Act is to help communities plan for and fund improvements along a corridor. The overall goal is to help support economic development and redevelopment of this area. The types of improvements could include sidewalks/pathways, streetlights, streetscape enhancements, façade improvements, and other public investments which could support and enhance economic development and the quality of life for business owners and residents within this district. The CIA's first task to be able to fund these improvements is to create a Development and Tax Increment Financing Plan. This plan describes the types of activities that the CIA can participate in as well as how those activities are financed. The plan covers a 15-year period and explains how Tax Increment Financing (TIF) will work, which is the primary means in which new projects would be funded. **It is important to note that TIF is not a new tax nor does it raise property owner's taxes.**

City Council will hear comments from citizens, taxpayers and property owners, officials from any affected taxing jurisdiction and any other interested persons. All aspects of the Plan will be open for discussion at the public hearing. Maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at the Lansing City Clerk's Office, 124 W Michigan Avenue, 9th Floor of City Hall, Lansing, MI 48933. The Development and Finance Plan can be found on the Michigan Avenue CIA website: <https://www.lansingmi.gov/1154/Michigan-Avenue-Corridor-Improvement-Aut>.

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

RESOLUTION # 2019-_____
BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY OF COUNCIL OF THE CITY OF LANSING

A RESOLUTION TO APPROVE THE DEVELOPMENT AND
TAX INCREMENT FINANCE PLAN OF THE MICHIGAN AVENUE
CORRIDOR IMPROVEMENT AUTHORITY OF THE CITY OF LANSING

WHEREAS, the City Council of the City of Lansing, MI, by Resolution 2009-417, passed on November 2, 2009, authorized the creation of the Michigan Avenue Corridor Improvement Authority (the "Authority") by the provisions of the State of Michigan's Corridor Improvement Authority Act, previously Act 280 of 2005 (MCL 125.2871, et seq.), recently reorganized as Part 6 of Act 57 of 2018 (125.4602, et seq.), as amended (the "Act"); and

WHEREAS, the Board of Directors of the Authority met and approved a joint Development and Tax Increment Finance Plan (together, the "Plan") on August 28th, 2019 at a duly noticed public hearing of the Authority; and

WHEREAS, the Board of Directors for the Authority have transmitted the Plan to the City Council of the City of Lansing for review and approval after public hearing; and

WHEREAS, the City Council of the City of Lansing held a public hearing and received comments from members of the public, and each taxing jurisdiction levying taxes that would be subject to capture if the tax increment financing plan is approved, on all aspects of the Plan, on October 28th, 2019, and in compliance with Sections 622 & 618 of the Act; and

WHEREAS, after public comment the Plan was reviewed by the Committee on Development and Planning, and further by City Council as a whole, with particular attention to the following considerations:

- a) whether the plan meets the requirements under section 620(2) of the Act;
- b) whether the proposed method of financing the development is feasible and the authority has the ability to arrange the financing;
- c) whether the development is reasonable and necessary to carry out the purposes of the Act;
- d) whether the land included within the development area to be acquired is reasonably necessary to carry out the purposes of the plan and of this part in an efficient and economically satisfactory manner;
- e) whether the development plan is in reasonable accord with the land use plan of the municipality;
- f) whether public services, such as fire and police protection and utilities, are or will be adequate to service the project area;
- g) whether changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the municipality; and

- h) whether the Plan is consistent with and supports the Qualified Development Area containing Transit-Oriented Development.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lansing determines that the Plan, containing both a Development Plan and Tax Increment Finance Plan, constitutes a public purpose.

BE IT FURTHER RESOLVED that the City Council of the City of Lansing finds that:

- a) the plan meets the requirements under Section 620(2) of the Act;
- b) the proposed method of financing the development is feasible and the authority has the ability to arrange the financing;
- c) the development is reasonable and necessary to carry out the purposes of the Act;
- d) no land included within the development area is required to be acquired to fulfill the Plan, but any ancillary acquisition that may become necessary is reasonably necessary to carry out the purposes of the Plan and of the Act in an efficient and economically satisfactory manner;
- e) the Plan is in reasonable accord with the land use plan of the City of Lansing;
- f) public services, such as fire and police protection and utilities, are or will be adequate to service the project area;
- g) any changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the City of Lansing; and
- h) the Plan is consistent with and supports the Qualified Development Area containing Transit-Oriented Development.

BE IT FINALLY RESOLVED that the City Council of the City of Lansing approves the Plan without modification.



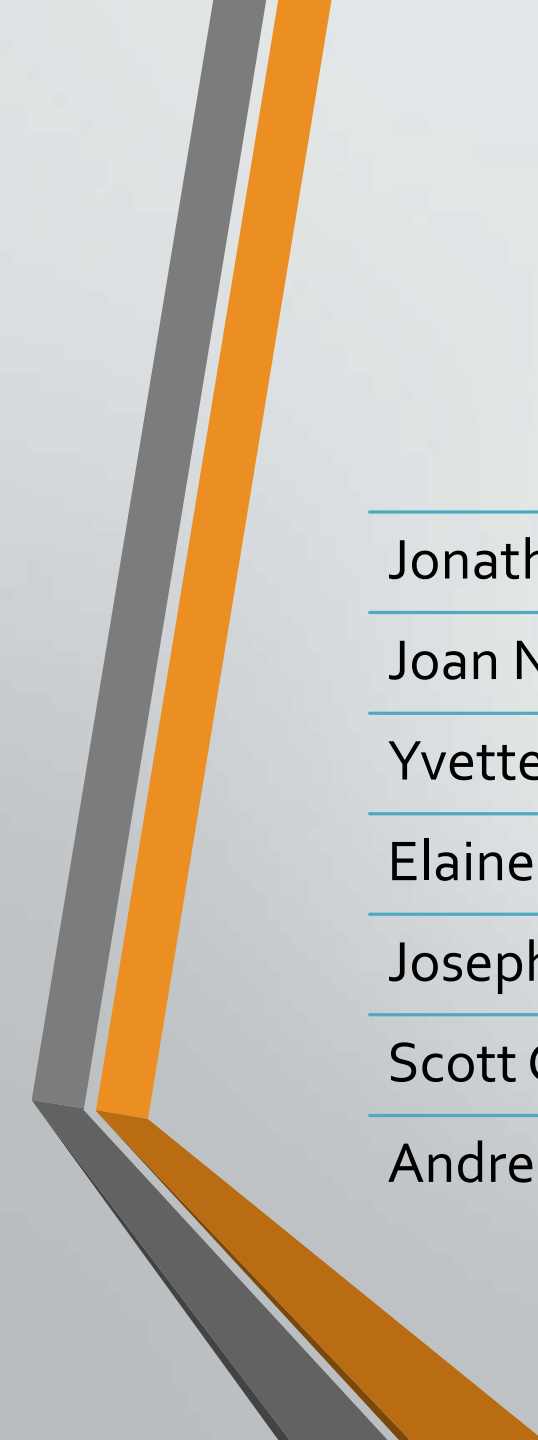
Michigan Avenue Corridor Improvement Authority

Development and Tax Increment Financing Plan

Michigan Avenue CIA Summary

- 2009 – City Council approved the establishment of the Michigan Avenue CIA
- Goal: to correct and prevent deterioration in the business district, redevelop the commercial corridor and promote economic growth.
- Several studies completed with input from residents, property owners, stakeholders, municipal staff and public officials
- Spring 2017 - The Under the Bridge project completed with a crowdfunding campaign





Board Members

Jonathan Lum, Chair

Joan Nelson, Vice Chair

Yvette Collins, Recording Secretary

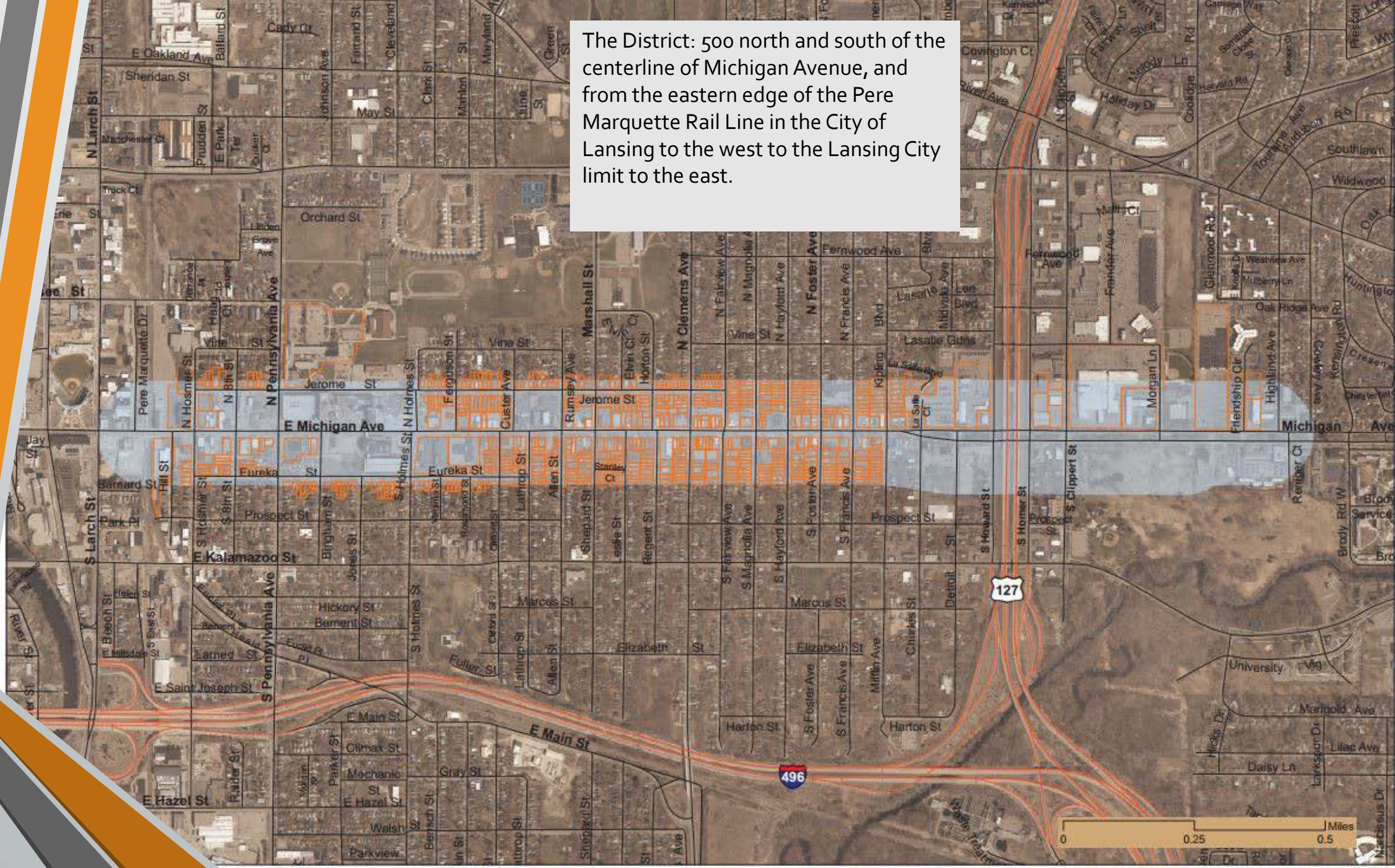
Elaine Barr, Treasurer

Joseph Ruth, Board Member

Scott Gillespie, Board Member

Andrea McSwain, Mayoral Designee

The District: 500 north and 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.



MACIA Priorities

1. Improve and maintain public infrastructure
2. Correct and prevent deterioration
3. Promote neighborhood aligned economic growth



Public Infrastructure Projects

Action	Timeframe
Develop and install wayfinding signage, with a focus on guiding residents and visitors to transit stations such as bus stops	Short
Install bicycle racks and related equipment, especially near transit stations such as bus stops	Short
Plan, develop and install banners	Short
Install pedestrian infrastructure (benches, trash cans, etc.) to increase and facilitate use of public transit stations such as bus stops	Medium
Install and increase pedestrian oriented lighting especially near transit stations such as bus stops	Medium - Long
Install public art (sculptures, murals, etc.)	Medium - Long
Install and maintain public flowerbeds and landscaping	Medium - Long
Placemaking projects (e.g. community-initiated initiatives, events and improvements)	Short, Medium or Long

Correction & Prevention of Deterioration Projects

Action	Timeframe
Organize efforts to clean and beautify corridor	Short
Create property inventory, prioritize redevelopment and marketing properties	Short
Organize community events that highlight positive corridor news	Short - Medium
Award program to encourage good business behavior	Short - Medium
Façade grant program (Matching Grant)	Medium - Long

Promotion of Neighborhood-Aligned Economic Growth Projects

Action	Timeframe
Host community input sessions around development projects	Medium
Create a marketing and branding plan for corridor	Short - Medium
Sponsorship of corridor-focused projects and non-profit activities	Long

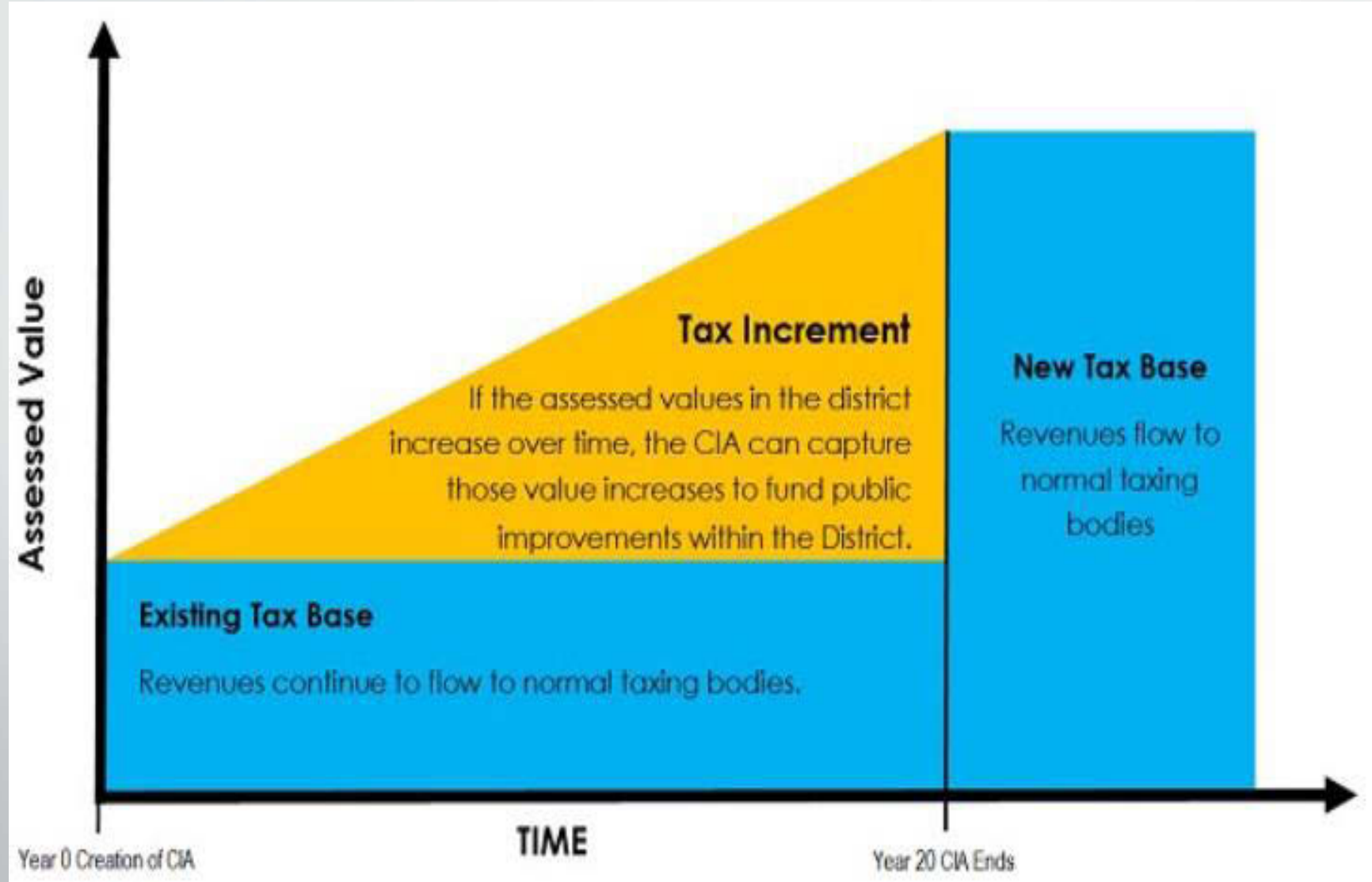
Sources of Financing

- Future tax increment revenues
- State, Federal or Other grants
- 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 from other sources approved by the City of Lansing

Tax Increment Financing (TIF)

- *The Authority does not create a new tax or increase taxes*
- The TIF district is an area where future tax growth from commercial properties will be captured by the TIF district for implementation of improvements within the district
- Reinvest back into the corridor for public improvements
- Leverage other taxes and funding sources to maximize result

TIF Projection Example



Tax Increment Financing – Michigan Avenue

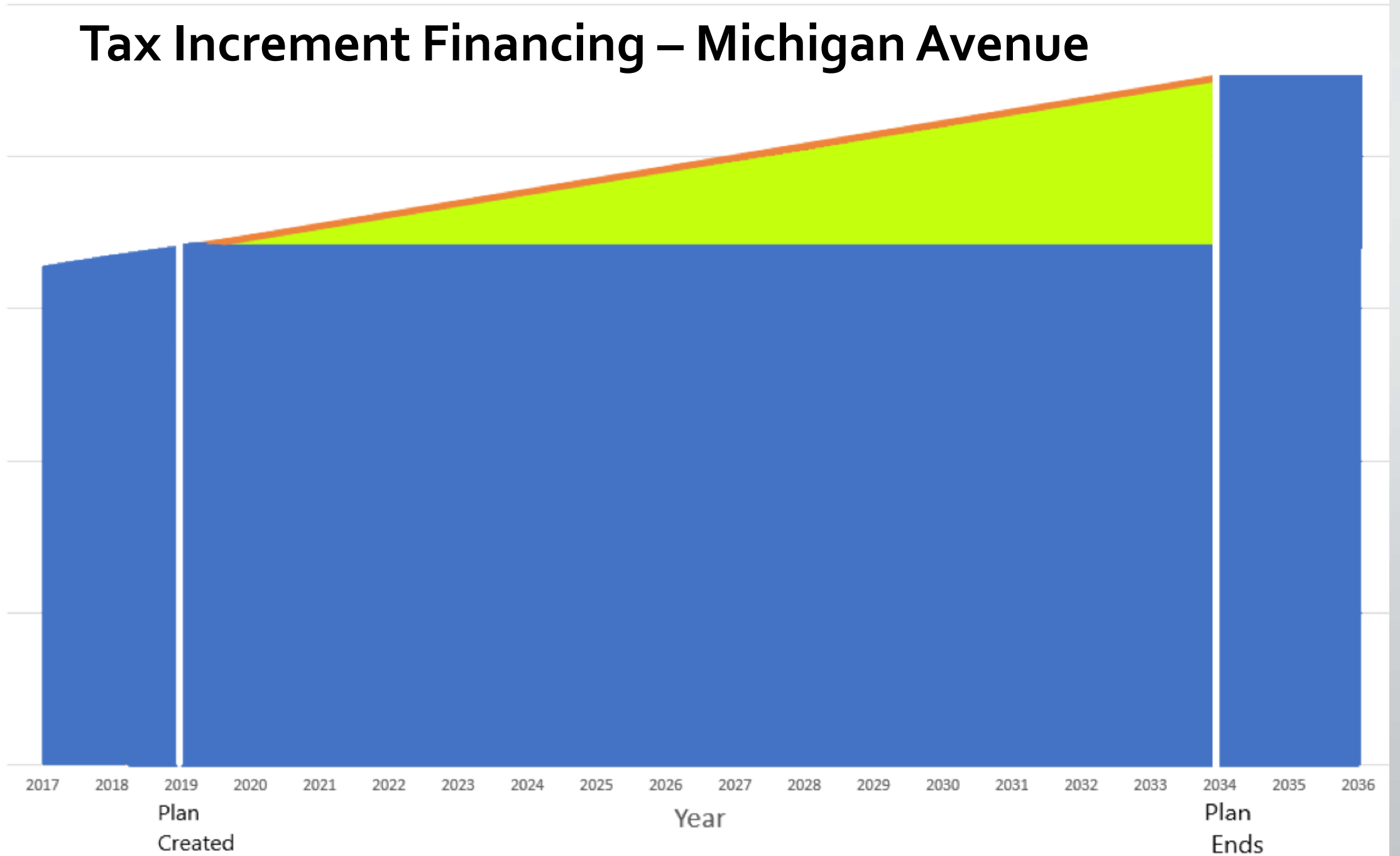
Assessed Value

2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036

Plan
Created

Year

Plan
Ends



Projected TIF Values (end 2034)

Years	City of Lansing Tax Capture	All Tax Capture
2019	-	-
2020	\$6,429	\$12,759
2021	\$12,954	\$25,709
2022	\$19,577	\$38,853
Total after 3 years:	\$38,960	\$77,321
Total after 15 years:	\$828,203	\$1,643,646

Hannah Bryant

Lansing Economic Area Partnership (LEAP)

hannah@purelansing.com

(517) 702-3387 x 207



CITY OF LANSING NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held on Monday, October 28 at 7:00 p.m. in the City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI, on the proposed **Saginaw Street** Corridor Improvement Authority Development and Finance Plan in accordance with the provisions of Part 6, Corridor Improvement Authorities, of the Recodified Tax Increment Financing Act, Public Act 57 of 2018, as amended (the Act) and as defined by Public Act 57 of 2018 as:

In 2009 the City of Lansing used the adopted State Law (Act 280 of 2005) to create what is known as the **Saginaw Street** Corridor Improvement Authority (CIA) and established a District with eligible property within an area encompassing 500 feet north and 500 feet south of the centerline of 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.

The purpose of the Corridor Improvement Authority Act is to help communities plan for and fund improvements along a corridor. The overall goal is to help support economic development and redevelopment of this area. The types of improvements could include sidewalks/pathways, streetlights, streetscape enhancements, façade improvements, and other public investments which could support and enhance economic development and the quality of life for business owners and residents within this district. The CIA's first task to be able to fund these improvements is to create a Development and Tax Increment Financing Plan. This plan describes the types of activities that the CIA can participate in as well as how those activities are financed. The plan covers a 15-year period and explains how Tax Increment Financing (TIF) will work, which is the primary means in which new projects would be funded. **It is important to note that TIF is not a new tax nor does it raise property owner's taxes.**

City Council will hear comments from citizens, taxpayers and property owners, officials from any affected taxing jurisdiction and any other interested persons. All aspects of the Plan will be open for discussion at the public hearing. Maps, plats, and a description of the development plan, including the method of relocating families and individuals who may be displaced from the area, are available for public inspection at the Lansing City Clerk's Office, 124 W Michigan Avenue, 9th Floor of City Hall, Lansing, MI 48933. The Development and Finance Plan can be found on the Saginaw Street CIA website: <https://www.lansingmi.gov/1174/Saginaw-Street-Corridor-Improvement-Auth>.

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

RESOLUTION # 2019-_____
BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY OF COUNCIL OF THE CITY OF LANSING

A RESOLUTION TO APPROVE THE DEVELOPMENT AND
TAX INCREMENT FINANCE PLAN OF THE SAGINAW STREET
CORRIDOR IMPROVEMENT AUTHORITY OF THE CITY OF LANSING

WHEREAS, the City Council of the City of Lansing, MI, by Resolution 2009-418, passed on November 2, 2009, authorized the creation of the Saginaw Street Corridor Improvement Authority (the "Authority") by the provisions of the State of Michigan's Corridor Improvement Authority Act, previously Act 280 of 2005 (MCL 125.2871, et seq.), recently reorganized as Part 6 of Act 57 of 2018 (125.4602, et seq.), as amended (the "Act"); and

WHEREAS, the Board of Directors of the Authority met and approved a joint Development and Tax Increment Finance Plan (together, the "Plan") on August 27th, 2019 at a duly noticed public hearing of the Authority; and

WHEREAS, the Board of Directors for the Authority have transmitted the Plan to the City Council of the City of Lansing for review and approval after public hearing; and

WHEREAS, the City Council of the City of Lansing held a public hearing and received comments from members of the public, and each taxing jurisdiction levying taxes that would be subject to capture if the tax increment financing plan is approved, on all aspects of the Plan, on October 28th, 2019, and in compliance with Sections 622 & 618 of the Act; and

WHEREAS, after public comment the Plan was reviewed by the Committee on Development and Planning, and further by City Council as a whole, with particular attention to the following considerations:

- a) whether the plan meets the requirements under section 620(2) of the Act;
- b) whether the proposed method of financing the development is feasible and the authority has the ability to arrange the financing;
- c) whether the development is reasonable and necessary to carry out the purposes of the Act;
- d) whether the land included within the development area to be acquired is reasonably necessary to carry out the purposes of the plan and of this part in an efficient and economically satisfactory manner;
- e) whether the development plan is in reasonable accord with the land use plan of the municipality;
- f) whether public services, such as fire and police protection and utilities, are or will be adequate to service the project area;
- g) whether changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the municipality; and

- h) whether the Plan is consistent with and supports the Qualified Development Area containing Transit-Oriented Development.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lansing determines that the Plan, containing both a Development Plan and Tax Increment Finance Plan, constitutes a public purpose.

BE IT FURTHER RESOLVED that the City Council of the City of Lansing finds that:

- a) the plan meets the requirements under Section 620(2) of the Act;
- b) the proposed method of financing the development is feasible and the authority has the ability to arrange the financing;
- c) the development is reasonable and necessary to carry out the purposes of the Act;
- d) no land included within the development area is required to be acquired to fulfill the Plan, but any ancillary acquisition that may become necessary is reasonably necessary to carry out the purposes of the Plan and of the Act in an efficient and economically satisfactory manner;
- e) the Plan is in reasonable accord with the land use plan of the City of Lansing;
- f) public services, such as fire and police protection and utilities, are or will be adequate to service the project area;
- g) any changes in zoning, streets, street levels, intersections, and utilities are reasonably necessary for the project and for the City of Lansing; and
- h) the Plan is consistent with and supports the Qualified Development Area containing Transit-Oriented Development.

BE IT FINALLY RESOLVED that the City Council of the City of Lansing approves the Plan without modification.



SAGINAW STREET CORRIDOR IMPROVEMENT AUTHORITY

Development and Finance Plan

What is a Corridor Improvement Authority (CIA) ?

- Corridor Improvement Authority is a legal entity whose sole purpose is to advocate for and make structural and aesthetic improvements to designated development area on Saginaw Street.
- It's an authorized board and is governed by board members whose primary purpose is to correct and prevent deterioration and promote economic growth within the corridor.
- It is a funding mechanism for corridor improvements
- **A Corridor Improvement Authority will NOT create a new tax or raise taxes**

Saginaw Street Board Members

- Jonathon 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

Saginaw Street CIA Summary



2009

The Saginaw Street Corridor Improvement Authority was established by City Council



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



2016

4 former General Motors sites went back on the market, one of which is managed by RACER Trust

\$26,000 to activate Point West Art and Trail Project

Cities of Service Love Your Block AmeriCorps VISTAs, volunteers installed signage, crosswalks, and other street features.



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.

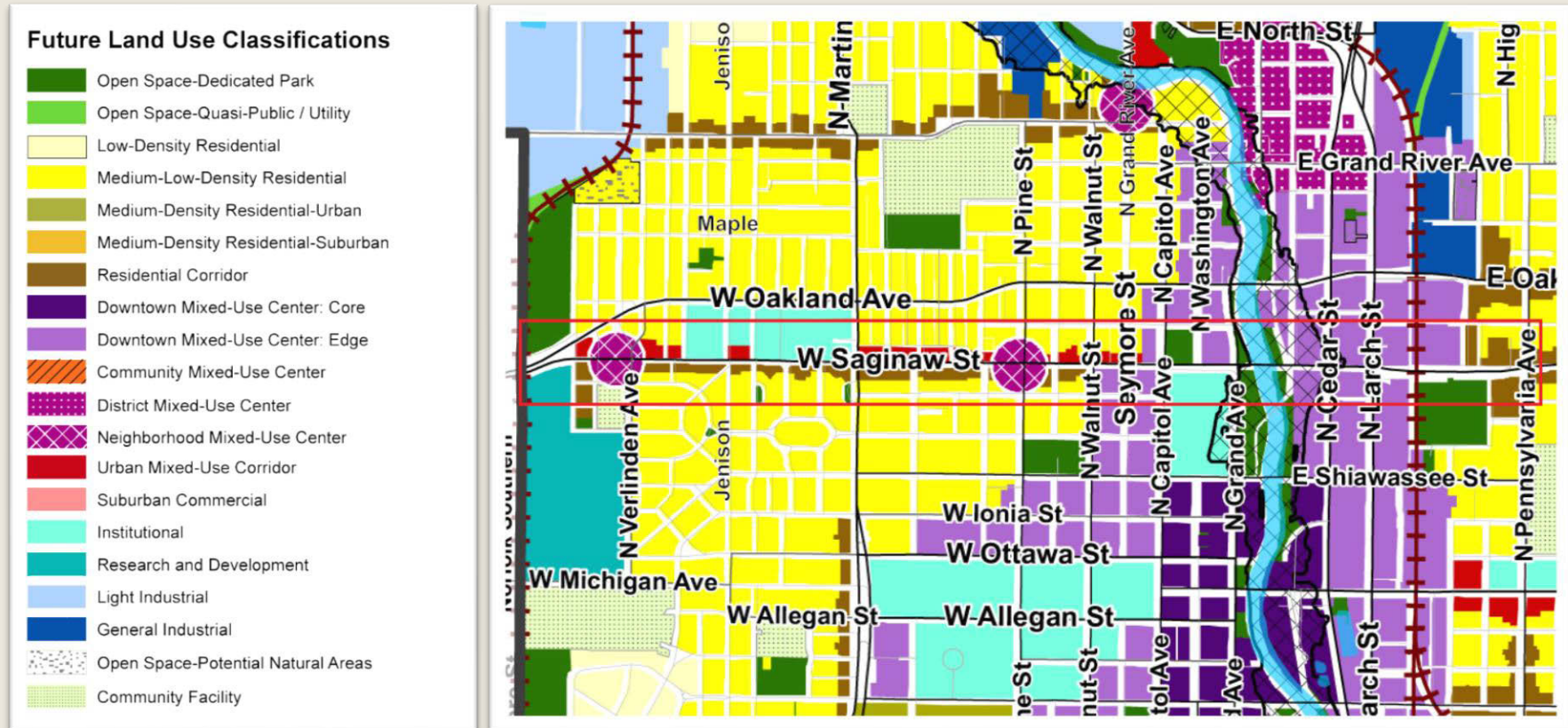
El Azteco West added a patio and bar.



2019

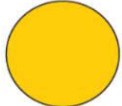
Biggby Coffee and 909 & 913 West Saginaw received Façade grants for improvements

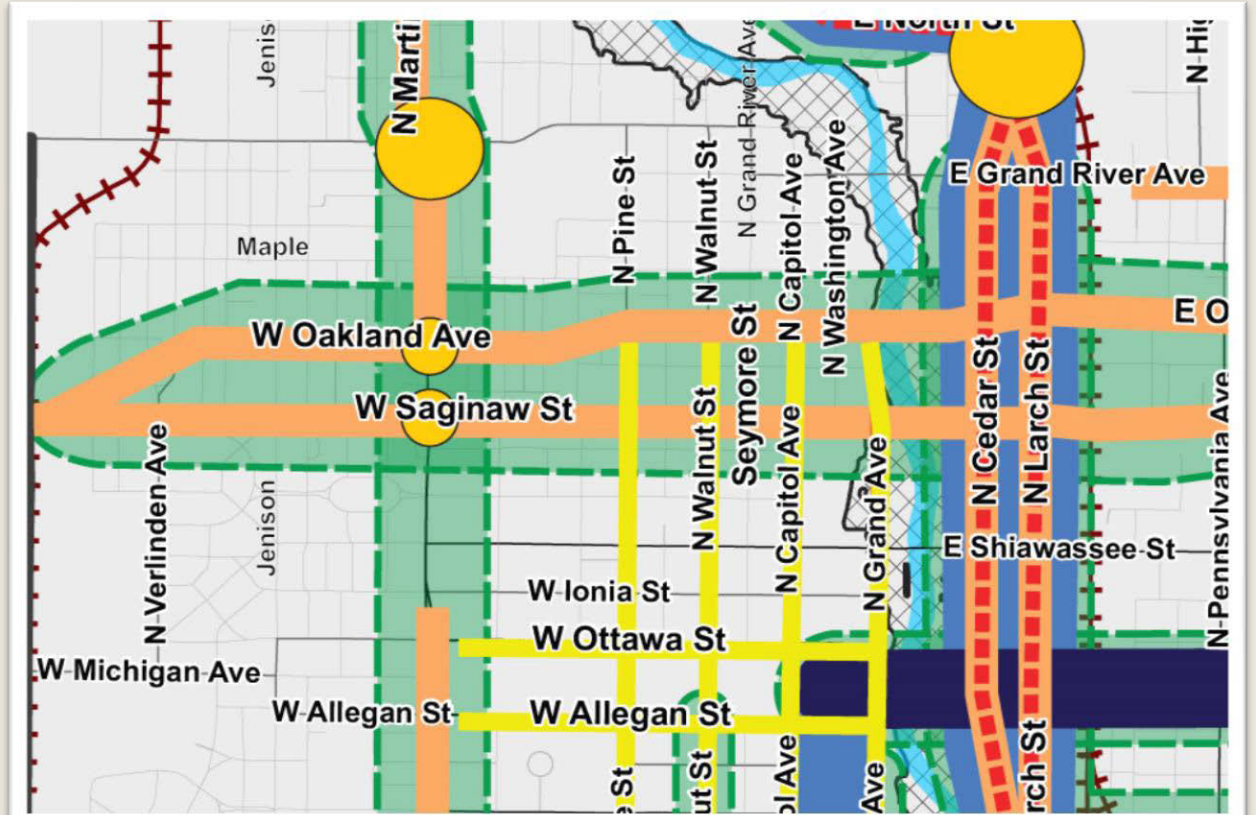
Lansing's Masterplan for Saginaw Street - Land Use



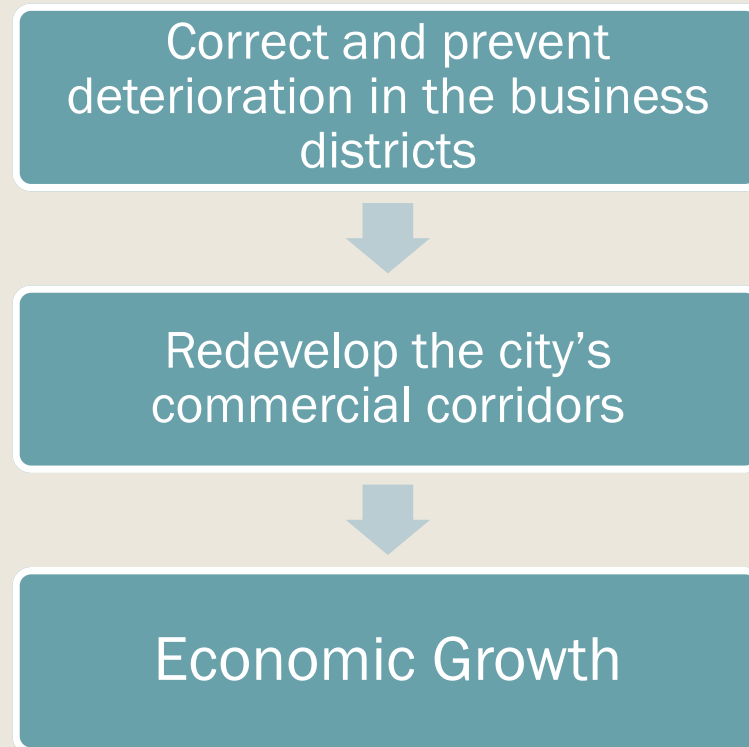
Lansing's Masterplan for Saginaw Street - Transportation

Transportation Recommendations

-  Improve Streetscape
-  Reconstruct expressway with aesthetic treatments
-  Evaluate One-Way to Two-Way Conversion
-  Implement Access Management
-  Implement Road Diet
-  Future Bus Rapid Transit/Streetcar/
Light Rail/Frequent Bus/Express Bus
-  Future Frequent Bus/Express Bus
-  Major Intersection Improvement Areas



SSCIA Priorities & Principles



- **Traditional Neighborhood Design** – design focused on encouraging active lifestyles and reduce dependence on the automobile by encouraging walking or biking.
- **Transit-Oriented Design** – the creation of compact, walkable, pedestrian-oriented, mixed-use corridor.
- **Complete Streets** – designing for safe transit by all users of streets, from pedestrians, bicyclists, public transit users, and automobile drivers.

The Main Street Approach

Economic Vitality

- *Build a diverse economic base*
- *Smart new investments*
- *Strong entrepreneurship ecosystem*

Design

- *Inviting, inclusive atmosphere*
- *Celebrate historic character*
- *Accessible people – centered public spaces*

Organization

- *Forge partnerships*
- *Broad community engagement*

Promotion

- *Market Corridor defining assets*
- *Support buy-local experience*

Economic Vitality/Restructuring

- Focuses on capital, incentives, and other economic and financial tools to assist in re-establishing the Corridor as the commercial core of the surrounding neighborhoods.
 - *Rehabilitation of vacant buildings and lots*
 - *Recruit and Support business diversity*
- *Near-Term:* Continue to create an inventory of existing businesses and pursue marketing of the corridor's commercial real estate opportunities.

Design

- Supports a community's transformation by enhancing the physical and visual assets that set the commercial district apart.
- To enhance the character of the corridor through physical change
 - *Transit-Oriented Design*
 - *New and innovative features to slow traffic*
 - *Encourage people to stop and visit*
- *Near-Term:* Pursue improvements of streetscape (bike racks, receptacles, and benches) to facilitate the use of public transit stations such as bus stops.

Organization

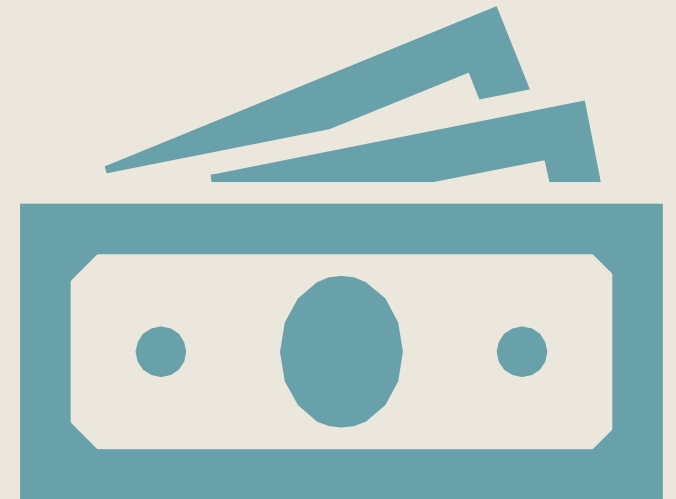
- Creating a strong foundation for a sustainable revitalization effort, including cultivating partnerships, community involvement, and resources for the district.
- Organization ensures that the work of commercial corridor revitalization is supported through fundraising and volunteer development as well traditional funding.
- *Near-Term:* pursue grant funding for future development projects and develop Board Member Onboarding.

Promotions/Marketing

- Position the Corridor as the social core of the neighborhood and strengthen a positive image.
- Continued work is needed to market and brand the district to draw in:
 - *A strong customer base,*
 - *Help businesses thrive*
 - *Foster a sense of community*
- *Near-Term:* Continue to develop the Authority's webpage and develop a communication strategy.

Sources of Financing

- Future tax increment revenues
- State, Federal or Other grants
- Public and private foundation grants
- Fundraising and Donations received by the CIA
- Fees, sponsorships and memberships
- 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



Tax Increment Financing (TIF)



*The Authority does not
create a new tax or increase
taxes*



The TIF district is an area where future tax growth from commercial properties will be captured by the TIF district for implementation of improvements within the district

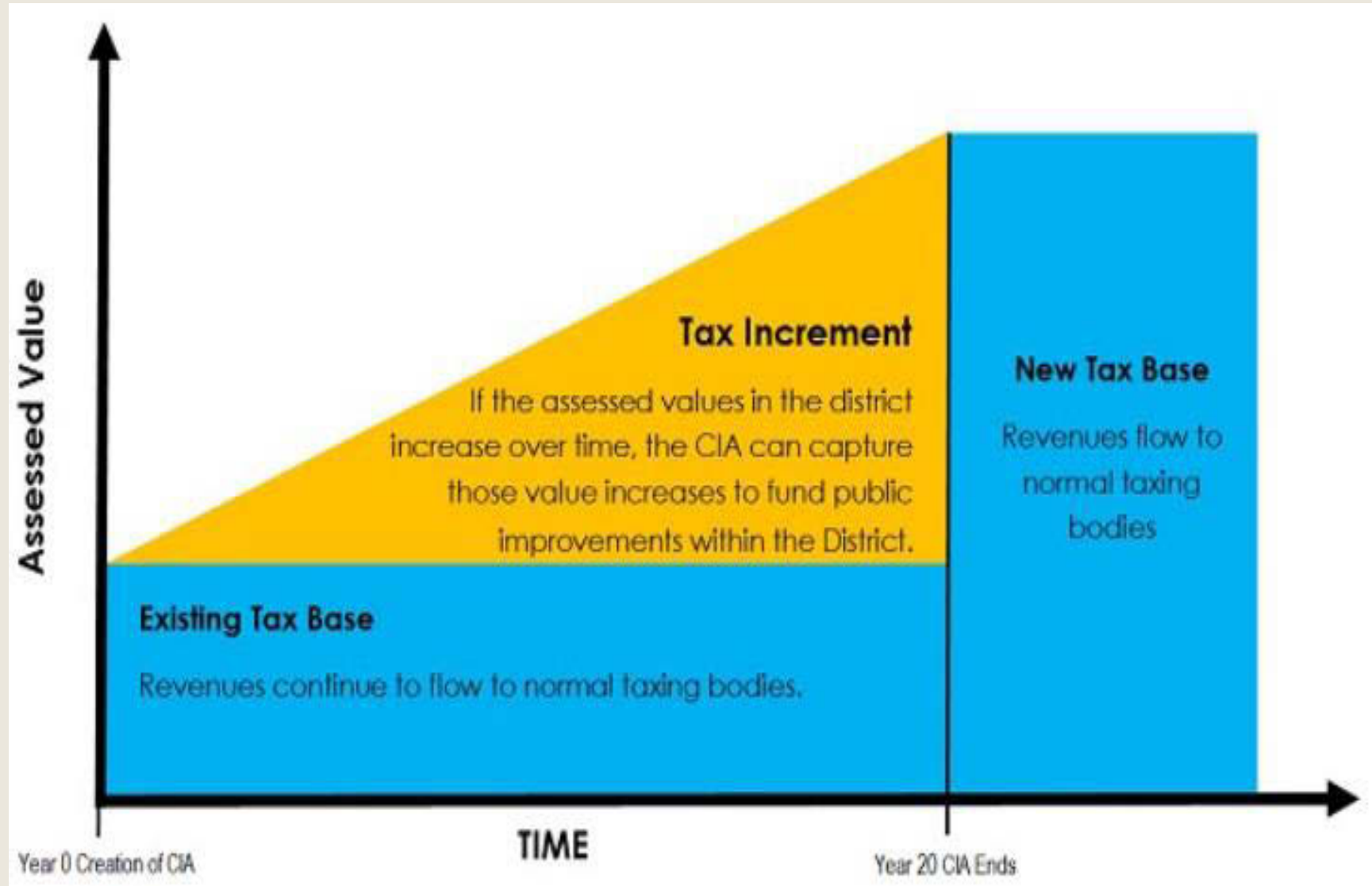


Reinvest back into the corridor for public improvements

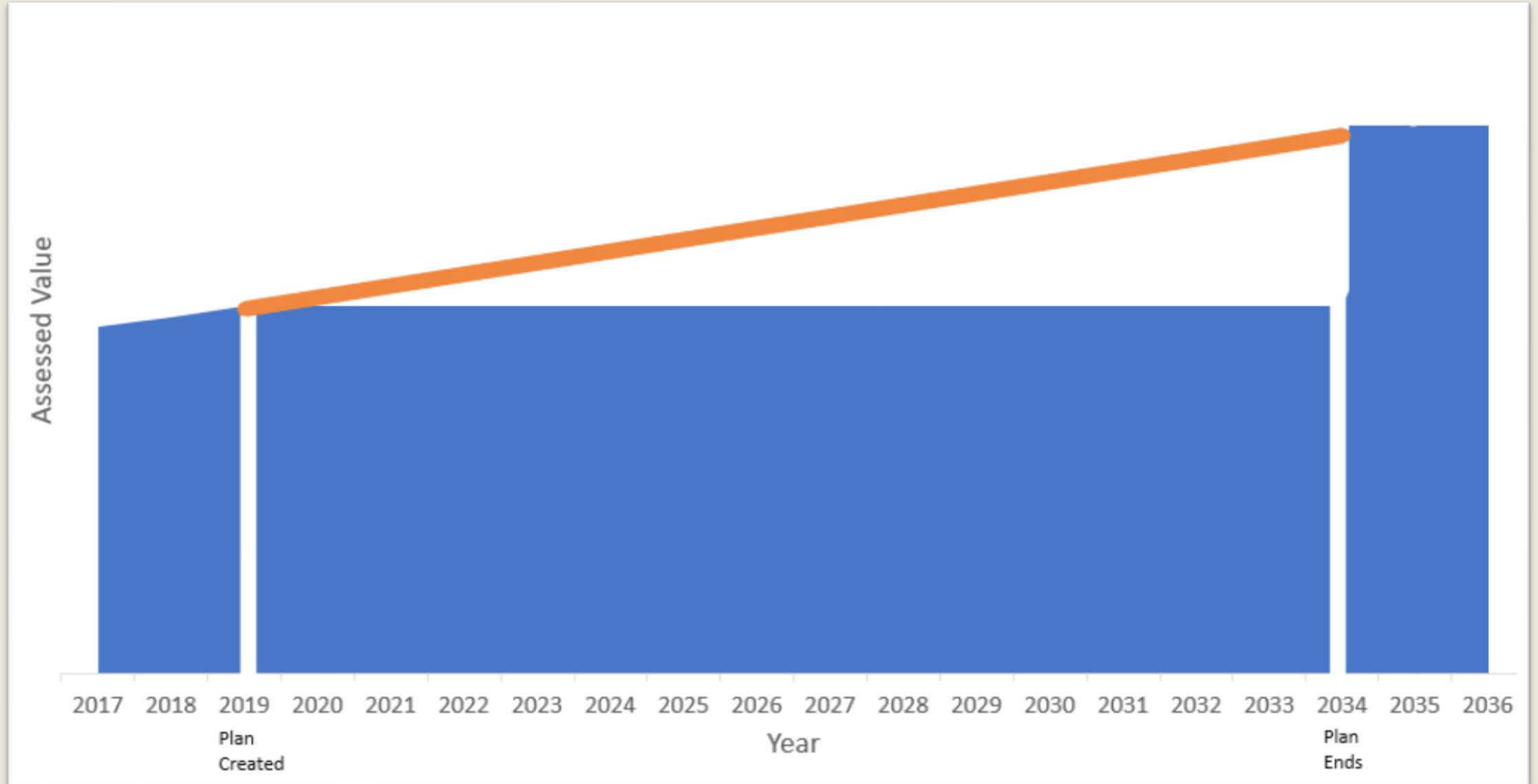


Leverage other taxes and funding sources to maximize result

Tax Increment Financing Example



Projection for Saginaw Street CIA - TIF



Projected TIF Values (end 2034)

Year	City of Lansing Tax Capture	All Tax Capture Available
2019	-	-
2020	\$1,790	\$3,552
2021	\$3,597	\$7,139
2022	\$5,423	\$10,762
Total after 3 years:	\$10,809	\$21,452
Total after 15 years:	\$225,107	\$446,747

Hannah Bryant

Lansing Economic Area Partnership (LEAP)

hannah@purelansing.com

(517) 702-3387 x 207



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

WHEREAS, Karen Diane Sturdivant was born on November 1, 1959 in Lansing, Michigan to Irene Sturdivant and Calvin Sturdivant. Karen has three siblings, two nieces, one nephew and two great-nieces. Ms. Sturdivant came back to Lansing in 2014 after living in Georgia for more than 20 years; and

WHEREAS, Karen Diane Sturdivant received her Bachelor's Degree from Eastern Michigan University and a Master's Degree from Georgia State University in the area of Public Administration. Karen is using her dual degrees to service people needing assistance at Holy Cross Healthcare Services, a non-profit organization in Lansing; and

WHEREAS, Karen is a faithful hardworking woman of God whose favorite day of the week is Sunday and favorite holiday is Resurrection Sunday. She has a deep love for God, her family and friends, and her church family. She is a devoted member of the Tabernacle of David Church in Lansing, Michigan where biweekly she serves as a church usher, greeting all members with a positive beautiful smile, uplifting spirit and often a compliment.

BE IT RESOLVED, on November 1st, 2019 that the City of Lansing City Council wishes to honor the life and work of Karen Diane Sturdivant. "A good heart is not judged by how much YOU love, but by how much YOU are loved by others." (*The Wizard of Oz*)

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 October 14, 2019;

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.

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 October 14, 2019 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.

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION TO SET A PUBLIC HEARING FOR AMENDED BROWNFIELD PLAN
#75
CAPITAL CITY MARKET BROWNFIELD REDEVELOPMENT PROJECT

WHEREAS, the Lansing Brownfield Redevelopment Authority has prepared and forwarded an approved Brownfield Plan pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 636 East Michigan Avenue located in the City of Lansing; and

WHEREAS, prior to Council's action on this request, it is necessary to hold a public hearing on the Plan, to allow for any resident, taxpayer or ad valorem taxing unit the right to appear and be heard; and

WHEREAS, maps, plats, and a description of the brownfield plan are available for public inspection at the Lansing Economic Area Partnership, 1000 South Washington, Suite 201, Lansing, MI 48912, and that all aspects of the brownfield plan are open for discussion at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on November 18, 2019 at 7:00 p.m. on Amended Brownfield Plan #75 – Capital City Market Brownfield Redevelopment Project under the Brownfield Redevelopment Financing Act, for property more particularly described as:

Parcel 636 E. Michigan Avenue: A parcel of land in Block 242, Original Plat, City of Lansing, Ingham County, Michigan, and recorded in Liber 2 of Plats, Page 36, Ingham County Records, Connard's Subdivision on Lot 1, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 31, Ingham County Records, and in Barnard's Subdivision on Lots 2, 3, and 4, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 32, Ingham county Records, the surveyed boundary of said parcel described as: Beginning at the Northwest corner of said Connard's Subdivision 425.18 feet (recorded as 425.04 feet) to the Northeast corner of said Connard's Subdivision; thence S00°06'32"W along the East line of said Connard's Subdivision, the East line of said Block 242, and the East line of said Barnard's Subdivision 521.16 feet to the Southeast corner of Block 1, said Barnard's Subdivision; thence N89°29'27"W along the South line of said Block 1 a distance of 429.20 feet (recorded as 429.00 feet) to the Southwest corner of said Block 1; thence N00°33'03"E along the West line of said Barnard's Subdivision 121.50 feet to the Northwest corner of Block 1 of said Barnard's Subdivision; thence S89°28'38"E along the North line of said Block 1 of Barnard's Subdivision 135.00 feet to the East line of the West 135 feet of said Lot 2, Block 242; thence N00°33'03"E along said East line 78.23 feet to the south line of the North 8 feet of said Lot 2, Block 242; S89°18'57"E along said South line 30.00 feet to the Southerly extension of the East line of Lot 23, said Connard's

Subdivision; thence N00°33'03"E along said Southerly extension of the East line of said Lot 23 and the East line of Lots 23, 22, 21, and 20, said Connard's Subdivision 155.45 feet; thence N54°22'13"W 13.08 feet; thence N89°27'25"W 4.35 feet; thence N00°29'31"E 3.08 feet; thence N89°27'25"W 149.95 feet to the West line of said Connard's Subdivision; thence N00°33'03"E along said West line 155.83 feet to the point of beginning; said parcel containing 4.24 acres, more or less, said aprcel [sic] subject to all easements and restrictions, if any; and

Parcel 119 S. Larch Street: Lots 20, 21 & 22, except the North 16.5 feet of Lot 20, Connard's Subdivision on Lot 1, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 31, Ingham County Records, also except a parcel of land being part of Lot 20, Connard's Subdivision on Lot 1, Block 242, Original Plat, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 31, Ingham County Records, the boundary of said parcel described as: Commencing at the Northwest corner of said Connard's Subdivision; thence S00°33'03"W along the West line of said Connard's Subdivision 142.49 feet to a point 16.5 feet South of the Northwest corner of said Lot 20 and the point of beginning of this description; thence S89°26'46"E parallel with the North line of said Lot 20 a distance of 165.00 feet to the East line of said Lot 20; thence S00°33'03"W along said East line 23.91 feet; thence N54°22'13"W 13.08 feet; thence N89°27'25"W 4.35 feet; thence N00°29'31"E 3.08 feet; thence N89°27'25"W 149.95 feet to the West of said Connard's Subdivision; thence N00°33'03"E along said West line 13.34 feet to the point of beginning; said parcel containing 0.44 acre, more or less; said parcel subject to all easements and restrictions, if any.

And that the City Clerk cause notice of such hearing to be published in a publication of general circulation, no less than 10 days or more than 40 days prior to the date of the public hearing, and that the City Clerk also cause the legislative body of each taxing unit levying ad valorem taxes on this property, to be notified of Amended Brownfield Plan #75 – Capital City Market Brownfield Redevelopment Project and the scheduled public hearing.

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION TO SET A PUBLIC HEARING FOR BROWNFIELD PLAN #78
TEMPLE REDEVELOPMENT PROJECT

WHEREAS, the Lansing Brownfield Redevelopment Authority has prepared and forwarded an approved Brownfield Plan pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for property commonly referred to as 502 E. Cesar E. Chavez Avenue located in the City of Lansing; and

WHEREAS, prior to Council's action on this request, it is necessary to hold a public hearing on the Plan, to allow for any resident, taxpayer or ad valorem taxing unit the right to appear and be heard;

WHEREAS, the brownfield plan is available for public inspection at the Lansing Economic Area Partnership, 1000 South Washington, Suite 201, Lansing, MI 48912, and that all aspects of the brownfield plan are open for discussion at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on November 18, 2019 at 7:00 p.m. on Brownfield Plan #78 – Temple Redevelopment Project under the Brownfield Redevelopment Financing Act, for property more particularly described as:

LOTS 5, 6, & W ½ of LOT 4 BLOCK 15 ORIG PLAT
Tax Parcel No. 33-01-01-09-427-002

and that the City Clerk cause notice of such hearing to be published in a publication of general circulation, no less than 10 days or more than 40 days prior to the date of the public hearing, and that the City Clerk also cause the legislative body of each taxing unit levying ad valorem taxes on this property, to be notified of Brownfield Plan #78 – Temple Redevelopment Project and the scheduled public hearing.

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

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

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

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

BE IT FURTHER RESOLVED the City Clerk is requested to provide a copy of this resolution to the One Starfish of 1504 Knollwood Avnue. Lansing, MI 48906.

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

WHEREAS, Lewis E Hanft sought to eliminate a special assessment of \$3,140.00 brush removal fees, all associated penalties and interest, on the property tax bill for 214 Lathrop Street (Tax ID #33-01-01-15-406-171); and

WHEREAS, upon filing a claim to the Committee on General Services, the Committee met on October 28, 2019 and _____ the claim in the amount of \$3,140.00.

THEREFORE, BE IT RESOLVED, the City Council, hereby _____ the claim in the amount of \$3,140.00 for brush removal fees, all associated penalties and interest on the property tax bill for 214 Lathrop Street (Tax ID #33- 01-01-15-406-171).

BE IT FURTHER RESOLVED, that the City Attorney shall take the appropriate steps to process this claim.

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:

Ace Pyro, LLC for a public display of fireworks in the City of Lansing on the West of the State Capitol Building at 100 N. Capital Ave. to be held on November 22, 2019.

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 818 NIPP AVENUE, Parcel # 33-01-01-20-128-091 and Legal Description: LOT 44 & COM NE COR LOT 43, TH S 15 FT, NW'LY TO PT 7 FT E OF NW COR LOT 43, E 93 FT TO BEG; TAYLORS RIVER VIEW SUB NO 1 to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure (GARAGE ONLY) on 1/02/2019 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on 7/25/2019, the Lansing Demolition Board held a special meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Premises Code (1460.09) to order the property owner to make safe or demolish the structure; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby schedules a show cause hearing for Monday, November 18, 2109 at 7:00 p.m. in the Lansing City Council Chambers, 10th Floor City Hall, 124 W. Michigan, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 816 Hickory Street to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

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

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 819 CLEVELAND STREET, Parcel # 33-01-01-10-377-231 and Legal Description: LOT 8 BLOCK 4 TAYLORS REPLAT OF DELLS SUB REC L 5 P 13 to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on 8/30/2019 AND THEN BECAME FIRE DAMAGED ON 11/29/2017 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on 06/27/2019, the Lansing Demolition Board held a special meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Premises Code (1460.09) to order the property owner to make safe or demolish the structure; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby schedules a show cause hearing for Monday, November 18, 2019 at 7:00 p.m. in the Lansing City Council Chambers, 10th Floor City Hall, 124 W. Michigan, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 816 Hickory Street to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

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

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 3309 VIKING ROAD, Parcel # 33-01-01-30-478-011 and Legal Description: LOTS 441 & 442 PLEASANT GROVE SUB NO 1 to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on 12/28/2018 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on 07/25/2019, the Lansing Demolition Board held a special meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Premises Code (1460.09) to order the property owner to make safe or demolish the structure; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby schedules a show cause hearing for Monday, November 18, 2019 at 7:00 p.m. in the Lansing City Council Chambers, 10th Floor City Hall, 124 W. Michigan, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 816 Hickory Street to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

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

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

WHEREAS the City of Lansing Board of Public Service adopted a resolution on July 11, 2019 addressing the lack of State resources to adequately respond to the City's crumbling transportation infrastructure; and

WHEREAS at that time they appealed to the City Council to support a request to the State government to adjust the distribution formula to better recognize the differing wear and tear on roads based on usage.

NOW THEREFORE BE IT RESOLVED, the Lansing City Council and the Administration demands a significant State government investment in Michigan's transportation infrastructure, and appeals to State officials to adjust the distribution formula to better recognize road funding based on usage.

THIS ITEM NOT AVAILABLE AT TIME OF PRINT

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

WHEREAS, The Lansing Office of Emergency Management receives Federally-funded grant dollars, Emergency Management Performance Grant (EMPG), to pay for 35.69% of the program Coordinators Salary and Fringe benefits; and

WHEREAS, The EMPG grant is an annual hand down grant to the State of Michigan and is awarded to Emergency Management programs within the State of Michigan annually; and

WHEREAS, The EMPG grant is designed to provide federal EMPG funds to the sub grantee for the development and maintenance of an emergency management program capable of protecting life, property, and vital infrastructure in time of disaster or emergency; and

WHEREAS, The EMPG awards \$65,645.00 for the duration of twelve (12) months

WHEREAS, The State of Michigan award of \$65,645.00 requires a 50% cost match (cash or in-kind) local match, which is covered through budgetary funding; and

WHEREAS, The EMPG grant will fund a percentage of the compensation of the Emergency Management program coordinator's salary and fringe benefits;

NOW, THEREFORE, BE IT RESOLVED, The Lansing City Council approves acceptance of the EMPG grant in the total amount of \$65,645.00 for the grant period beginning October 1, 2018 and ending September 30, 2019 to fund 35.69% of the Emergency Management program coordinators salary; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, appropriates the following grant award amounts for the following purpose:

\$167,895	State Grant Revenue
\$79,376	Full-time Help
\$39,177	Fringe Benefits-Variable
\$1,375	Data Communication
\$20,925	Supplies
\$9,327	Transportation
\$10,500	Training, Conferences, Home Visits

To assist in the funding of 54A District Court’s Domestic Violence Court, for things such as full-time positions, with grant resources from Michigan Department of Health and Human Services – Bureau of Grants and Purchasing. The grant period is November 1, 2019 through September 30, 2020.

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

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, appropriates the following grant award amounts for the following purpose:

\$40,999.15 State Grant Revenue	273.000000.547000.17215
\$23,100.00 Temporary Help	273.132201.707000.17215
\$1,996.65 Fringe Benefits-Variable	273.132201.715400.17215
\$15,220.00 Contractual Services	273.132201.743000.17215
\$72.50 Supplies	273.132201.742000.17215
\$610.00 Training	273.132201.747000.17215

To assist in the basic funding of 54A District Court's Specialty Court, for things such as temporary help, with grant resources from Michigan Drug Court Grant Program administered by the State Court Administrative Office. The grant period is October 1, 2019 through September 30, 2020.

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

WHEREAS, for the past twenty-three years , the Capital Area Response Effort (CARE) Programs has served the City of Lansing in ending family violence in Ingham County; and

WHEREAS, the CARE Program provides empathic listening to the victims, assesses a victims risk of further injury or homicide, provides education on the power and control behavior of assaults, personal safety planning, helps to arrange safe shelter, provides advocacy with legal and civil court proceedings, assists with Victims' Rights Compensation medical forms, provide available free 911 phones, arranges transportation to local community agencies, accesses other community resources available to the victims, dispenses emergency personal need items; and

WHEREAS, drawing as necessary on community referrals, the CARE program is a post-arrest response team responding to victims of intimate partner violence in Lansing, East Lansing, Lansing and Meridian Townships and Michigan State University; and

WHEREAS, the CARE Program utilizes 3 staff and approximately 42 volunteers (on-call 7-days a week from 0800 – 0100 hours) via Tri-county dispatch center; and

WHEREAS, the CARE Program also responds to victims of non-arrest intimate partner violence via phone contracts and/or of dispatched by local hospitals; and

WHEREAS, in partnership with Ending Violent Encounters (EVE,Inc.) and MSU Safe Place shelters, the CARE Program provides twenty hours volunteer training sessions, three times a year and 60 days probation period for CARE volunteers. Volunteer training is geared specifically to domestic violence laws, victim's rights, community resources, empathic listening, crisis intervention and safety planning; and

WHEREAS, via numerous agencies and organizations, the CARE Program also promotes better community awareness of intimate partner violence by providing community education and training; and

WHEREAS, the CARE Program is funded for 10/01/2019 – 09/30/2020 by a renewable direct federal Victims of Crime Act (VOCA) Grant of \$207,619, not to exceed \$166,095 (using in-kind 20% local match of \$41,524).

NOW, THEREFORE, BE IT RESOLVED, the Lansing City council authorizes the Administration to accept and administer a VOCA-CARE grant from the Michigan Crime Victims Service Commission in the amount of \$166,095 total compensation, for the fiscal period beginning October 1, 2019 and ending September 30, 2020 and to create accounts and make necessary transfers.

INTRODUCTION OF ORDINANCE

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

Z-7-2019: 1310 Knollwood Avenue, from "F" Commercial District to "B" Residential District

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

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, November 18, 2019, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-7-2019: 1310 Knollwood Avenue, from "F" Commercial District to "B"
Residential District

DRAFT

ORDINANCE # _____

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

The City of Lansing ordains:

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

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

Case Number: Z-7-2019

Parcel Number's: 33-01-01-08-283-101

Address: 1310 Knollwood Avenue

Legal Descriptions: North 40 feet of Lots 3 & 4, Knollwood Park, from "F" Commercial District to "B" Residential District.

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

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

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

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PASSAGE OF ORDINANCE

An Ordinance of the City of Lansing, Michigan, Providing for the Rezoning of a parcel of real property located in the City of Lansing, Michigan and for the revision of the district maps adopted by section 1246.02 of the Code of Ordinances.

Z-5-2019 521 W. Hillsdale Street, Rezoning from "DM-4" Residential District to "D-1" Professional Office District

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

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

☐ ADOPTED

☐ FAILED

ORDINANCE # _____

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

The City of Lansing ordains:

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

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

Case Number: Z-5-2019

Parcel Number's: 33-01-01-16-361-201

Address: 521 W. Hillsdale Street

Legal Descriptions: East 3 Rods of the West 7 Rods of Lot 8, Block 162, Original Plat from "DM-4" Residential District to "D-1" Professional Office District.

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

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

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

PASSAGE OF ORDINANCE

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE LANSING CODIFIED ORDINANCES BY AMENDING CHAPTER 288 SECTION 288.10 and 288.14 AND ADDING 288.20 TO CORRECT THE NAMES OF VARIOUS CITY DEPARTMENTS AND SPECIFY THE MINIMUM REQUIREMENTS FOR THE DIRECTOR OF EACH DEPARTMENT

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

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

☐ ADOPTED

☐ FAILED

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE
LANSING CODIFIED ORDINANCES BY AMENDING CHAPTER 288 SECTION 288.10
and 288.14 AND ADDING 288.20 TO CORRECT THE NAMES OF VARIOUS CITY
DEPARTMENTS AND SPECIFY THE MINIMUM REQUIREMENTS FOR THE DIRECTOR
OF EACH DEPARTMENT.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 288, Section 288.10, 288.14, AND 288.20, of the Codified
Ordinances of the City of Lansing, Michigan, be and are hereby amended to read as follows:

**288.10. - Director of ECONOMIC DEVELOPMENT AND PLANNING ~~planning and~~
~~neighborhood development.~~**

The Director of ~~Planning and Neighborhood Development~~ ECONOMIC DEVELOPMENT
AND PLANNING shall satisfy the following minimum qualifications:

(a) *Training and Experience.* He or she shall have a bachelor's degree in urban planning, public
administration, business administration or a related field and five years of professional
management experience in positions of increasing responsibility, two years of which must have
been with a state or local governmental agency. Additionally, the candidate shall have completed
16 quarter hours or equivalent semester hours of college level course work in supervisory
management. An equivalent combination of training and experience in related activities may be
substituted for supervisory experience and up to eight quarter hours of the required supervisory
management course work.

(b) *Knowledge and Skills*. He or she shall have comprehensive knowledge of the principles and practices of organizational development, community planning and public management, as applied to municipal development, and of State and local legislation, codes and ordinance enforcement as related to city planning. He or she shall have considerable knowledge of the principles of building construction and real estate development and of research methods and techniques and application and utilization in the data processing field. He or she shall have some knowledge of marketing practices. He or she shall have considerable skill in expressing oneself clearly and concisely, orally and in writing, and in establishing and maintaining effective relationships with contractors, developers and diverse citizen groups. He or she shall have comprehensive skill in planning, scheduling and directing the work of professional personnel and in planning and administering long and short-range programs for effective Municipal development. He or she shall have considerable skill in Federal, State and local law interpretation.

288.14. - Director of HUMAN RESOURCES ~~personnel and training~~.

The HUMAN RESOURCES ~~Personnel and Training~~ Director shall satisfy the following minimum ~~requirements~~ QUALIFICATIONS:

(a) *Training and Experience*. He or she shall have a bachelor's degree in psychology, public personnel administration, labor and industrial relations or a related field and six years of professional personnel management experience, three of which must have been with a state or local government agency. Additionally, the candidate shall have completed 16 quarter hours or equivalent semester hours of college level course work in supervisory management. An equivalent combination of training and experience in related activities may be substituted for

supervisory experience and up to eight quarter hours of the required supervisory management course work.

(b) *Knowledge and Skills*. He or she shall have comprehensive knowledge of the standard principles, practices, methods and techniques of public personnel administration and of analysis of departmental personnel requirements and structuring of required programs; considerable knowledge of local government organization and its department operating requirements, and of recent developments, current literature and sources of information in public personnel management. He or she shall have considerable skill in expressing oneself clearly and concisely, orally and in writing, and in establishing and maintaining effective working relationships with City officials and personnel. He or she shall have considerable knowledge of and experience in collective bargaining and labor contract administration; in administering State and Federal public employment programs; and in administering and evaluating personnel testing and evaluation procedures.

288.20 DIRECTOR OF NEIGHBORHOODS AND CITIZEN ENGAGEMENT

THE NEIGHBORHOODS AND CITIZEN ENGAGEMENT DIRECTOR SHALL SATISFY THE FOLLOWING MINIMUM QUALIFICATIONS:

(A) *TRAINING AND EXPERIENCE*. HE OR SHE SHALL HAVE A BACHELOR'S DEGREE IN EITHER ECONOMICS, POLITICAL SCIENCE, COMMUNICATIONS, PUBLIC ADMINISTRATION, BUSINESS ADMINISTRATION OR A RELATED FIELD AND FOUR (4) YEARS OF SUPERVISORY LEVEL EXPERIENCE. ADDITIONALLY, THE CANDIDATE SHALL HAVE COMPLETED SIXTEEN (16) QUARTER CREDIT HOURS OR TWELVE (12) SEMESTER CREDIT HOURS OF COLLEGE LEVEL COURSE WORK

1 IN SUPERVISORY MANAGEMENT. AN EQUIVALENT COMBINATION OF TRAINING
2 AND EXPERIENCE IN RELATED ACTIVITIES MAY BE SUBSTITUTED FOR
3 SUPERVISORY EXPERIENCE AND UP TO EIGHT (8) QUARTER HOURS OF THE
4 REQUIRED SUPERVISORY MANAGEMENT COURSE WORK.

5 (B) *KNOWLEDGE AND SKILLS*. HE OR SHE SHALL HAVE CONSIDERABLE
6 KNOWLEDGE OF ORGANIZATION DEVELOPMENT, BUDGET ADMINISTRATION,
7 AND GRANT WRITING TO SECURE FUNDING RELATED TO COMMUNITY
8 OUTREACH PROGRAMS. HE OR SHE SHALL HAVE CONSIDERABLE SKILL IN
9 WORKING WITH NEIGHBORHOOD, COMMUNITY, COMMERCIAL, AND FAITH-
10 BASED GROUPS TO IMPROVE NEIGHBORHOOD RESIDENT INVOLVEMENT. HE OR
11 SHE SHALL HAVE CONSIDERABLE SKILL IN SOURCING, SECURING, AND
12 MANAGING RESOURCES FROM THE COMMUNITY. HE OR SHE SHALL HAVE
13 CONSIDERABLE SKILL IN PLANNING AND DIRECTING THE WORK OF OTHERS; IN
14 ESTABLISHING EFFECTIVE WORKING RELATIONSHIPS WITH OTHERS; AND IN
15 COMMUNICATING WITH TAXPAYERS, COMMUNITY AND NEIGHBORHOOD
16 GROUPS, AND OTHER GOVERNMENTAL OFFICIALS.

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

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

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
immediate effect by City Council AND SHALL EXPIRE DECEMBER 31, 2028.

Approved as to form:

City Attorney

Dated: _____



Chris Swope
Lansing City Clerk

October 25, 2019

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

Dear Councilmembers:

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

BOARD NAME

Board of Zoning Appeals

DATE OF MEETING

September 12, 2019

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

Sincerely,

A handwritten signature in cursive script that reads "Chris Swope".

Chris Swope, CMC, CMMC
Lansing City Clerk

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

WHEREAS, City Clerk Chris Swope submitted a recommended list of dates for the Lansing City Council meetings for 2020 to the Lansing City Council; and

WHEREAS, the Committee of the Whole will meet at 5:30 p.m. or at another time or date as determined by the Council President, before all Monday Council meetings listed below; and

WHEREAS, the Committee of the Whole will meet at 5:30 p.m. on Monday, January 6, 2020; and

WHEREAS, the Lansing City Charter requires the City Council to meet at least 26 times each year; and

WHEREAS, the Committee of the Whole has reviewed the City Clerk's recommendations for the meeting dates for 2020.

NOW, THEREFORE, BE IT RESOLVED the Lansing City Council hereby approves the Lansing City Council meeting dates for 2020 as follows:

Monday, January 6, 2020; Annual Organizational - 1st meeting of year
Monday, January 13, 2020
Monday, January 27, 2020
Monday, February 10, 2020
Monday, February 24, 2020; Board List - prior to first meeting in March
Monday, March 16, 2020
Monday, March 23, 2020; Mayor's Budget - on or before 4th Monday in March
Monday, April 13, 2020
Monday, April 27, 2020; Mayor's Board Appointments - prior to first meeting in May
Monday, May 4, 2020
Monday, May 11, 2020
Monday, May 18, 2020; Adopt Budget - not later than 3rd Monday in May
Monday, June 8, 2020 Council Act on Appointments - at or before 1st meeting in June
Monday, June 22, 2020
Monday, July 13, 2020
Monday, July 27, 2020
Monday, August 10, 2020
Monday, August 24, 2020
Monday, August 31, 2020
Monday, September 14, 2020
Monday, September 21, 2020; Budget Priorities - no later than October 1
Monday, October 12, 2020
Monday, October 26, 2020
Monday, November 9, 2020

Monday, November 30, 2020
Monday, December 14, 2020

All meetings will be on Monday at 7:00 p.m. in the Lansing City Council Chambers, 10th Floor City Hall.

BE IT FURTHER RESOLVED that the Council shall meet as a Committee of the Whole on Monday, January 6, 2020 at 5:30 p.m.



Chris Swope
Lansing City Clerk

October 25, 2019

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

Dear Councilmembers:

The reappointment of Tim Barron as Media Representative to the Ingham County/City of Lansing Community Corrections Advisory Board has been submitted to the City Clerk's Office, and is being forwarded for your consideration and appropriate action:

Sincerely,

Chris Swope, CMC
Lansing City Clerk

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

WHEREAS, the Ingham County Board of Commissioners made the reappointment Tim Barron as the Media Representative to the Ingham County/City of Lansing Community Corrections Advisory Board for to a term expiring September 17, 2022;

WHEREAS, the Committee on Public Safety met and took affirmative action on _____;

BE IT RESOLVED, that the Lansing City Council hereby affirms the reappointment of Tim Barron as the Media Representative to the Ingham County/City of Lansing Community Corrections Advisory Board for to a term expiring September 17, 2022



Chris Swope
Lansing City Clerk

October 25, 2019

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

Dear Councilmembers:

Per the Human Rights Ordinance, the Office of the City Attorney is responsible for promulgating and publishing rules and guidelines for processing, investigating, mediating/conciliating, and recommending resolution of complaints.

I am forwarding a copy of the Human Rights Ordinance's Rules and Guidelines for Processing, Investigating, Mediating/Conciliating, and Recommending Resolution of Complaints provided to me by the Law Department on October 24, 2019 for your reference.

Sincerely,

A handwritten signature of Chris Swope in black ink, enclosed in a rectangular box.

Chris Swope, CMC
Lansing City Clerk

CHAPTER 297 HUMAN RIGHTS ORDINANCE

RULES AND GUIDELINES FOR PROCESSING, INVESTIGATING, MEDIATING/CONCILIATING, AND RECOMMENDING RESOLUTION OF COMPLAINTS

Guidelines

Pursuant to Chapter 297.01, it is the intent of the city that no person be denied the equal protection of the laws; nor shall any person be denied the enjoyment of their civil rights or be discriminated against because of their actual or perceived race, color, religion, national origin, sex, age, height, weight, marital status, physical or mental disability, family status, sexual orientation, gender identity or expression, veteran status or HIV status, source of income, ancestry, student status, housing status, political affiliation or belief, or service in armed forces in sovereign nations as all forms of discrimination adversely affect Lansing citizens and the quality of life and opportunities available to all people.

Nothing contained herein shall be construed to prohibit any cause of action based on any other Lansing, federal or state law.

The Office of the City Attorney is responsible for promulgating and publishing rules and guidelines for processing, investigating, mediating/conciliating, and recommending resolution of complaints.

Rules

1. Any person claiming to be discriminated against or harassed in violation of Chapter 297 (“claimant”) may file with the Human Relations and Community Services Department (“Department”) a Complaint, in writing, setting forth with reasonable specificity the person or persons alleged to have violated this chapter, the specific nature of the violation and the date(s) of the alleged violation.
2. The decision to file a Complaint, under this chapter, rests solely with the claimant.
3. The Complaint must be filed with the Department within 180 days of the incident forming the basis of the Complaint.
4. To the extent permitted by law, all written complaints received by the Department shall be kept confidential.
5. Upon receipt of the Complaint the Department shall:
 - a. Contact the claimant to discuss their concerns and schedule an informal conference within 45 days, unless there is good cause for an extension;
 - b. Ensure that there are no undue burdens placed on claimant, which might discourage filing;
 - c. Commence and complete the complaint investigation within 90 days, unless there is good cause for an extension;

6. During an investigation the Department may request the appearance of witnesses and the production of books, papers, records, or other documents that may be relevant to a violation or alleged violation of this chapter. However, the Department does not have subpoena power.
7. During an investigation, City officials, employees, and/or agents shall comply with all reasonable requests by the Department to appear and/or produce requested documents. In the event that a City official, employee, or agent is being called to testify or produce documents, the Department shall work with the Human Resource Department to ensure that all employee protections, such as Union Representation (if requested by claimant), is in place.
8. If the Department Head, or their designee, determines that the Complaint and preliminary evidence gathered indicates a violation of a section in this chapter, they shall notify City Council who shall designate a hearing officer to conduct a hearing within 90 days after completion of the investigation.
9. That the Hearing Officer shall be the City Attorney, or their designee, unless there is good cause.
10. In the event that there is a conflict of interest or other good cause not to designate the City Attorney, or their designee, as the Hearing Officer, an attorney shall be selected from the approved counsel list.
11. At least 14 days in advance of the hearing, the Department shall mail to both the person who is alleged to have committed a violation (“respondent”) and the claimant notice of the complaint, the scheduled date and time of the hearing, and a request for each to appear. Only regular mail is required.
12. Both claimant and respondent shall be allowed to testify, present evidence, bring witnesses to testify, and cross examine all witnesses at the hearing. All testimony shall be on the record, under oath, and either recorded or transcribed.
13. Formal rules of evidence shall not apply, but shall be used as a guideline.
14. The Hearing Officer shall make findings of fact based on the testimony and evidence introduced at the hearing and shall recommend such relief as the Hearing Officer deems appropriate. The Hearing Officer shall make their finding and make their recommendation, in writing, within 30 days of the hearing, unless there is good cause for an extension.
15. The claimant and respondent shall have the right to appeal the Hearing Officer’s findings and recommendations in writing within 30 days to the President of City Council. On appeal, the hearing record and Hearing Officer’s written findings and recommendations shall be reviewed by the President of City Council who shall approve, approve with modification, or disapprove of the findings and recommendations.

16. After the City Council President's review, the final findings and recommendations shall be served by regular mail on the claimant and respondent.
17. As provided by the Ordinance, if a violation of this chapter is found, the Hearing Officer, or in the event of an appeal, City Council President, may recommend that remedial action be taken. The recommended remedies may include, but are not limited to, one or more of the following:
 - a. Ceasing the illegal conduct cited in the complaint and taking steps to alleviate the effect of such illegal conduct;
 - b. Providing that the Respondent apologize to the Claimant;
 - c. Closing the matter based upon a mediation/ conciliation agreement of the Claimant and Respondent;
 - d. Requiring the respondent pay damages for injury or loss;
 - e. Hiring, reinstating, or promoting the Claimant, with or without back pay, or providing such fringe benefits as the Claimant may have been denied;
 - f. Selling or leasing of housing or dwelling unit in question to the Claimant;
 - g. Admitting the Claimant to a place of public accommodation or extending full and equal use and enjoyment of said place of public accommodation;
 - h. Paying some or all of the Claimant's costs, costs incurred at any stage of review;
 - i. Posting the explanation of and requirements for compliance with this chapter;
 - j. Dismissing the complaint; and
 - k. Imposing costs against a Claimant for a frivolously filed claim.
18. The parties shall have 30 days to comply with such findings and recommendations, unless a different time is otherwise provided by the Hearing Officer or, in the event of an appeal, City Council President. The Department shall be responsible for verifying compliance.
19. In cases involving alleged violations of this chapter, the Hearing Officer may have the parties enter into agreements whereby the involved parties agree to take steps that will terminate continued discriminatory practices and/or compensate for past and future injury. Violations of such agreements shall be considered violations of this chapter.
20. A violation of any provision of this chapter is a civil infraction and shall be prosecuted by an Independent Prosecutor's office. The Hearing Officer shall be responsible for determining the appropriate prosecuting body to refer the violation to, and making the referral.
21. The Department shall provide notice to all complainants that states: "Any person who is the victim of discrimination in violation of this chapter retains their right to pursue any and all other legal action to which the person may be entitled in addition to the remedies available under this chapter. Nothing in this chapter shall be construed to limit rights granted under the laws of the State of Michigan or the United States."

RESOLUTION #

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

Act-15-2019, Addition to Edmore Park

WHEREAS, the Parks and Recreation Department proposes to acquire parcel no. 33-01-01-09-179-081, just east of Edmore Park, as an expansion to the park;

WHEREAS, specifically, the proposal is to acquire this vacant property from the Ingham County Land Bank, and combine it with Edmore Park to west, and a vacant City-owned parcel (PPN 33-01-01-09-179-091) immediately to the east;

WHEREAS, all three parcels have frontage on the Grand River;

WHEREAS, Edmore Park would grow from its current 17, 514 SF to 27,343 SF (approx. 0.63 acres), and extend eastward to Walnut Street;

WHEREAS, the Park Board, on September 11, 2019 voted unanimously to recommend approval of this acquisition proposal;

WHEREAS, the Planning Board, at its meeting on October 1, 2019, reviewed the acquisition proposal in accordance with its Act 33 Review procedures, and voted unanimously (6-0) to recommend approval of Act-15-2019, the acquisition of parcel no. 33-01-01-09-179-081, and the consolidation of properties to expand Edmore Park;

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

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council hereby approves the acquisition of parcel no. 33-01-01-09-179-081, adjacent to Edmore Park, legally described as:

LOT 11 ASSESSORS PLAT NO 15 REC L 10 P 18

from the Ingham County Land Bank, for the sum of One Dollar (\$1.00), plus closing costs.

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

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

WHEREAS, the Mayor made the appointment of Deshon L. Leek of 3200 Reo Road, Lansing, MI 48911 as the Third Ward Member of the Lansing Board of Water & Light Board for a term to expire June 30, 2023; and

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

WHEREAS, the Committee _____ took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Deshon L. Leek of 3200 Reo Road, Lansing, MI 48911, as the Third Ward Member of the Lansing Board of Water & Light Board for a term to expire June 30, 2023.

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

WHEREAS, the Mayor made the reappointments to various Boards as stated below:

Board of Zoning Appeals:

Mitch Rice as an At-Large Member for a term to expire June 30, 2022

Historic District Commission:

Carol Skillings as an At-Large Member for a term to expire June 30, 2022;

Lansing Entertainment & Pub. Facility Authority:

Cynthia (Cindy) L. Bowen as an At-Large Member for a term to expire June 30, 2022.

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

WHEREAS, the Committee _____ took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointments to various Boards as stated below:

Board of Zoning Appeals:

Mitch Rice as an At-Large Member for a term to expire June 30, 2022

Historic District Commission:

Carol Skillings as an At-Large Member for a term to expire June 30, 2022;

Lansing Entertainment & Pub. Facility Authority:

Cynthia (Cindy) L. Bowen as an At-Large Member for a term to expire June 30, 2022.

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

WHEREAS, the Mayor made the appointment of Martha Cerna of 2517 Harding Avenue, Lansing, MI 48910 as a 2ND Ward Member of the Planning Board for a term to expire June 30, 2022.

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

WHEREAS, the Committee _____ took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms Martha Cerna of 2517 Harding Avenue, Lansing, MI 48910 as a 2ND Ward Member of the Planning Board for a term to expire June 30, 2022.

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To Whom It May Concern

My name is Ruben Montes III and I reside at the address of 510 W. Hayford Ave Lansing, Mi. 48912.

I am writing this letter to dispute charges that are being charged to me due to trash pick-up.

I have gone through a hearing and I was denied when I appealed.

I am disputing the fact I am being charged \$500 for trash removal.

There are claims of having 5 yds of trash collected. The bins only hold 12 yd of trash each. That was confirmed through the city. So how they claim 5 yds, I do not understand.

Also, the people were only there for 10 min maybe even 15 the most.

You can see the time stamps on the pictures they took. There should be no claims that it took longer.

My job is a seasonal job and the way the weather has been has kept me from working so it will be really hard for me to

pay that amount.

I have lived at my house for two years now. My roommate had to get kicked out for non-payment of rent. When he cleaned out his stuff he chose to leave his stuff on my porch and some of the trash. I did as much as I could to take care of it. I do not cause any problems.

Please reconsider and contact me ASAP. I would greatly appreciate it.

Appeal # 1720

Cardially

Tenant * Ruben Montes # Ruben Montes
rubenmontes40@gmail.com RM
517-554-6133

2019 OCT 22 PM 2:54

RECEIVED

Presented @ CRC
9/19/19

Hagan Realty Inc.

927 E. Grand River Ave. Suite 11 East Lansing, MI 48823 Ph. (517)351-0765 Fax (517)351-6376 info@hrentals.com

This Management Agreement is entered into on this 10th day of October, 2010, by and between James Hagan - owner KC BAM LLC, whose address is: 1717 Snyder E. Lansing, Michigan ("Owner") and **HAGAN REALTY MANAGEMENT, LLC**, a Michigan Limited Liability Company, whose address is 927 East Grand River Avenue, Suite 11, East Lansing, MI 48823 ("Agent").

In consideration of the matters set forth above and the mutual benefits and obligations set forth in this Agreement, the parties herein agree as follows:

RECITALS

A. The Owner is the legal title holder of rental property located at:

510 N. Hayford Lansing, MI

(collectively the "Property");

B. The Agent is willing to undertake the management of the Property upon the terms set forth in this Agreement; and

C. The Owner appoints and employs Agent as exclusive agent for the management of the Property and Agent accepts and agrees to be the exclusive agent for the management of the Property pursuant to the terms and conditions set forth herein this Management Agreement.

AGREEMENT

1. TERM:

A. The term of this agreement shall continue indefinitely at the will of the parties, provided, however, that should either party wish to terminate this agreement, it shall give the other party hereto at least (30) days written notice of termination. If after termination, Agent is needed for consultation, an hourly rate of \$150.00 shall be charged.

B. At the end of the initial term, the Agreement will be automatically extended for successive one (1) year terms at the rate of compensation provided in paragraph 2 "Compensation of Agent", and may be amended from time to time by written Addendum.

2. **COMPENSATION OF AGENT:**

A. The Agent will be compensated for its services and duties for providing management as described under this Agreement a fee equal to ten (10%) percent of any and all rents collected by Agent for the unit(s).

B. Compensation for term of this Agreement shall be earned in full when Lease(s) are executed, even though payments are made in installments during the term of this Agreement. In the event this Agreement is prematurely terminated by Agent pursuant to paragraph 1.A. above, Agent shall only be entitled to receive its pro-rata share of management fee for the time it served.

3. **BANK ACCOUNT:**

A. The Agent shall establish and maintain a Bank Account with a regulated financial institution with an office located in the state of Michigan.

B. The funds in the Bank Account shall not be commingled with funds of the Agent and shall be maintained and disbursed in accordance with the provisions of this Agreement or any other written policies between Owner and Agent.

C. Any interest earned on the Bank Account shall inure to the benefit of Agent as additional compensation.

4. **TERMINATION:**

A. Upon termination of this Agreement Agent shall promptly deliver to Owner the following with respect to the Property:

1. A final accounting reflecting the balance of income and expenses arising out of the management of the Property as of the date of the termination or withdrawal, to be delivered within thirty (30) days after such termination or withdrawal;

2. Any balance of monies of Owner, except for management fees due, other expenses, and a reasonable holdback by Agent for pending or unreimbursed expenses.

B. Upon termination, Owner shall assume responsibility for payment of all unpaid bills. Owner shall be solely responsible for the security deposits and return thereof.

5. **GENERAL DUTIES/SERVICES:**

A. General Operations. The Agent shall provide all services necessary or desirable to manage, operate and maintain rental efficiency for Owner on a day-to-day basis in accordance with sound property management practices. The Agent will exercise prudence and diligence in performing its duties, and will diligently protect the property rights and interests of the Owner while performing the functions of property manager.

B. Leasing Operations. The Agent shall use its best efforts to market and promptly lease to tenants all units which are or become vacant in the future at rates determined by Agent.

C. Lease Negotiations. The Agent shall execute all lease documents and shall do so in accordance with applicable state and local laws and ordinances.

D. Maintain the Property/units owned by Owner and described in this Management Agreement in reasonable repair and fit for the use as residential premises at the owner's expense. In furtherance of this goal, the Agent, may if necessary contract with and use third-party vendors.

E. The Agent shall have full power and authority to take any and all actions to efficiently manage the property, except for actions specifically prohibited in this Agreement. Agent may use its own staff, may retain the services of independent contractors, or both, to perform repairs, maintenance work, perform renovations or make improvements to the property. Agent may set the rental rates, charge security deposits and cleaning fees, and otherwise manage the property.

F. Agent authorized to make repairs and alterations to the Property as may in Agent's judgment be required to keep the Property safe, sound, attractive and in a rentable condition, the cost thereof being charged to Owner.

G. Agent will change locks or rekey the Property when it takes over management at Owners expense.

H. Enforce the provisions of all tenant leases, and take legal action to evict tenants delinquent in the payment of rent or carrying charges or otherwise in violation of their leases.

I. Agent is authorized for the account of Owner to collect all rentals or other income accruing to Owner from the Property during the term of this agreement, and shall take such steps as, in Agents' opinion, may be proper or expedient to enforce payment thereof, and, shall institute, prosecute, and/or settle such judicial proceedings as Agent may deem proper or expedient for such purpose. Agent is authorized to bring such proceedings for the recovery of possession of any portion of the Property as agent may deem necessary; appropriate or advisable for the proper management thereof. All such proceedings shall be at the expense of the Owner.

J. Collect and administer tenant security deposits in compliance with Michigan law.

K. On or before the 30th day of January Agent shall furnish Owner a detailed statement of collections, disbursements and net income for the previous year together with the accrued cash balance. Agent shall remit to Owner from time to time a portion of this cash balance.

6. NON-DISCRIMINATION:

The Agent shall comply fully with the provisions of all federal, state and local laws prohibiting discrimination in the rental of Owner's real property/space on the basis of religion, race, color, national origin, age, sex, height, weight, marital status, familial status or disability.

7. **INSURANCE:**

Owner is responsible for obtaining all property insurance coverage at Owners expense.

8. **ADVERTISING:**

All cost of advertising, including but not limited to posting on Agents website, incurred in connection with the Property shall be at the Owners expense.

9. **TAXES AND IMPOSITIONS:**

Owner shall be responsible for all real property taxes, fees or impositions levied against the Property of any kind including but not limited to charges for over-occupancy and illegal use of space.

10. **SIGNS:**

Agent is authorized to display in and about the Property a sign that reads as follows or similar: "This Property is under the management of Hagan Realty, Inc." Any sign would also include contact information such as a website, email address, and phone number as well.

11. **ASSIGNMENT:**

The Agent may not assign this Agreement or any of the rights and/or duties expressed in this Agreement.

12. **ENFORCEABILITY:**

If any provision of this Agreement or the application of any provision to any person or circumstance is held invalid or unenforceable, the remainder of the Agreement and application of the provisions to other persons or circumstances shall remain valid and enforceable.

13. **WAIVER OF PROVISIONS:**

None of the conditions, or provisions of this Agreement shall be held to have been waived by any act or omission by any party to this Agreement, but only by a written instrument signed by the party waiving such term or condition.

14. **ENTIRE AGREEMENT:**

This Agreement contains each and every covenant, term and condition between the parties relative to the subject matter of this Agreement, and there are no amendments or addendum, oral or otherwise, to this Agreement. This Agreement cannot be changed orally, but only by a written instrument signed by the party against whom such change is asserted. This Agreement shall be construed according to the laws of the State of Michigan.

15. **HEADINGS:**

The section headings are inserted only as a matter of convenience and for reference, and shall in no way define, limit, expand or describe the scope of this Management Agreement or the intent of any provision of this Agreement.

16. **REPRESENTATIONS:**

A. Agent represents and warrants that it is fully qualified and licensed, to the extent required by law, to manage real estate and residential rental property and to perform all obligations assumed by Agent pursuant to this Agreement. Agent agrees to comply with all such laws that are now or hereafter come into effect.

B. Owner represents and warrants that the Property is fully qualified and licensed to the extent necessary for the occupancy of the Property.

17. **NOTICES:**

A. Any notice, statement, or demand required or permitted by this Agreement to be delivered to Owner shall be delivered to Owner at: 1717 Snyder E. Lansing, MI 48823

or such other address as Owner shall designed in writing and deliver to Agent.

B. Any notice, statement, or demand required or permitted by this Agreement to be delivered to Agent shall be delivered to Agent at:

Hagan Realty Management, LLC.
927 E. Grand River Ave. Suite 11. East Lansing, MI 48823

or such other address as Agent shall designed in writing and deliver to Owner.

C. Unless the manner of delivery is otherwise specified by this Agreement any such notice may be mailed via registered or certified mail, return receipt requested or by commercial carrier such as UPS or FedEx. Regardless of the method of delivery used, if the party to whom the notice, statement, demand or other document, is delivered acknowledges receipt thereof, the method of delivery shall be deemed sufficient.

18. **COUNTERPARTS:**

This Agreement may be executed in one or more counterparts, each of which shall have the force and effect of an original, and all of which shall constitute but one document.

19. **SPECIAL PROVISIONS:**

The parties have executed this Agreement on the day and date first written above.

OWNER:

James Hagan - owner of KC BAM LLC
By: James Hagan
Its:

AGENT:

HAGAN REALTY MANAGEMENT, LLC
a Michigan Limited Liability Company

K. Hagan
By: Kevin Hagan - Agent
Its:

Owner Contact Information:

Home Phone: (517) 351-0765

Cell Phone: _____

Email: info@hcrrentals.com

DATE: 8/29/2019

PPN: 33-01-01-14-105-181
 DATE SUBMITTED: 7/01/2018
 ADDRESS OF VIOLATION: 510 N. Hayford Ave
 LISTED TAXPAYER OF RECORD: BAM K C L L C
 OTHER TAXPAYER OF RECORD:
 CLAIMANT: Montes, Ruben III
 CLAIMANT'S ADDRESS: 510 N Hayford Avenue
 Lansing, MI 48912
 TYPE OF ACTIONS CONTESTED: Trash Removal
 VIOLATION DATE: 5/01/2019
 NOTIFICATION DATE: 5/01/2019
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$518.00
 CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 19-T018 5/23/2019
 AMOUNT OF CLAIM: \$518.00

1720

9/19/19
10:00am

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 1/24/2019	Trash Violation 3/25/2019	Trash Violation 5/01/2019
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CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This registered rental has been cited for 3 separate trash violations this year and we cleaned the property in May. A notification was sent to the owner of the property as well as the occupant. The letter clearly stated that the trash bins were overflowing on 5/01/2019 upon recheck on 5/09/2019 all the trash remained. The contractor arrived on 5/23/2019 23 days after the initial notice was sent. This office would like to note one of the bins that was overflowing was a City of Lansing recycle bin which just needed to be placed between sidewalk and curb and that the recycle debris would have been removed at no cost. The claimant never contacted our office asked for an extension or to explain the situation with the officer. This office recommends denial of the claim.



1720

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Hazardous Materials)

NAME: Ruben Morales DATE: 5-23-19
MAILING ADDRESS: 510 N. Main St. Apt 112 EMAIL: rubenm112@gmail.com
CITY: Lansing STATE: MI ZIP CODE: 48202
TELEPHONE: Home (919) 554-4215 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: 510 N. Main St. Apt 112 PARCEL NO: _____
DATE OF INCIDENT: 5-23-19 AMOUNT YOU WERE BILLED: \$75.00
TOTAL AMOUNT YOU ARE CONTESTING: \$75.00
TYPE OF ASSESMENT: Trash/Weeds

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.

I would like to dispute the charge of \$75.00 that I am being charged for trash removal. I had not got back to work and was unable to pay it. So I could order a manager I called the city being asked for this bill. I am a person person and if I am able to get the release of this bill, I promise not to have another issue with the city. I just had a roommate whom I had to ask to leave.

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/4619/Claims-Review-Committee-Form>

when he left the left one was back
on my front porch and I had to take
care of it. I had received a letter of
warning. I immediately I had to take
care of it myself. If you look at the
pictures I only had \$10.00 of cash, but
does that amount to \$18? That's under
in the pics I've seen had already had
cash in there and you could tell they
threw it all around instead of keeping
it organized. There is no way that this
two Dino I have held all that
trash they are claiming. Please help
me and I appreciate the amount of



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

Nuisance Fee Billing Statement

Date Created: 06/04/2019
Due Date: 07/04/2019
Pay Invoice In Full



BAM K C L L C
1717 SNYDER RD
EAST LANSING MI 48823-3749

Inv Number: 00134851
Parcel: 33-01-01-14-105-181
Address: 510 N HAYFORD AVE

Parcel: 33-01-01-14-105-181

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00134851		E19-14009	510 N HAYFORD AVE	\$518.00
Fee Details:		Quantity	Description	Balance
		253.000	Trash - Contractor Charge	\$ 253.00
		1.000	Trash - Admin Fee	\$ 265.00
Total Amount Due				\$ 518.00

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

Payment Information:

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

Appeals Process:

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

Other Information:

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

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

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

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

Invoice

BILL TO

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

INVOICE # 2803
DATE 06/01/2019

PROPERTY ADDRESS
510 Hayford AVE

PARCEL NUMBER
33-01-01-14-105-181

ACTIVITY	QTY	RATE	AMOUNT
city:1hour 3 yards first hour and 3 cubic yards	1	175.00	175.00
city:add cy any after 3	2	29.00	58.00
city:Increase Granger Fee Granger landfill rate increase	1	20.00	20.00

5/23/19
5 yards
Chris breiter

BALANCE DUE

\$253.00



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

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

TRASH AND DEBRIS CORRECTION NOTICE

BAM K C L L C
1717 SNYDER RD
EAST LANSING, MI 48823-3749

Violation Date: 05/01/2019
Violation Location: 510 N HAYFORD AVE
Parcel No: 33-01-01-14-105-181
Compliance Due Date: May 08, 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: Trash found in bags/boxes

INSPECTOR COMMENTS: *over full trash bins. please dispose of exposed trash bags.*

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: Chris Breiter (517) 483 4379 Chris.Breiter@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

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

TRASH AND DEBRIS CORRECTION NOTICE

Occupant
510 N HAYFORD AVE
LANSING, MI 48912

Violation Date: 05/01/2019
Violation Location: 510 N HAYFORD AVE
Parcel No: 33-01-01-14-105-181
Compliance Due Date: May 08, 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: Trash found in bags/boxes

INSPECTOR COMMENTS: *over full trash bins. please dispose of exposed trash bags.*

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.

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Code Officer: Chris Breiter (517) 483 4379 Chris.Breiter@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 05/09/2019

TAXPAYER: BAM K C L L C, 1717 SNYDER RD EAST LANSING, MI 48823-3749

Location of Work:

Enf Num: E19-14009

Address: 510 N HAYFORD AVE

Lot No:

Description:

Parcel No: 33-01-01-14-105-181

Remove Trash and Debris

Work Authorized:

Violation: Trash found in bags/boxes

INSPECTOR COMMENTS: *over full trash bins. please dispose of exposed trash bags.*

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 1

Authorized Cubic Yards: 5

Warning Comment:

trash bins at front of house.

Submitted By: Chris Breiter (517) 483 4379

This action is authorized by the Manager of Code Compliance



510

05/23/2019 07:27



05/23/2019 07:28

05/23/2019 07:29





05/23/2019 07:40







1720

Claims Review Committee Form

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

NAME: Ruben Montes Jr DATE: 7-1-19
MAILING ADDRESS: 510 N Hayford Ave EMAIL: rubmontesjr@gmail.com
CITY: Lansing STATE: Mi ZIP CODE: 48912
TELEPHONE: Home () 554-1633 Work () 1

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: 510 N Hayford Ave PARCEL NO. _____
DATE OF INCIDENT: 5-23-19 AMOUNT YOU WERE BILLED: \$518
TOTAL AMOUNT YOU ARE CONTESTING: \$518
TYPE OF ASSESMENT: 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.

I would like to dispute the charge of \$518, that I am being charged for trash removal. I had just got back to work and was waiting to get paid so I could order a fridge. I do not have the being asked for this bill. I am a very responsible person and if I am able to be granted release of this bill, I promise you will not hear another word from me. I just got here long ago had a roommate whom I had to ask to leave.

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/2495/Claims-Review-Process>

To download the claim form: <https://www.lansingmi.gov/DocumentCenter/View/4639/Claims-Review-Committee-Form-7/1>

when he left, he left all his trash
on my front porch and refused to take
care of it. I had received a letter of
warning so immediately I had to take
care of it myself. If you look at the
pictures I only had 8-10 bags of trash, how
does that amount to \$518? These trailers
in the pics I've seen had already had
trash in there and you could tell they
threw it all around instead of keeping
it organized. There is no way that those
two bins I have held all that
trash they are claiming. Please help
me and I appreciate the consideration.



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

September 23, 2019

Ruben Montes, III
510 N. Hayford Avenue
Lansing, MI 48912

Re: Claim –510 N. Hayford Ave.

Dear Mr. Montes, III:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$518.00 for a trash violation for property located at 510 N. Hayford Ave., Lansing, Michigan, and denied the claim you filed with the City of Lansing.

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

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

Sincerely,

A handwritten signature in cursive script that reads "Venus Kumar".

Venus Kumar
Paralegal

Claim: 1720

CC: BAM KC LLC, Hagan Realty: 927 E. Grand River, East Lansing, MI 48823

RECEIVED SEP 03 REC'D

DATE: 8/29/2019

PPN: 33-01-01-29-451-001
DATE SUBMITTED: 7/02/2019
ADDRESS OF VIOLATION: S MLK Jr Blvd (vacant lot)
LISTED TAXPAYER OF RECORD: Reid Machinery, Inc.
OTHER TAXPAYER OF RECORD:
CLAIMANT: Reid Machinery, Inc.
CLAIMANT'S ADDRESS: 3030 S MLK Jr. Blvd
Lansing, MI 48910

1723

9/19/19

10:30am

TYPE OF ACTIONS CONTESTED: Trash Removal
VIOLATION DATE: 4/22/2019
NOTIFICATION DATE: 4/22/2019
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$1,061.00
CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 19-T019 6/04/2019
AMOUNT OF CLAIM: \$1,061.00

ADDITIONAL ACTIONS CONTESTED:
VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT:
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE - INVOICE NO.:

HISTORY: Trash
Violation
6/04/2019

CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation on 4/22/2019 with a recheck date of 4/29/2019. The officer rechecked the property on 4/30/2019 and noted that some of the debris had been removed and due to the weather gave an extension to recheck again on 5/10/2019 to check for continued progress. Upon reinspection the officer found that the debris still remained and the property was submitted to the contractor for removal. The contractor arrived on 6/04/2019 and as indicated in the pictures a large amount of debris was still present and it was removed by the contractor. The claimant is stating lack of proper enforcement however upon checking BS&A Logan Square has also been cited twice in 2019 and we had our contractor clean their property as well. This office recommends denial of the claim as the claimant did not remove all the requested debris or contact the officer for clarification also the claimant has no explanation for why they did not clean their property except to note other properties also had debris.

RECEIVED JUL 02 2019



City of Lansing

OFFICE OF THE CITY ATTORNEY

1723

Claims Review Committee Form

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

NAME: REID MACHINERY, INC. DATE: July 2, 2019
MAILING ADDRESS: 3030 South Martin Luther King BLVD EMAIL: _____
CITY: LANSING, STATE: Michigan ZIP CODE: 489110- 2691
TELEPHONE: Office () _____ (517) 887 - 8300 Work () _____ (517) 881 - 8769

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: _____ PARCEL NO. 33 - 01 - 01 - 29 - 451 - 00
DATE OF INCIDENT: April 29, 2019 AMOUNT YOU WERE BILLED: \$ 1,601.00
TOTAL AMOUNT YOU ARE CONTESTING: \$ 1,601.00
TYPE OF ASSESSMENT: Cade Compliance

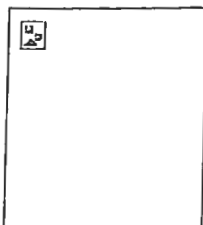
Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

Lack of proper enforcement by others

No fence or cleanup by the shopping center, along with the city inability
the rules.

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=>



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

REID MACHINERY INC
3030 S MARTIN LUTHER KING JR BLVD
LANSING, MI 48910-2691

Violation Date: 04/22/2019
Violation Location: S M L KING JR BLVD
Parcel No: 33-01-01-29-451-001
Compliance Due Date: April 29, 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: Garbage

INSPECTOR COMMENTS: *This is regards to the area behind Logan Square, along the power line*

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

Violation: Deteriorated furniture

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



CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

DUE DATE: 07/13/2019

Bill To:

REID MACHINERY INC

3030 S MARTIN LUTHER KING JR BLVD

LANSING, MI 48910-2691

INVOICE

06/17/2019

TOTAL AMOUNT DUE

\$ 1,601.00



Invoice Number	Record No.	Address	Amount Due
00135355	E19-13672	S M L KING JR BLVD	\$1601.00

06/13/2019

Trash - Admin Fee

Trash - Contractor Charge

TOTAL DUE:

\$1601.00

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



P.O. Box 27185
Lansing, Michigan 48909
1-888-947-2643
P 517-372-2800
F 517-371-9778
www.grangernet.com

DATE 4/30/2019 TICKET# W08463 N
TIME 10:07:47 TYPE: CHARGE

CUSTOMER 001092 STEVE SULSKI CONSTRUCTION INC

QUANTITY	CLASS		AMOUNT	COUNTY
4.00	160	CY GENERAL REFUSE	41.00	INGHAM
8.00	220	FURNITURE	90.00	INGHAM
12.00	YES	CLINTON COUNTY FEE	3.00	(.25 PER YARD)
12.00	YDS	DEWITT TWP FEE	1.20	(.10 PER YARD)
12.00	YDS	MOEQ FEE	1.44	(.12 PER YARD)
12.00	YDS	INGHAM COUNTY FEE	3.36	(.28 PER YARD)

TOTAL DUE 140.00

Hauler Name Sulski Construction INC - Steve Sulski
Job Name REID MACHINERY
Job Address Behind 3030 MLV (gate)

WASTE ACCEPTANCE GUIDELINES

PROHIBITED/HAZARDOUS WASTE

- Any container with a hazardous waste label
- Appliances with Freon (unless Granger is hired to remove the Freon)
- Compressed gas cylinders (unless valve is removed or cylinder ruptured)
- Drums (unless empty and crushed)
- Lead acid batteries
- Liquid waste
- Low-level radioactive waste
- Materials containing PCBs (such as light ballasts and transformers)
- Medical waste, unless decontaminated as required
- More than a de minimis amount of beverage containers (i.e., \$0.10 deposit cans and bottles)
- More than a de minimis amount of whole motor vehicle tires
- More than a de minimis amount of yard clippings
- Regulated hazardous waste
- Sewage
- Used oil

I understand that the above listed materials are unacceptable for disposal at this landfill facility. I certify that, to the best of my knowledge, the material delivered for disposal does not contain any of the above listed prohibited or hazardous wastes. I understand that Granger is not responsible for damages incurred on site.

Signature

Name (printed)

4/22

5/10

1st time 2011

Joe 483-4376

Raid Property



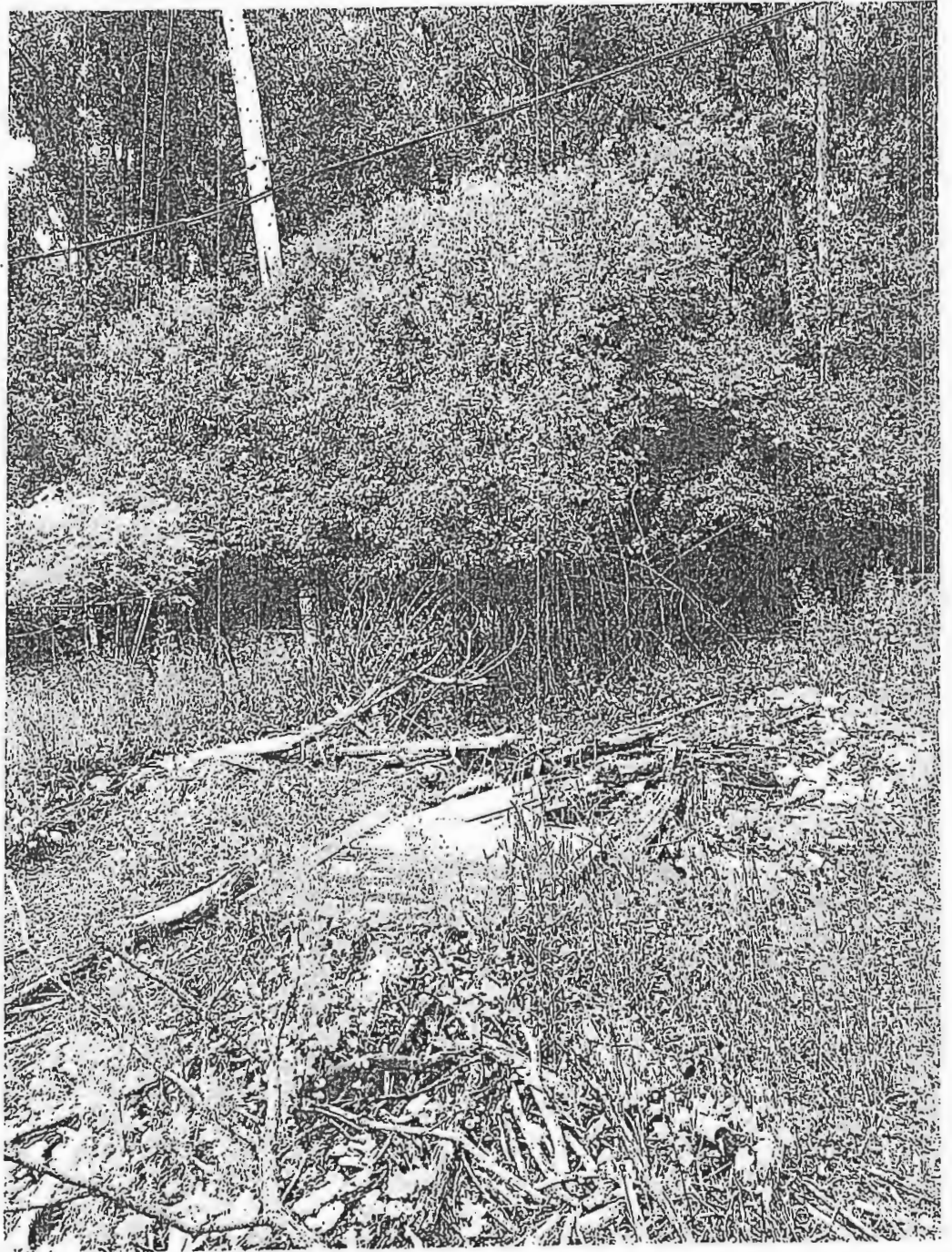
Lower Line

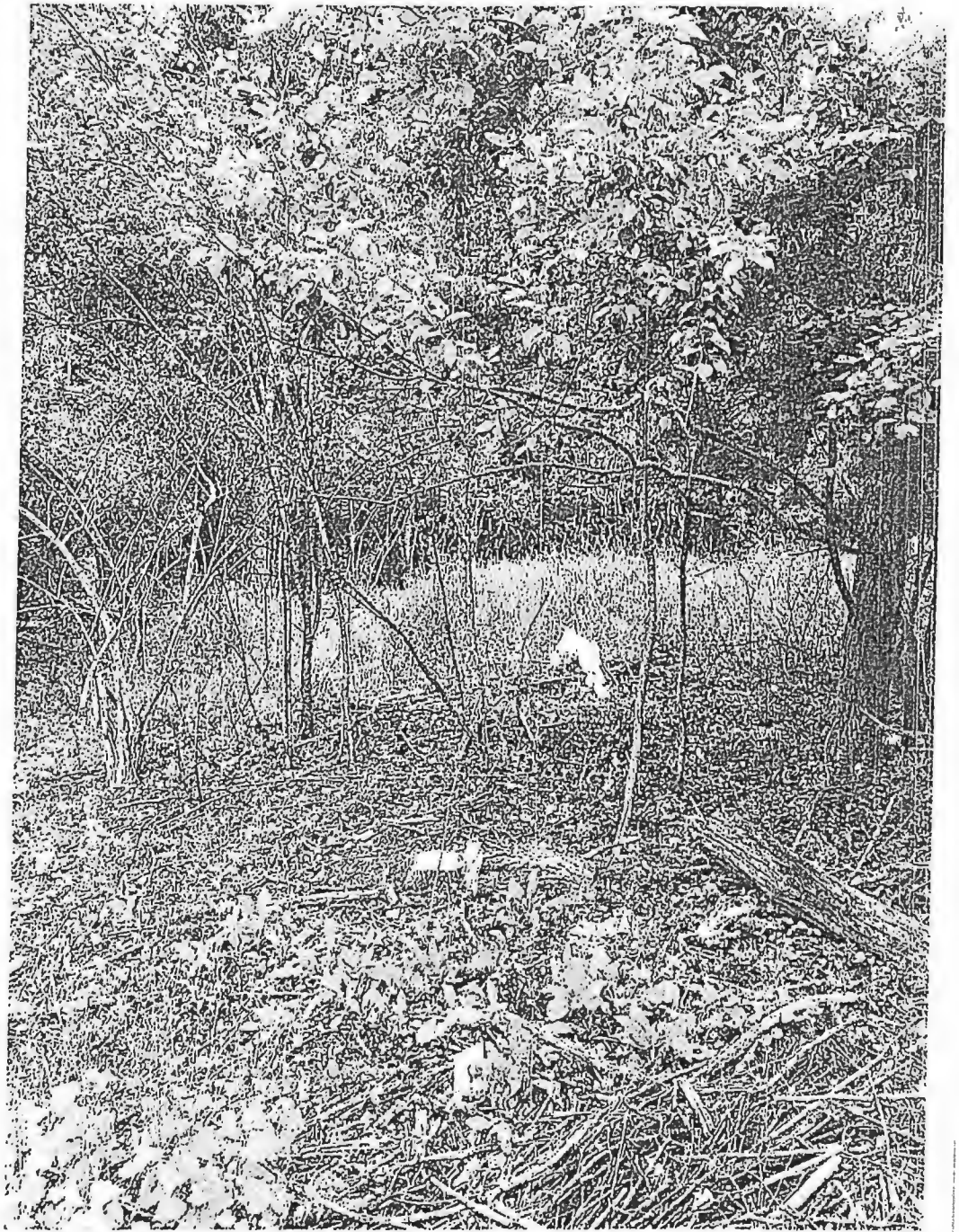
Gr. Line



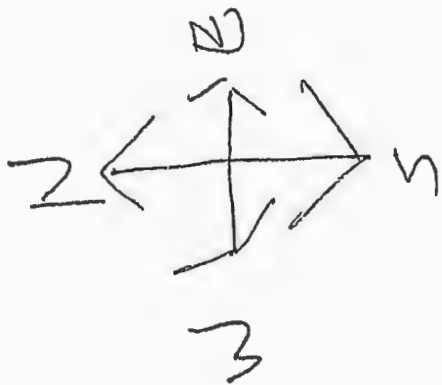
Not on Raid property

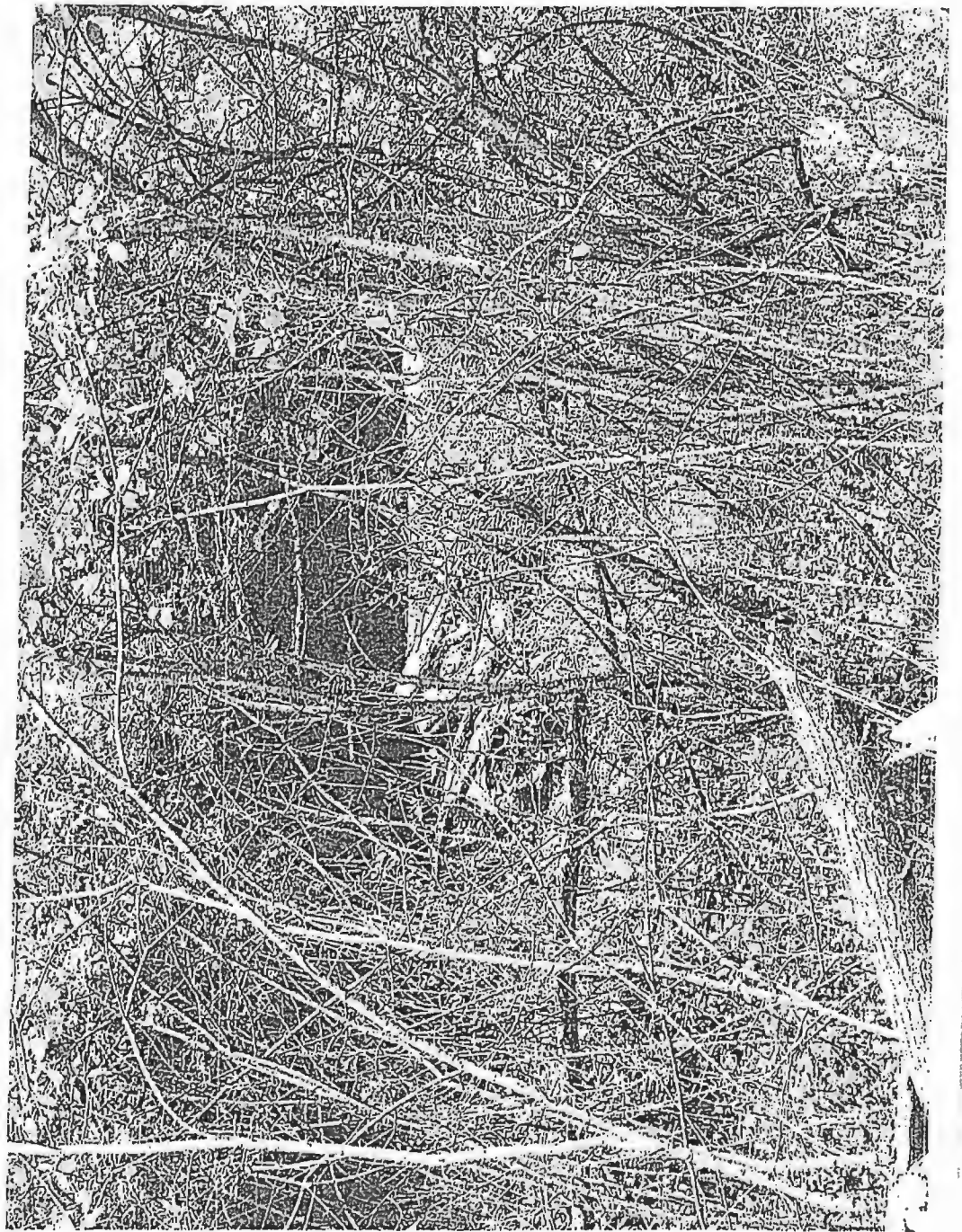
Not on Raid property





Ref. 1000000







Andy Schor, Mayor

ECONOMIC DEVELOPMENT & PLANNING

4/30, original re-check. Some stuff removed. Giving another week due to weather. TB

19-T019



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

Nuisance Fee Billing Statement

Date Created: 06/13/2019
Due Date: 07/13/2019
Pay Invoice In Full



REID MACHINERY INC
3030 S MARTIN LUTHER KING JR BLVD
LANSING MI 48910-2691

Inv Number: 00135355
Parcel: 33-01-01-29-451-001
Address: S M L KING JR BLVD

Parcel: 33-01-01-29-451-001

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00135355		E19-13672	S M L KING JR BLVD	\$1,601.00
Fee Details:				Balance
		Quantity	Description	
		1.000	Trash - Admin Fee	\$ 265.00
		1336.000	Trash - Contractor Charge	\$ 1,336.00
Total Amount Due				\$ 1,601.00

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

Payment Information:

- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
City of Lansing Treasurers Office
124 W Michigan Ave 1st Fl
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
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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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By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

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

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

Invoice

BILL TO

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

INVOICE # 2832
DATE 06/11/2019

PROPERTY ADDRESS
S M L King JR BLVD

PARCEL NUMBER
33-01-01-29-451-001

ACTIVITY	QTY	RATE	AMOUNT
city:1hour 3 yards	1	175.00	175.00
first hour and 3 cubic yards			
city:add hours	6	150.00	900.00
any hours after 1			
city:add cy	9	29.00	261.00
any after 3			

6/4/19

Tom Barry

place was filled with bees. we
had to walk up and down a muddy
hill to dig out garbage

BALANCE DUE

\$1,336.00



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

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

TRASH AND DEBRIS CORRECTION NOTICE

REID MACHINERY INC
3030 S MARTIN LUTHER KING JR BLVD
LANSING, MI 48910-2691

Violation Date: 04/22/2019
Violation Location: S M L KING JR BLVD
Parcel No: 33-01-01-29-451-001
Compliance Due Date: April 29, 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: Garbage

INSPECTOR COMMENTS: *This is regards to the area behind Logan Square, along the power line*

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

Violation: Deteriorated furniture

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 05/10/2019

TAXPAYER: REID MACHINERY INC, 3030 S MARTIN LUTHER KING JR BLVD LANSING, MI 48910-2691

Location of Work:

Enf Num: E19-13672

Address: S M L KING JR BLVD

Lot No:

Description:

Parcel No: 33-01-01-29-451-001

Remove Trash and Debris

Work Authorized:

Violation: Garbage

INSPECTOR COMMENTS: *This is regards to the area behind Logan Square, along the power line*

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

Violation: Deteriorated furniture

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 3

Authorized Cubic Yards: 3

Warning Comment:

the area to be cleaned is behind Logan Square in the grass area under the power lines. You will see dirt mounds, that is where the trash is located. Looks like somebody cleaned out a hosue and dumped garbage, plastic, video tapes there. Call me if needed 599-5737

This action is authorized by the Manager of Code Compliance





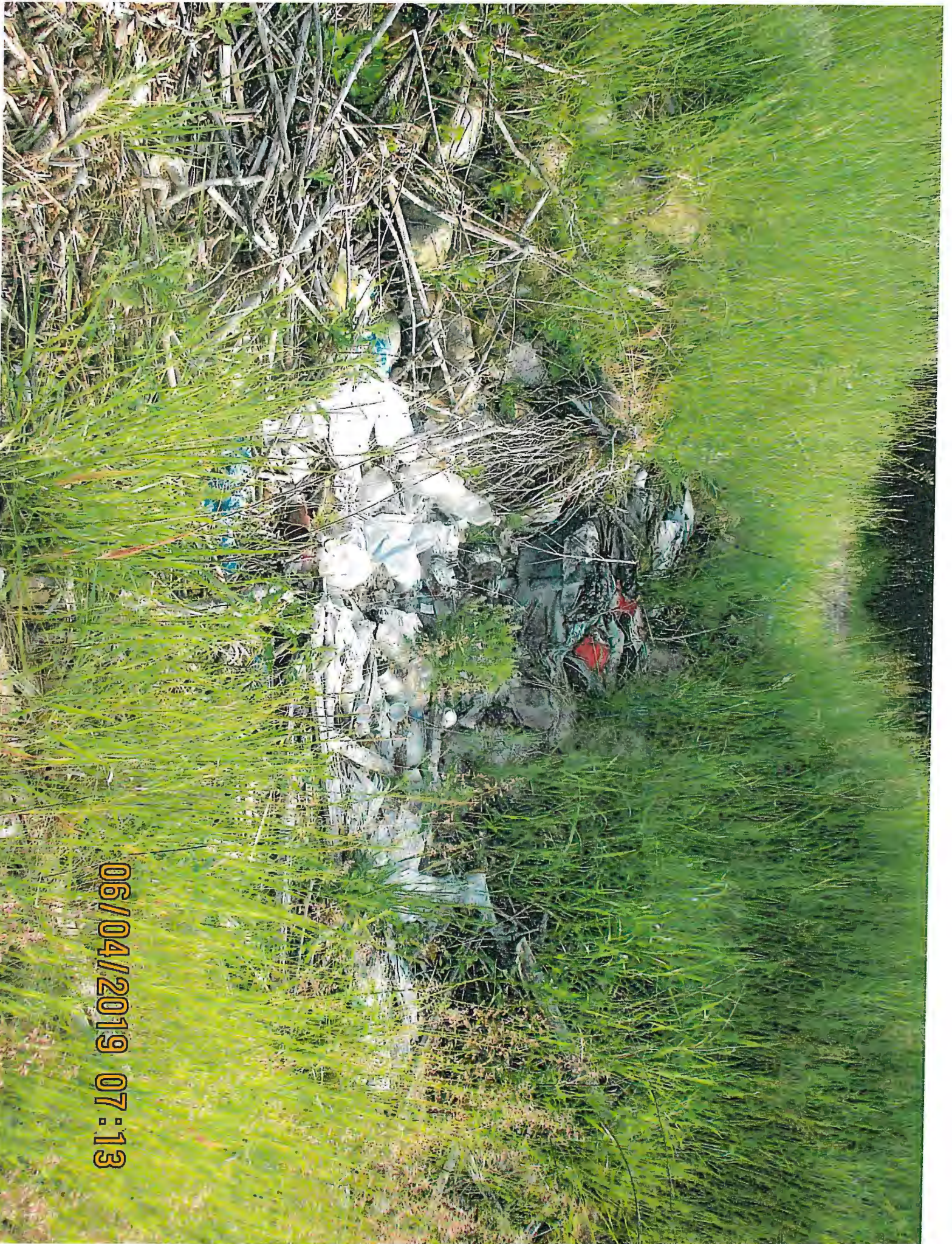
06/04/2019 07:10



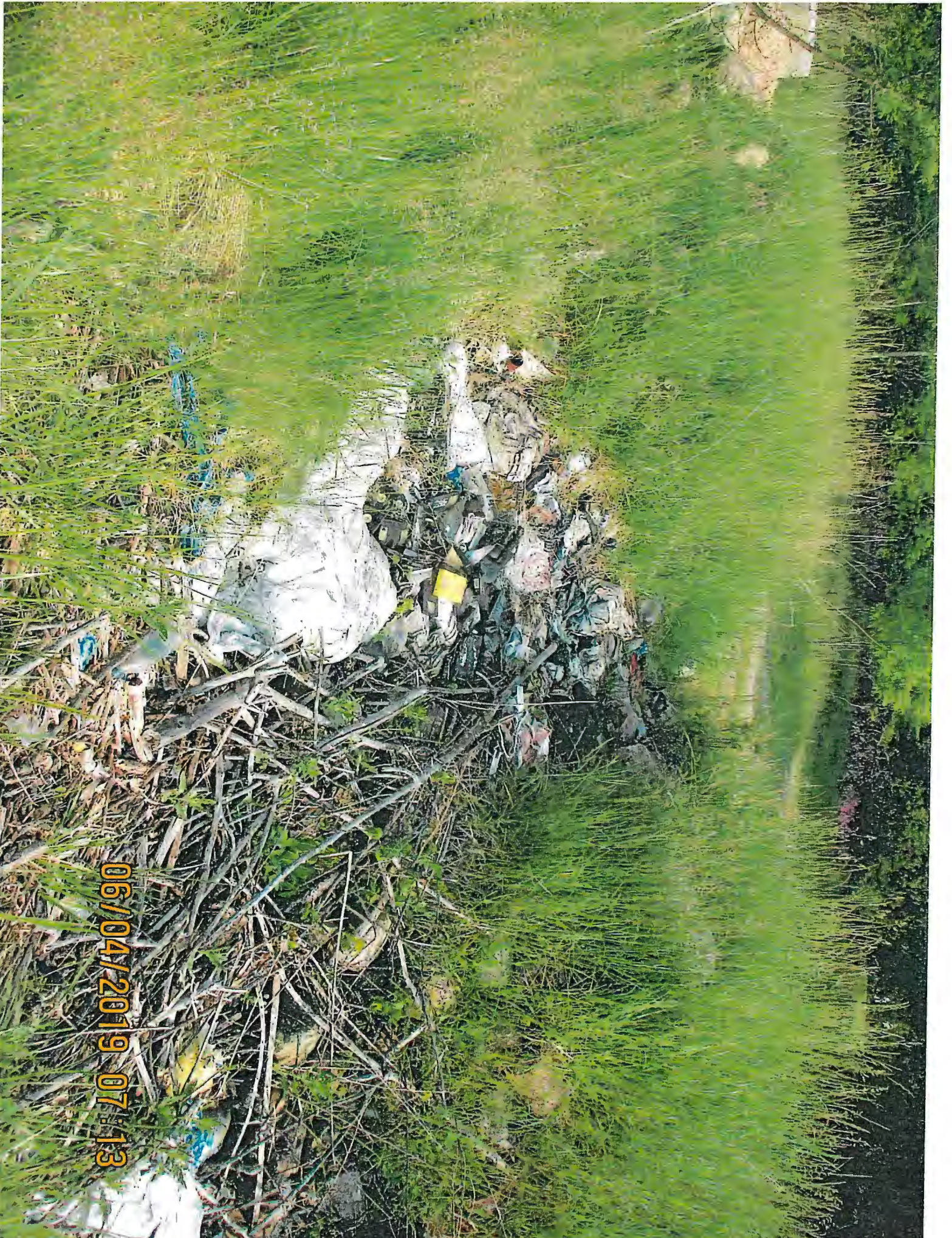
06/04/2019 07:13



06/04/2019 07:13



06/04/2019 07:13



06/04/2019 07:14

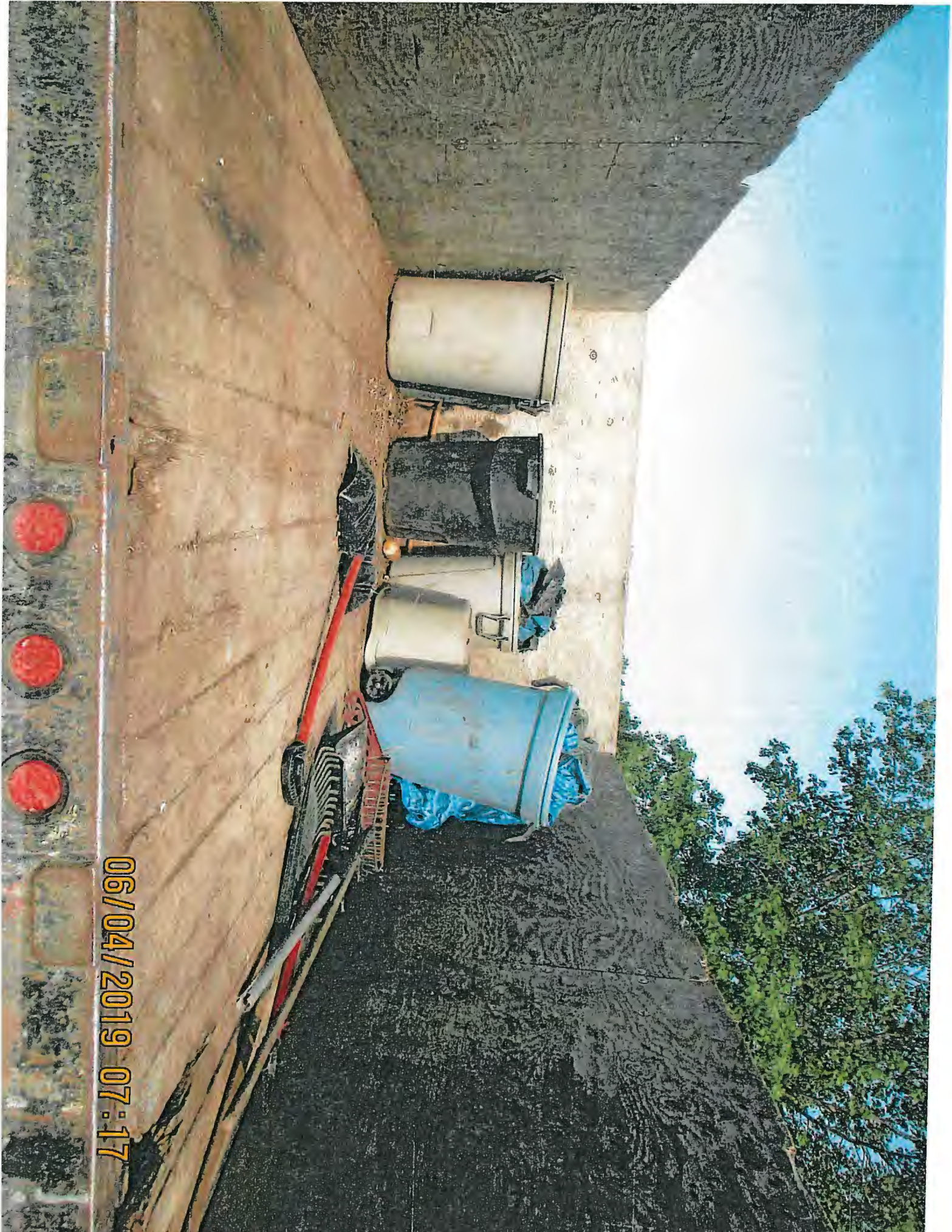


06/04/2019 07:14



06/04/2019 07:15





06/04/2019 07:17



06/04/2019 13:23

06/04/2019 13:23



06/04/2019 13:23



06/04/2019 13:24



06/04/2019 13:24



06/04/2019 13:24



Reid Machinery, Inc.

"Specializing in the Forging Industry"

RECEIVED OCT 14 REC'D

CITY OF LANSING
5TH FLOOR CITY HALL
LANSING, MICHIGAN 48933

Attn: Venus Kumar

Re: Claim – Reid Machinery Inc.

Please consider this as Reid Machinery Inc's decision to appeal the present terms as listed.

Thank you for your cooperation in this matter.

Sincerely,



George Grof
Engineer



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

October 1, 2019

Reid Machinery, Inc.
3030 S. MLK Jr. Blvd.
Lansing, MI 48910

Re: Claim – S. MLK Jr. Blvd.

Dear Reid Machinery:

Please be advised that the Claims Review Committee reviewed your claim in the amount of \$1,601.00 regarding a trash violation at the above address and GRANTED a portion of your claim, in the amount of \$595.00. **Your new balance due is \$1,006.00**

Enclosed please find a Release for your review and signature. If the decision of the committee meets with your approval, please sign the release in front of a witness and have the witness also sign the form, then return the signed Release to this office. Once our office receives the signed Release with both signatures, we will request the amount be removed from the tax rolls, or a refund issued if the penalty has been paid.

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

Thank you for your cooperation in this matter. If you should have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Venus Kumar".

Venus Kumar
Paralegal

Enclosure

RELEASE

In consideration for the payment of \$595.00, by the City of Lansing, which will be remitted to me upon receipt by the City of this signed Release, or said amount reduced from the tax roll if the assessment has not been paid, I, **REID MACHINERY, INC.** (the "undersigned"), for myself, my heirs, executors, administrators, representatives and assigns hereby release and discharge the City of Lansing, its officers, officials, employees, agents, insurers and any other person, firm, or corporation charged or chargeable with any responsibility or liability, from all claims, demands, actions or causes of action regarding the special assessment for a trash violation on property located at S. MLK Jr. Blvd., Lansing, Michigan.

The undersigned understands and agrees that this payment is the sole consideration for my release and is in full and complete settlement of all claims resulting from any damage. The undersigned warrants that no promise or inducement has been offered or made for my release, except as herein set forth; that this Release is executed without reliance upon any statement or representation by any of the parties released herein, or by their representatives concerning the nature and extent of any damage or injury or the legal liability therefore; and that the undersigned is of legal age and legally competent to execute this Release and accepts the full responsibility therefore.

The undersigned understands that none of the parties released admit liability of any kind and this payment and settlement in compromise is made to terminate further controversy respecting claims for damages that the undersigned has heretofore asserted or that the undersigned or his/her heirs, executors, administrators, representative or assigns might later assert.

In witness whereof, I have hereunto set my hand this _____ day of **OCTOBER** 2019.

WITNESS:

CLAIMANT:

REID MACHINERY, INC.

RECEIVED JUL 02 2019



City of Lansing

OFFICE OF THE CITY ATTORNEY

1723

Claims Review Committee Form

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

NAME: REID MACHINERY, INC. DATE: July 2, 2019
MAILING ADDRESS: 3030 South Martin Luther King BLVD EMAIL:
CITY: LANSING, STATE: Michigan ZIP CODE: 489110- 2691
Office
TELEPHONE: Home () (517) 887 - 8300 Work () (517) 881 - 8769

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: PARCEL NO. 33 - 01 - 01 - 29 - 451 - 00

DATE OF INCIDENT: April 29, 2019 AMOUNT YOU WERE BILLED: \$ 1,601.00

TOTAL AMOUNT YOU ARE CONTESTING: \$ 1,601.00

TYPE OF ASSESMENT: Cade Compliance

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.

Lack of proper enforcement by others

No fence or cleanup by the shopping center, along with the city inability
the rules.

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=>



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

REID MACHINERY INC
3030 S MARTIN LUTHER KING JR BLVD
LANSING, MI 48910-2691

Violation Date: 04/22/2019
Violation Location: S M L KING JR BLVD
Parcel No: 33-01-01-29-451-001
Compliance Due Date: April 29, 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: Garbage

INSPECTOR COMMENTS: *This is regards to the area behind Logan Square, along the power line*

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

Violation: Deteriorated furniture

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



CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

Bill To:

REID MACHINERY INC

3030 S MARTIN LUTHER KING JR BLVD

LANSING, MI 48910-2691

DUE DATE:07/13/2019

INVOICE

06/17/2019

TOTAL AMOUNT DUE

\$ 1,601.00



Invoice Number	Record No.	Address	Amount Due
00135355	E19-13672	S M L KING JR BLVD	\$1601.00

06/13/2019

Trash - Admin Fee

Trash - Contractor Charge

TOTAL DUE:

\$1601.00

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



P.O. Box 27185
Lansing, Michigan 48909
1-888-947-2643
P 517-372-2800
F 517-371-9778
www.grangernet.com

DATE 4/30/2019 TICKET# W08463 N
TIME 10:07:47 TYPE: CHARGE

CUSTOMER 001092 STEVE SULSKI CONSTRUCTION INC

QUANTITY	CLASS		AMOUNT	COUNTY
4.00	100	CY GENERAL REFUSE	41.00	INGHAM
8.00	220	FURNITURE	90.00	INGHAM
2.00	YES	CLINTON COUNTY FEE	3.00	(.25 PER YARD)
12.00	YDS	DEWITT TWP FEE	1.20	(.10 PER YARD)
12.00	YDS	MDEQ FEE	1.44	(.12 PER YARD)
12.00	YDS	INGHAM COUNTY FEE	3.36	(.28 PER YARD)
TOTAL DUE			140.00	

Hauler Name Sulski Construction INC - Steve Sulski
Job Name REID MACHINERY
Job Address Behind 3030 MLC (gate)

WASTE ACCEPTANCE GUIDELINES

PROHIBITED/HAZARDOUS WASTE

- Any container with a hazardous waste label
- Appliances with Freon (unless Granger is hired to remove the Freon)
- Compressed gas cylinders (unless valve is removed or cylinder ruptured)
- Drums (unless empty and crushed)
- Lead acid batteries
- Liquid waste
- Low-level radioactive waste
- Materials containing PCBs (such as light ballasts and transformers)
- Medical waste, unless decontaminated as required
- More than a *de minimis* amount of beverage containers (i.e., \$0.10 deposit cans and bottles)
- More than a *de minimis* amount of whole motor vehicle tires
- More than a *de minimis* amount of yard clippings
- Regulated hazardous waste
- Sewage
- Used oil

I understand that the above listed materials are unacceptable for disposal at this landfill facility. I certify that, to the best of my knowledge, the material delivered for disposal does not contain any of the above listed prohibited or hazardous wastes. I understand that Granger is not responsible for damages incurred on site.

Signature

Name (printed)

4/22

5/10

1st time 2011

for 483-4376

Reid Property



Power Line

Snowing



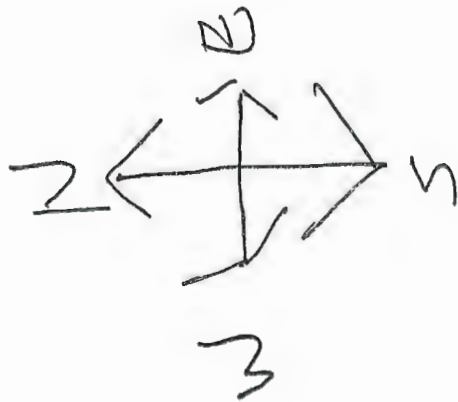
- 2007 10-11-11

Not on Reid property





overlaid property



Reis Property

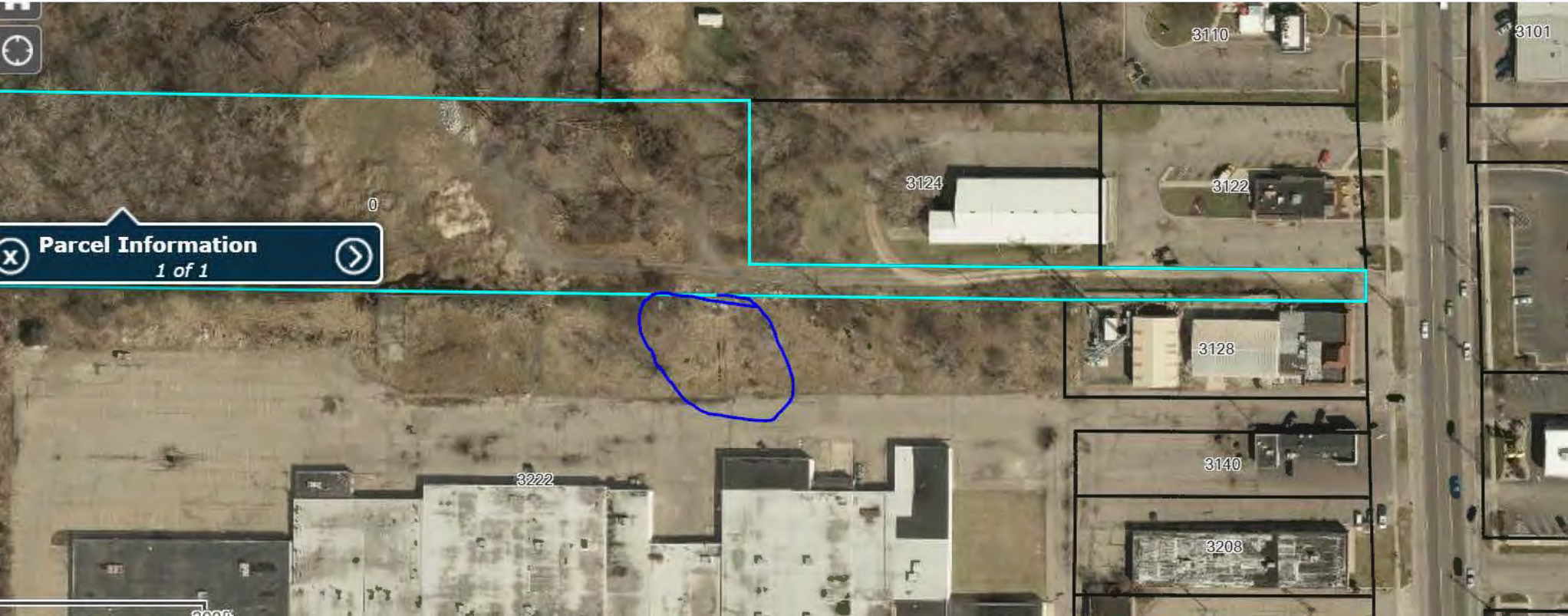






 Parcel Information
1 of 1





⊗

Parcel Information

1 of 1



2830

3030

3124

3110

3128

3140

3208

3212

3216

3010

3022

3122

3015

3101

1011

10059

3127

3135

3215

1011

S Martin Luther King Jr



**OFFICE OF THE CITY ATTORNEY****MEMORANDUM**

To: CHRIS SWOPE, Clerks Office
From: VENUS KUMAR, Paralegal
Subject: SPECIAL ASSESSMENTS CLAIM; Collin Smith
Date of Incident: August 27, 2018
Date: October 23, 2019

Attached is a Claim Form received by this office from Collin Smith for \$3,864.00 due to Trash violations at 723 Orchard Glen Ave.

This claim is being referred to General Services for consideration on the City Council's agenda because this claim exceeds \$2,500.00.

Thank you for your assistance.

/vmk
Attachments

RECEIVED OCT 22 REC'D

DATE: 10/14/2019

1737

PPN: 33-01-01-03-103-051
DATE SUBMITTED: 8/27/2018
ADDRESS OF VIOLATION: 723 Orchard Glen Ave
LISTED TAXPAYER OF RECORD: Smith, Collin
OTHER TAXPAYER OF RECORD:
CLAIMANT: Smith, Collin
CLAIMANT'S ADDRESS: 723 Orchard Glen Avenue
Lansing, MI 48906
TYPE OF ACTIONS CONTESTED: Trash Removal
VIOLATION DATE: 8/27/2018
NOTIFICATION DATE: 8/27/2018
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$3,864.00
CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 18-T092 10/09/2018
AMOUNT OF CLAIM:

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:	Construction without a permit 8/09/2018	Trash Violation 8/27/2018
----------	--	---------------------------------

CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation on 8/27/2018 with a compliance due date of 9/03/2019. The owner/claimant did receive the copy as the contacted the officer and requested a one week extension which was granted. The Premise Officer returned to recheck the property and noted that a dumpster had been delivered and gave another extension. The Premise Officer returned to the property two more times to check on the progress of the property and gave two more extensions that were not requested by the home owner however due to progress being made the officer gave them more time. On October 2, 2018 the Premise Officer returned again and noted no further progress had been made multiple violations still remained as noted in the pictures and the property was submitted to the contractor for removal. The contractor arrived on 10/09/2019 and removed the remaining violations. This office would like to note that the Building Permit that was issued on 12/18/2017 is now expired the Building Safety Department cited the owner for doing work without permit. Trade Permits were issued the Plumbing Permit and Mechanical Permits are getting ready to expire and the Electrical Permit did have a service inspection because that is needed to restore the electrical to the structure but the owner has not had any rough inspections for the work. This office recommends denial of the claim the claimant had 42 days in which to remove the violations before the contractor arrived and failed to remove the violations.



RECEIVED AUG 06 2019
City of Lansing
OFFICE OF THE CITY ATTORNEY

1737

Claims Review Committee Form

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

NAME: Collin Smith DATE: 7/19/19
MAILING ADDRESS: 723 orchard Glen Ave EMAIL: Smith.Collin35@gmail.com
CITY: Lansing STATE: MI ZIP CODE: 48906
TELEPHONE: Home () 517-331-8984 Work () _____
Collin.Smith@christmanco.com

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: 723 orchard Glen Ave. PARCEL NO. 33-01-01-03-103-051
DATE OF INCIDENT: 8/27/18 AMOUNT YOU WERE BILLED: \$ 3,864.00
TOTAL AMOUNT YOU ARE CONTESTING: \$ 2,800
TYPE OF ASSESMENT: Trash - E-18-07891

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.

Included: Description / complaint
Building Permit # PB17-1893
Property Improvement Photos
Dumpster Receipts 1/3

If needed: I have video surveillance
of the work that was performed as
well as a neighbor witness statement.

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=>

To Whom It may Concern,

As the owner of property at 723 orchard Glen Ave, I believe I was wrongfully charged and I am appalled with the behavior of the city inspector. The Property was under construction at the time of the incident. During demolition I rented 3 30+ yard dumpsters to remove debris from the property as I was able to. One Dumpster had been removed prior to the trash notice posted, Two others had been filled and removed following the notice. The inspector still felt the need to hire a contractor for removal of 1 and 1/2 trailer loads that remained on the property, some of which contained new building material. The contractors worked for a total of 3.5 hours x 4 workers. During that time they hauled away debris. I asked them to leave the property, which they did. "Inspector" showed up and began taunting, smirking, and laughing as I was asking why this was necessary. I have talked with others who have been notified for trash removal, all of them agreed to have been treated unfairly. Some of which claimed that the

Inspector is working with the contractor to make extra money from these trash enforcements. There is no possible way that it should cost this much for 2 dumps and 4 workers. I have video of them working via security camera and a neighbor who claims to have watched them. This is outrageous and I will do what it takes to remove this trash balance, and ensure that no other residents are treated this poorly / scammed by this city Inspector. For video and neighbor witness statement call 517-

331-8984. Thank you,

Chli Smith

Note: Inspector walked the whole property, which he is only allowed to view from the road.

723 orchard Glen Ave, Lansing MI 48906



CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

Bill To:

SMITH COLLIN

723 ORCHARD GLEN AVE

LANSING, MI 48906

DUE DATE: 12/14/2018

INVOICE

11/19/2018

TOTAL AMOUNT DUE

\$ 3,864.00



Invoice Number	Record No.	Address	Amount Due
00123460	E18-07891	723 ORCHARD GLEN AVE	\$3864.00
11/14/2018			
Trash - Admin Fee			
Trash - Contractor Charge			

TOTAL DUE:

\$3864.00

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

CODE COMPLIANCE ACTIVITY FEES

(Effective July 1, 2016)

RENTAL HOUSING REGISTRATION

New Registration	\$400.00
Change of Owner	\$200.00

RENTAL HOUSING INSPECTIONS

Base fee per building is \$215.00 for 1 & 2 family structures; \$150.00 for multiple family structures, townhouses or condos plus:

Single Family Dwelling	\$25.00 per unit
Duplex	\$25.00 per unit
Townhouses or Condos	\$25.00 per unit
Multiple Dwellings (per unit cost)	\$18.00 per unit
No Show Fee	\$65.00
Appointments made by Certified Mail	\$35.00
Rental Re-Inspections (2 nd , 3 rd , & 4 th re-inspection)	\$50.00, \$100.00, \$150.00

ADMINISTRATIVE SERVICES FEES

LANDLORD FAILURE TO COMPLY NOTICE (follow up)	\$100.00
ADMINISTRATIVE FEE-FAILURE TO REGISTER RENTAL PROPERTY	\$150.00
LATE FEE (30 DAYS) RENTAL HOUSING INSPECTION-SINGLE FAMILY	\$120.00
LATE FEE (60 DAYS) RENTAL HOUSING INSPECTION-SINGLE FAMILY	\$120.00
LATE FEE (30 DAYS) RENTAL HOUSING INSPECTION –MULTI-FAMILY	\$75.00
LATE FEE (60 DAY) RENTAL HOUSING INSPECTION-MULTI-FAMILY	\$150.00

Second Notice Fees

Second and subsequent premise violations (trash, grass and disabled, abandoned motor vehicles) in the same calendar year are subject to an administrative fee of	\$75.00
--	---------

Red Tag Monitoring fees

Properties that have been red tagged and required monitoring by the City of Lansing are subjected to a monthly administrative fee of	\$150.00
--	----------

Trash and Grass Abatement Fees

This service fee does not include cleanup and mowing costs charged by the contractor	\$265.00
--	----------

Emergency Board-up Fees

A residential structure that is found to be open and accessible (not capable of being secured) is considered to be an attractive nuisance and shall be boarded. This service fee does not costs assessed by the contractor for time and materials.	\$265.00
--	----------

<u>Demolition Fees</u>	\$4,000.00
------------------------	------------

Properties entered into the "Make Safe or Demolish" process that are eventually demolished by the City of Lansing are subject to an administrative fee. This administrative fee is broken down in ½ with the owner being billed \$2,000.00 after it leaves the Demolition Board and the following \$2,000.00 if an when the city demolishes the property. These figures do not include demolition and removal costs charged by the contractor.



Building Safety Office
Department of Planning and Neighborhood Development
316 North Capital Ave Suite C-1
Lansing, Michigan 48933-1238
(517) 483-4355

Building

Permit Number:
PB17-1893

Type

Applicant:

SMITH COLLIN
723 ORCHARD GLEN AVE
LANSING MI 48906

Applied: 12/18/2017

Issued:

Expires:

Finalized:

Status: READY TO ISSUE

THE BUILDING PERMIT OR COPY SHALL BE KEPT ON THE SITE OF THE WORK UNTIL COMPLETION OF THE PROJECT

LOCATION	OWNER	CONTRACTOR
0 723 ORCHARD GLEN AVE 33-01-01-03-103-051 Zoning District:	SMITH COLLIN 723 ORCHARD GLEN AVE LANSING MI 48906 Phone: Fax:	Phone: Fax:

Inspector:

Work Description: ADDITION

Stipulations:

Primary Construction Type: 5B

Primary Zoning District:

Primary Use Group: R3

Project: JRS17-0019

Permit Item	Work Type	Fee Basis	Item Total
Technology Fee	Standard Item	1.00	\$10.00
Res >\$50,000-\$1,000,000	Standard Item Residential	60,831.00	\$534.00
Residential Plan Review > \$3,000	Standard Item Residential	534.00	\$107.00

Fee Total: \$651.00

Amount Paid: \$651.00

Balance Due: \$0.00

4071212019330101031030510004582120

STAPLES STORE #0324 (517) 332-3632

Ref. No: G 656700319



Licensed Processing Facility #470521

Location: 1010 East Sheridan Road * Lansing, MI 48906

Mailing: 15542 South Airport Road * Lansing, MI 48906

Business Phone/Fax: (517) 487-2345

Email: DaggettContainer@SBCGlobal.net

Monday-Friday 7 a.m. to 4 p.m. Saturday 8 a.m. to 12:00 p.m.

Customer Name & Address:

Chad Smith

Job # _____ Date *12-9-10*

Yards

	Building Materials
	Cardboard
	Concrete
	Miscellaneous/Yardwaste
	New Construction
	Old Construction
	Other
	Roofing
	Wood

Payment By Cash Check

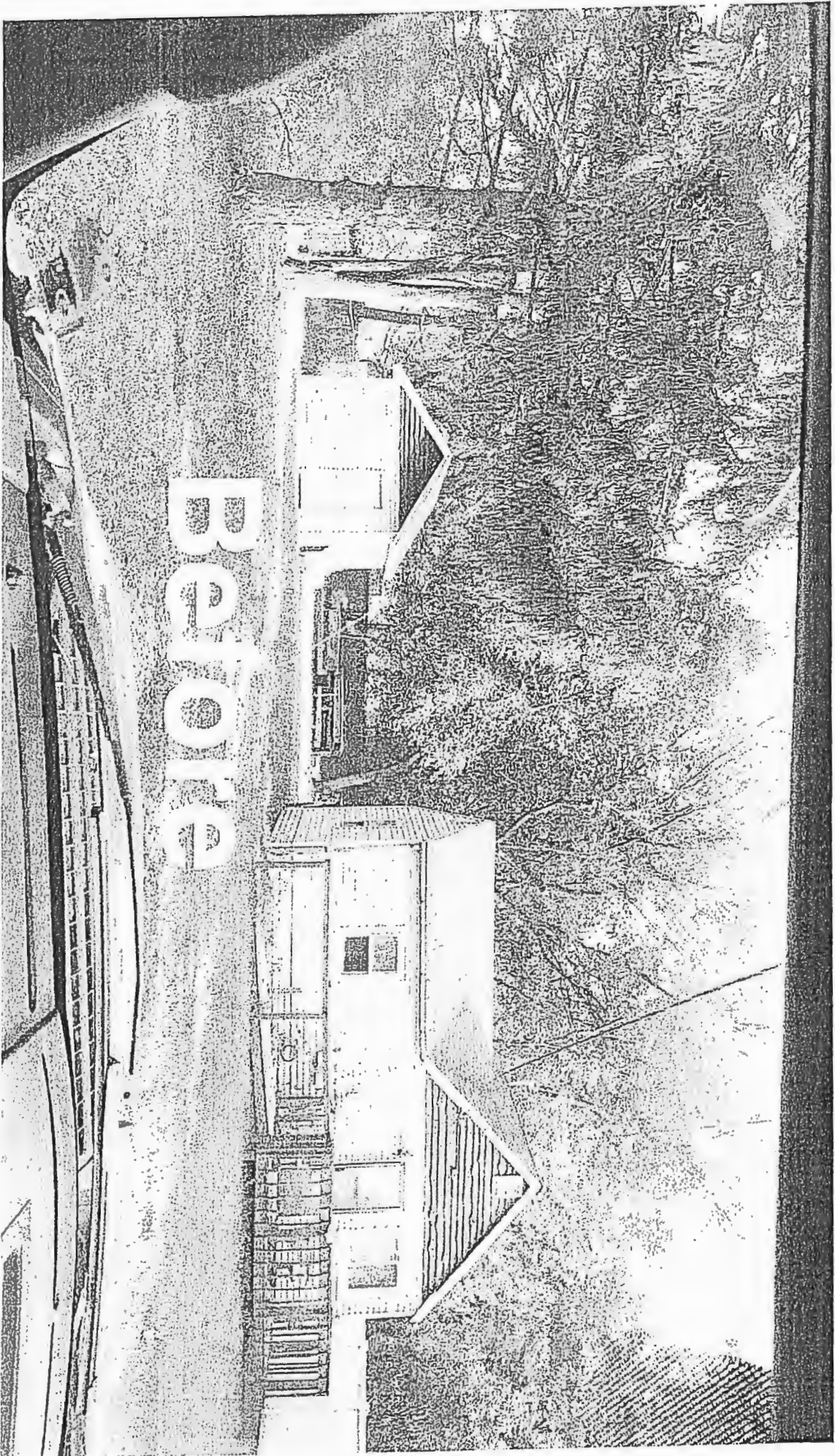
Accepted By

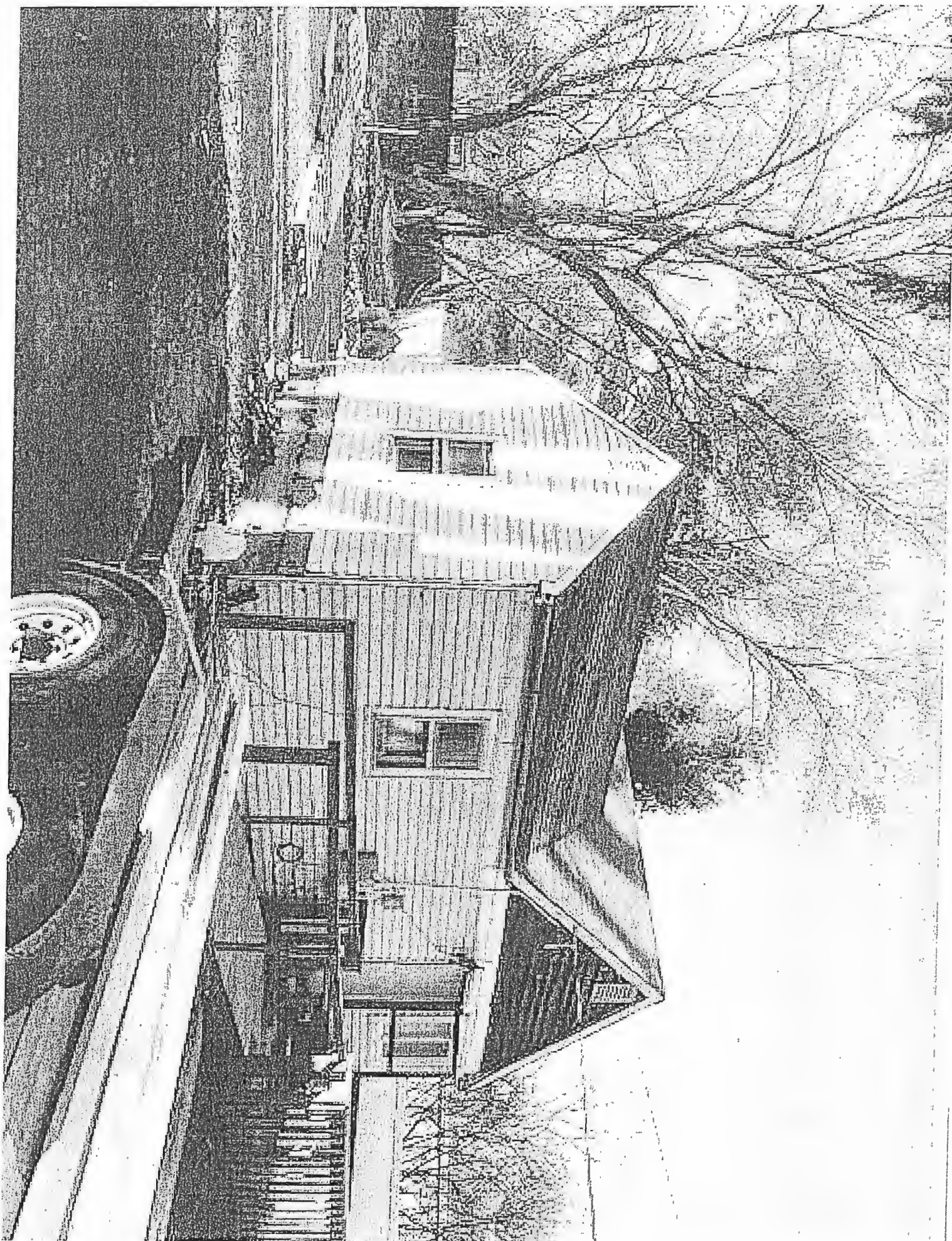
LEGAL AND BINDING CONTRACT

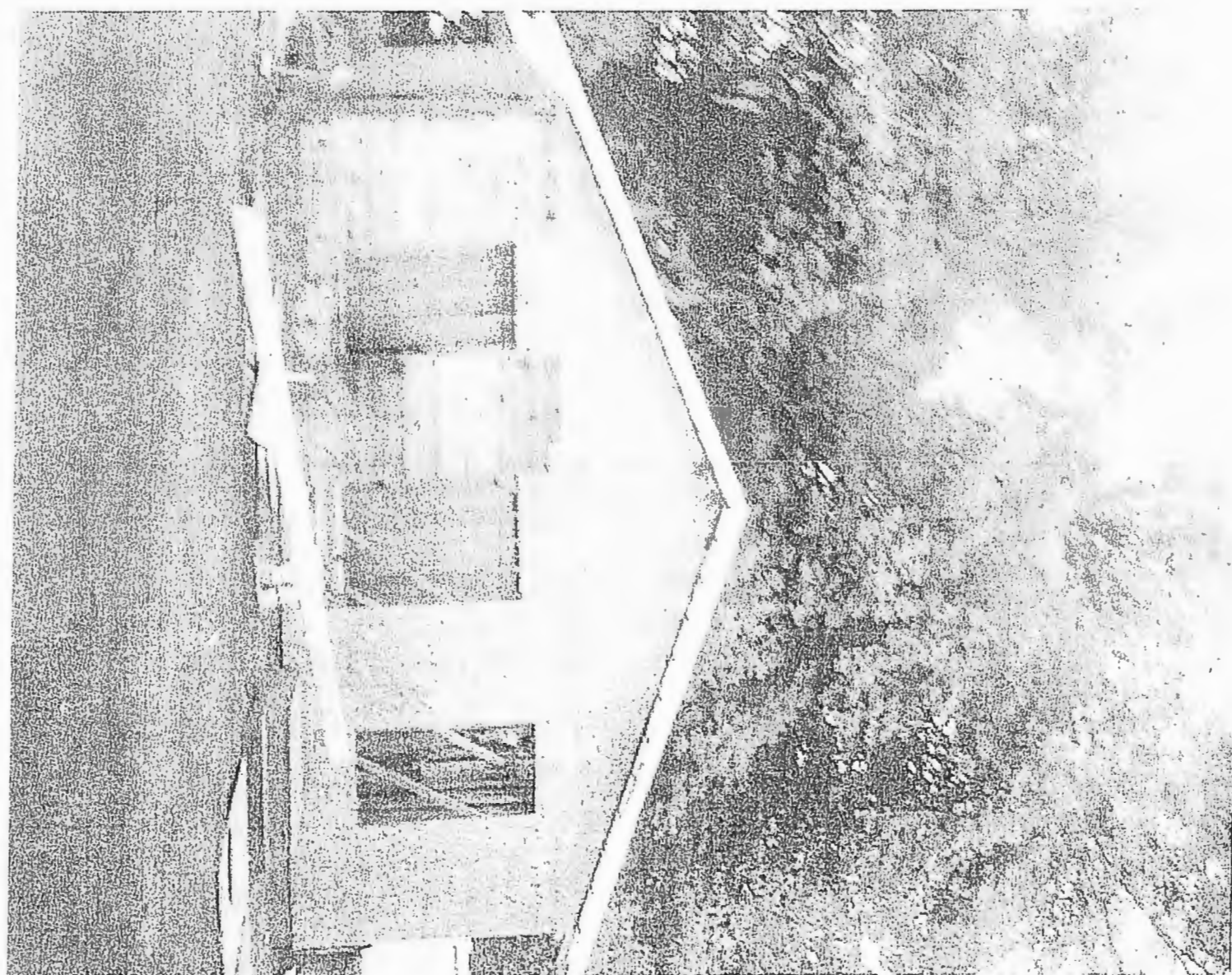


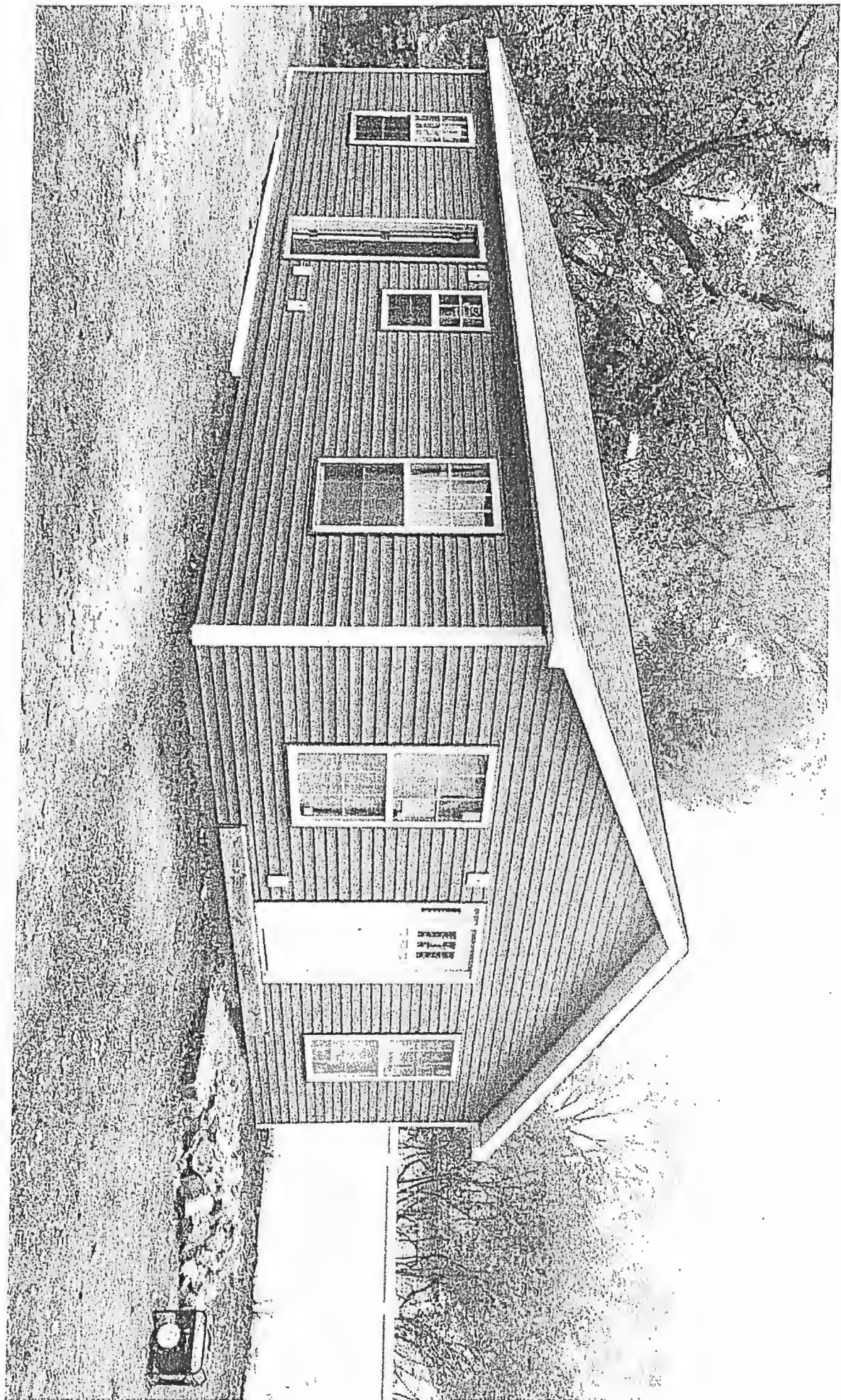
Printed on recycled paper.

Before











Andy Schor, Mayor

ECONOMIC DEVELOPMENT & PLANNING

Gave an extension for a week.

Went back and checked. There is now a dumpster there and much has been cleaned up. Gave another week ext.

The property is now over half cleaned. Will give another week ext. 3/4 cleaned. Will give another week ext.

CITY OF LANSING
316 N. CAPITOL SUITE C2
Lansing, MI 48933
Ph: (517) 483-4361
Fax: (517) 377-0100

Invoice No.: 00123460

Date: 11/14/2018

Record: E18-07891

SMITH COLLIN
723 ORCHARD GLEN AVE
LANSING, MI 48906

TOTAL AMOUNT DUE

\$3,864.00

Item Category	Item Description	Amount Due
Code Compliance	Trash - Admin Fee	\$265.00
Code Compliance	Trash - Contractor Charge	\$3,599.00
Total Amount Due		\$3,864.00

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 # 2205
DATE 10/15/2018

PROPERTY ADDRESS
723 Orchard Glen AVE

PARCEL NUMBER
33-01-01-03-103-051

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	15	150.00	2,250.00
city:add cy any after 3	12	22.00	264.00
city:class 2 construction material after 3	35	26.00	910.00

10/9/18
50 yards
Everrett Coates
removed piles of wood with many
layers of shingles and roofing
materials. had to rake all of
shingles out of grass.

BALANCE DUE

\$3,599.00



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

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

TRASH AND DEBRIS CORRECTION NOTICE

SMITH COLLIN
723 ORCHARD GLEN AVE
LANSING, MI 48906

Violation Date: 08/27/2018
Violation Location: 723 ORCHARD GLEN AVE
Parcel No: 33-01-01-03-103-051
Compliance Due Date: September 03, 2018

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

Violation: Deteriorated furniture

Violaton: Deteriorated Pallets

Violation: Shingle debris

Violation: Deteriorated building materials

INSPECTOR COMMENTS: *Materials from demolished home piled around lot.*

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: Everett Coates (517) 483 7621 Everett.Coates@lansingmi.gov



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

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

Trash Authorization Form

Submitted to: Eric Crutcher on 10/02/2018

TAXPAYER: SMITH COLLIN, 723 ORCHARD GLEN AVE LANSING, MI 48906

Location of Work:

Enf Num: E18-07891

Address: 723 ORCHARD GLEN AVE

Lot No:

Description:

Parcel No: 33-01-01-03-103-051

Remove Trash and Debris

Work Authorized:

Violation: Deteriorated furniture

Violaton: Deteriorated Pallets

Violation: Shingle debris

Violation: Deteriorated building materials

INSPECTOR COMMENTS: *Materials from demolished home piled around lot.*

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 4

Authorized Cubic Yards: 16

Warning Comment:

<NONE>

Submitted By: Everett Coates (517) 483 7621

This action is authorized by the Manager of Code Compliance



























Jackson, Brian

From: Kumar, Venus
Sent: Thursday, October 24, 2019 9:41 AM
To: Jackson, Brian; Swope, Chris
Subject: FW: 723 Orchard Glenn

Here is Lynne's email that you could not open.

Thanks,
Venus

From: Puente, Lynne <Lynne.Puente@lansingmi.gov>
Sent: Wednesday, October 23, 2019 9:29 AM
To: Kumar, Venus <Venus.Kumar@lansingmi.gov>
Subject: 723 Orchard Glenn

We do not have pictures of the actual cleanup however Officer Coates was there during the clean up to authorize the additional yardage I think I included the recheck photo's which shows the large amount of debris there the claimant is not disputing the yardage however he applied for the Building Permit in 2017 which is now expired and has continued to do work without inspections I think people think just because they apply for a permit it allows them to have large piles of debris on the property and it does not.

I did include the officers notes where the owner got the notification asked for an extension and failed to remove all the debris our office gave him gave 2 additional extensions due to the owner getting a dumpster he just failed to complete the cleanup and by his owner admission the contractor had 4 workers out there so I know it was a large cleanup as the contractor normally only uses 2.

Thanks,

Lynne Puente
Administrative Assistant
Economic Development & Planning
Code Enforcement Office
(517) 483-6078